

PHASE I PRELIMINARY CONTAMINATION RISK ASSESSMENT

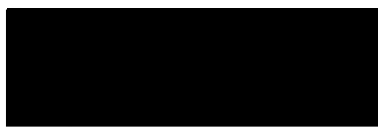

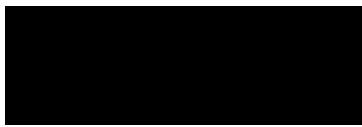


**KIDLANDLEE, HARBOTTLE, NORTHUMBERLAND, NE65 7DA
PREPARED FOR KIDLANDLEE ESTATE**

GEOL
CONSULTANTS LTD



QUALITY CONTROL

Project No.	GEOL21-9014	Client	Kidlandlee Estate
Report Type	Phase I Preliminary Contamination Risk Assessment		
Design Team	Elliott Architects Limited		
Project Type	Erection of 4 no. Proposed Holiday Lodges		
Site Address	Kidlandlee, Harbottle, Northumberland, NE65 7DA		
NGR	391100, 609760		
Date	25/06/2021		
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REPORT REVISION HISTORY				
Issue	Description	Date	Author	Approval
1	Final Issue	25/06/2021	TMc	RS

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1.0 Introduction

Geol Consultants Limited (GEOL) were instructed by Mr. Matthew Stock of Kidlandlee Estate to undertake a Phase I Preliminary Contamination Risk Assessment for a parcel of land located in the heart of the Northumberland National Park at the Kidlandlee Estate and Holiday Cottages, situated some 3 miles to the north of the village of Alwinton in the Upper Coquet Valley. Future development proposals include the erection of 4 no. holiday lodges and a copy of the proposed development layout plan can be seen attached in the Planning Application Report (DRAFT) produced by Elliott Architects Limited a copy of which can be seen attached in Appendix I.

The purpose of this report is to provide information relating to the following.

- ▼ Identify the environmental setting and likely ground conditions for the site, including details relating to the deeper geology, hydrogeology, hydrology, and mining
- ▼ Identify the sites previous development history, usage, and activities with a view to determining any potential contaminants associated with the recorded site history and to assess the impacts from those contaminants towards the future site end-users (Human Health) and nearby sensitive receptors (Controlled Waters)
- ▼ Establish a preliminary Conceptual Site Model (CSM) and to identify all potential source, pathway, and receptor linkages
- ▼ Assess all potential sources of hazardous ground gas generation
- ▼ Determine the scope of any further investigation works required for the site prior to commencing with the proposed lodge development

As part of this Phase I Preliminary Contamination Risk Assessment, a reconnaissance (walkover) survey was undertaken which involved an inspection of the site and immediate surrounding area. Site photographs taken during this survey can be seen in Appendix II and all relevant observations are noted in the Site Details section on the following page.

A review of currently available information from the following data sources has been undertaken to assist in the completion of this technical report.

- ▼ British Geological Survey (BGS); geological maps and historical borehole records, where applicable
- ▼ Landmark Information Group, Envirocheck Report; including Ordnance Survey (OS) maps
- ▼ The Coal Authority; Online Interactive Map Viewer
- ▼ GOV.UK
- ▼ Relevant guidance documents, these are listed within the report text, where applicable

2.0 Site Details

All relevant details and descriptions relating to the proposed development area (site) have been summarised in the Table below.

Detail	Description
Site address and access	Kidlandlee, Harbottle, Northumberland, NE65 7DA
NGR	391100, 609760
Shape and approximate size	Roughly rectangular shaped site, occupying an area of 0.95Ha
Current site use	The proposed development site lies to the south of the Dipper and Chaffinch Cottages on an area of land formerly used for evergreen planting. These trees have recently been harvested and the site has been replanted with oak
Proposed site use	Proposals have been made to erect 4 no. holiday lodges
Site history	The site has remained undeveloped land based on OS maps dating from 1866 until the present day (2021). The site has effectively been occupied by vegetation and can be considered as 'Greenfield' for development purposes

3.0 Site Geology

No made ground / fill deposits are expected on site, based on the recorded site history.

Published BGS maps show the site to be situated in an area where superficial deposits are thin or absent, and where bedrock deposits are present at or close to the surface. The bedrock deposits are shown to consist of the Cheviot Volcanic Formation (Andesite) of Devonian age.

4.0 Coal Mining

The site is not underlain by shallow coal and is not located within a Coal Authority defined coal mining reporting area.

5.0 Historical Map Review

Copies of OS maps covering the site and adjacent land are contained within the Landmark Information Group, Envirocheck Report attached in Appendix III. The information contained within the Table on the following page has been based on available OS maps and the observations noted during the reconnaissance (walkover) survey completed.

5.0 Historical Map Review (Cont'd)

OS map date	Site	Adjacent land
1866 to 2021	The site has remained undeveloped land	Kidlandlee has been recorded to the north of the site from as early as 1866. The nearby adjacent and surrounding land has remained largely unchanged based on OS maps dating between 1866 to 2021

The mapping indicates that the site has remained undeveloped from the earliest published maps in 1863 to the present day and can be considered ‘Greenfield’ for development purposes.

A reconnaissance (walkover) survey was undertaken by GEOL, during June 2021. The survey involved walking over the site and the surrounding area, recording all observed information which may be relevant to the project. Photographs taken during the reconnaissance (walkover) survey can be seen attached in Appendix II.

6.0 Environmental Setting

6.1 Surface Mineral Extraction / Quarrying

Based on OS maps dating from 1866 to 2021, no historical or active quarrying activities have taken place within proximity to the site. The closest recorded quarry is located 400m to the north of the site and this extraction feature remains open and unfilled.

6.2 Hydrogeology

The Cheviot Volcanic Formation has been designated as a Secondary Aquifer – B, with a high vulnerability classification. These are predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons, and weathering. These are generally the water-bearing parts of the former Non-Aquifers.

There are no Water Abstractions recorded within 1km from the site boundaries

6.0 Environmental Setting (Cont'd)

6.3 Hydrology

The nearest surface watercourse is Midlem Sike located 141m to the north of the site and flows in an easterly direction towards the River Alwin.

The site lies within a Flood Zone 1, an area with a low probability of flooding with <1 in 1000 chance of fluvial flooding occurring (<0.1%), and therefore this site is unlikely to be at significant risk from future flooding.

According to the GOV.UK Long Term Flood Risk Information Interactive Map, the whole of the site is shown to lie within an area at very low risk (<0.1%) risk of surface water (pluvial) flooding or flooding from rivers or the sea. During the reconnaissance (walkover) survey generally there were no significant areas of standing surface water noted. Appropriate surface water management will need to be adopted to deal with the future management of positively drained surface water, when considering the future development of this site.

6.4 Landfill & Waste

There are no BGS Recorded Landfill Sites, Historical Landfill Sites, Local Authority Recorded Landfill Sites, Licensed Waste Management Facilities (Landfill Boundaries), Registered Waste Treatment or Disposal Sites recorded within a plausible migration distance from the site.

6.5 Radon Assessment

The Landmark Information Group, Envirocheck Report records the site to lie in an intermediate probability radon area, where 3% to 5% of homes are estimated to be at or above the Action Level, and in accordance with data held by the BGS. Their assessment also indicates that basic radon protection measures are necessary in the construction of new dwellings or extensions. Based on the available radon data available, the site falls within an area where basic radon protection measures are required.

6.6 Site Ecology

The site lies within Northumberland National Park. There are no other sensitive land end-uses recorded within 500m from the site boundaries.

6.0 Environmental Setting (Cont'd)

6.6 Site Ecology (Cont'd)

During the reconnaissance (walkover) survey completed, there was no obvious evidence to suggest the site is affected by the presence of invasive weed species (i.e. Japanese Knotweed).

7.0 Regulatory Database

The information given in the Table below has been obtained from a commercially available database and is contained within the Landmark Information Group, Envirocheck Report attached in Appendix III. The information presented in the Table below only includes records not otherwise detailed in the report.

Data type	0 – 250m	251 – 500m	Details
Contaminated Land Register Entries and Notices	0	0	None recorded
Discharge Consents	1	0	The Discharge Consent relates to a domestic property situated 160m to the north-east within the Kidlandlee Estate

8.0 Contamination & Ground Gas Risk Assessment

The risks posed towards Human Health or environmental receptors (i.e. Controlled Waters) is based on an assessment of one or more source-pathway-receptor linkages. The source is any substance which has the potential to cause significant harm to a relevant receptor and the pathway is any route by which contamination may travel to impact on a receptor. The preliminary Conceptual Site Model (CSM) summarises the principal contaminant sources, pathways and receptors for this site and the likelihood of the existence of a pollutant linkage. The significance of the potential source-pathway-receptor linkages identified within the preliminary CSM can be assessed using the following criteria.

- ▼ LOW risk – not likely to cause significant harm to Human Health or Controlled Waters. Remedial measures are not likely to be required
- ▼ MEDIUM risk – it is possible that significant harm to Human Health or Controlled Waters could occur depending on site specific circumstances. Remedial measures may be required to mitigate potential risks

8.0 Contamination & Ground Gas Risk Assessment (Cont'd)

- ▼ HIGH risk – it is likely that significant harm to Human Health or Controlled Waters will occur unless appropriate remedial measures are incorporated into the development

The potential pollutant linkages pertaining to the site and the assessed significance are summarised in the preliminary CSM Table below. The risk of significant contamination being present on this site is LOW based on the recorded site history / activity. In accordance with OS maps, the site has remained undeveloped since the earliest editions, therefore site levels are unlikely to have significantly changed over time. In addition, there are no potential ground gassing sources recorded on site or within a plausible migration distance and the risk is also considered to be LOW. However, the site does lie within an area where basic radon protection measures would be required for new buildings.

Potential source	Pathway	Receptor	Pollutant linkage / assessed risk
Topsoil deposits	Dermal contact and ingestion / inhalation of contaminated soil and dust	Human site users - Construction workers and end-users	LOW risk
	Air – Inhalation of vapours (indoor & outdoor)		LOW risk
	Plant uptake	End-users	No pollutant linkage
	Migration through services	End-users	LOW risk
	Direct contact with building materials	Building materials (concrete)	LOW risk
	Surface run-off, vertical and lateral infiltration / leaching, and migration of mobile contaminants	Deep groundwater (Secondary Aquifer - B) and Midlem Sike (surface water course)	LOW risk
	Contaminated soils	Flora and Fauna in landscaping on completion of building works	LOW risk
Ground gas / Radon gas	Asphyxiation, fire & explosion, carcinogenic	End-users	LOW risk / Basic Radon protection required

9.0 Geotechnical Risk Assessment

The ground conditions below the site are expected to comprise topsoil deposits underlain bedrock deposits comprising the Cheviot Volcanic Formation. The anticipated ground profile for this site has been summarised in the Table below.

Strata type	Anticipated thickness	Groundwater	Comments
Topsoil Deposits	Up to 0.4m	No groundwater expected in the topsoil deposits	In view of the agricultural nature of the site, topsoil deposits are expected to be present
Cheviot Volcanic Formation	>50m	Groundwater levels within this formation are expected to be present at significant depth	These deposits are expected to be present at close to the surface, immediately below the topsoil deposits

A summary of the anticipated potential risks associated with the geotechnical issues and hazards identified for this site can be seen in the Table below and on the following page. The definitions for the allocated level of risk(s) are as follows.

- ▼ LOW risk – unlikely to impact on the proposed development
- ▼ MEDIUM risk – may have a significant impact on the proposed development
- ▼ HIGH risk – likely to have a significant impact on the proposed development

Issue or hazard	Level of potential risk	Comments
Natural deposits	LOW risk	The natural deposits are expected to initially comprise topsoil over bedrock deposits
Shallow groundwater	LOW risk	Shallow water levels are not expected to be present below the site area
Stability of excavations	LOW risk	Within future excavations, the natural deposits are likely to be stable below depths of c.1.20m
Sub-surface structures	LOW risk	Based on the historical mapping and site walkover, no buildings have been previously constructed on site
Shallow coal / mineral workings	LOW risk	The site is not in a coal mining area, and no other mineral extraction has taken place at the surface on or near to the site

9.0 Geotechnical Risk Assessment (Cont'd)

Issue or hazard	Level of potential risk	Comments
Mine entries (shafts / adits)	LOW risk	There are no mine entries recorded on or within proximity to the site
Flooding	LOW risk	The site lies within a Zone 1 Flood Risk Area

10.0 Further Recommendations

The ground contamination risk assessments completed for this site have confirmed all risks relating to Human Health and Controlled Waters are LOW, and it is considered that further investigation of the site in the form of a Phase II Ground Investigation is not required with respect to ground contamination given the recorded site history, coupled with the development proposals.

End of Report

APPENDIX I

Planning Application Report (Elliott Architects Limited)



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“In Northumberland alone, both heaven and earth are seen, we walk all day on long ridges, high enough to give far views of moor and valley, and the sense of solitude below. It is the land of far horizons . . .”

From G.M. Trevelyan’s ‘The Middle Marches’ 1926

1.0 _ Introduction

This report has been prepared by elliottarchitectsLtd on behalf of Mr Matthew Stock, owner of the Kidlandlee estate.

The report supports the planning application which proposes to expand the holiday letting business at Kidlandlee, Harbottle, Northumberland, NE65 7DA, and has been prepared following extensive design development in order to find an appropriate and positive scheme for the site.

The client wishes to expand the existing holiday cottage business in order to improve the important and positive contribution which the business has made on the local economy and community through realising the full potential of the site in a sensitive and appropriate way.

It is proposed that a site to the south of the existing buildings is utilised in order to provide a small number of high-quality architect designed holiday units. In addition to the economic, employment and community benefits, this development would also preserve the existing characterful buildings and landscape setting.

Mr Stock and his family have shown a huge commitment to the site and area, having been developing the existing buildings on the site over the last few years including overhauling and updating the existing holiday cottages (Dipper + Chaffinch), and to provide a further five holiday lets in three existing buildings (The Schoolhouse, The Barn and The Hemmel), as well as converting the Old Stables to provide a family home (Kidland House.)

This dedication to the site and the wider area has been a great success, increasing local employment as well as having a significant impact on the wider local economy, with demand significantly outstripping supply for the holiday units. An issue with the success of the business is that there is a need for workers/ managers accommodation on the site, which is not possible currently, but would be both economically viable and enabled with the accommodation provided by the additional units.

This success and positive wider effect of the business has led the applicants to investigate opportunities for further investment in the area to build on this success, which has led to the proposal outlined in this report.

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The application proposes four modestly sized holiday lodges to the south of the site. These have been sensitively designed and located to complement the existing buildings and wider landscape and would enable a positive, sustainable future to be secured for the wonderful Kidlandlee estate and the benefit of the wider National Park and region.



Kidlandlee _ An Introduction to the Existing Business

Kidlandlee Holiday Cottages: Green Tourism Gold Status + Visit England Gold

The Kidlandlee estate and holiday cottages are a family business, and one which has consistently prioritised quality, approaching all aspects of their business with great care and sensitivity. The family have embraced the importance of sustainability and this is a key part of the proposal for the lodges. Their website is a great resource which describes some of their journey and attitude;

“Protecting our environment, lowering our carbon footprint, sustaining wildlife habitats whilst also supporting our local community is central to our business ethos. It’s just one of the reasons why our guests love staying at Kidlandlee.”

As a family and small business, they are extremely passionate about protecting the environment including wildlife, ecology and the character of the landscape;

“We love sharing Kidlandlee and all it stands for with the many families that stay in our cottages and it is truly important that we do this in such a way that protects all that we love about Northumberland and its National Park.”

Green Tourism have recently awarded Kidlandlee ‘Gold’ status in recognition of their ongoing commitment to not only providing low impact, environmentally friendly tourism but also their commitment in supporting local business and creating local employment. Their commitment statement sets out their approach which would continue with the proposed lodges;

We will continue to:

- Reduce our energy usage and our carbon footprint on the local environment.
- Look into innovative methods of improving our environmental awareness and that of our guests and staff.
- Comply with requirements of legislation and approved codes of practice.
- Support local businesses, farmers markets, promote local events and employ locally.
- Look after our wildlife population creating habitats and areas for eco systems to thrive.
- Reduce use of plastics further, invest in reusables and recycle responsibly.
- Encourage walking and cycling and the use of public transport.
- Ensure that our impact on surrounding forests, areas of natural beauty and our Dark Skies are always positive.

The business also has a visitor’s charter which promotes sustainable tourism to guests and sets out how they can play a part in the successful environmental running of the site and their behaviour when staying there, including conserving resources, respecting the environment and supporting local businesses and communities.

The businesses commitment to sustainability is exceptional; the sustainable services provision on site means that all of the buildings are off grid and are heated and powered mainly through sustainable sources which utilise ground source heating and solar and wind power generation.

The commitment to sustainability is at the heart of the business and the family’s ethos, and also extends to such details as using all A+++ rated appliances, intelligent dosing of eco detergents, recycled gift bags and even recycled toilet paper (for further

detail and information refer to; (<https://www.kidlandlee.co.uk/green-story/>).

In terms of habitats, wildlife and the community, the family are doing great work to support the local flora and fauna to be found on the site through their careful stewardship, including working with local environmental charities such as the Coquetdale Squirrel Group.

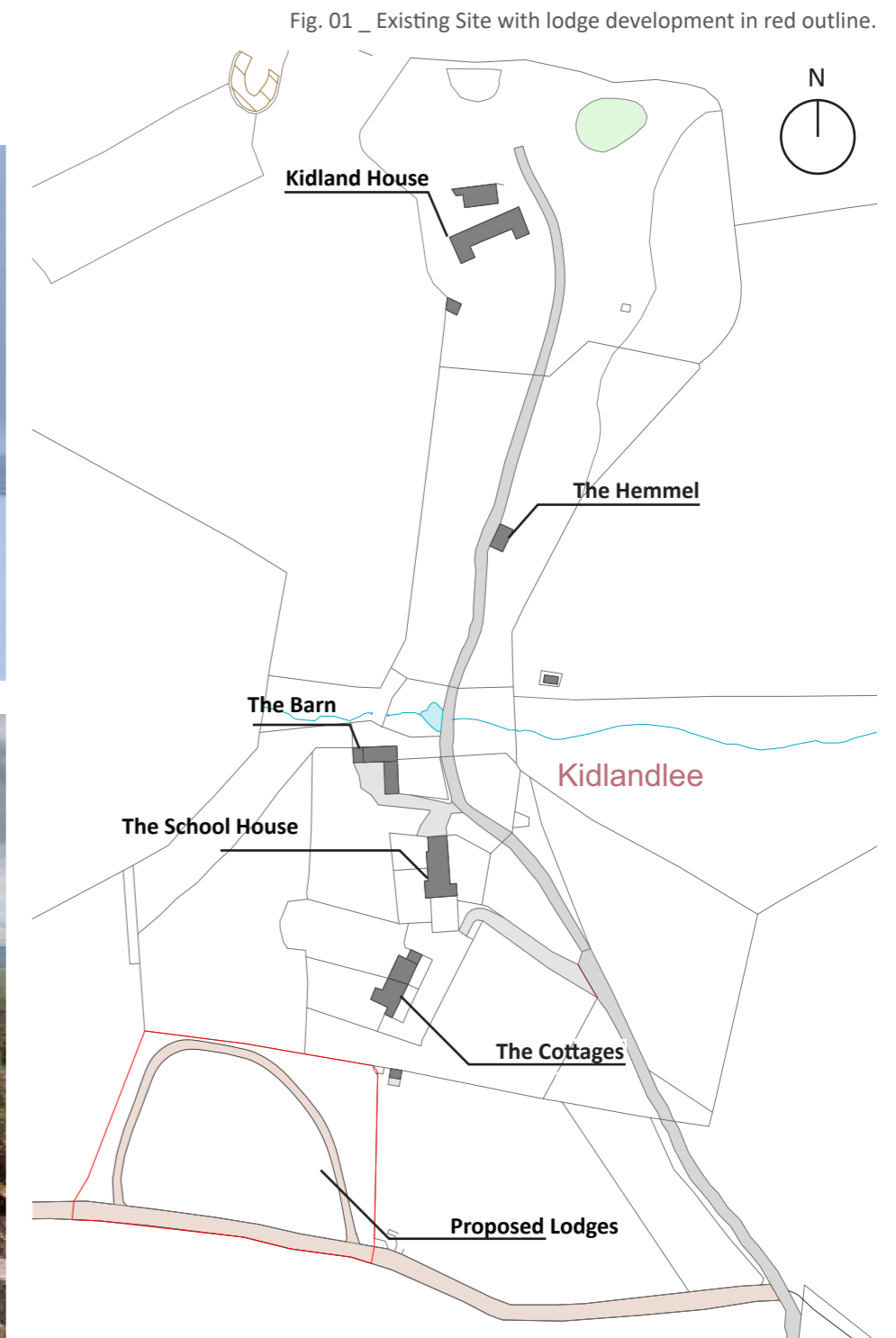


Fig. 01 _ Existing Site with lodge development in red outline.

2.0 _ The Site _ Location

Kidlandlee is situated in the heart of the Northumberland National park approximately 3 miles to the North of Alwinton village. It sits high in the Upper Coquet Valley in an elevated clearing within the surrounding of Kidland Forest. The surrounding forest is owned and managed by the forestry commission.

The site is approximately 4km from the nearest public highway and is currently accessed via an unmettled gravel road (see Fig.04).

There are currently a number of buildings existing on the site as indicated in Fig.02. The land at Kidlandlee extends to 13.92 Hectares (34.39 Acres) of permanent pasture grazing land and woodland.

The site slopes steadily to the East towards the River Alwin approximately 750m away. Due to its natural contours, the site enjoys views over the surrounding countryside whilst remaining largely hidden from nearby footpaths due to the mature trees in the area. It is South East facing and this aspect allows the site to benefit from direct natural sunlight for much of the day.

The site is physically and visually remote from any other settlements or dwellings and so any development at this location would have minimum impact during and after any construction work.

