



REPORT NUMBER:	C4220	REPORT STATUS:	DRAFT
REPORT TYPE:	PRELIMINARY DESKSTUDY REPORT		
REPORT DATE:	MAY 2011		
SITE:	MONKTON FELL, SOUTH TYNESIDE		
PREPARED FOR:	TAYLOR WIMPEY UK LIMITED & BARRETT HOMES		
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PRELIMINARY APPRAISAL (DESK TOP STUDY)**For land at****MONKTON FELL, MONKTON, SOUTH TYNESIDE****Prepared for****TAYLOR WIMPEY UK LIMITED and BARRATT HOMES****CONTENTS**

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APPENDIX A FIGURES AND DRAWINGS

Drawing No.	Title	Scale
C4220/01	Site Location Plan	NTS
C4220/02	Site Features Plan	1:1000
C4220/03	Conceptual Site Model	NTS

NTS: Not to Scale

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APPENDIX C COAL AUTHORITY REPORT

1. INTRODUCTION

Sirius Geotechnical and Environmental Ltd (Sirius) were commissioned by Taylor Wimpey UK Ltd and Barratt Homes to undertake a preliminary appraisal (desk top study) of land at Monkton Fell, South Tyneside (the “site”). It is understood that the site is currently used as agricultural land and is proposed to be developed with residential housing.

The objectives of this appraisal were:

- To establish the historical development of the site and surrounding area from a review of available plans.
- To establish the environmental setting of the site.
- To evaluate whether past mining or other extractive industries could have an influence on the site.
- To determine if historical or current activities could give rise to significant ground contamination.
- To assess the potential for hazardous ground gas.
- To determine the potential risks from contamination, both within the site and from adjacent properties and/or processes.

As part of this investigation, information from the following sources has been reviewed: GroundSure Environmental reports, the British Geological Survey (BGS), the Coal Authority (CA) and the local authority.

This report presents the factual information derived during this investigation and presents a Conceptual Site Model from which ground related risks/hazards have been assessed.

This report, which was designed to meet the requirements of all relevant current guidance, presents the factual information available during this appraisal, interpretation of the data obtained and recommendations relevant to the defined objectives.

It has been assumed in the production of this report that the site is to be redeveloped for a residential with garden end use. In addition, it is assumed that ground levels will not change

significantly from those described in this report. If this is not the case, then amendments to the recommendations made in this report may be required.

Where the report refers to the potential presence of invasive plants (such as Japanese Knotweed) or asbestos-containing materials, such observations are for information only and should be verified by a suitably qualified expert.

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2. SITE DETAILS AND DESCRIPTION

Table 2.1 Current Site Overview

Location	<p>Monkton fell, South Tyneside.</p> <p>The site is split into two areas labelled site A and site B divided by Monkton Lane. Site A is North of Monkton Lane, with Campbell Park road to the east and Monkton Village to the north east.</p> <p>Site B is south of Monkton Lane, with Luke's Lane and the Monkton Business Park to the west, a dismantled railway line and Leam Lane (A194) to the south and amenity playing fields to the east.</p> <p>The site location is shown on Drawing No. C4220/1 within Appendix A</p>
National Grid Reference	431900, 563000
Topography and Features	<p>The site is divided by Monkton Lane which separates site A from site B.</p> <p>Site A is flat, rough grassland the site is bisected by a Public footpath which runs from north to south. The area to the east of this footpath contains a boggy area in the south western corner possibly due to inadequate surface drainage. A further boggy/waterlogged area is located in the north eastern section of the site.</p> <p>Site B is a flat agricultural field surrounded by intermittent hedge and rough grass on all sides. The northern section of the field is well drained while the southern section is poorly drained resulting in a waterlogged area. Area B is currently under cultivation with a crop of oilseed rape.</p> <p>The main site features are shown on Drawing No. C4220/2 within Appendix A.</p>
Approximate Site Area	Approximately 16 Ha in total.