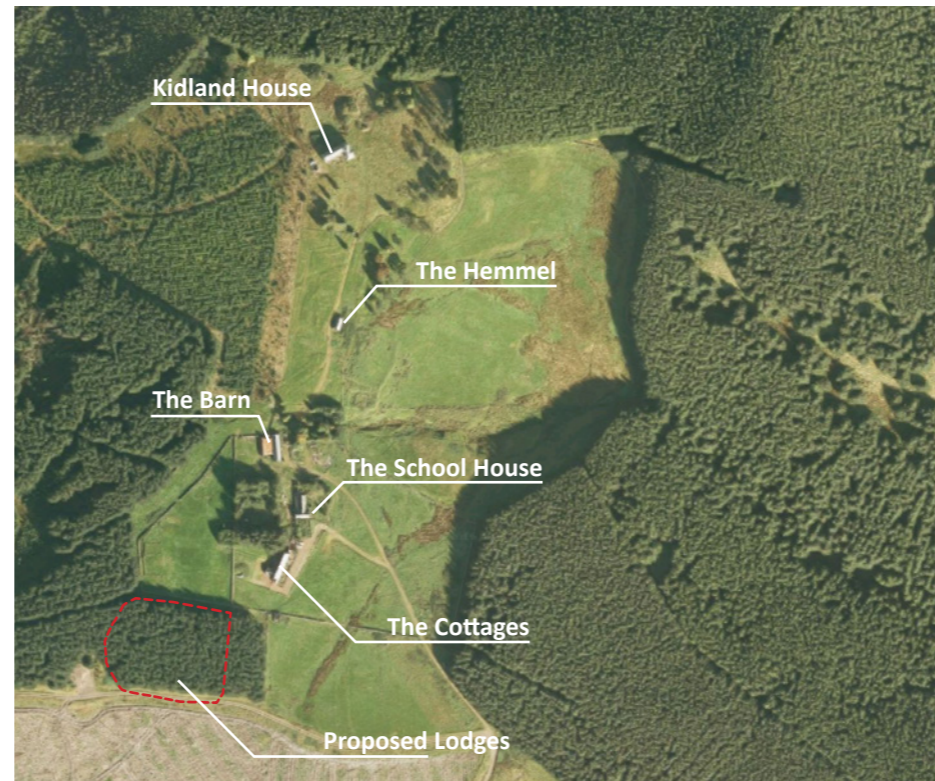


Fig. 02 _ Existing Site indicating existing buildings and lodge development in red outline.



Fig. 03 _ View of the River Alwin on approach with Kidlandlee in the distance.



Fig.04 _ View of proposed site for lodges on arrival.



Fig.05 _ View of existing site on arrival depicting existing buildings which have since been restored.

2.0 _ The Site _ Historic Use

Kidlandlee has a rich history which has been well documented by amateur historians, much of which is available online at www.barbersasa.co.uk Although none of the buildings on the site are listed, their interesting history was respected in the previously permitted restoration works, and the location and design of the proposed lodges has also considered their significance, being located to the south; adding to the group but sitting at a respectful distance where the contours of the land begin to turn to the south, thereby limiting the situations where they can be seen together.

Shooting Lodge

A significant part of the site's history was the large shooting lodge built c.1896 which was subsequently demolished around 1956. The lodge sat prominently on the East side of the existing stable dominating the skyline (Fig.05). The photographs illustrate a high standard of craftsmanship on the lodge building with the brick detailing around the eaves and decorative glazing frames (see Fig.07). The shooting lodge's approximate location is outlined on the site map (Fig.01)

Kidland House

Originally a stable block, the building was later used for storage and a metal barn enclosure was added (see Fig.07). This was not considered a very sympathetic approach to extending the original building and has since been removed. The Old Stables has now been carefully restored and extended to provide a family home.

The Schoolhouse

The schoolhouse building was used for education from c.1903 to 1957. The property was then converted to a family home with adhoc extensions being added to the original building. This was rationalised and restored by the applicant to provide two connected holiday lets.

The Cottages, Barn, Hemmel + other outbuildings

The other buildings on site were, and still remain, modest in scale and of largely traditional materials and volumes.

Historic and notable landscape features

The scheme will not only preserve and enhance the built structures on the site, but will also offer the opportunity for visitors to experience the beautiful landscape and its history.

There are several features in the area which are an indication of the historic development on the estate, and the proposed scheme further allows the opportunity to experience the historic and cultural significance of the buildings and wider context.

Historic planting:

Captain Leyland introduced the Leylandii tree to the UK and the specimens on site are likely to be some of the oldest in the country.

Sheep pens:

Multiple sheepfolds and remnants of earthworks are visible in the vicinity which can be seen labelled on the OS maps of the area. There are more which are not recorded on OS information and some of these can be seen in close proximity to the Hemmel

building, again clearly visible from the adjacent public footpath.

Croquet Lawn:

Another indication of the estates grand past, the croquet lawn was created by Captain Leyland and its plateau is clearly visible on the approach to the estate to the south west.

Lake:

Where the Kidland burn meets the river Alwin is a picturesque lake constructed by Captain Leyland. Although not part of the applicant's ownership, the lake lies adjacent to the public right of way a short distance to the south west of Kidlandlee.



Fig.05



Fig.06



Fig.07

Fig.06_ View of shooting lodge dominating skyline, c.1910 (Image courtesy of www.barbersasa.co.uk).

Fig.07_ Close view of shooting lodge (Image courtesy of www.barbersasa.co.uk).

Fig.08_ View of stable block with metal barn enclosure extension (Image courtesy of www.barbersasa.co.uk).

2.0 _ The Site _ Existing Use

None of the existing buildings are listed and the applicant has sensitively restored and enhanced all of the buildings on site. Each existing building is outlined below with a brief description of its current use;

Kidland House

The former stable block is now a single dwelling for the family who also manage the site. The stone and slate barn has been extended to provide suitable accommodation with a new zinc clad wing which forms a courtyard to the south.

The Hemmel

This small field barn is a traditional stone and slate building which has been converted to provide a single unit for holiday accommodation and is nearing completion.

The Barn

Formerly an agricultural building, the stone and slate Barn has been sensitively restored and extended to provide two holiday units, with a services enclosure to the rear which is integrated into the hillside.

The Schoolhouse

The stone and slate former Schoolhouse was used for many years as a dwelling before being restored and extended to become two interconnected holiday lets under the 2016 planning permission.

Chaffinch + Dipper Cottages

These cottages are traditional stone under slate construction with separate access, gardens and parking and provide two holiday units.



Lodges: Proposed Site

The proposed site lies to the south of the Dipper and Chaffinch Cottages on an area of land formerly used for evergreen planting. These trees have recently been harvested and the site has been replanted with oak.

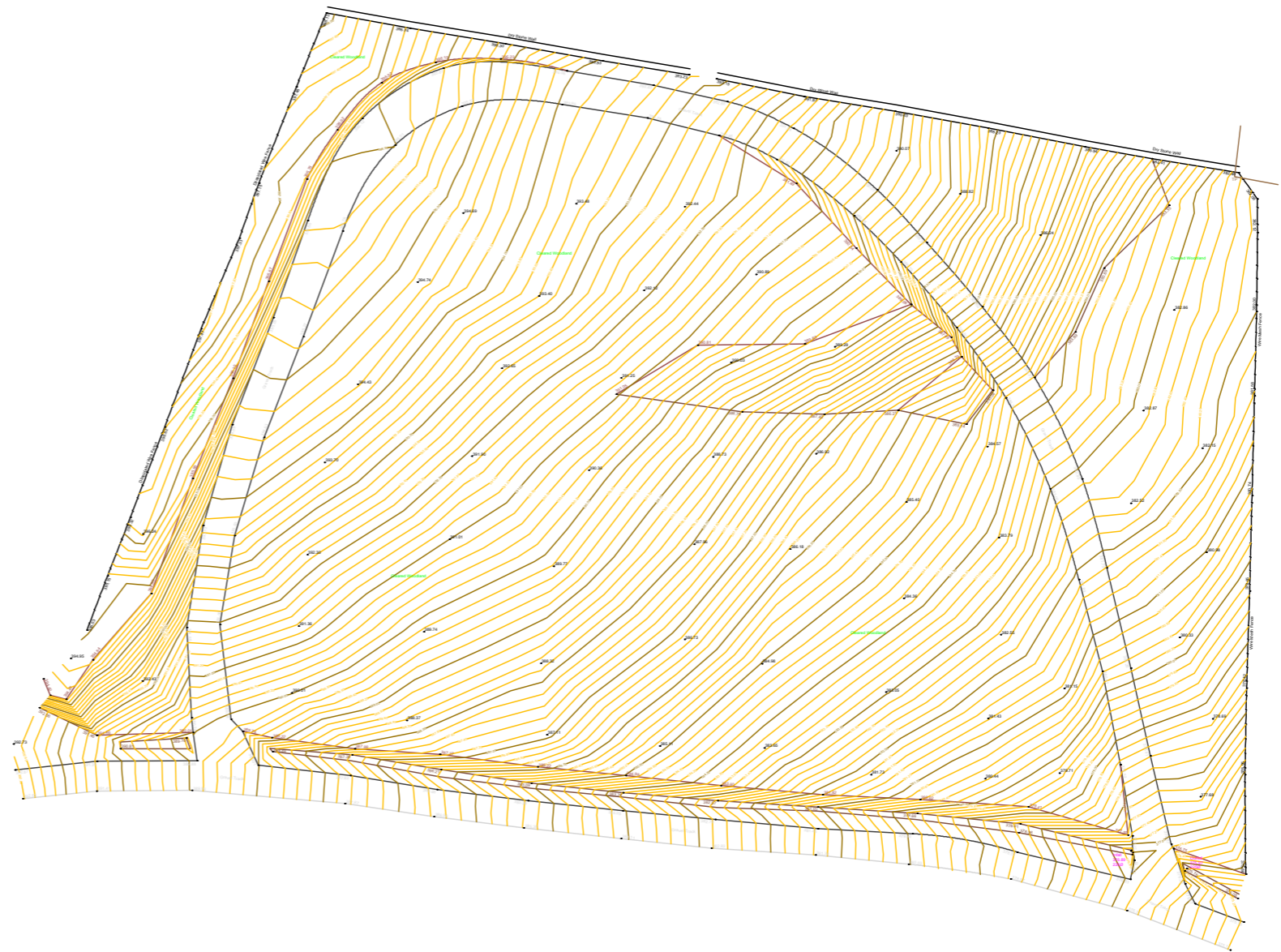


Fig.09 _ Existing Site drawing with topographic levels NOT TO SCALE.

2.0 _ The Site _ Visibility

Due to its remote location, the site is not visible from any other settlements or dwellings. The nearest buildings are Dipper and Chaffinch cottages which are orientated to face east and therefore away from the proposed site.

The site is accessed via a single track which is the only vehicular approach (see View.1) Therefore, any proposed development would only be visible from the footpaths around the site when at relatively close proximity. It is anticipated that the development will have minimal visual impact on the site. Section 5.0 discusses the design approach to each proposed development with diagrammatic studies of visual impact.

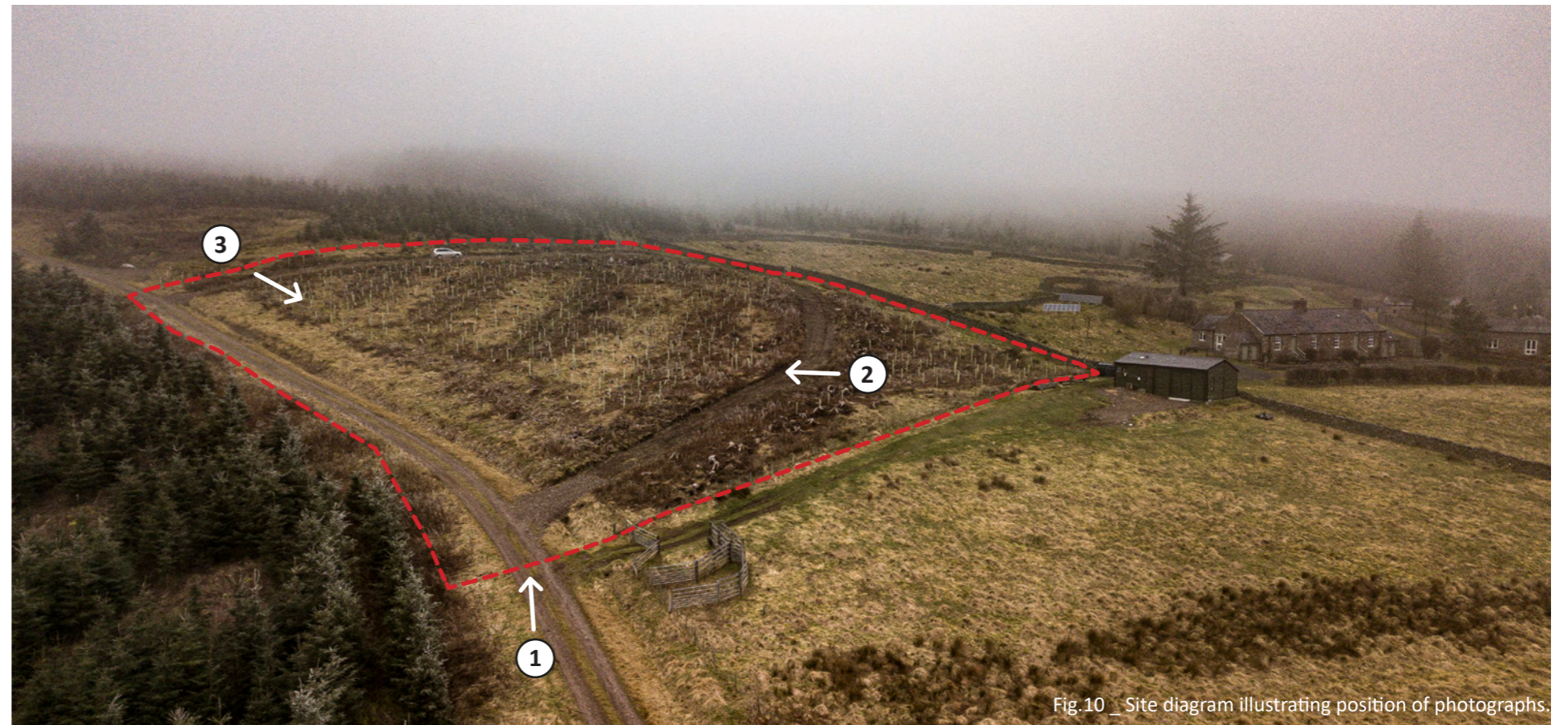


Fig.10 _ Site diagram illustrating position of photographs.



View 1



View 2



View 3

3.0 _ Planning History

There are a total of 8 applications registered on the Northumberland National Park's online register, these are listed below.

2007_ Conversion of hemmel to camping barn; demolition of iron shed for fuel store; change of use of farm buildings for washing facilities; change of use of agricultural land to campsite; provision of wind (2) generators; change of use agricultural land to croquet pitch.
Ref. no: 07NP0069. Status: Application Permitted.

2005_ Erection of a domestic wind turbine, 6.5 metres high to the hub.
Ref. no: 05NP0040. Status: Application Permitted.

2003_ Conversion of redundant stable block to one dwelling house.
Ref. no: 03NP0016. Status: Application withdrawn.

2001_ Details of generator compound pursuant to condition No.16 of planning permission 00/NP/41.
Ref. no: 01NP0065. Status: Application Permitted.

2001_ Erection of general purpose agricultural building.
Ref. no: 01NP0017. Status: Approval not required.

2000_ Erection of overhead electricity supply line.
Ref. no: A/NP/2000/0016. Status: No objection.

2000_ Circular 14/90 consultation in respect of overhead electricity supply line.
Ref. no: C/00/NP/42. Status: Application Permitted.

2000_ Conversion of stable block, barn and farmhouse to form 4 no. holiday cottages and 1 no. manager's dwelling and installation of sewage treatment plant.
Ref. no: 00NP0041. Status: Application Permitted.

2000_ Conversion of farmhouses, stables and farm buildings to 7 no. holiday letting units and 1 no. manager's dwelling, construction of 3 no timber chalets, stable block and indoor swimming pool and installation of sewage treatment plant.
Ref. no: 00NP0014. Status: Application withdrawn.

1999_ Conversion of farmhouse cottages, stable and farm buildings to 6 no. holiday letting units and manager's dwelling and construction of 10 no. timber chalets to form managed holiday hamlet.
Ref. no: 99NP0035. Status: Application withdrawn.

2016_ Conversion of and extensions to existing buildings (one residential property, two former agricultural buildings and one former stable block) to create five holiday lets, one residential dwelling and office associated with holiday letting business. Creation of underground services enclosure, installation and relocation of PV panels, installation of sewage treatment plant and associated works.
Ref. no: 16NP0069. Status: Application permitted.

This history illustrates that the principle of development at Kidlandlee is acceptable to the National Park Authority, especially in regards to the conversion of the existing buildings.

Although some of the permissions have now lapsed, this history shows that further development can be reasonably considered on the site, and the proposal for adding a small number of lightweight new lodges would be an appropriate approach.



4.0 _ Relevant Planning Policy

Due consideration has been given to relevant planning policies. The National Park Local Plan sets out the parks statutory purposes which are to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park, and to promote opportunities for the understanding and enjoyment of its special qualities by the public.

This proposal also seeks to foster the economic and social well-being of local communities within the National Park, which is a key shared value of the applicants.

Due to the context of the Northumberland National Park it is of key importance to approach the design proposals for Kidlandlee with care and sensitivity to ensure a sustainable future for the site in accordance with the relevant planning policy guidance and we believe that this is the case for this proposal.

The local plan section on Rural Economy and Diversification states that development which contributes to the economic and social well-being of local communities within the National Park will be permitted where one or more of the following criteria are met, and these include points which apply in this case. The application;

Promotes and protects existing businesses by providing flexibility for established rural businesses to diversify and expand;
And;
It provides additional facilities, or better use of existing facilities, including those which provide further opportunities to understand and enjoy the special qualities of the National Park.

The local plan identifies that development will be permitted outside settlements where it supports farms and rural enterprises that derive their primary inputs from the land where there is a need for development to meet the needs of tourism, recreation and other rural enterprise or land management activities, which is the case for this application.

Other relevant supplementary planning documents and guidance have been considered as part of the process of development at Kidlandlee including the Landscape Supplementary Planning Document which identifies that developments should 'Ensure that tourism development sensitively utilises the landscape resource and brings socio-economic benefits to local communities'.

"Local Development Framework Design Guide Supplementary Planning Document" and the "Northumberland National Park Exterior Lighting Master Plan"; The proposed development pays careful attention to the guidance in order to ensure that light pollution is minimised in the Dark Sky Park. With this in mind there will be no proposal for exterior lighting on the site.

Summary

To ensure balance between the need to support rural economic development and the protection of the character, diversity and tranquillity of Northumberland's landscape and biodiversity, all proposed development is appropriate in scale, character and design to its immediate and wider setting, and adheres to the relevant policies and guidance.



5.0 _ Development Proposal - Site Strategy

This section of the report discusses the site strategy indicating the site for development (see Fig.11), access, landscaping, ecology, services and visibility.

5.1 _ Proposed Development Site, Setting + Form

The site lies to the south of the existing buildings on an area which has historically been used for evergreen forestry. The trees have recently been harvested and the site replanted with oak trees which will remain and will screen the buildings over time.

The site slopes down to the south east with a fall of approximately 17m over its length, with an access track around the perimeter. A dry stone wall sits to the north which helps to separate and screen the lodges from the cottages to the north. It should be noted that the buildings to the north face a more easterly direction, whereas the proposed site begins to turn to face more south east, as well as being at a lower level which helps to keep a good balance of grouping without overlooking.

The lodges have been carefully located to consider the design principles as set out in the Local Development Framework Design Guide supplementary Planning document. They have been located in harmony with the existing contours with a linear ridge lines and they do not break the skyline.

5.2 _ Vehicular/ Pedestrian Access and Parking Provision

The existing buildings on the wider site are currently used by the residents and guests. There is infrequent pedestrian traffic to the public footpaths. It has been a key consideration within the overall site strategy to provide safe vehicle and pedestrian access to and around the proposed new developments.

It is anticipated that the proposed developments will have only a very minor increase in vehicular and pedestrian traffic to, from and around the site. The existing tracks will be used with no new tracks required or proposed.

A single parking place is provided alongside each unit to minimise traffic and the visual impact of parked cars. This will be in a gravel sourced locally to match the regional stone and existing adjacent access track.

5.3 _ Density, Landscaping and Ecology

The strategy for the development is to provide a very small number of units to maintain a balance of accommodation in relation to the existing buildings on site. The buildings have a sensitive siting and appearance, being lightweight in construction and visual appearance, and their setting within trees will provide a contrast to the more open nature of the other buildings in the other areas of the site.

The four units have been located with subtly different orientations to maintain privacy between the units, and no fences or landscaping are proposed; the lodges will sit harmoniously within the trees with no harmful 'suburbanising' landscaping.

The proposed development would have minimal impact on any wildlife in the area during construction, and would actually provide a positive ecological impact overall. A preliminary ecological survey has been undertaken and all mitigation measures will be put in place prior to construction commencing. Refer to separate report by E3 ecology for further detail.