Site Boundaries	<p>The boundary of site A consists of near continuous hedgerow running from the south west to the north east. Beyond the hedgerow to the north runs a dismantled rail line, the site of the former Pontop and Jarrow Line.</p> <p>To the east of the site A there is an access gap of approximately 17 meters and a hedgerow that extends for approximately 77 meters off the eastern boundary. The remainder of the eastern boundary consists of managed grass which continues to the south of the site.</p> <p>The southern boundary of site A is Monkton Lane which runs east to west.</p> <p>The northern boundary of site B is Monkton Lane. The eastern boundary of site B is currently open amenity playing fields which run the full length of the site. The southern boundary is currently open grassland with scattered trees. The western boundary is Luke's Lane which separates the site from the Monkton Business Park, the site of the former Monkton Coke Works.</p>
Current Land Use	<p>Site A is unused semi-improved grassland.</p> <p>Site B is currently being used as agricultural land.</p>
Invasive Plant Species	<p>None noted during the site walkover and none reported within the immediate vicinity.</p>
Adjacent Land Uses	<p>Parkland and residential to the north of the site.</p> <p>Parkland and sports fields to the east.</p> <p>Parkland and semi-improved grassland to the south.</p> <p>Monkton Business Park to the west, this area is the site of the former Monkton Coke Works.</p>

3. ENVIRONMENTAL SETTING

3.1. Introduction

Published environmental, geological and historical data relating to the site has been reviewed. A summary of relevant information is provided below and a copy of the GroundSure report is enclosed in Appendix B. A copy of the Coal Authority Mining Report and any relevant regulatory correspondence is included in Appendix C.

3.2. Site History

Table 3.1 presents a summary of the site history from 1857 to 2011. It is not the intention of this report to describe in detail all of the changes that have occurred on or adjacent to the site, only those pertinent to the proposed development.

Table 3.1 Site History

Map Dates	On-Site Features	Off-Site Features (only features within 500m that may affect the site are listed)
1857- 1916	Open fields	The Pontop and Jarrow rail line runs next to the site A to the west and north. The Newcastle and Sunderland rail line is located to the south of site B. A small stream is shown running adjacent to the eastern boundary of site B towards the south.
1916 - 1941	No change	Terraced housing constructed to the north east of site A (Elmfield Road). Buildings constructed at the junction of Monkton Lane (Campbell Park Road) and Pontop and Jarrow rail line.
1941 – 1957	No change	Construction on coal yard to the north of site A with an old mine shaft being noted within the yard. Electrical substation built adjacent to the coal yard. Coal moving machinery constructed next to the Pontop and Jarrow Line (Mineral Railway). Extensive construction work of the Monkton Coke Works to the west of the site along the Pontop and Jarrow Line (Mineral Railway) which includes features such as, rail line, storage tanks and buildings.

Map Dates	On-Site Features	Off-Site Features (only features within 500m that may affect the site are listed)
1957 - 1967	No change	<p>Monkton Coke Works expanded with the addition of extra rail lines.</p> <p>Housing built to the north of the mineral railway.</p> <p>Housing development adjacent to the site on the north and east.</p> <p>Coal yard no longer seems to be in operation and was used as a refuse tip in 1967 with disused shaft and buildings remaining.</p>
1967 – 1982	No change	<p>Housing constructed to the east of the site. Housing development expanded to the north of the site.</p> <p>Stream no longer shown, possibly culverted.</p>
1982 – 1994	No change	<p>Refuse tip adjacent to the north of site A is no longer shown on the map, this is in conjunction with no mention of the old shaft or the ruins also mentioned in the area on older maps.</p> <p>To the east of site Luke's Lane County Junior and Infant schools have been constructed.</p> <p>A changing facility for the sports pitches and a children's play area have been added to the west of site B.</p> <p>To the east of site B the Monkton Coke Works is no longer operational.</p>

Map Dates	On-Site Features	Off-Site Features (only features within 500m that may affect the site are listed)
1994 – 2011	No change	<p>The area previously occupied by the refuse pit has been landscaped with woodland walkways.</p> <p>The Monkton Coke Works have been demolished and replaced with the Monkton Business Park situated west of site B. This site contains large factory units and improvements to the transport network to and within the site.</p> <p>Monkton South Business Park is developed to the south west of site B.</p>

3.3. Published Geological Information

A summary of available published geological information is provided in Table 3.2 below.