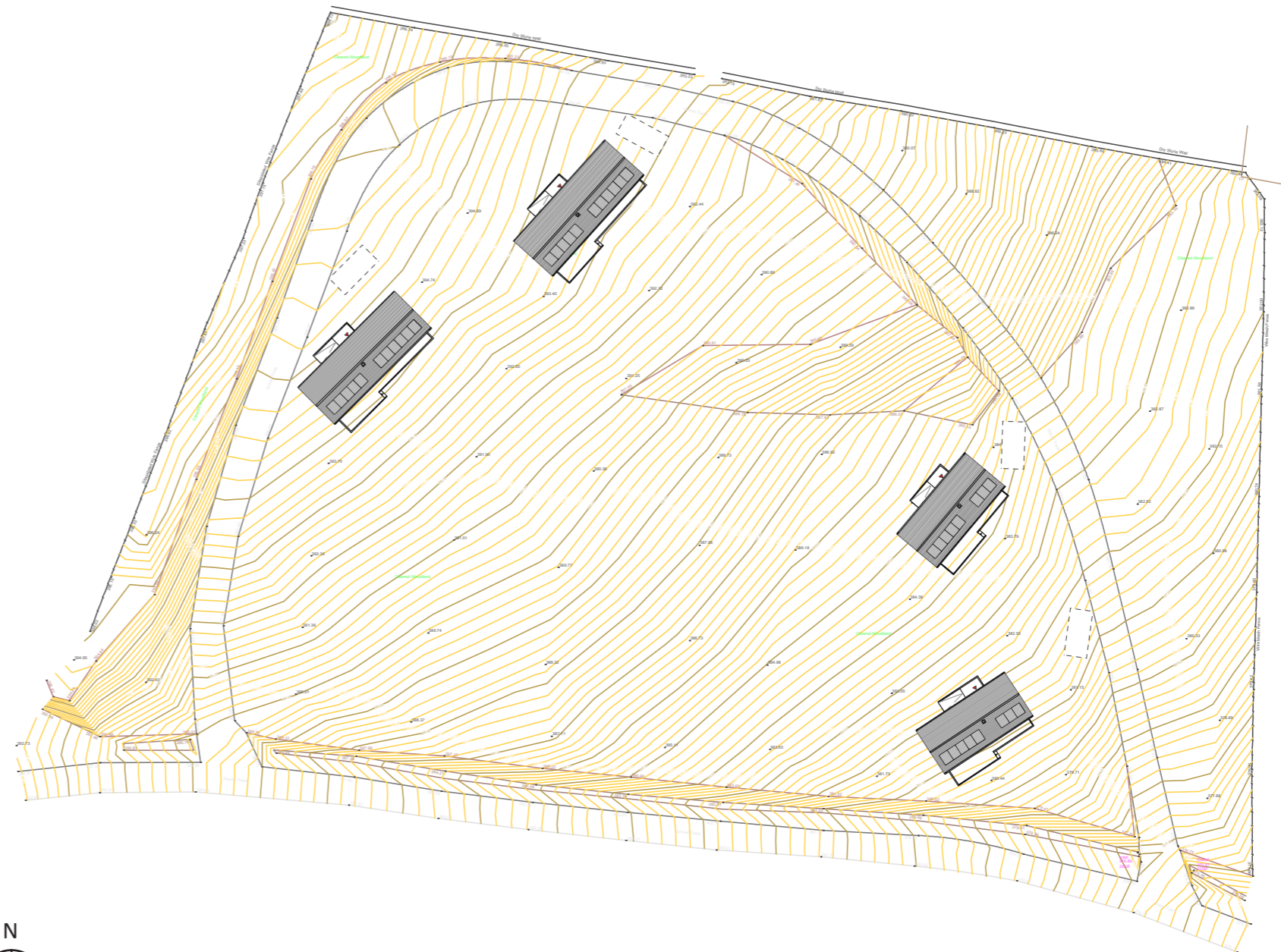


Fig.11 _ Proposed Site Plan depicting location of 4no. lodges. NOT TO SCALE

5.0 _ Development Proposal - Site Strategy

5.4 _ Visibility and Sight Lines

The views to the proposed developments from existing public rights of way are minimal. The footpath to the north west is higher on the hill and the site is not visible. From the public footpath to the south east, there are only marginal views of the site and lodges and from some distance (over 200m).

The lodges are also set well below the horizon/ skyline, with mature trees behind, and will of course be further screened by the newly planted oak trees as they mature.

5.5 _ Proposed Services + Sustainability

Due to the rural nature of the site the scheme will utilise sustainable resources to negate the requirement for connections to mains supplies which would cause major disruption to the surrounding landscape.

The existing buildings are all entirely off grid for all of their services, and have also been upgraded to maximise their efficiency; this would also be the case for the lodges.

Sustainability is inherent within the design of the proposed lodges; they will be off site manufactured timber frame construction; this method has a low embodied energy and creates a low impact on the site during erection through the use of lightweight screw pile foundations which minimise disruption to the site. The buildings will be highly insulated and airtight minimising the required energy inputs and making them highly sustainable.

They will be clad externally with timber (larch), which will weather over time to a silver grey. This material is often found in rural agricultural buildings and will sit well within the trees as a gentle contrast to the dry stone walling and other stone buildings on the adjacent site.

Electricity: New small scale PV panels to the south pitch of the roofs will provide electricity with the nearby backup generator providing emergency power.

Heating: Air source heat pumps will provide all required heating and hot water in conjunction with the PV electricity supply.

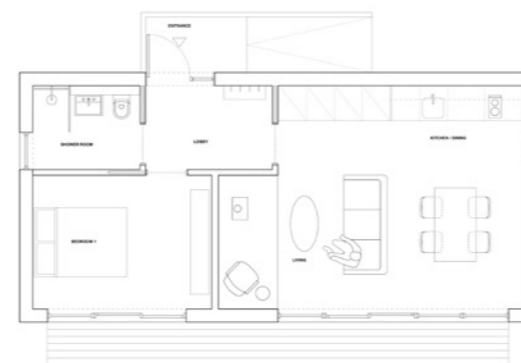
Water: Borehole/ spring water as existing.

Drainage: New bacterial digestion sewerage treatment plant to be installed for foul waste and soakaways provided for surface water. This will be located to the south east of the site and will serve all four units.



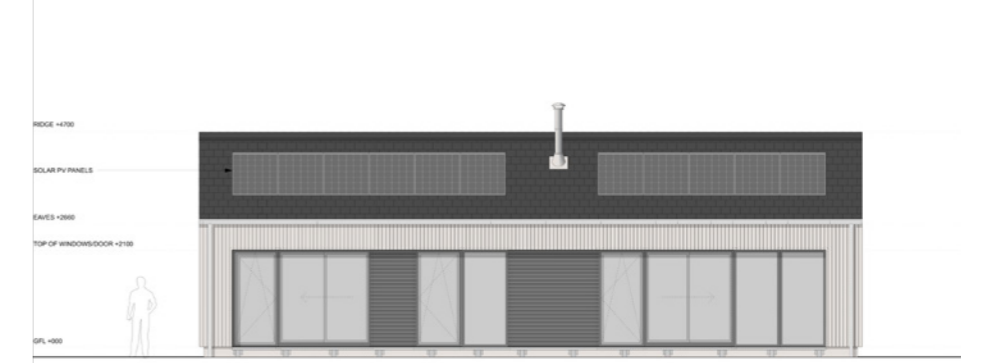
Fig.12 _ Indicative Aerial Images showing location of 4no. lodges.

Fig.13 _ Floor Layout for the 1 bedroom lodge



<p>PROPOSED HOUSE FOR: MATTHEW STOCK</p> <p>SITE ADDRESS: KIDLAND LODGES NORTHUMBERLAND, NORTH YORKSHIRE</p> <p>SITE AREA: TBC m²</p>	<p>Hebridean Homes</p> <p>444 (0)141 999 7300</p> <p>info@hebrideanhomes.com</p> <p>www.hebrideanhomes.com</p>	<p>PROPOSED SET: PLANNING DRAFT</p> <p>CLIENT: H_790_STOCK</p> <p>PROPOSED TITLE: GROUND FLOOR</p> <p>PROPOSED NUMBER: 790_PL_001_GF</p> <p>DATE: 09/03/21</p> <p>SCALE: 1:50 @ A3</p>
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Fig.14 _ Primary Elevation for the 2 bedroom lodge



<p>PROPOSED HOUSE FOR: MATTHEW STOCK</p> <p>SITE ADDRESS: KIDLAND LODGES NORTHUMBERLAND, NORTH YORKSHIRE</p> <p>SITE AREA: TBC m²</p>	<p>Hebridean Homes</p> <p>444 (0)141 999 7300</p> <p>info@hebrideanhomes.com</p> <p>www.hebrideanhomes.com</p>	<p>PROPOSED SET: PLANNING DRAFT</p> <p>CLIENT: H_790_STOCK</p> <p>PROPOSED TITLE: FRONT ELEVATION</p> <p>PROPOSED NUMBER: 790_PL_001_FE</p> <p>DATE: 24/03/21</p> <p>SCALE: 1:50 @ A1</p>
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5.0 _ Development Proposal - Site Strategy

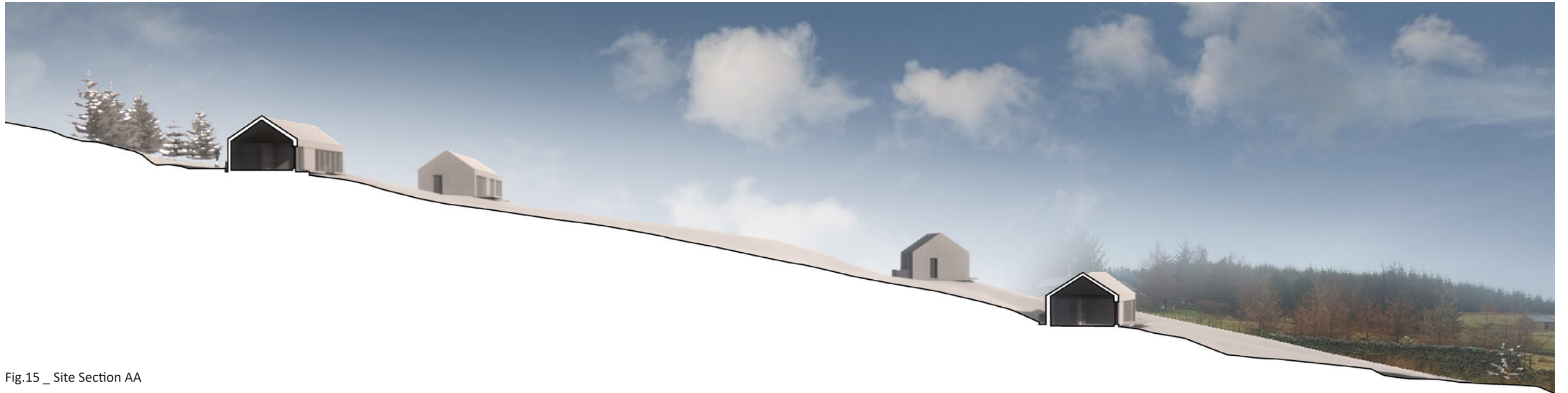


Fig.15 _ Site Section AA

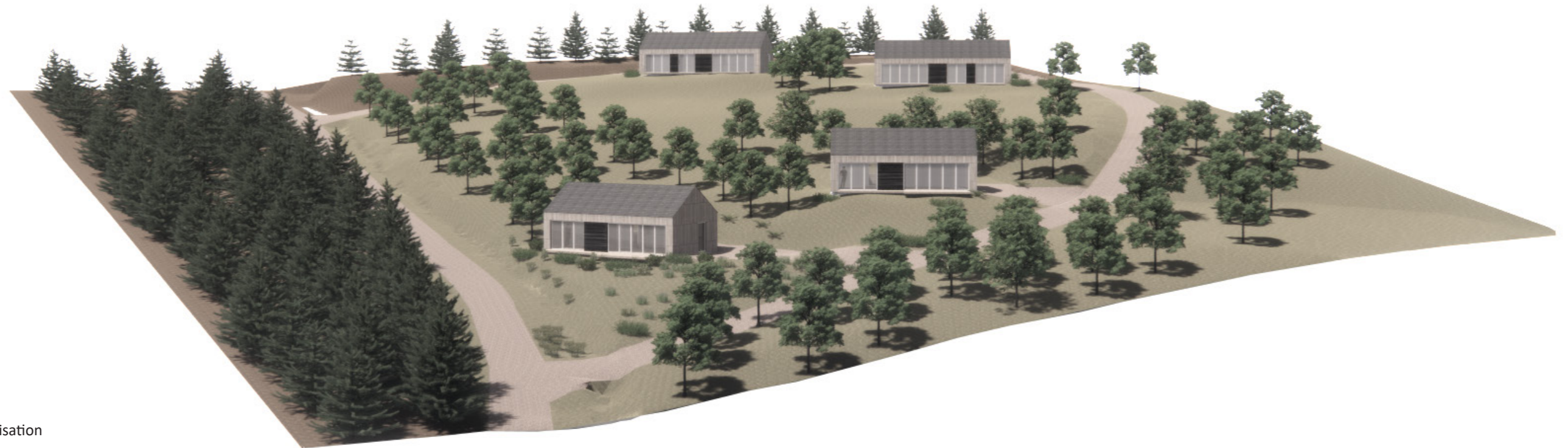


Fig.16 _ Aerial Visualisation

5.0 _ Development Proposal - Site Strategy



Fig.17 _ View of 2 bedroom lodges from the top of the site

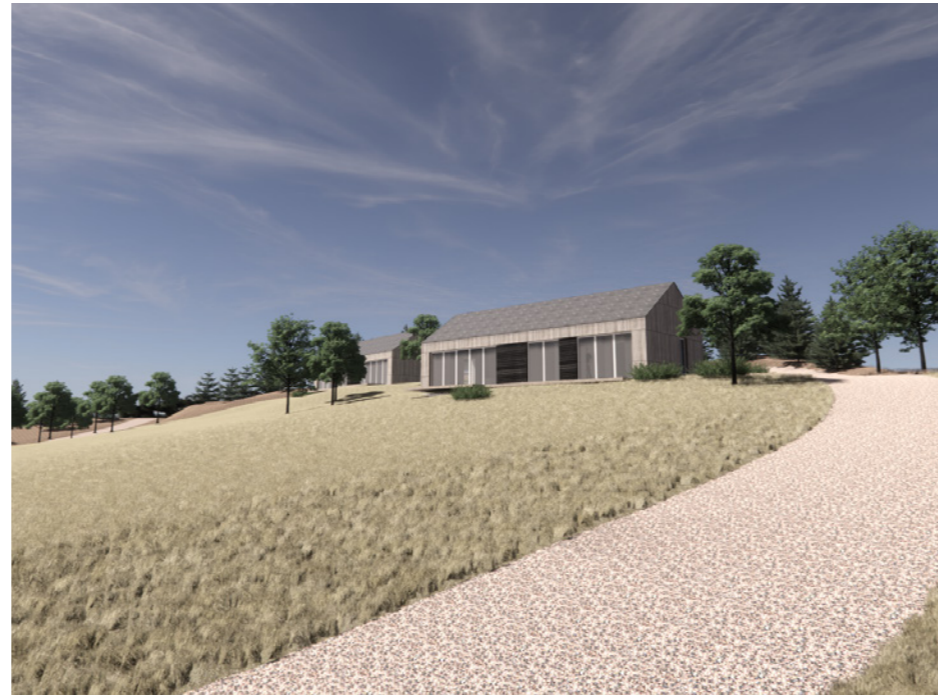


Fig.18 _ View of 2 bedroom lodges descending the site



Fig.19_ View of 1 bedroom lodges from approach

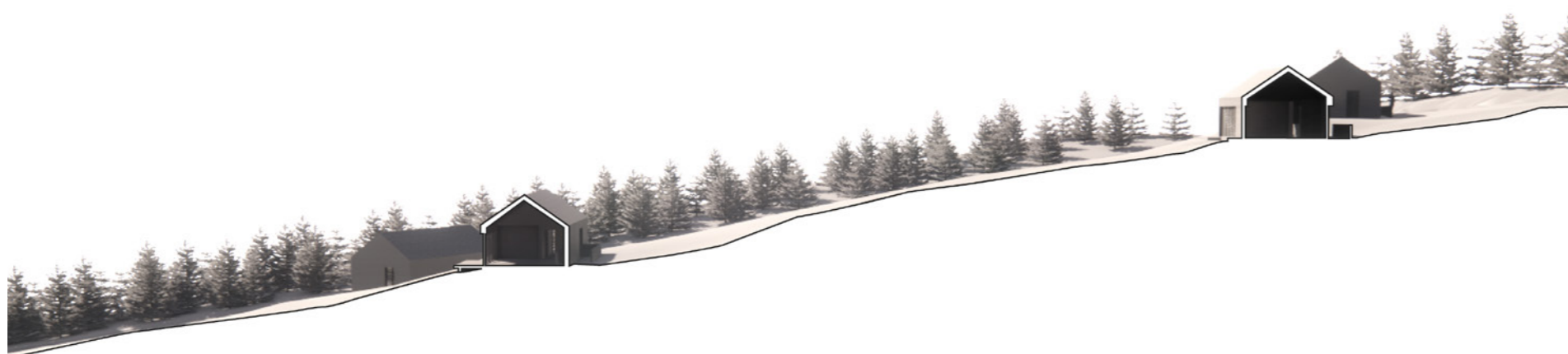


Fig.20 _ Site Section BB



Fig.21 _ View of 1 bedroom lodges descending the site

6.0 _ Precedents

This sheet illustrates a range of precedent images which show similar suitable approaches for materials and architectural detailing in the rural setting and give an idea of the influences to be considered in the design.

The development will use a material palette informed by the local context and rural vernacular buildings of the region. There will be a simple palette of natural, sustainable materials including slate and timber.

Elliott Architects Ltd. and Heb Homes are both award winning Architectural Practices who have a proven track record in achieving the highest quality architecture in sensitive contexts. We have won several prestigious awards and have been widely praised for our ability to create architecture which has a lasting and positive impact, socially, historically, environmentally, economically and culturally. We are respected in design terms and therefore very well placed to deliver architecture which make a positive contribution to the National Park.



natural materiality



vernacular influenced forms



7.0 _ Design Strategy Summary

Proposed Development: The proposed development location minimises visual and physical impact on the existing landscape. The fundamental aim is to create the required space for the visitors and community whilst remaining sensitive to the local surroundings.

Development Locations: The site has a good relationship to the wider site, and the lodges have been carefully arranged to sit well in their immediate site.

Number of units: The scheme is very low density in proportion to the site, demonstrating a sensitivity to its setting. This fundamental starting point establishes a commitment to quality over quantity and is an appropriate approach for a site of this nature.

Position: The buildings are well dispersed on the site and are positioned to be sympathetic to each other and the natural contours of the landscape.

Form: The lodges are reminiscent of the form of field barns and the existing buildings on site, being small in scale with pitched roofs.

Massing: The lodges are low lying and linear in order to achieve minimal physical and visual impact on the landscape.

Materiality: The proposed material palette will draw influence from the existing materiality around the area with the timber finish harmonising with the trees and also relating to lightweight agricultural buildings.

Visibility: The proposed lodges will be carefully orientated to maximise privacy, natural light and view whilst also minimising visual impact.

Views into the site: Each lodge sits sensitively in relation to the contours of the land and the other units. The newly planted trees will screen the buildings and views from public rights of way are fully minimised.

Close views within the site: Careful orientation and design of the lodges creates and maintains permeable views from the track through the site.

Views out: Each building will be carefully designed to make use of the beautiful views whilst minimising visibility looking in.

Landscaping: The scheme utilises the natural and existing features of the land. Screening is provided by the newly planted local indigenous species of trees around the site (oak). No fences or ground treatments are proposed around the lodges and the method of construction creates minimal impact on the site.

Access + circulation: The proposal utilises the existing tracks present on site for minimal impact. The low volume of visitors and small number of units minimises vehicular traffic.



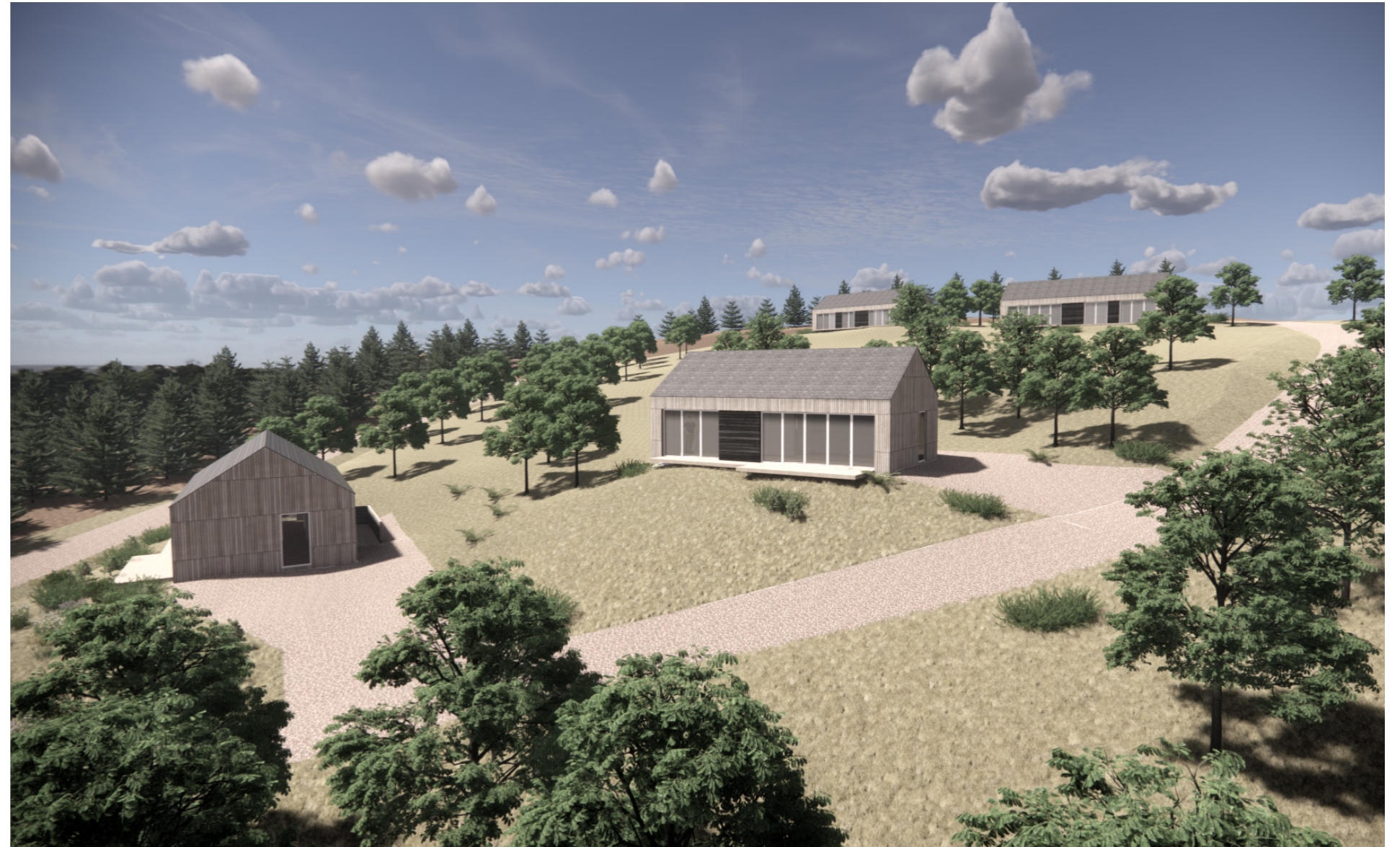
8.0 _ Conclusion

The design proposes a small scale, innovatively designed scheme which prioritises sensitivity to the landscape and benefit to the community. The layout and integrated landscaping promote well-being for visitors, and provide an environmentally focussed and sustainable development.