Table 3.2 Geological Summary

Sources of Information	BGS 1:10,000 scale geological map (Sheet NZ 36 SW).
Made Ground	<p>Made ground (undivided) is marked 39m to the north west of the site, this is the site of the landscaped, former refuse pit as mentioned in the site history. At 299m north east of the site made ground is shown at the site of the Monkton Stadium.</p> <p>Made ground is anticipated to be present immediately to the west of site on the site of the former Monkton Cokeworks.</p> <p>No made ground is shown on the site itself.</p>
Drift Geology	<p>Drift deposits on the site comprise Pelaw Clay over the majority of the site. The depth of the drift is unknown. Approximately 500m south of the site the drift is described as “thin”, to the west of the site the clays are described as being approximately 13m. Alluvium deposits are shown to the south of the site associated with a small watercourse.</p>

Solid Geology	<p>The solid geology of the site comprises sandstone and undifferentiated strata of the Carboniferous Middle Coal Measures .</p> <p>No significant faults are shown which could affect the study site.</p>
Mining and Quarrying	<p>Coal Seams: No coal seams outcrop within the vicinity of the site. The site is located stratigraphically above the Wearmouth Marine band and no significant coal seams are anticipated within influencing distance of the surface beneath the site.</p> <p>Coal Mining: Workings are recorded in four seams of coal at 330 to 470m depth.</p> <p>Mine Entries: None recorded within the site or within 20m of the boundary. However, a historic mine entry is recorded on historic plans approximately 100m to the north west of Area A.</p> <p>Opencast Coal: None within the vicinity of the site.</p> <p>Quarries: The Red Barns quarry is active to the south west of the site at a distance of 822m from the site. At this quarry clay and shale are extracted.</p> <p>There are six other quarries noted within 1000m of the site, ranging from 364 to 988m, all of which have ceased operations.</p>
Anticipated Ground Conditions	<p>Sequence of Pelaw clay over glacial till overlying the bedrock of Carboniferous coal measures strata.</p>

3.4. Hydrology and Hydrogeology

A summary of available information pertaining to hydrology and hydrogeology is present in Tables 3.3 to 3.5 below.

Table 3.3 Surface Water Features

	Presence/location	Comments
EA GQA Classified Watercourses (within 500m)	NR.	
Unclassified Watercourses (within 500m)	Monkton Burn located 161m south of the site.	Secondary River
Licensed Surface Water Abstractions (within 1000m)	NR.	
Surface Water Features (Canals, Ponds, Lakes, etc.) (within 250m)	Monkton Burn located 161m south of the site.	Secondary River
Flood Risk Status	Site does not lie within an indicative flood plain.	
Other	NR.	

Environment Agency GQA assessments: A = very good to E = poor

Table 3.4 Groundwater Occurrence and Abstraction

	Presence/location	Comments
Licensed Abstractions (within 1000m)	NR.	
Private Wells	NR.	

	Presence/location	Comments
Source Protection Zones (within 500m)	NR.	
Springs	NR.	

NR - None recorded

Table 3.5 Groundwater Vulnerability Status

	Environment Agency Classification
Groundwater Classification	The superficial geological deposits are classified as Unproductive. The bedrock geology within and adjacent to the site is classified as a Secondary (A) Aquifer.
Soil Classification	High leaching potential. (Assumed based on urban setting and limited data observations)

3.5. Landfilling and Waste Management

Table 3.6 Waste Management Activities

	Presence / Location	Comments
Local Authority Recorded Landfills (within 1500m)	11	Nearest 41m north west of the site former refuse tip now landscaped.
BGS / EA Recorded Landfills (within 1500m)	4 EA recorded sites within 1000m. 5 EA recorded historic sites within 1500m. 3 recorded non-operational sites within 1000m.	194m west of the site. Landfill is now closed and was classified as A2: Other landfill Site taking Special Waste. Nearest is 687m to the west of the site. The licence was surrendered in 1994 and received Inert, Industrial, Commercial, Household, Special Liquid and Sludge. Nearest is located 443m south west of the site. This site is the former Monkton Coke Works handling Difficult Waste with restriction on the source of waste.

	Presence / Location	Comments
	11 recorded historic landfills.	Nearest being 913m to the north east – licence surrender state unknown. Waste types include inert, commercial, household and industrial.
Other Licensed Waste Management Facilities (within 500m)	11 facilities within 1500m of the site. 3 within 500m of the site. NR.	The waste management facility is located at the former Monkton Coke Works which is 319m south west of the site. This site is shared by three companies each handling waste that is classified as taking Special Waste.
Evidence of Landfilling On or Within 250m of Site	1 area	Former refuse tip located 41m to the north west of the site is the only area of made ground within 250m.
Walkover Evidence of Fly-Tipping on Site?	None.	
Ground Gas Risk Assessment Required?	Yes	Assessment of the former refuse tip located 41m north west of the site. Assessment of the Mill Lane landfill located at 194m west of the site.

3.6. Radon Risk

To determine whether the site is at risk from radon gas, the BRE Document “BRE 211 - Radon: Guidance on the protective measures for new dwellings” together with the National Radiological Protection Board (NRPB) “Radon Atlas of England and Wales” have been referenced.

These documents, together with a geological assessment contained within the GroundSure report, which includes information obtained from the Health Protection Agency and British Geological Survey, state that the site lies within an area in which **no radon protective measures are required**.

3.7. Other

Other potentially contaminative activities or environmental constraints are listed below. The entries relate to activities within approximately 250m of the site, with the exception of COMAH facilities where the assessment is extended to a distance of approximately 1km from the site.

- There is one record of List 1 Dangerous Substances Inventory Sites within 250m of the study site located at the former Monkton Coke Works situated 180m south of the study site. The Authorised Substances are mercury (other) and cadmium.
- There is one record of List 2 Dangerous Substances Inventory Sites within 250m of the study site located at the former Monkton Coke Works situated 180m south of the study site. The Authorised Substance is 1,1,1-trichloroethane.
- There is one record of a Category 3 or 4 Radioactive Substances Licences within 500m of the study site at 398m south east of the site.

There are no records of contaminated land determined under part 2A of the EPA within 500m of the subject site.

4. PREVIOUS INVESTIGATION FINDINGS

No previous desk study or site investigation reports relating to this site have been made available.

5. CONCEPTUAL SITE MODEL

Based on the desk study, a combined conceptual site model and conceptual exposure model (CSM) has been developed for potential proposed future land use. It is understood that the site will be converted into housing with areas of hardstanding and some degree of landscaping. The conceptual site model summarises the understanding of surface and sub-surface features, the potential contaminant sources, transport pathways and receptors in order to assess potential pollutant linkages. In assessing the potential contaminants present at the site, reference has also been made to the relevant sections of CLR 8, the Industry Profile report series issued by the Department of the Environment and other relevant supporting documentation.

A qualitative risk assessment has also been made of the likelihood of any pollutant linkage operating and its potential significance.

The conceptual model is presented in schematic form in Drawing No. C4220/03 in Appendix A.

In summary, the CSM has identified the following potential pollutant linkages which could result in an unacceptable risk to the proposed end-use, denoted as moderate or higher risk on the CSM. Potential contaminants generally relate to historic off-site sources as the site itself has no recorded landfill or industrial use in the past.

1. Potential low to moderate risk from hazardous gas from identified historic landfill sites within 250m. The risk associated with the nearby landscaped, former refuse tip should be further investigated.
2. Low to moderate risk from contaminants associated with the former Monkton Cokeworks. The site of the former Monkton Coke Works has been hard landscaped and previously remediated which has removed the majority of potential contamination transport pathways, however, there is the potential that locally, contamination may have migrated onto the subject site in the past. The site may also have received deposition of airborne particulate pollution from the operational period of the cokeworks.
3. Low to moderate risk from pesticides and fertilisers introduced during the cultivation of the land.

6. CONCLUSIONS AND RECOMMENDATIONS

6.1. General

The conclusions and recommendations outlined in the following sections are based on the understanding that the site end use is to be residential housing with gardens and landscaped areas.

6.2. Flood Risk

The site does not lie within an indicative flood plain; therefore risk from flooding is negligible.

6.3. Geotechnical

Mining and Quarrying

Based on published geological information, it is considered that the risk of surface subsidence as a result of shallow mining is negligible.

An examination of the BGS map of the area shows there are no outcropping coal seams within the vicinity of the site. Historic coal workings are recorded at depth below the site but these should not have any impact of the surface stability of the site.

No mine entries are known to exist on the site. However, the possibility of encountering unrecorded mine entries should not be discounted. It is recommended that all excavations are examined for evidence of mine entries. If a mine entry is suspected, advice should be sought immediately from a suitably qualified engineer.

Foundations

The geological information indicates that the site has a significant thickness of Pelaw clay, glacial till and clays which would be anticipated to form the foundation stratum. The precise nature and depth of the foundations will be dependent on the detailed site geology, including:

- Thickness of any made ground found on site.
- Bearing capacity of the superficial deposits.
- Groundwater levels.

- Proximity to trees where potentially shrinkable soils are present.

A ground investigation is required to confirm the detailed site geology. However, at this stage it is considered that conventional strip foundations bearing onto clays of sufficient bearing capacity would be the most likely foundation solution for the site.