The scale, position, materiality and form of the development have all been carefully considered to be appropriate within the wider context, and care has been taken to design the buildings to minimise the impact on the site physically and visually; with an improved form and materials palette, the buildings draw on influences from the historic context whilst remaining sensitive to it in order to enhance and continue the character of the area.

The scheme has been designed to a high standard by award winning architects with local knowledge and respect for the area and the community. The application represents a rare opportunity to make a positive contribution to the Northumberland landscape, which could serve as an exemplar for the development of remote sites. The commitment and vision of the clients to make a positive contribution to the area is clear, and this is a great opportunity to create a positive and sustainable design.

The proposals supports the local community by providing employment benefits both during the construction and into the future. The business would create two new full time jobs for the managing and maintenance of the holiday lets and grounds, and would also support other local businesses in through the need for additional servicing of the business at Kidlandlee, with perhaps the biggest economic boost being the increase in visitors to the National Park through increased tourism which would further benefit local businesses and the rural economy.



APPENDIX II

Site Photographs



3 Gladstone Terrace
Gateshead
Tyne & Wear
NE8 4DY

Tel: 0191 477 2020

Email: enquiries@geolconsultants.co.uk



 **SITE PHOTOGRAPHS** 

Report Type: Phase I Preliminary Contamination Risk Assessment
Site Address: Kidlandlee, Harbottle, Northumberland, NE65 7DA
Project No.: GEOL21-9014



3 Gladstone Terrace
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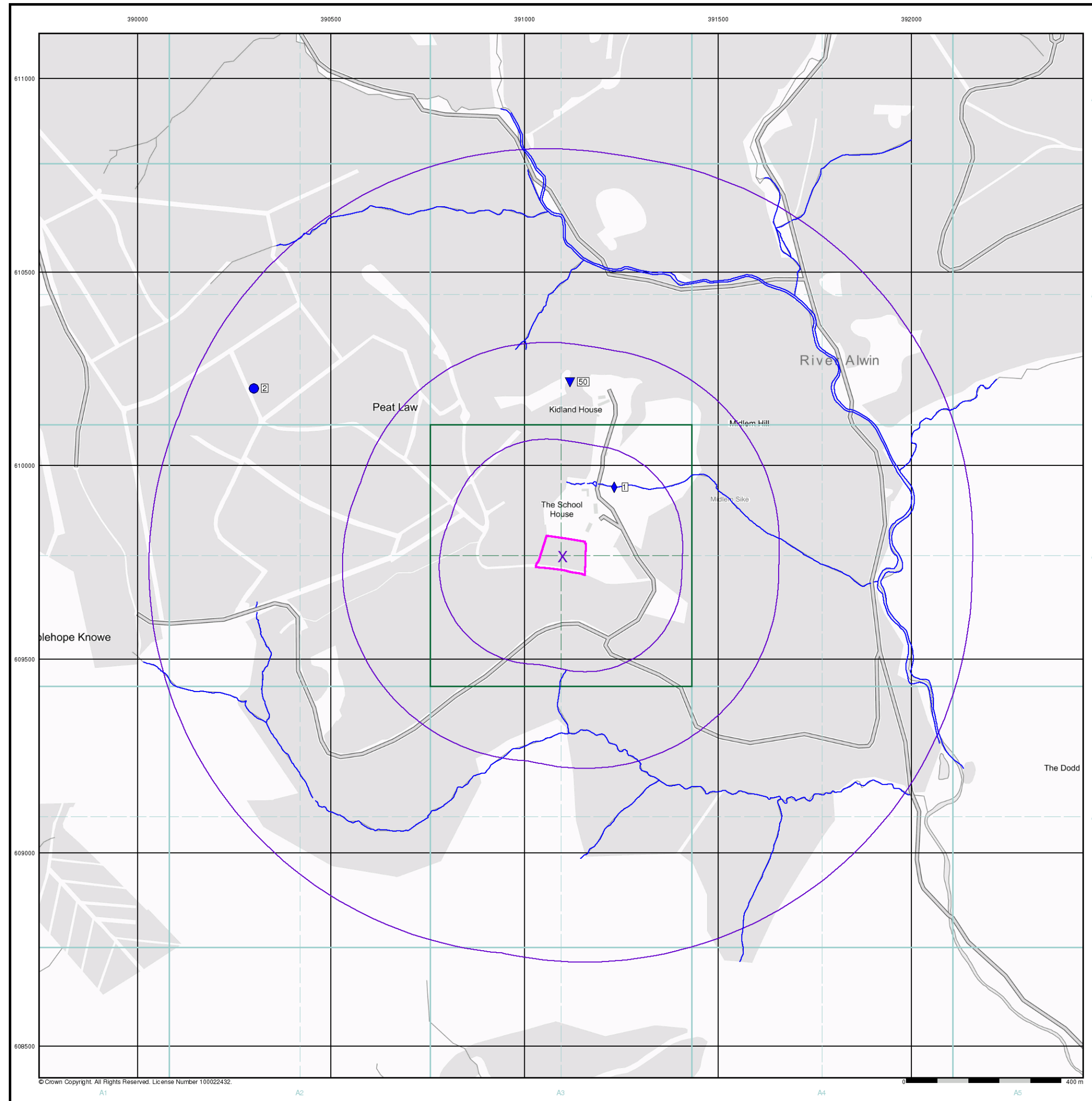


 **SITE PHOTOGRAPHS** 

Report Type: Phase I Preliminary Contamination Risk Assessment
Site Address: Kidlandlee, Harbottle, Northumberland, NE65 7DA
Project No.: GEOL21-9014

APPENDIX III

Landmark Information Group, Envirocheck Report



General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Map ID
- Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- ◆ Discharge Consent
- ▲ Enforcement or Prohibition Notice
- ▲ Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- ▲ Local Authority Pollution Prevention and Control
- ▼ Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- ▼ Prosecution Relating to Authorised Processes
- ◆ Prosecution Relating to Controlled Waters
- ▲ Registered Radioactive Substance
- River Network or Water Feature
- + River Quality Sampling Point
- Substantiated Pollution Incident Register
- ◆ Water Abstraction
- ◆ Water Industry Act Referral

Waste

- ▼ BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- ▲ Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- ▲ Registered Landfill Site
- ▼ Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- ▲ Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- ▲ Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Geological

- ▼ BGS Recorded Mineral Site

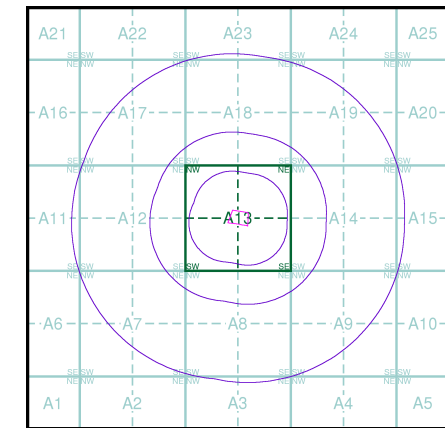
Industrial Land Use

- ★ Contemporary Trade Directory Entry
- ★ Fuel Station Entry

Hazardous Substances

- X COMAH Site
- X Explosive Site
- X NIHHS Site
- X Planning Hazardous Substance Consent
- X Planning Hazardous Substance Enforcement

Site Sensitivity Map - Slice A



Order Details

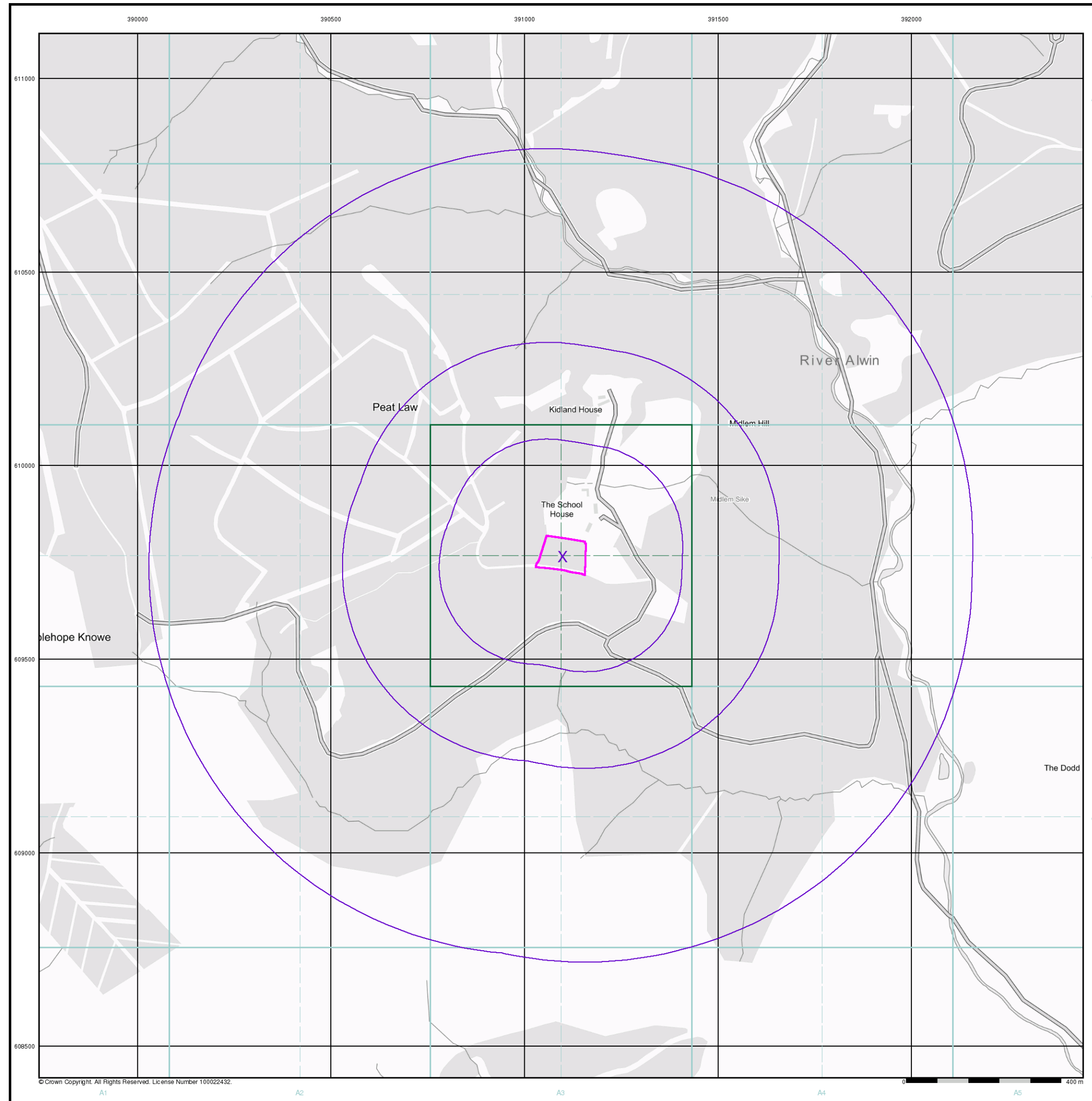
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Site Details

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Industrial Land Use Map

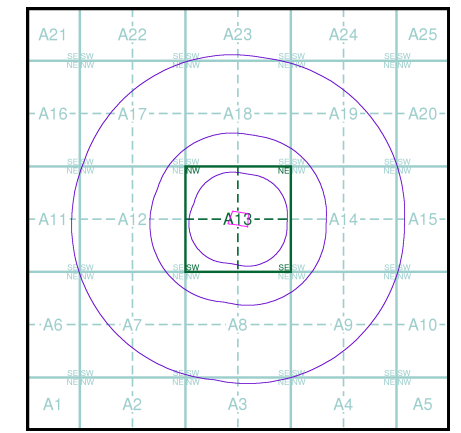
General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point
-  Slice
-  Map ID

Industrial Land Use

-  Contemporary Trade Directory Entry
-  Fuel Station Entry
-  Gas Pipeline
-  Underground Electrical Cables

Industrial Land Use Map - Slice A



Order Details

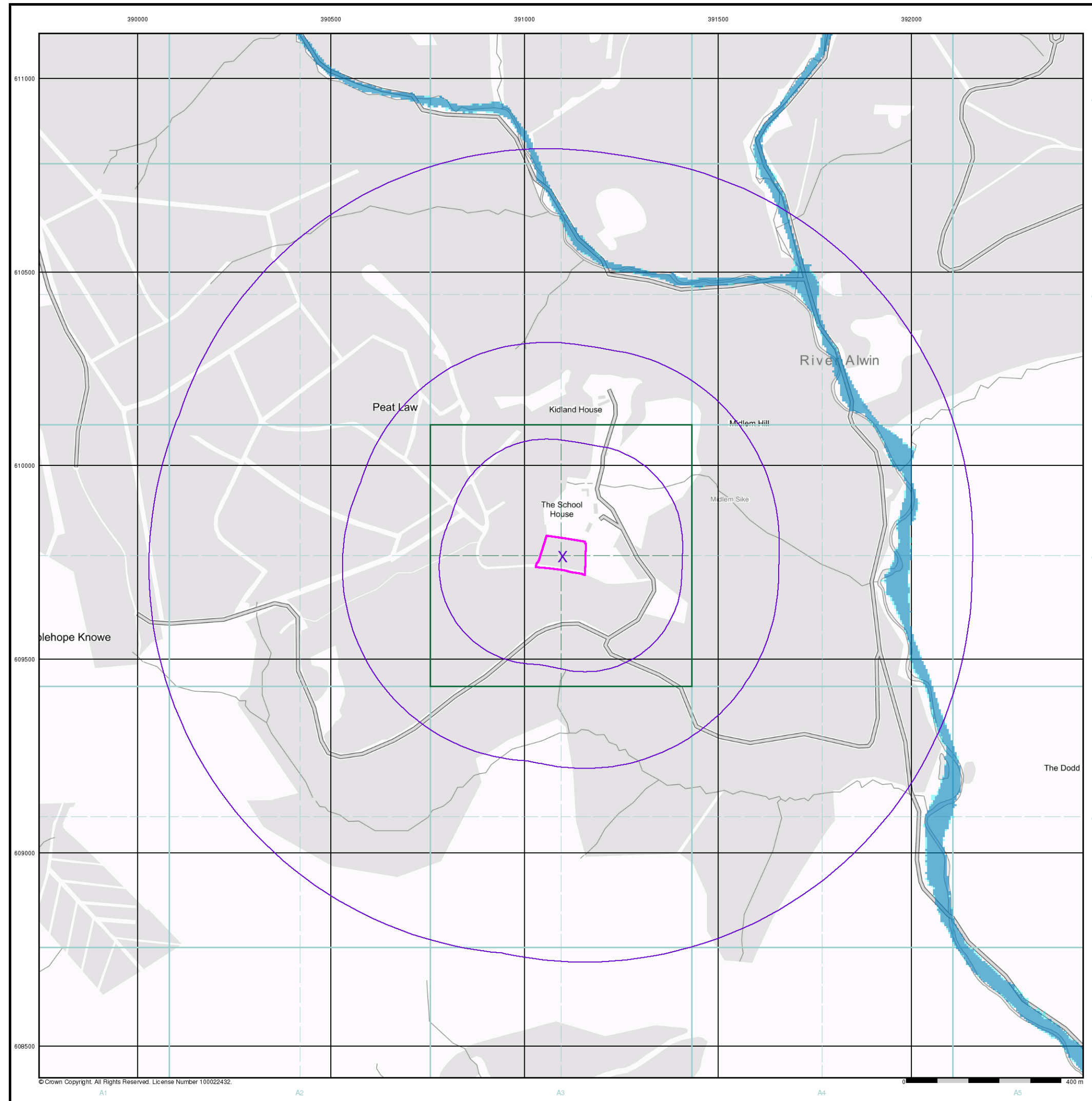
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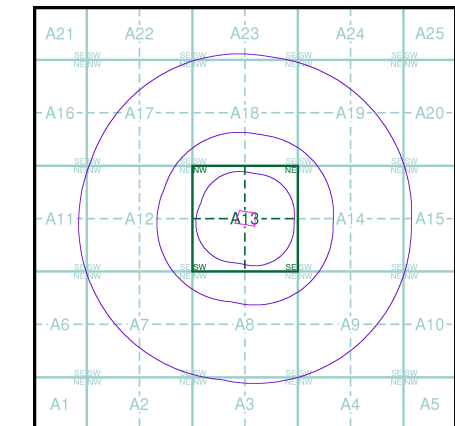
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



Order Details

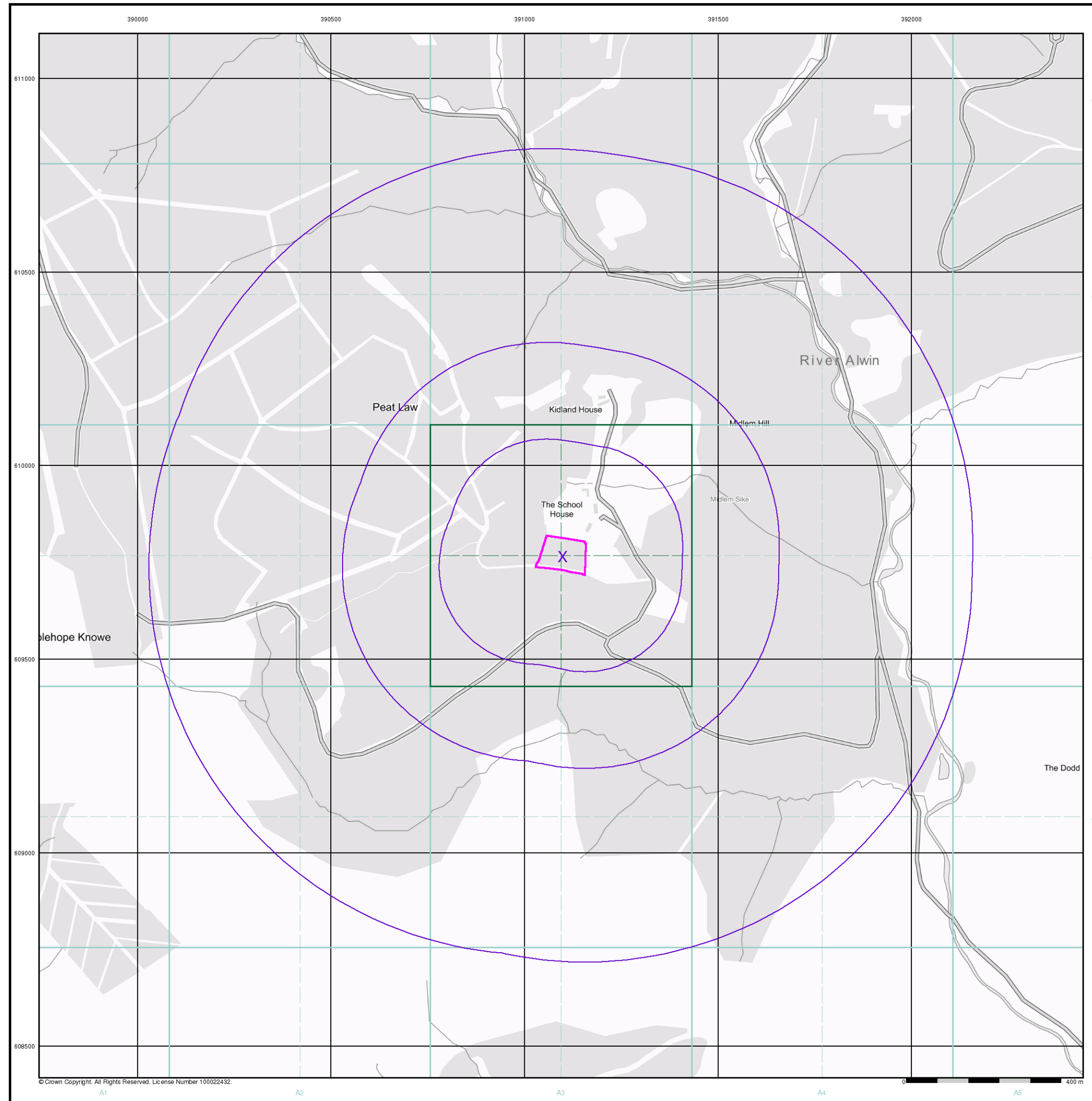
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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

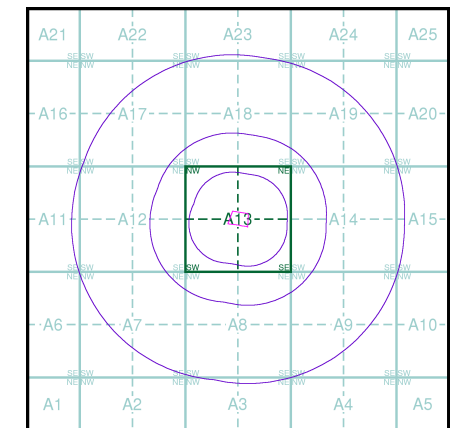
Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A