6.4. Drainage

The anticipated presence of low permeability clay across the entire site is likely to preclude the use of shallow soakaway drainage / soil infiltration for surface water disposal. However the presence of low permeability clay should be confirmed on site by an intrusive investigation (see Section 7)

6.5. Contamination Constraints

Risk Evaluation for the Proposed Land Use

The conceptual site model confirms that there is a low to moderate likelihood that significant pollutant linkages may exist for the site end user, construction workers and the built development due to historic contaminative adjacent site uses. There was no on-site source of contamination identified during the desk-study. Activities adjacent to the site, the former refuse tip and the Monkton Coke Works, may have resulted in heavy metals (mercury, cadmium), and PAHs, within shallow soils due to fallout of airborne pollution. There is also a limited possibility that organic contamination may have migrated onto the site within the subsurface. Such contamination could include, PAHs, cresols, phenols and BTEX associated with the extraction of coal tars.

On site sources of contamination are considered to be limited to metals and organic compounds associated with fertilising and application of pesticides.

An appropriate ground investigation will be required to investigate the contamination status of the site.

No potentially significant pollutant linkages to controlled waters have been identified associated with the site.

6.6. Ground Gas

Possible sources of hazardous ground gas has been identified in the vicinity of the site. The site could be at risk former the historic refuse tip and Monkton Coke Works. The potential for risk from ground gas at the subject site is therefore considered low to moderate.

6.7. Invasive Plants

Invasive plant species were not observed during the site walkover. The potential for invasive plant species such as Japanese knotweed to be present within the site is considered to be moderate due to the large areas available on the site for plant growth.

7. FURTHER INVESTIGATION

The following ground investigation works are recommended:

- Window sample boreholes to investigate the shallow ground conditions for potential contamination, ground conditions and to install wells for the monitoring of hazardous ground gas.
- Trial pits, to assess the ground conditions for potential contamination, geotechnical properties and foundation design.
- Chemical and geotechnical laboratory testing.
- Ground gas monitoring.

Intrusive ground investigation works should be carried out by a suitably qualified geoenvironmental consultant.



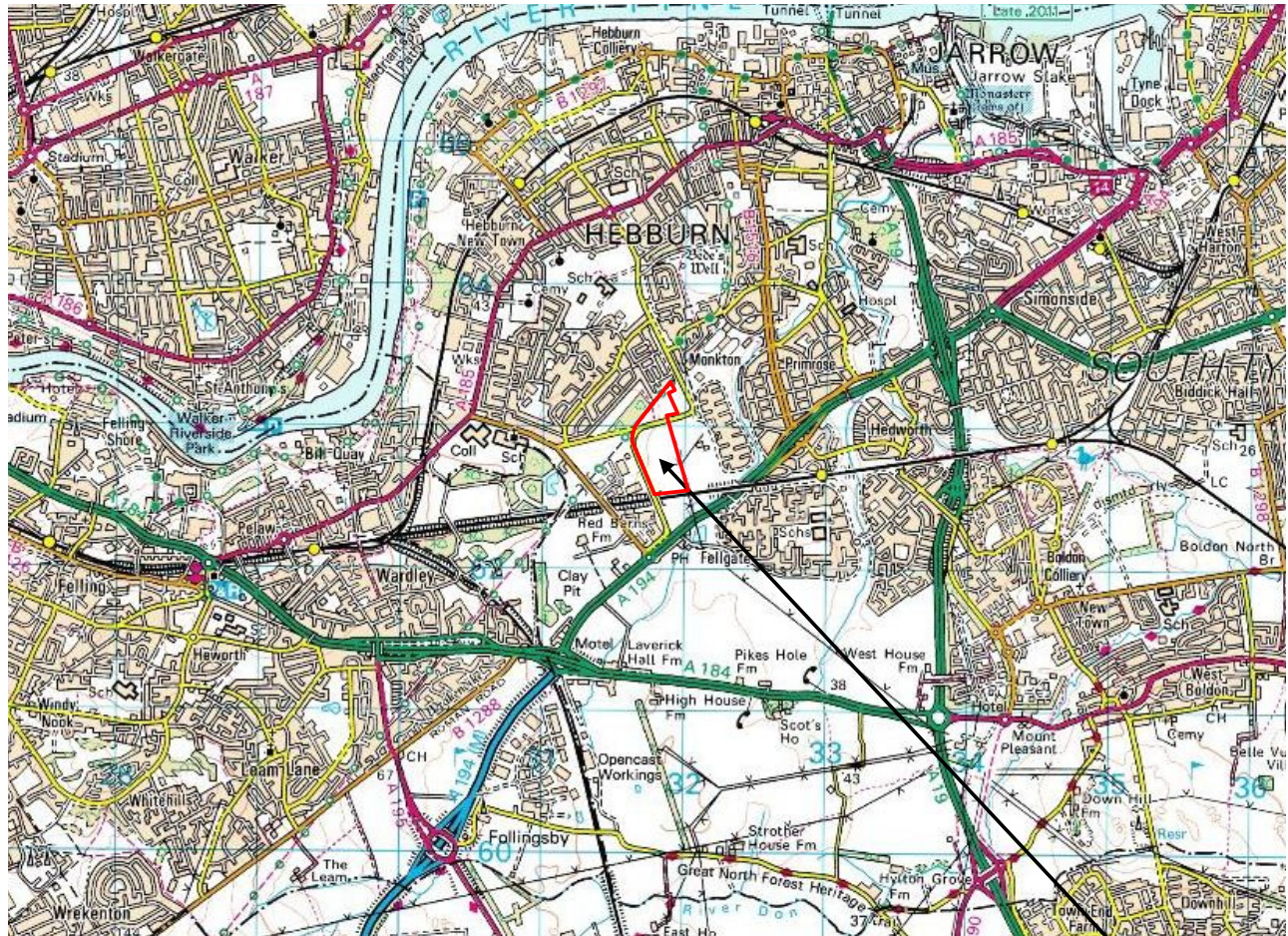
APPENDIX A

FIGURES AND DRAWINGS



SITE LOCATION PLAN

Contract Number	C4220
Contract	Monkton Fell, Monkton South Tyneside
Client	Taylor Wimpey UK Limited and Barrett Homes

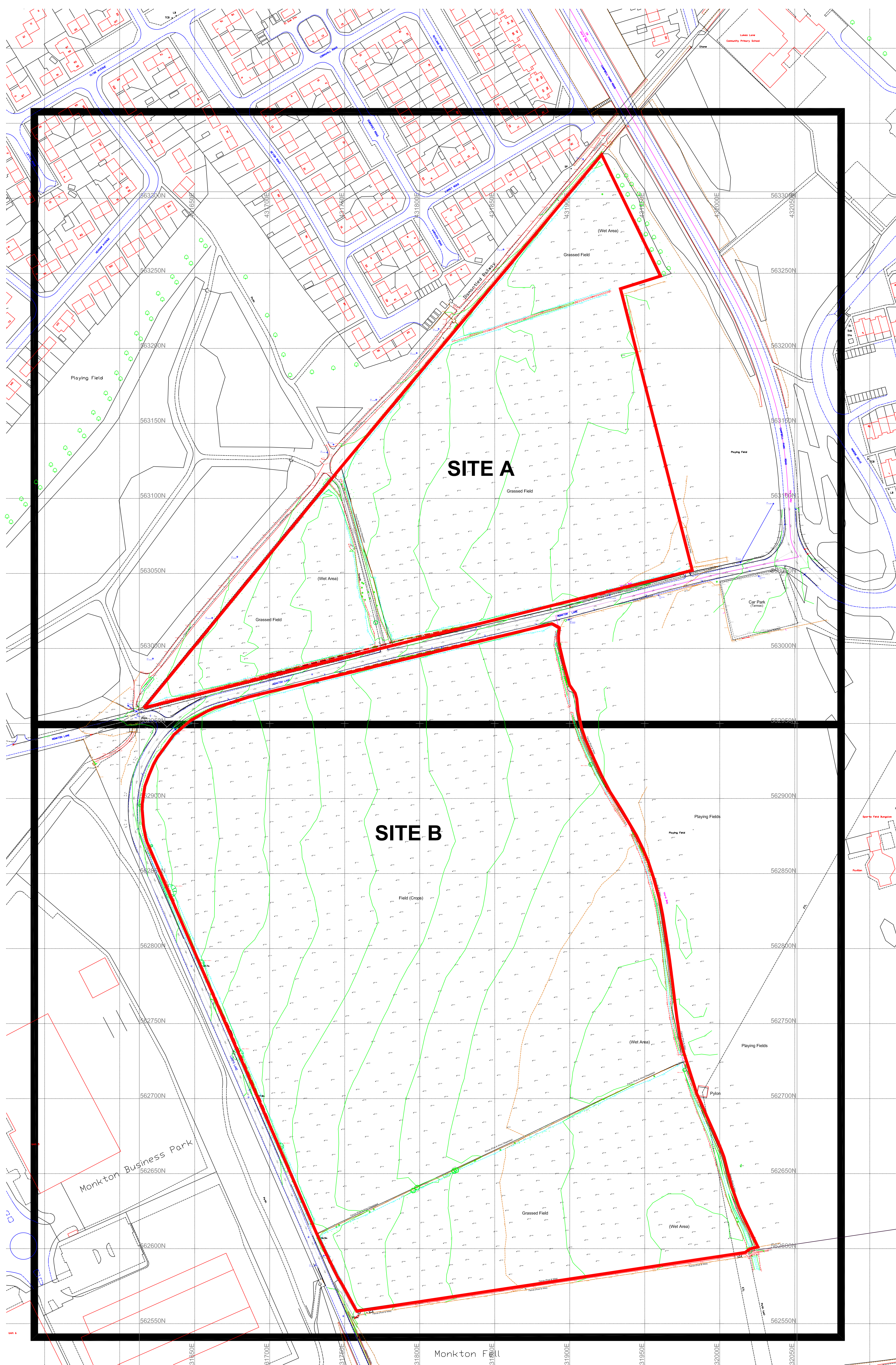
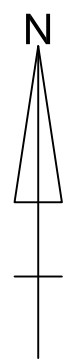