Order Details

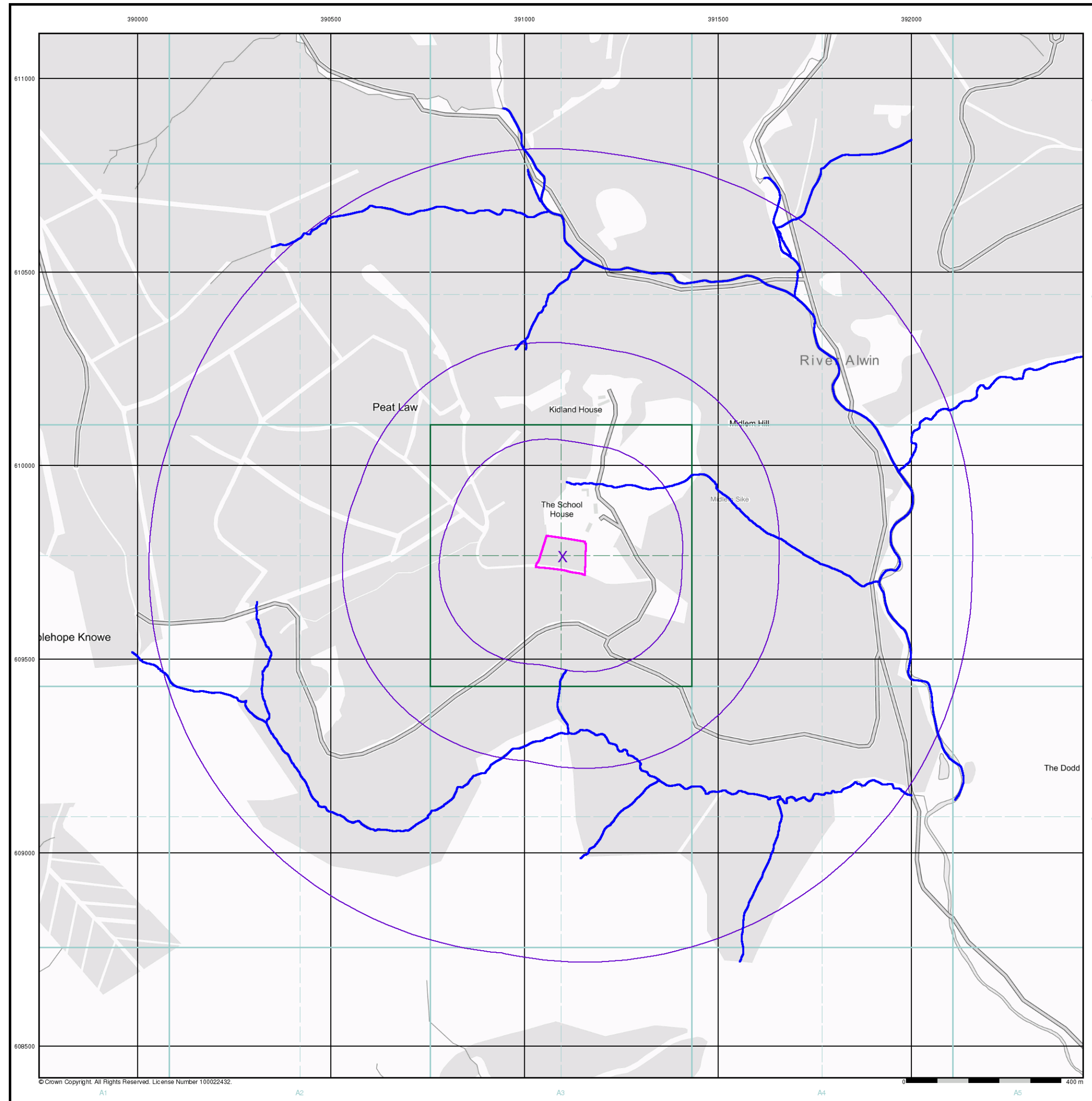
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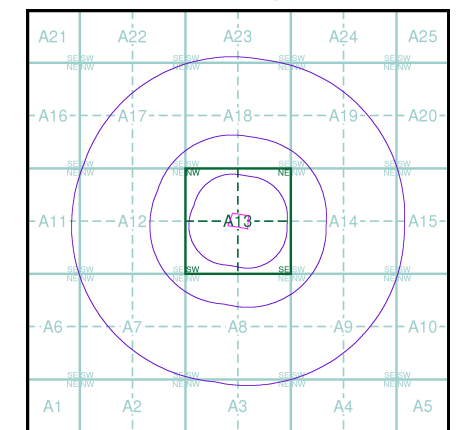
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

OS Water Network Data

- | | |
|--------------|-------------------------|
| Canal | Drain |
| Reservoir | Other |
| Foreshore | Lake |
| Marsh | Transfer |
| Tidal River | Lock Or Flight Of Locks |
| Inland River | Sea |

OS Water Network Map - Slice A



Order Details

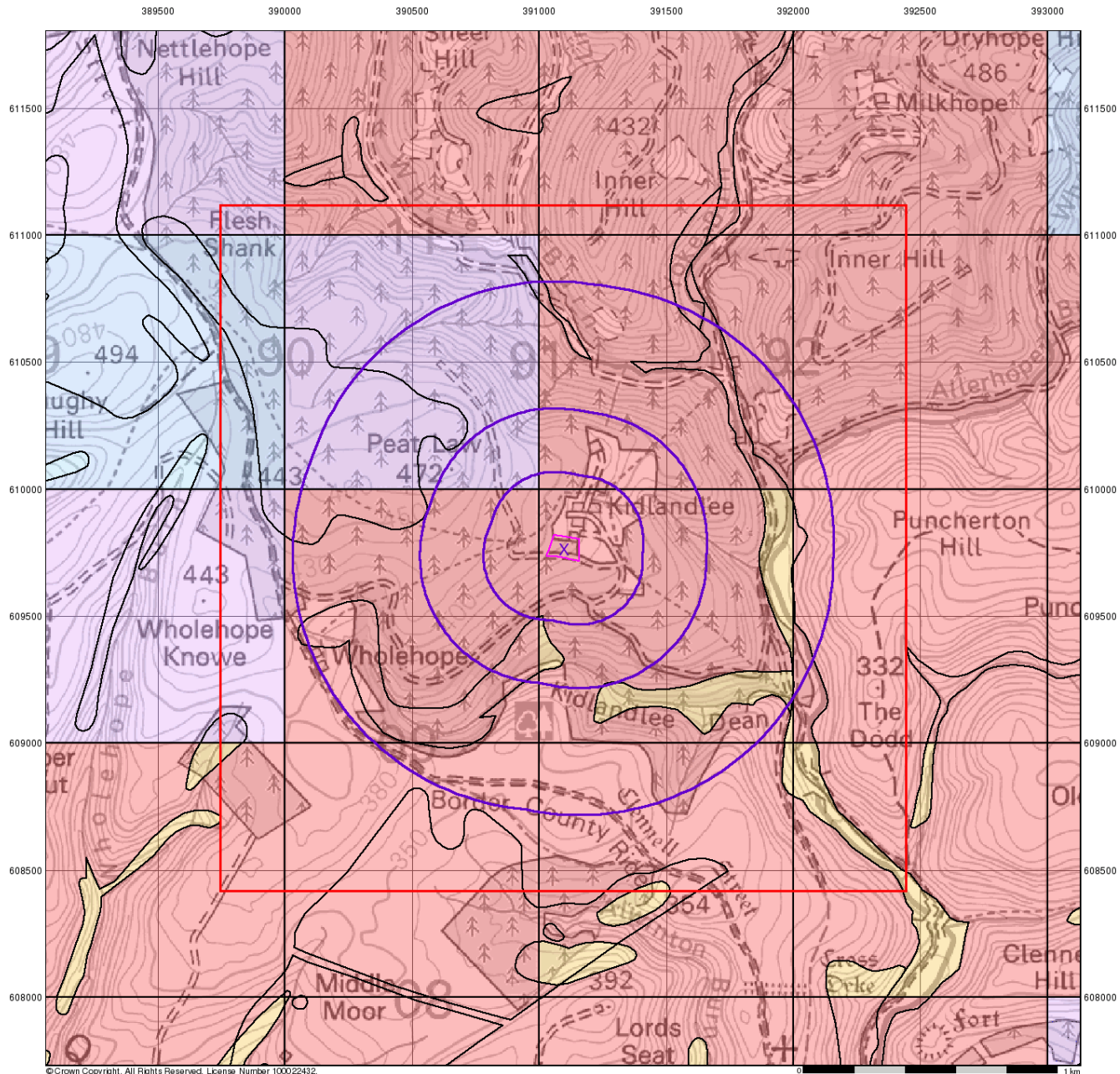
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Groundwater Vulnerability

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Bedrock Aquifers

- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

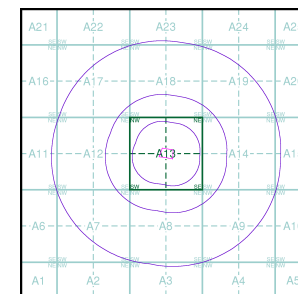
Superficial Aquifers

- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

Unproductive Aquifer

Soluble Rock

Site Sensitivity Context Map - Slice A



Order Details

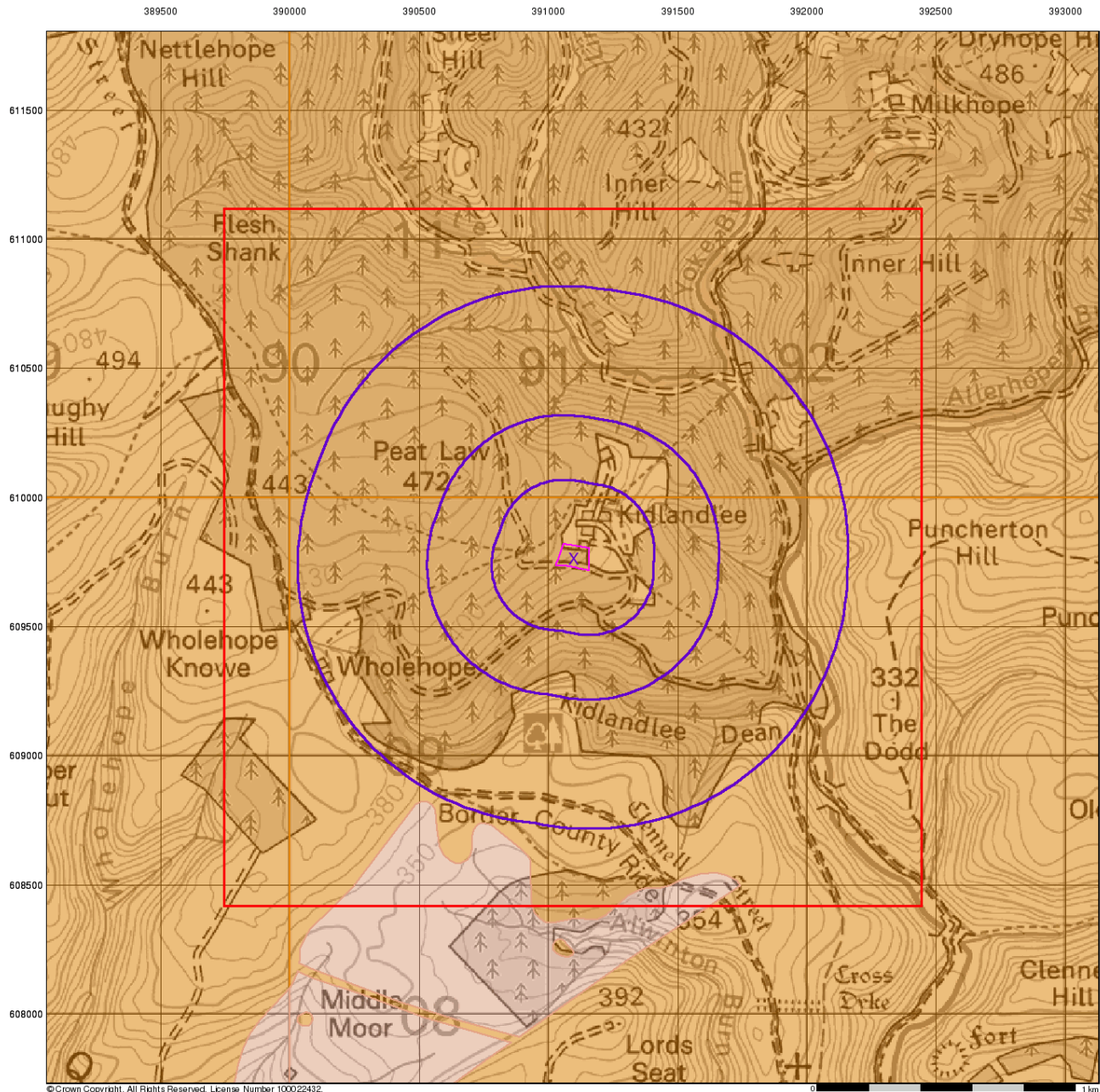
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 Search Buffer (m): 1000

Site Details

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Bedrock Aquifer Designation

General

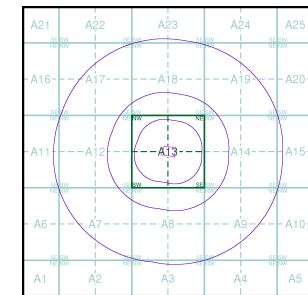
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

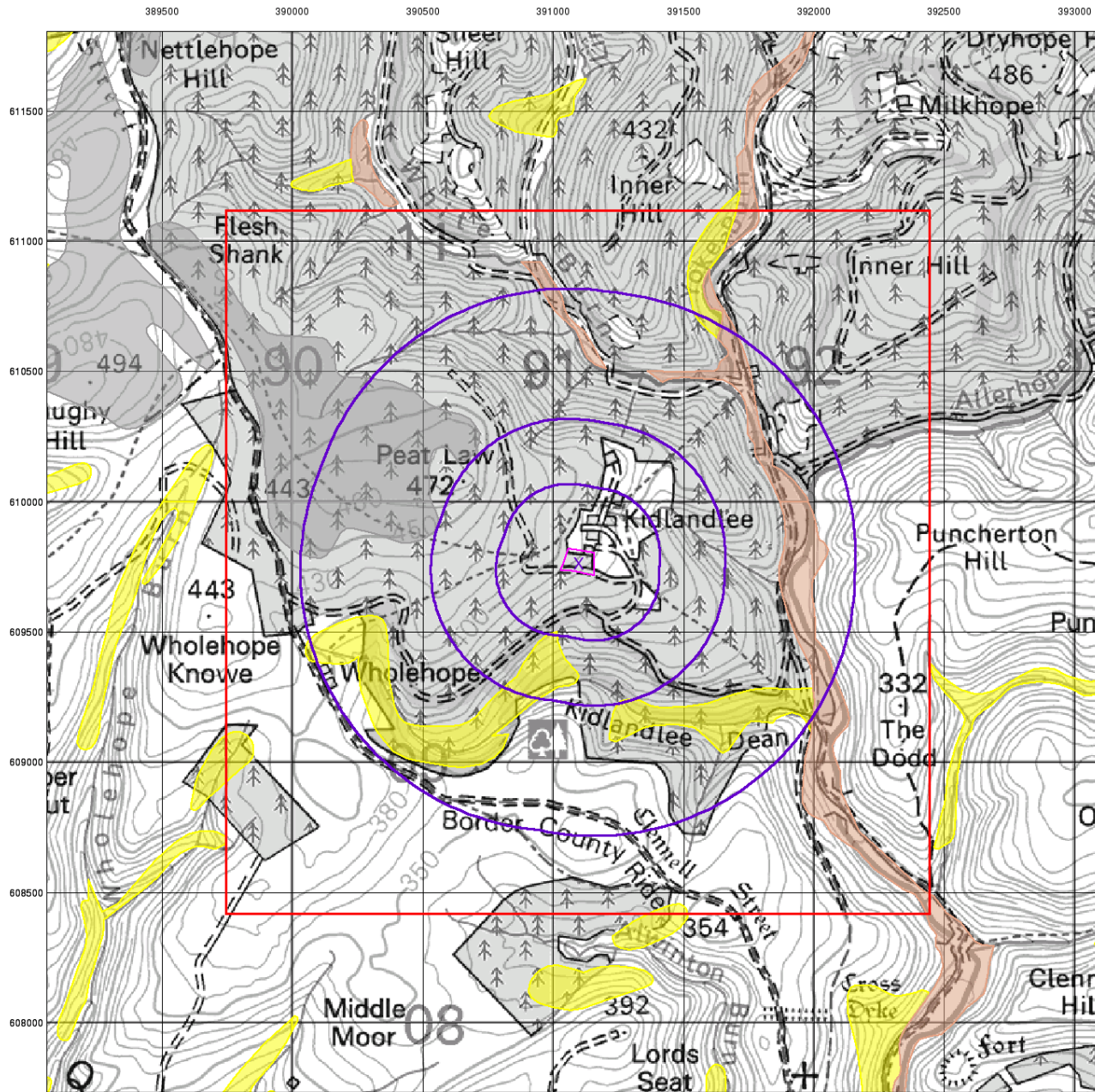
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Superficial Aquifer Designation

General

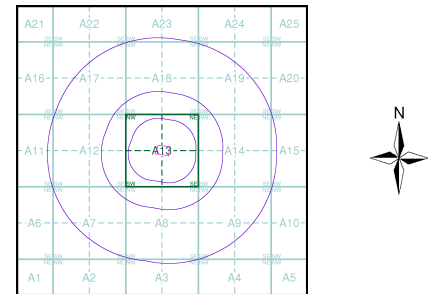
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

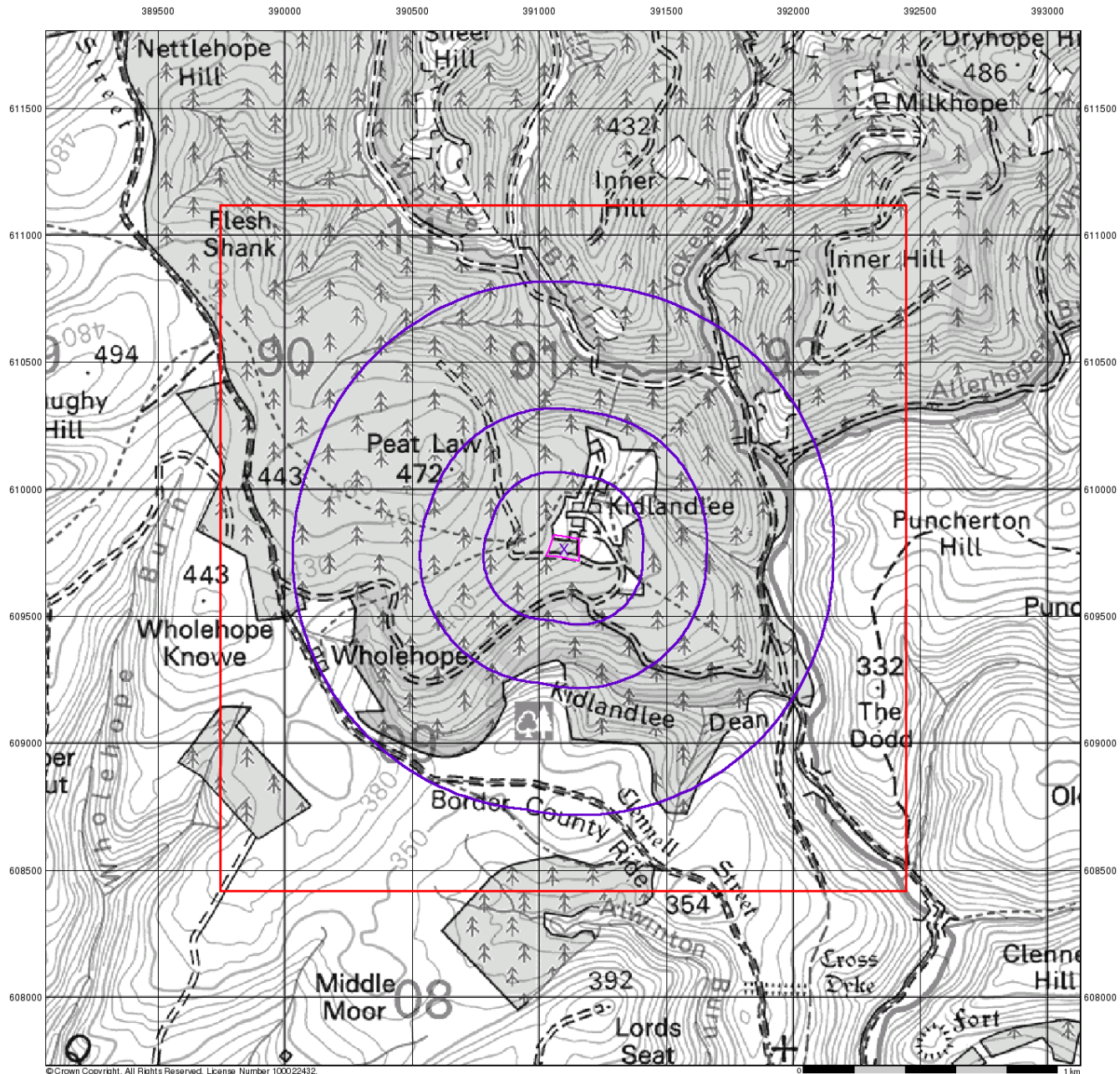
Order Number: 280915515_1_1
 Customer Ref: GEOL21-9014
 National Grid Reference: 391100, 609760
 Slice: A
 Site Area (Ha): 0.95
 Search Buffer (m): 1000

Site Details

Kidlandlee, Harbottle, MORPETH, Northumberland, NE65 7DA



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Source Protection Zones

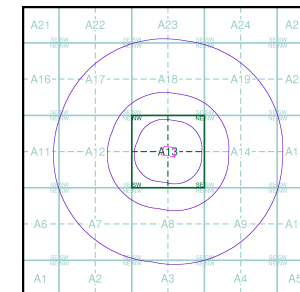
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A



Order Details

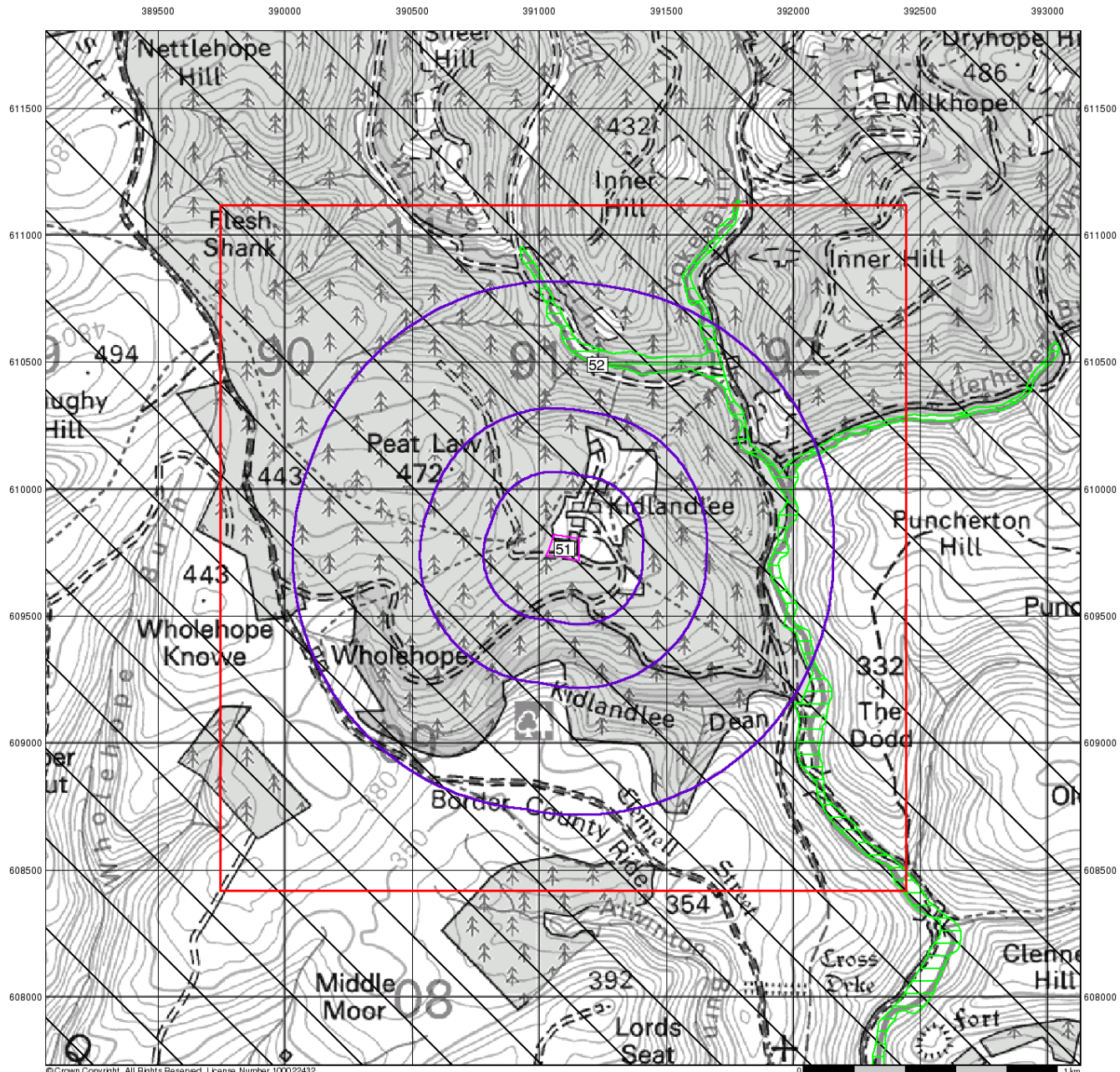
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Sensitive Land Uses

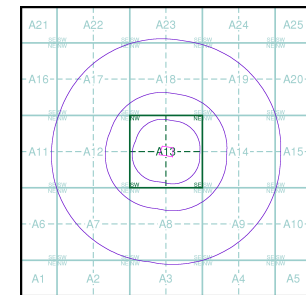
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Sensitive Land Uses

- Ancient Woodland
- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

Site Sensitivity Context Map - Slice A



Order Details

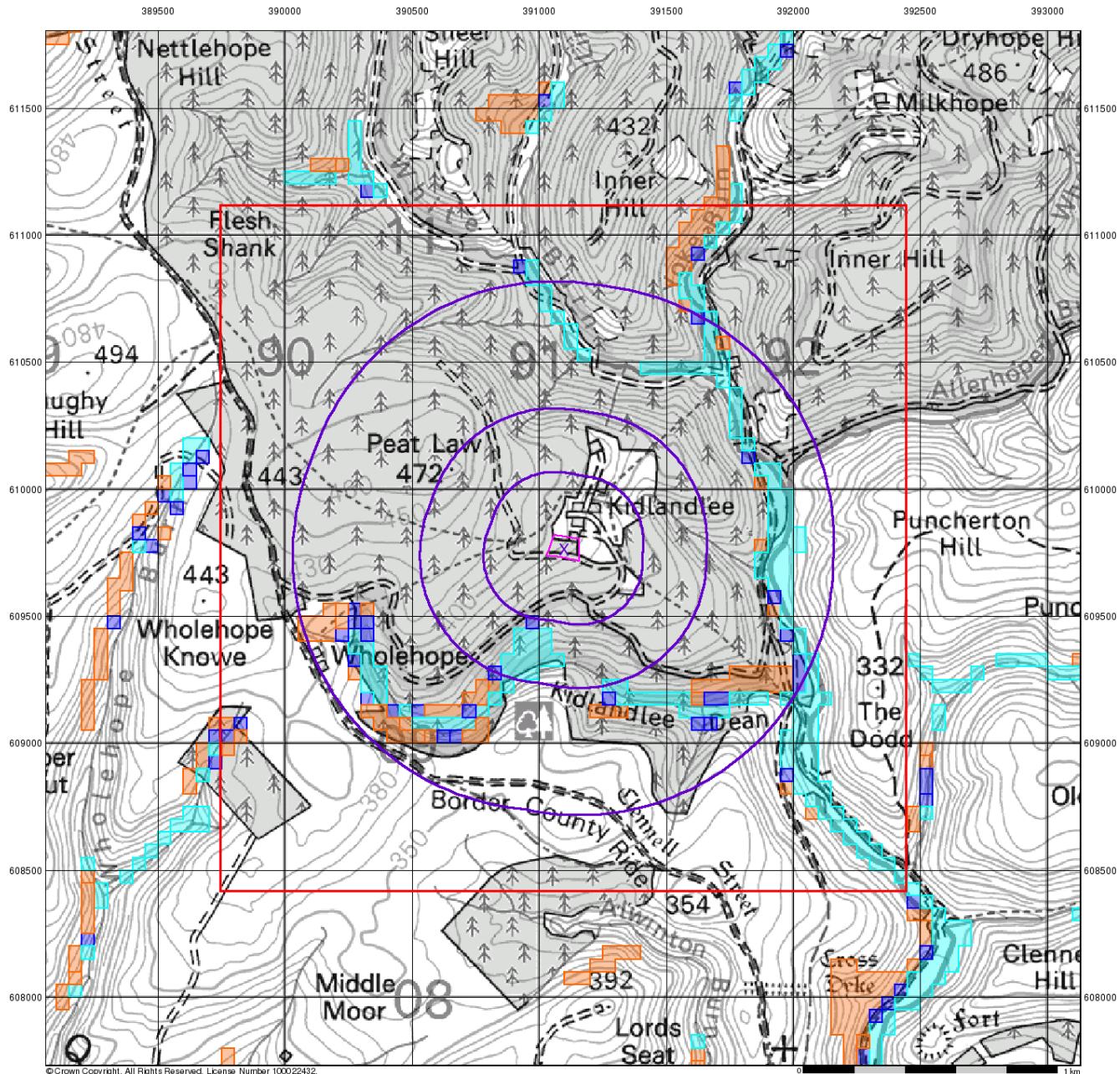
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 National Grid Reference: 391100, 609760
 Slice: A
 Site Area (Ha): 0.95
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BGS Flood GFS Data

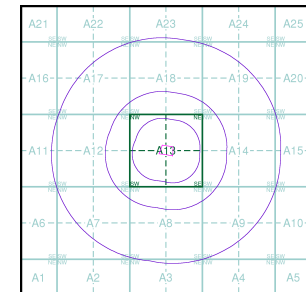
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 280915515_1_1
 Customer Ref: GEOL21-9014
 National Grid Reference: 391100, 609760
 Slice: A
 Site Area (Ha): 0.95
 Search Buffer (m): 1000

Site Details

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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

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

Ordnance Survey Plan 1:10,000

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

1:10,000 Raster Mapping

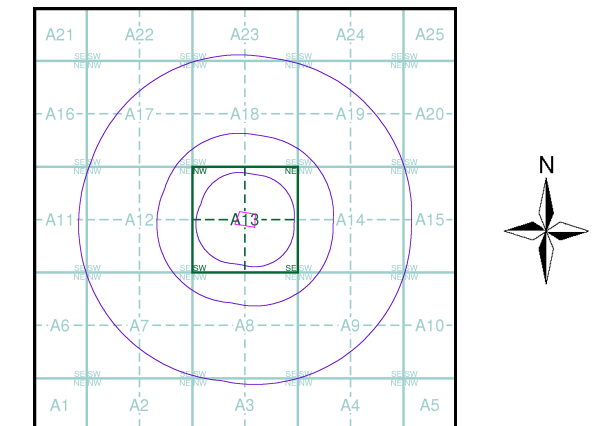
	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil,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



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Roxburghshire	1:10,560	1863	2
Northumberland	1:10,560	1866	3
Northumberland	1:10,560	1899	4
Northumberland	1:10,560	1925	5
Ordnance Survey Plan	1:10,000	1957	6
Ordnance Survey Plan	1:10,000	1978	7
Ordnance Survey Plan	1:10,000	1980 - 1981	8
10K Raster Mapping	1:10,000	2000	9
Street View	Variable		10

Historical Map - Slice A



Order Details

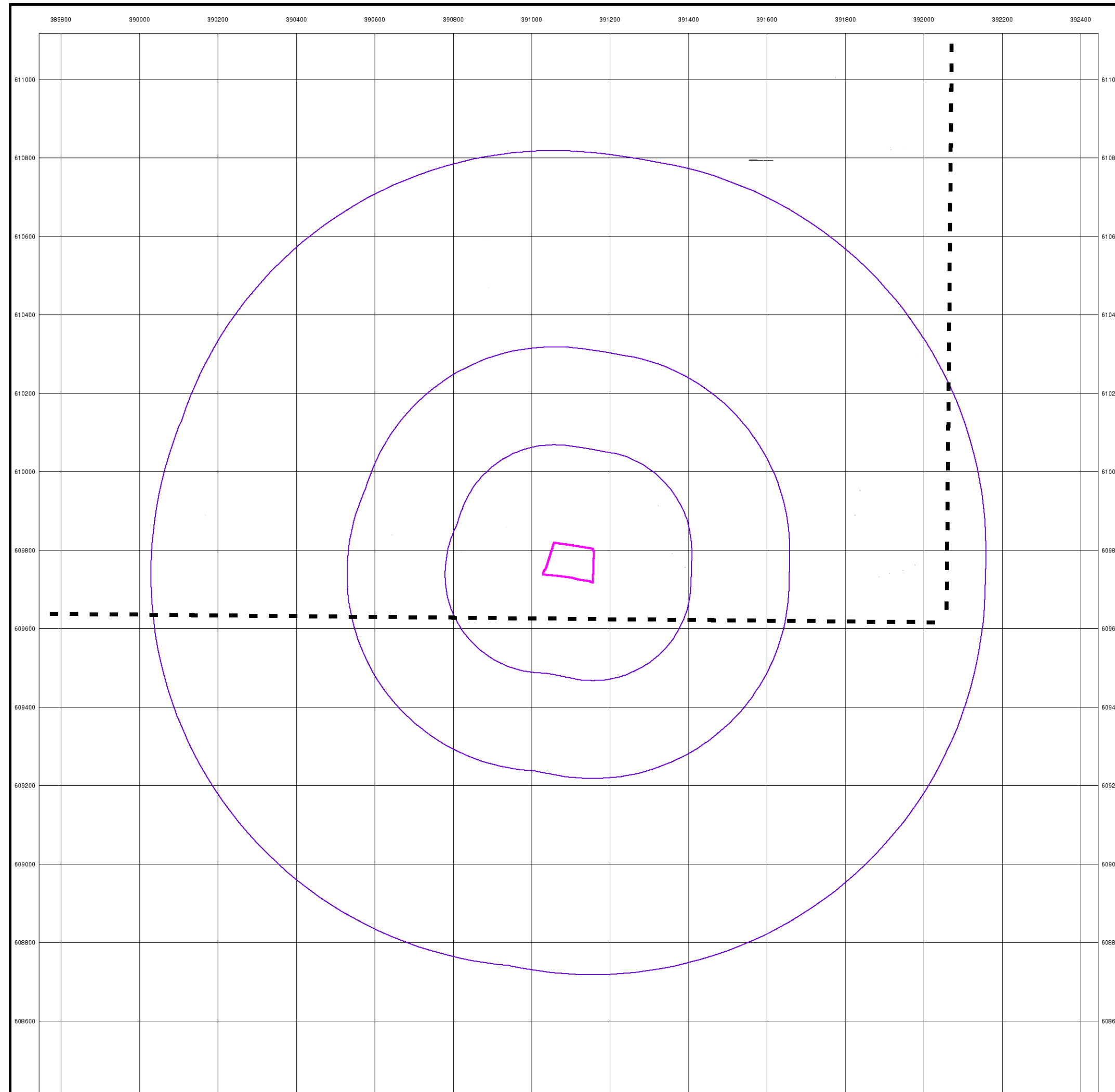
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 Customer Ref: GEOL21-9014
 National Grid Reference: 391100, 609760
 Slice: A
 Site Area (Ha): 0.95
 Search Buffer (m): 1000

Site Details

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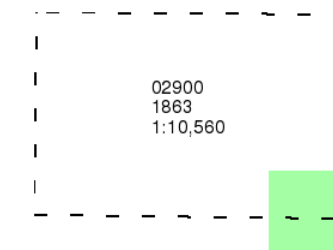
Roxburghshire

Published 1863

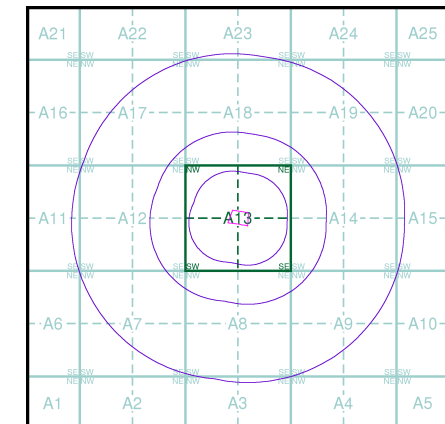
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A

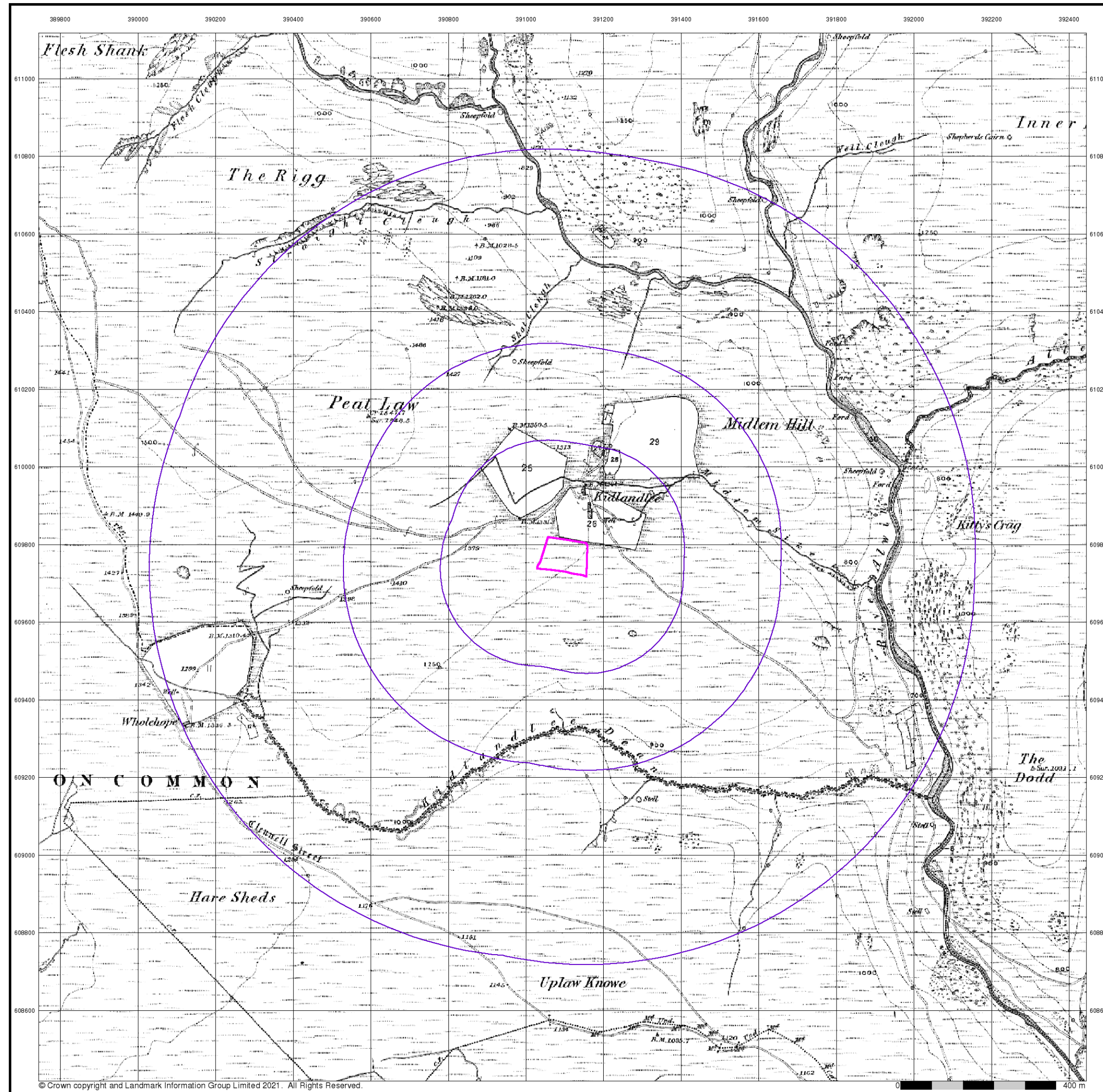


Order Details

Order Number: 280915515_1_1
 Customer Ref: GEOL21-9014
 National Grid Reference: 391100, 609760
 Slice: A
 Site Area (Ha): 0.95
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Site Details

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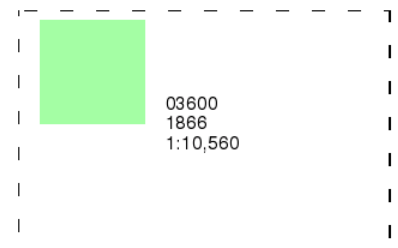
Northumberland

Published 1866

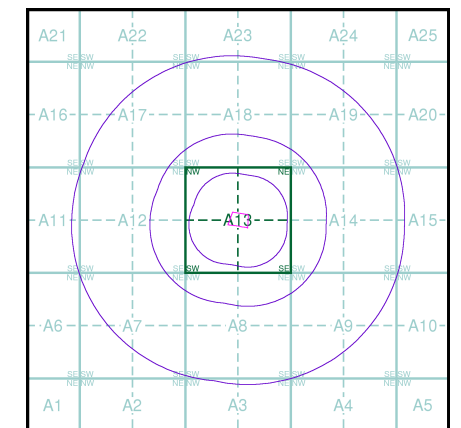
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

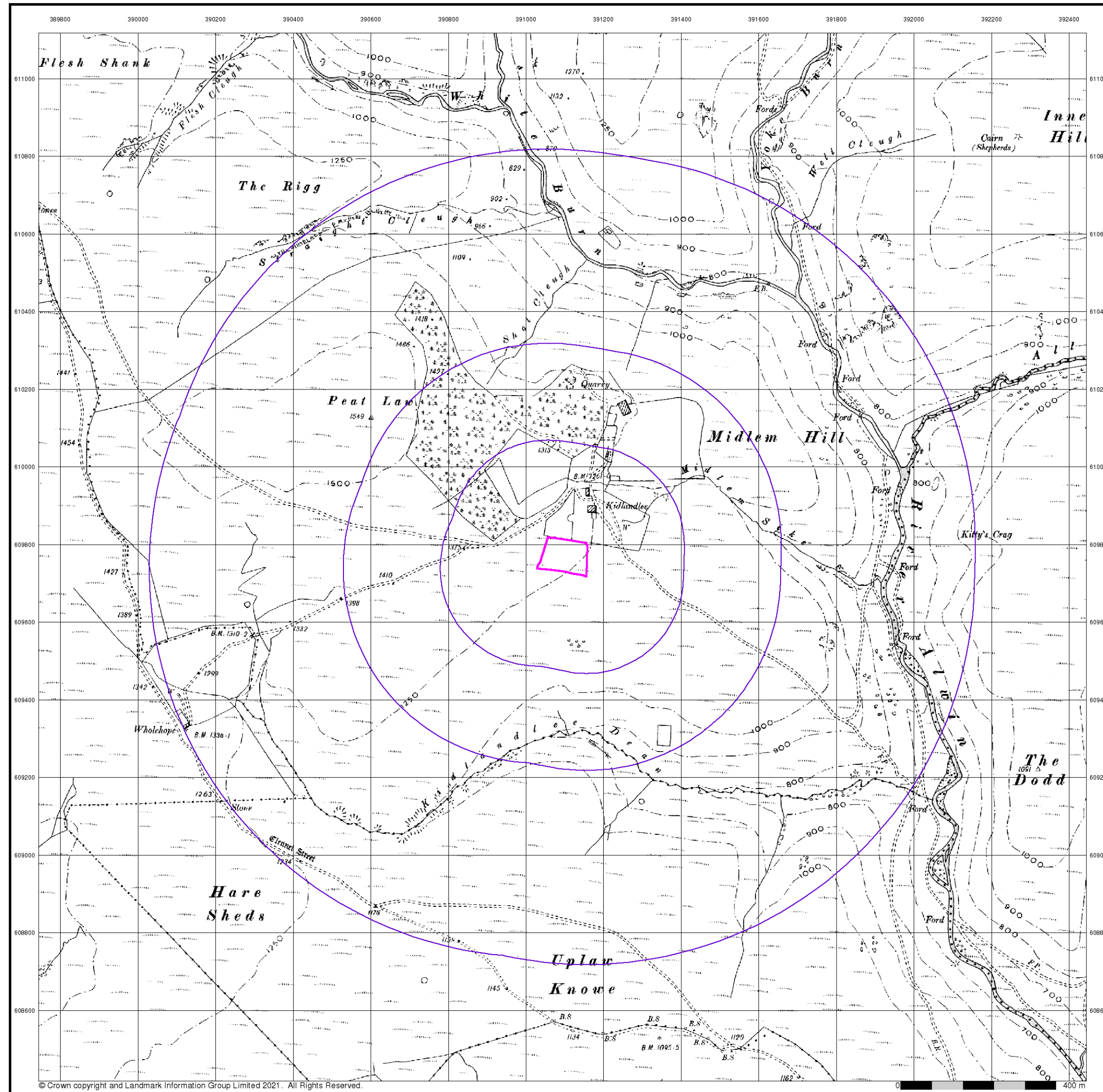
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 National Grid Reference: 391100, 609760
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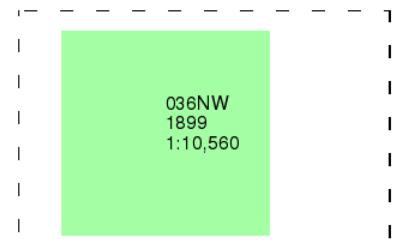
Northumberland