THE SITE



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 Sirius Geotechnical & Environmental Ltd, Suite 2, Russel House, Mill Road, Langley moor, Durham DH7 8HJ.
 Licence No. 100042005

Scale	1:50,000	
Drawn by	LAB	Approved DB
Drawing Number	C4220/01	



NOTES

Survey Features	
	Btm of Batter
	Top of Batter
	Fence (General)
	Fence (Pallisade)
	Fence (Metal)
	Fence (Close Board)
	Hedgeline
	Wall
	Building (Structure)
	Road (Channel)
	Track
	Kerbing
	Footpath
	Tree / Vegetation Canopy
	Edge of Stone
	Concrete
	Tarmac / Asphalt
	Drop Kerbing
	DK
	Verge
	Edging Kerbs
	Watercourse / Ditch
	Contour (Major)
	Contour (Minor)
	Overhead Electricity Cable
	Overhead Telecom Cable

	Ground Level		Manhole (Square)
	Lampost		Manhole (Triangular)
	Electricity Pole		Manhole (Circular)
	Telegraph Pole		Inspection Chamber
	Gas Valve		Inspection Chamber
	Cables / Comms		Stop Valve
	British Telecom		Air Valve
	Bollard		Fire Hydrant
	Survey Station		Stop Cock
	Sign Post		Invert Level
	Tree		Wash Out
	Bush / Shrub		Road Gully
	Waste Bin		Gully
	Lighting Column		Metal Pole
	Wooden Post		