Published 1899

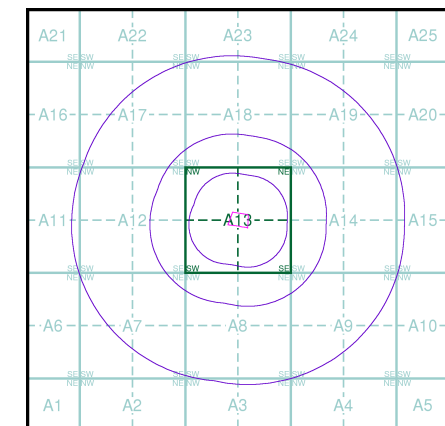
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

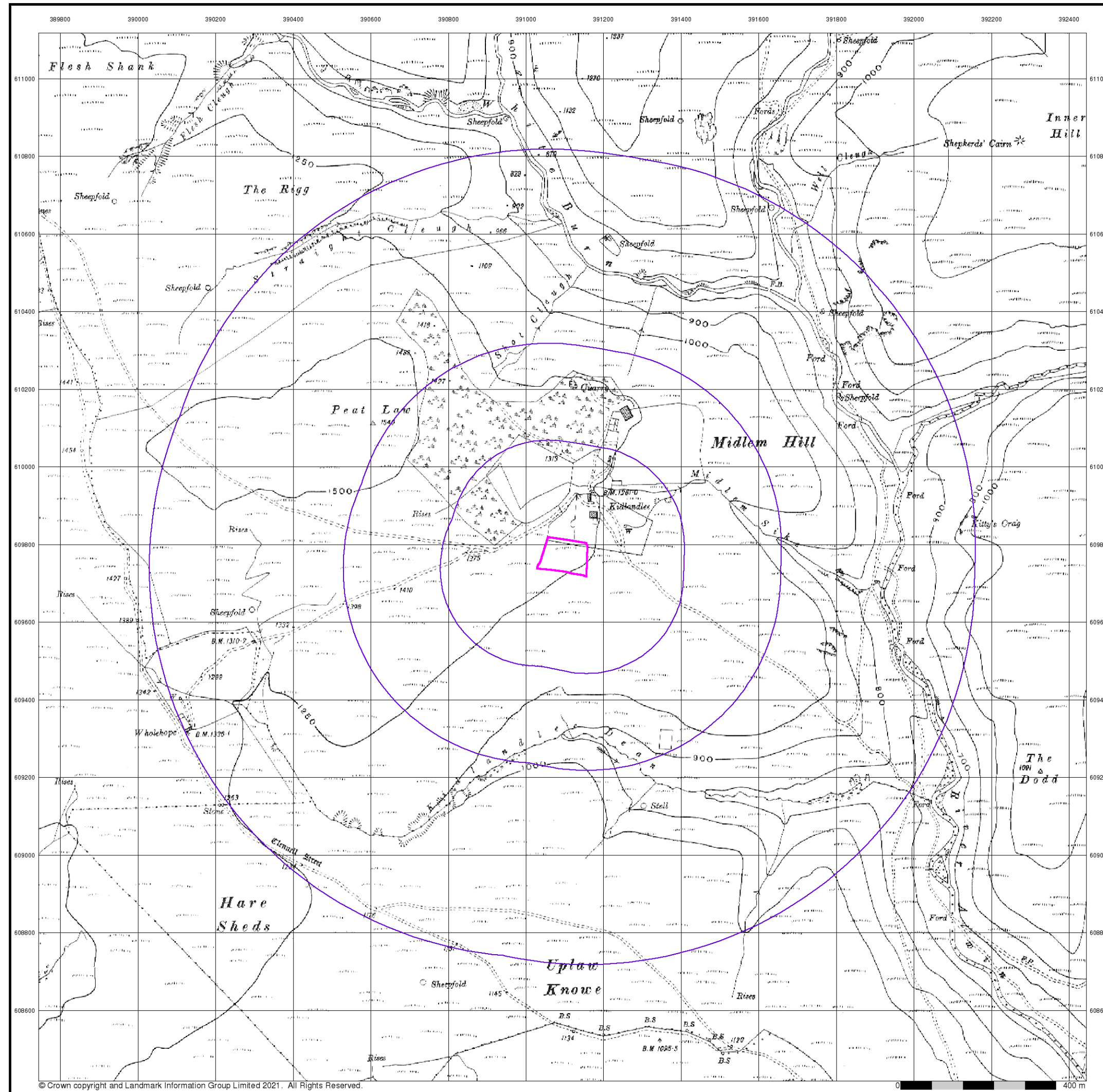
Order Number: 280915515_1_1
 Customer Ref: GEOL21-9014
 National Grid Reference: 391100, 609760
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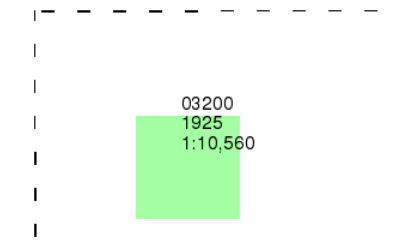
Northumberland

Published 1925

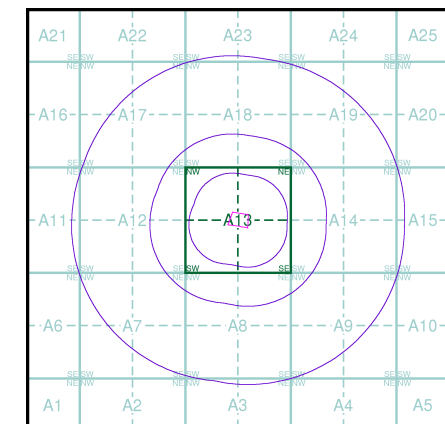
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

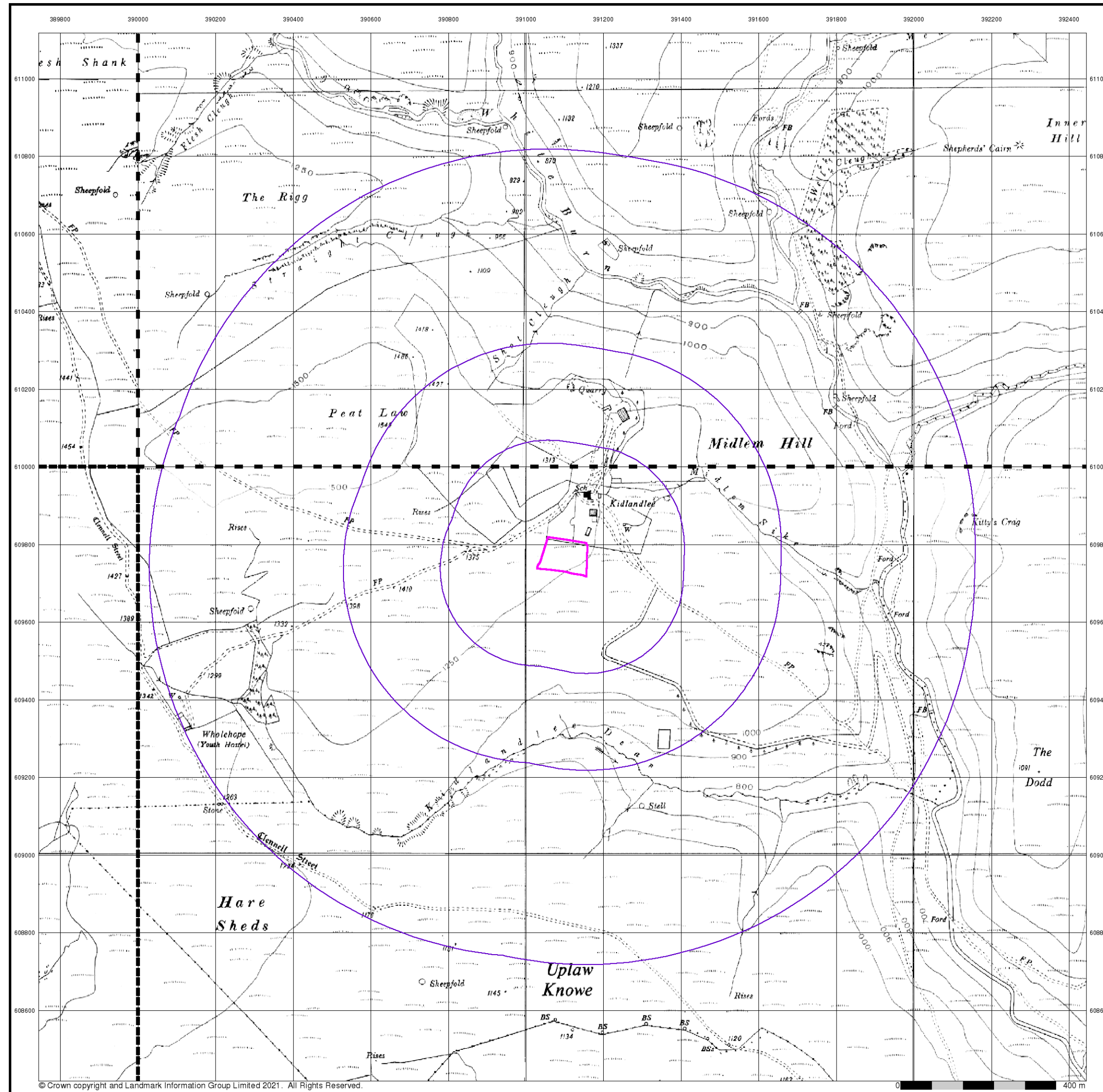
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Ordnance Survey Plan

Published 1957

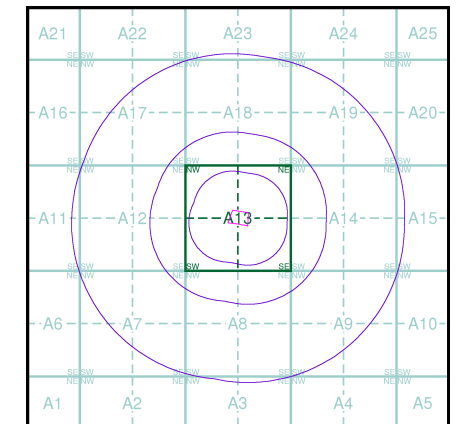
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Map Name(s) and Date(s)

NT81SE	NT91SW
1957	1957
1:10,560	1:10,560
NT80NE	NT90NW
1957	1957
1:10,560	1:10,560

Historical Map - Slice A



Order Details

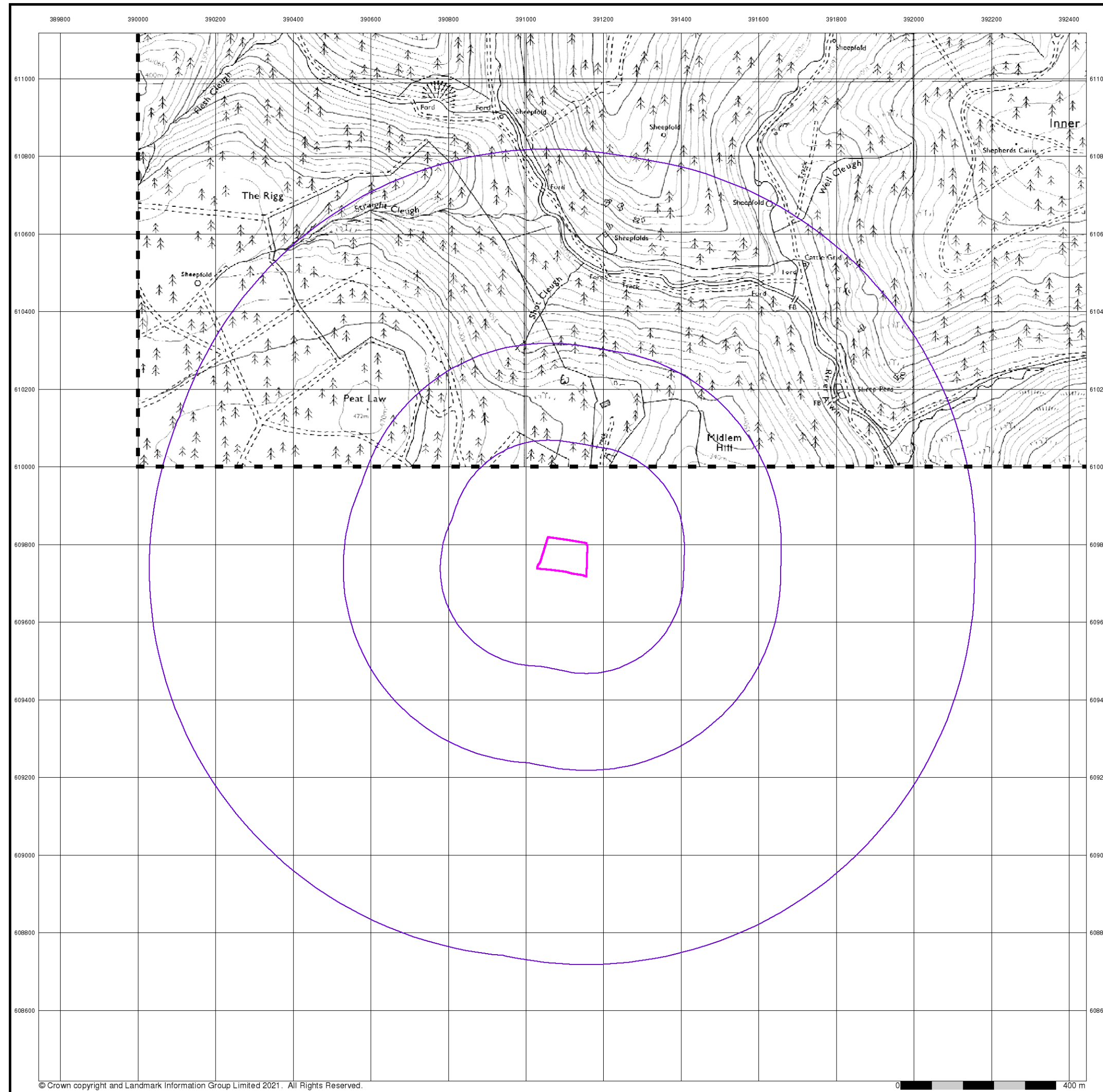
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 Site Area (Ha): 0.95
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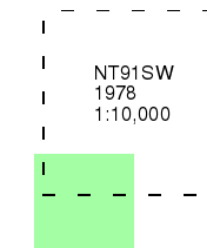
Ordnance Survey Plan

Published 1978

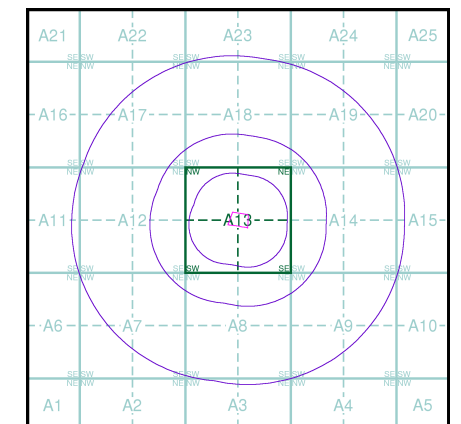
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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

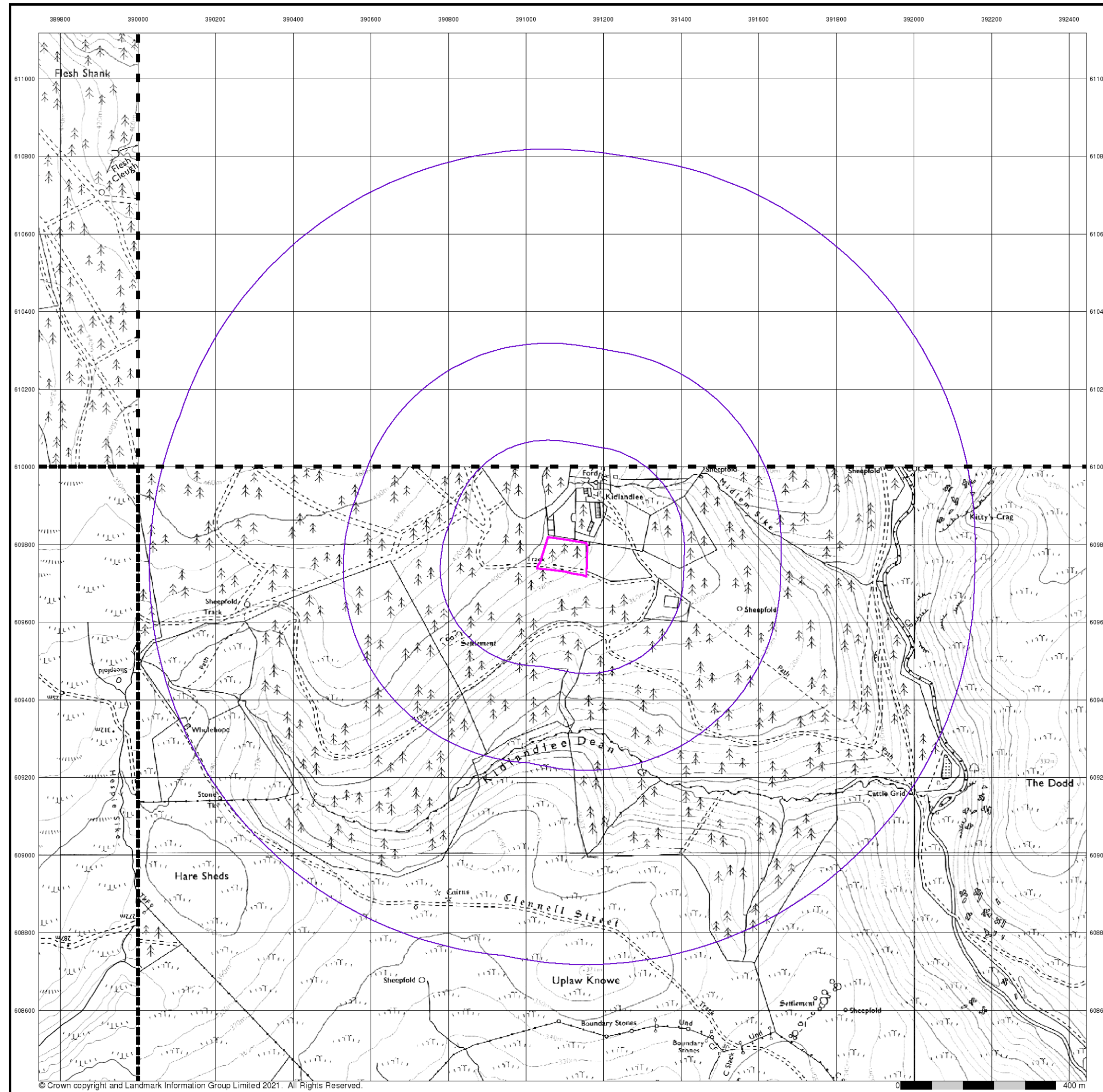
Order Number: 280915515_1_1
 Customer Ref: GEOL21-9014
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 Site Area (Ha): 0.95
 Search Buffer (m): 1000

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Ordnance Survey Plan

Published 1980 - 1981

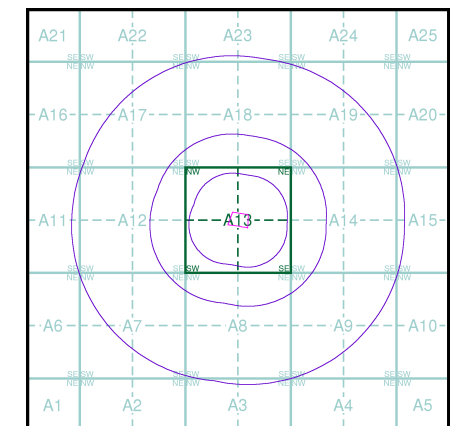
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps.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

Map Name(s) and Date(s)

NT81SE	1981	1:10,000
NT80NE	1980	1:10,000
NT90NW	1981	1:10,000

Historical Map - Slice A



Order Details

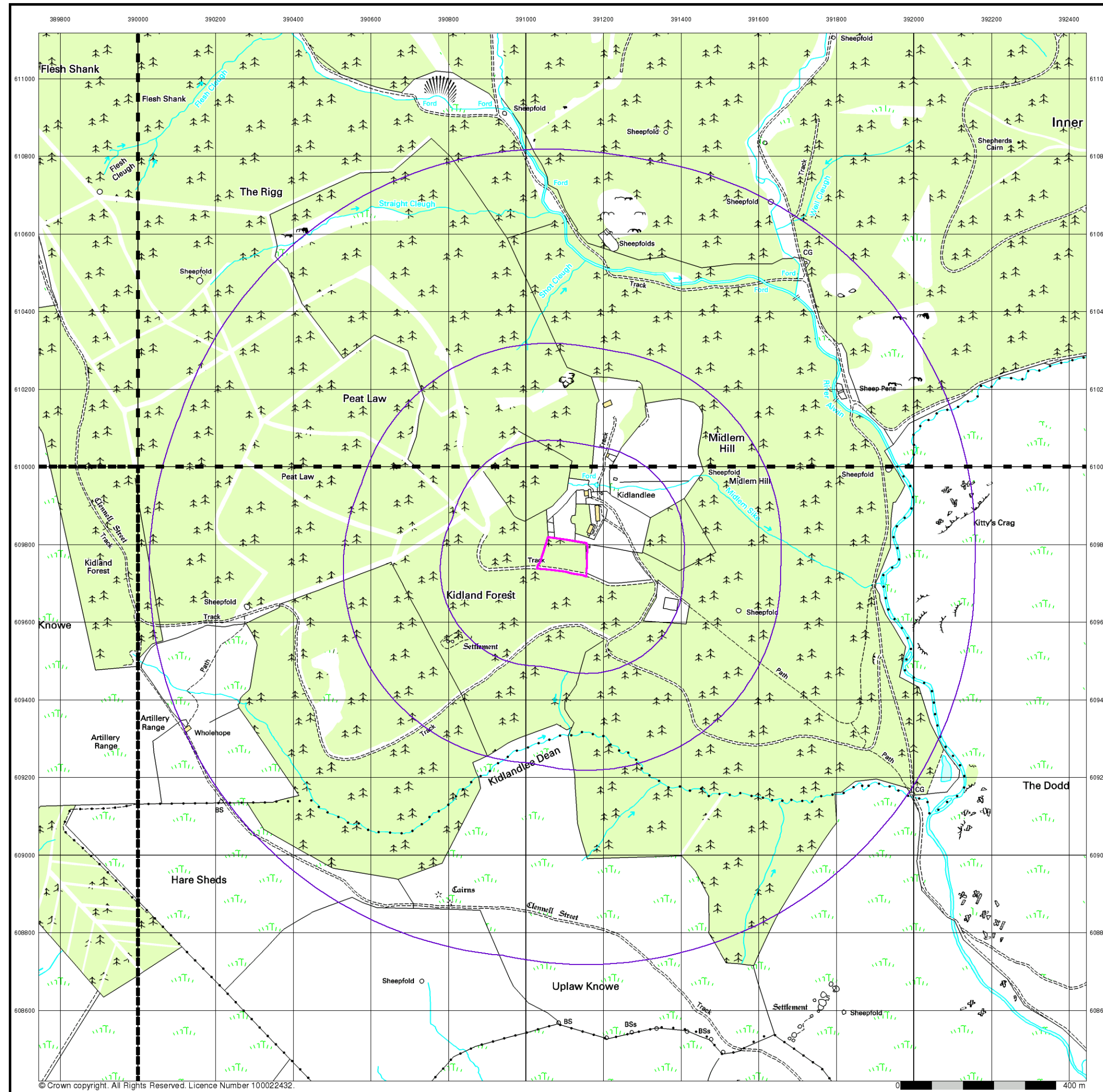
Order Number: 280915515_1_1
 Customer Ref: GEOL21-9014
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 Slice: A
 Site Area (Ha): 0.95
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10k Raster Mapping

Published 2000

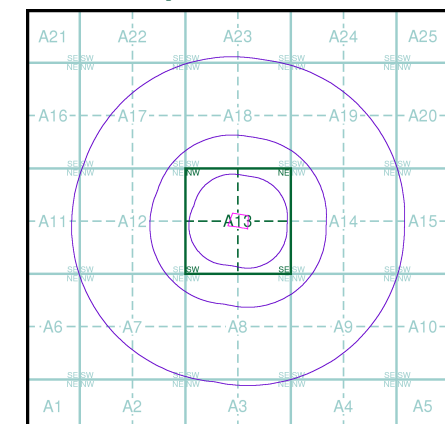
Source map scale - 1:10,000

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

Map Name(s) and Date(s)

NT81SE	NT91SW
2000	2000
1:10,000	1:10,000
NT80NE	NT90NW
2000	2000
1:10,000	1:10,000

Historical Map - Slice A



Order Details

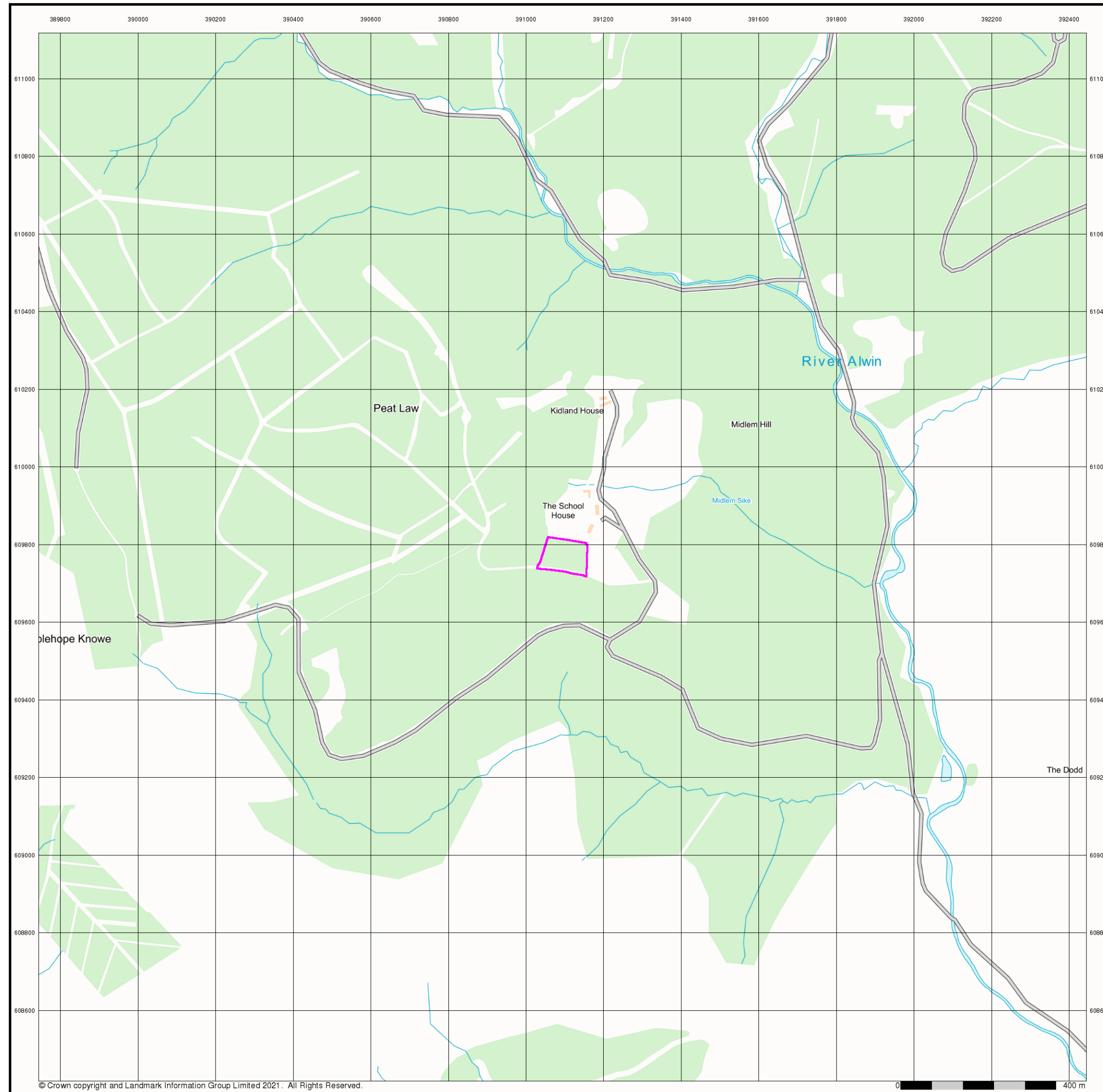
Order Number: 280915515_1_1
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Street View

Published 2021

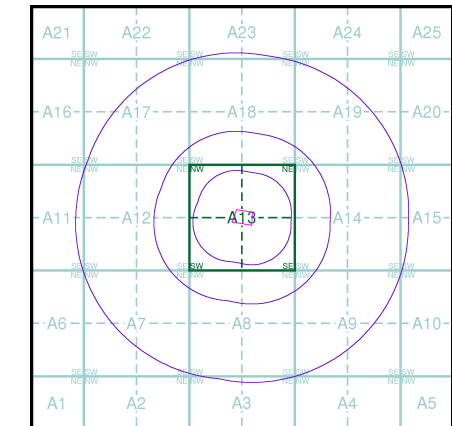
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Street View Map - Slice A



Order Details

Order Number: 280915515_1_1
 Customer Ref: GEOL21-9014
 National Grid Reference: 391100, 609760
 Slice: A
 Site Area (Ha): 0.95
 Search Buffer (m): 1000

Site Details

Kidlandlee, Harbottle, MORPETH, Northumberland, NE65 7DA



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



Envirocheck[®] Report:

Datasheet

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391100, 609760

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A

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0.95

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Site Details:

Kidlandlee

Harbottle

MORPETH

Northumberland

NE65 7DA

Client Details:

G

Geol Consultants Ltd

3 Gladstone Terrace

Gateshead

NE8 4DY

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	8
Hazardous Substances	-
Geological	9
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Introduction

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

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Report Version v53.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1		Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1		1		
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 1		Yes		
Pollution Incidents to Controlled Waters	pg 1				1
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances					
River Quality	pg 1				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 1	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 1	Yes	n/a	n/a	n/a
Superficial Aquifer Designations			n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 2		6	6	35

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					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Landfill Coverage	pg 8	2	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
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					
Geological					
BGS 1:625,000 Solid Geology	pg 9	Yes	n/a	n/a	n/a
BGS Recorded Mineral Sites	pg 9			1	
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			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 9	Yes	Yes	n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 9	Yes	Yes	n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 9	Yes	Yes	n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 10		Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 10		Yes	n/a	n/a
Radon Potential - Radon Affected Areas	pg 10	Yes	n/a	n/a	n/a
Radon Potential - Radon Protection Measures	pg 10	Yes	n/a	n/a	n/a

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Industrial Land Use					
Contemporary Trade Directory Entries					
Fuel Station Entries					
Gas Pipelines					
Underground Electrical Cables					
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					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks	pg 11	1			
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones					
Ramsar Sites					
Sites of Special Scientific Interest	pg 11				1
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	A13SW (S)	239	1	391000 609500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (S)	284	1	391050 609450
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NW (SW)	473	1	390850 609300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A8NE (S)	477	1	391250 609250
1	Discharge Consents Operator: Mr Matthew Stock Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 6 Properties Of Kidlandlee, Harbottle, Morpeth, Northumberland, Ne65 7da Authority: Environment Agency, North East Region Catchment Area: Not Supplied Reference: Eprgb3296ny Permit Version: 1 Effective Date: 27th June 2017 Issued Date: 27th June 2017 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of The River Alwin Status: New issued under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A13NE (NE)	160	2	391231 609944
	Nearest Surface Water Feature	A13NE (N)	141	-	391125 609952
2	Pollution Incidents to Controlled Waters Property Type: Farm Location: Puncherton Hill-Alninton, Alninton Authority: Environment Agency, North East Region Pollutant: Not Given Note: Tributary Of Allerhope Burn Incident Date: 18th May 1994 Incident Reference: 223/002266 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Other Agricultural Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A17SW (NW)	849	2	390300 610200
	River Quality Name: Alwin GQA Grade: River Quality A Reach: Allerhope_Burn_Coque Estimated Distance (km): 4.3 Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A14SW (E)	554	2	391711 609736
	Groundwater Vulnerability Map Combined Classification: Secondary Bedrock Aquifer - High Vulnerability Combined Vulnerability: High Combined Aquifer: Productive Bedrock Aquifer, No Superficial Aquifer Pollutant Speed: High Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: 40-70% Superficial Patchiness: <90% Superficial Thickness: <3m Superficial Recharge: High	A13SE (NE)	0	3	391099 609765
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - B	A13SE (NE)	0	3	391099 609765

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Superficial Aquifer Designations No Data Available				
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
3	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 49.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Midlem Sike Catchment Name: Coquet Primacy: 1	A13NE (N)	141	4	391125 609952
4	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.8 Watercourse Level: Underground Permanent: True Watercourse Name: Midlem Sike Catchment Name: Coquet Primacy: 1	A13NE (N)	149	4	391155 609954
5	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 14.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Midlem Sike Catchment Name: Coquet Primacy: 1	A13NE (N)	150	4	391162 609953
6	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 9.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Midlem Sike Catchment Name: Coquet Primacy: 1	A13NE (N)	151	4	391176 609954
7	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.0 Watercourse Level: Underground Permanent: True Watercourse Name: Midlem Sike Catchment Name: Coquet Primacy: 1	A13NE (NE)	151	4	391186 609951
8	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 238.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Midlem Sike Catchment Name: Coquet Primacy: 1	A13NE (NE)	153	4	391191 609952
9	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 176.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A13SE (S)	252	4	391108 609471

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 587.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Midlem Sike Catchment Name: Coquet Primacy: 1	A13NE (NE)	309	4	391420 609963
11	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 308.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A8NE (S)	401	4	391147 609318
12	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 790.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A8NE (S)	411	4	391097 609310
13	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 23.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A18SW (N)	485	4	391004 610300
14	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 33.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A18SW (N)	489	4	390977 610301
15	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 270.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A18SW (N)	509	4	391001 610323
16	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 356.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A8NE (SE)	564	4	391348 609188
17	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 279.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A8NE (SE)	564	4	391348 609188
18	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 521.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Alwin Catchment Name: Coquet Primacy: 1	A18NE (N)	704	4	391224 610506

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
19	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 55.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Alwin Catchment Name: Coquet Primacy: 1	A18NE (N)	706	4	391206 610510
20	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 312.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A12SW (W)	719	4	390345 609518
21	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 170.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Alwin Catchment Name: Coquet Primacy: 1	A18NE (N)	721	4	391156 610532
22	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 1.7 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A8SE (S)	723	4	391156 608995
23	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 12.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A8SE (S)	724	4	391154 608994
24	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 13.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A12SW (W)	727	4	390309 609648
25	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 13.7 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A12SW (W)	730	4	390309 609621
26	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 8.9 Watercourse Level: Underground Permanent: True Watercourse Name: Midlem Sike Catchment Name: Coquet Primacy: 1	A14SE (E)	739	4	391894 609696
27	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 566.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Alwin Catchment Name: Coquet Primacy: 1	A19SE (NE)	746	4	391805 610170

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
28	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 14.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Midlem Sike Catchment Name: Coquet Primacy: 1	A14SE (E)	747	4	391903 609699
29	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 357.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Alwin Catchment Name: Coquet Primacy: 1	A14SE (E)	761	4	391917 609700
30	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 655.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Alwin Catchment Name: Coquet Primacy: 1	A14SE (E)	761	4	391917 609700
31	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 452.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A9NW (SE)	767	4	391655 609136
32	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 413.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A9NW (SE)	770	4	391662 609138
33	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 231.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A7NW (SW)	803	4	390389 609253
34	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 427.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A7NW (SW)	804	4	390334 609336
35	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 780.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A18NW (N)	825	4	391018 610642
36	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 855.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Allerhope Burn Catchment Name: Coquet Primacy: 1	A14NE (E)	829	4	391966 609984

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
37	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 11.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A7NE (SW)	829	4	390454 609141
38	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Yoke Burn Catchment Name: Coquet Primacy: 1	A19SW (NE)	835	4	391699 610436
39	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 7.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Alwin Catchment Name: Coquet Primacy: 1	A19SW (NE)	835	4	391700 610435
40	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 111.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Yoke Burn Catchment Name: Coquet Primacy: 1	A19SW (NE)	837	4	391699 610439
41	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 30.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Alwin Catchment Name: Coquet Primacy: 1	A18NW (N)	840	4	391064 610658
42	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 279.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Alwin Catchment Name: Coquet Primacy: 1	A18NW (N)	863	4	391045 610681
43	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 92.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A18NW (N)	863	4	391045 610681
44	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 89.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Yoke Burn Catchment Name: Coquet Primacy: 1	A19NW (NE)	907	4	391670 610551
45	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 85.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Yoke Burn Catchment Name: Coquet Primacy: 2	A19NW (NE)	909	4	391689 610538

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
46	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 155.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Yoke Burn Catchment Name: Coquet Primacy: 1	A19NW (NE)	949	4	391650 610612
47	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 40.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A19NW (NE)	949	4	391650 610612
48	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A19NW (NE)	983	4	391686 610630
49	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 414.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Coquet Primacy: 1	A19NW (NE)	987	4	391690 610632

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Northumberland County Council - Has supplied landfill data		0	6	391099 609765
	Local Authority Landfill Coverage Name: Alnwick District Council - Has no landfill data to supply		0	5	391099 609765

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Unnamed Extrusive Rocks, Silurian To Devonian	A13SE (NE)	0	1	391099 609765
50	BGS Recorded Mineral Sites Site Name: Peat Law Location: Alwinton, Alnwick, Northumberland Source: British Geological Survey, National Geoscience Information Service Reference: 115058 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Silurian Geology: Cheviot Dyke Swarm Commodity: Igneous and Metamorphic Rock Positional Accuracy: Located by supplier to within 10m	A18SE (N)	406	1	391117 610220
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain Risk: Rare Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	391099 609765
	Non Coal Mining Areas of Great Britain Risk: Highly Unlikely Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	135	1	390928 609863
	Non Coal Mining Areas of Great Britain Risk: Highly Unlikely Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	152	1	391236 609589
	Non Coal Mining Areas of Great Britain Risk: Rare Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	182	1	391099 610000
	Non Coal Mining Areas of Great Britain Risk: Highly Unlikely Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	189	1	391007 610000
	Non Coal Mining Areas of Great Britain Risk: Highly Unlikely Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	237	1	390824 609870
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	391099 609765
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	182	1	391099 610000
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	391099 609765
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	182	1	391099 610000
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	391099 609765
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	182	1	391099 610000
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	391099 609765
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	182	1	391099 610000
	Potential for Landslide Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	237	1	390824 609870

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	A13SW (S)	237	1	391015 609501
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	391099 609765
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	182	1	391099 610000
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	237	1	391015 609501
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	391099 609765
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	182	1	391099 610000
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	237	1	391015 609501
	Radon Potential - Radon Affected Areas Affected Area: The property is an Intermediate probability radon area (3 to 5% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	391099 609765
	Radon Potential - Radon Protection Measures Protection Measure: Basic radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	391099 609765

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
51	<p>National Parks</p> <p>Name: Northumberland Multiple Area: N Area (m2): 1050934416 Source: Natural England Status: Fully Designated - designated as a National Park Designation Date: 1st April 1956</p>	A13SE (NE)	0	7	391099 609765
52	<p>Sites of Special Scientific Interest</p> <p>Name: River Coquet And Coquet Valley Woodlands Multiple Areas: N Total Area (m2): 11848071.23 Source: Natural England Reference: 2000052 Designation Details: Site Of Special Scientific Interest Designation Date: 31st July 1996 Date Type: Notified Designation Details: Water Framework Directive (WFD) Designation Date: 31st July 1996 Date Type: Notified</p>	A18NE (N)	687	7	391230 610487

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Northumberland Council - Environmental Health Department Environment Agency - Head Office Alnwick District Council (now part of Northumberland Council) - Environmental Health Department	January 2020 June 2020 October 2009	Annually Annually
Discharge Consents Environment Agency - North East Region	April 2021	Quarterly
Enforcement and Prohibition Notices Environment Agency - North East Region	March 2013	
Integrated Pollution Controls Environment Agency - North East Region	October 2008	
Integrated Pollution Prevention And Control Environment Agency - North East Region	April 2021	Quarterly
Local Authority Integrated Pollution Prevention And Control Alnwick District Council (now part of Northumberland Council) - Environmental Health Department Northumberland Council - Environmental Health Department	April 2009 May 2014	Not Applicable Variable
Local Authority Pollution Prevention and Controls Alnwick District Council (now part of Northumberland Council) - Environmental Health Department Northumberland Council - Environmental Health Department	April 2009 May 2014	Not Applicable Annually
Local Authority Pollution Prevention and Control Enforcements Alnwick District Council (now part of Northumberland Council) - Environmental Health Department Northumberland Council - Environmental Health Department	April 2009 May 2014	Not Applicable Variable
Nearest Surface Water Feature Ordnance Survey	January 2021	
Pollution Incidents to Controlled Waters Environment Agency - North East Region	December 1998	
Prosecutions Relating to Authorised Processes Environment Agency - North East Region	March 2013	
Prosecutions Relating to Controlled Waters Environment Agency - North East Region	March 2013	
Registered Radioactive Substances Environment Agency - North East Region	June 2016	Annually
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	April 2021 April 2021	Quarterly Quarterly
Water Abstractions Environment Agency - North East Region	April 2021	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	May 2021	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	March 2021	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	March 2021	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	March 2021	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	March 2021	Quarterly
Flood Defences Environment Agency - Head Office	March 2021	Quarterly
OS Water Network Lines Ordnance Survey	June 2021	Quarterly
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	May 2021	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	April 2021 April 2021	Quarterly Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	April 2021 April 2021	Quarterly Quarterly
Local Authority Landfill Coverage Alnwick District Council (now part of Northumberland Council) Northumberland County Council (now part of Northumberland Council)	May 2000 May 2000	Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Alnwick District Council (now part of Northumberland Council) Northumberland County Council (now part of Northumberland Council)	May 2000 May 2000	
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	
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	

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	
Planning Hazardous Substance Enforcements Alnwick 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	February 2009 February 2016 October 2008 October 2015	Not Applicable Variable Annual Rolling Update Variable
Planning Hazardous Substance Consents Alnwick 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	February 2009 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 Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	May 2021	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	As notified
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	April 2020	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	April 2021	Quarterly
Fuel Station Entries Catalist Ltd - Experian	June 2021	Quarterly
Gas Pipelines National Grid	May 2021	Annually
Underground Electrical Cables National Grid	May 2021	Annually
Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	February 2021	Bi-Annually
Areas of Adopted Green Belt Alnwick District Council (now part of Northumberland Council) Northumberland Council - Planning Department Northumberland National Park	June 2020 June 2020 June 2020	Quarterly Quarterly Quarterly
Areas of Unadopted Green Belt Alnwick District Council (now part of Northumberland Council) Northumberland Council - Planning Department Northumberland National Park	June 2020 June 2020 June 2020	Quarterly Quarterly Quarterly
Areas of Outstanding Natural Beauty Natural England	January 2021	Bi-Annually
Environmentally Sensitive Areas Natural England	January 2017	
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	February 2021	Bi-Annually
Marine Nature Reserves Natural England	July 2019	Bi-Annually
National Nature Reserves Natural England	January 2021	Bi-Annually
National Parks Natural England	April 2017	Bi-Annually
Nitrate Sensitive Areas Natural England	April 2016	Not Applicable
Nitrate Vulnerable Zones Environment Agency - Head Office Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	December 2017 October 2015	Bi-Annually
Ramsar Sites Natural England	August 2020	Bi-Annually
Sites of Special Scientific Interest Natural England	February 2021	Bi-Annually
Special Areas of Conservation Natural England	July 2020	Bi-Annually
Special Protection Areas Natural England	February 2021	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	
Stantec UK Ltd	

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	Alnwick District Council (now part of Northumberland Council) County Hall, Morpeth, Northumberland, NE61 2EF	Telephone: 0845 600 6400 Website: www.northumberland.gov.uk
6	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
7	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	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.