Topographical Survey from
Gibson Surveying and
Mapping Ltd
Dated 14/02/2011

REVISION

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CLIENT

**Taylor Wimpey UK Ltd and
Barrett Homes**

SITE

**Monkton Fell,
Monkton,
South Tyneside**

DRAWING TITLE

Site Features Plan

DRAWING NO. C4220/02	REVISION NO. >>
DRAWN BY LAB	APPROVED BY DCB
DATE 16/05/2011	SCALE 1:1000
	PAPER SIZE A0

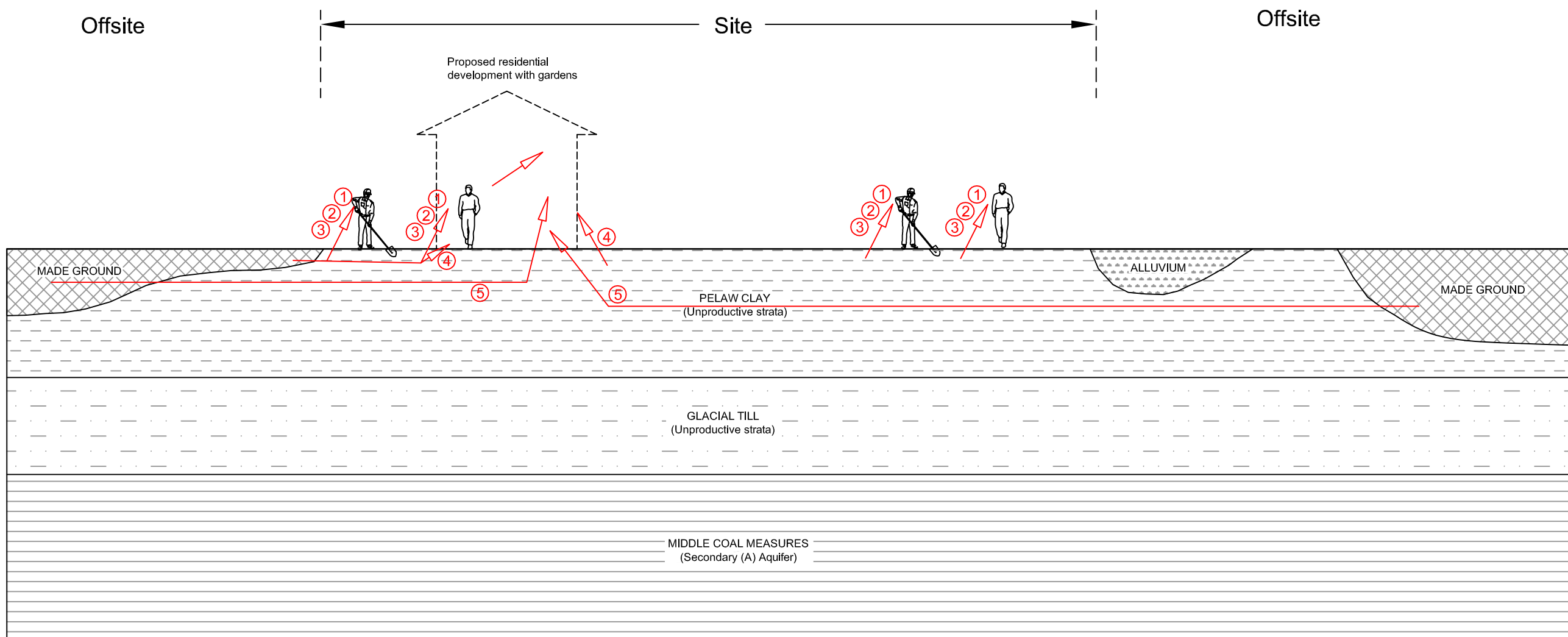
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Offsite

Site

Offsite

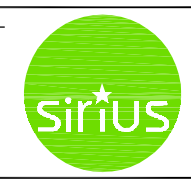
Proposed residential development with gardens



Contamination Sources	Contamination Pathways	Potential receptors	Likelihood of significant pollutant linkage
Possible heavy metals, metalloids, PAHs and hydrocarbons within made ground from adjacent coke works	① Direct and indirect ingestion	End users/adjacent site users	Low - moderate
	② Inhalation of contaminated particles/vapours	Construction/Maintenance workers	
	③ Dermal contact		
	④ Direct contact and attack of buried structures	Buildings/infrastructure	Low - moderate
Possible heavy metals, metalloids, PAHs and pesticides within on site made ground/natural ground	① Direct and indirect ingestion	End users/adjacent site users	Low - moderate
	② Inhalation of contaminated particles/vapours	Construction/Maintenance workers	
	③ Dermal contact		
	④ Direct contact and attack of buried structures	Buildings/infrastructure	Low - moderate
Possible ground gas from made ground off site	⑤ Migration and inhalation of hazardous gases	End users	Moderate

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CLIENT

Taylor Wimpey UK Ltd and Barrett Homes

SITE
**Monkton Fell,
 Monkton,
 South Tyneside**

DRAWING TITLE
**Preliminary
 Conceptual Site Model**

DRAWING NO. C4220/03	REVISION NO. 0
DRAWN BY LAB	APPROVED BY DB
DATE 16/05/11	SCALE NTS
	PAPER SIZE A3



APPENDIX B

GROUNDSURE REPORT



Sirius Geotechnical and Environmental Ltd
Russel House, Mill Road,
Durham, DH7 8HJ

GroundSure Reference: HMD-372-038919
Your Reference: C4220/3425/DCB
Report Date: Mar 22, 2011
Report Delivery Method: **xml**
Client Email: rachel.dobson@thesiriusgroup.com

GroundSure EnviroInsight

Address: Monkton Fell, South Tyneside

Dear Sir/Madam,

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

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

Yours faithfully,

A handwritten signature in black ink, appearing to be "Rachel Dobson", followed by a small flourish.

Managing Director
Groundsure Limited

Enc.
GroundSure EnviroInsight

GroundSure EnviroInsight

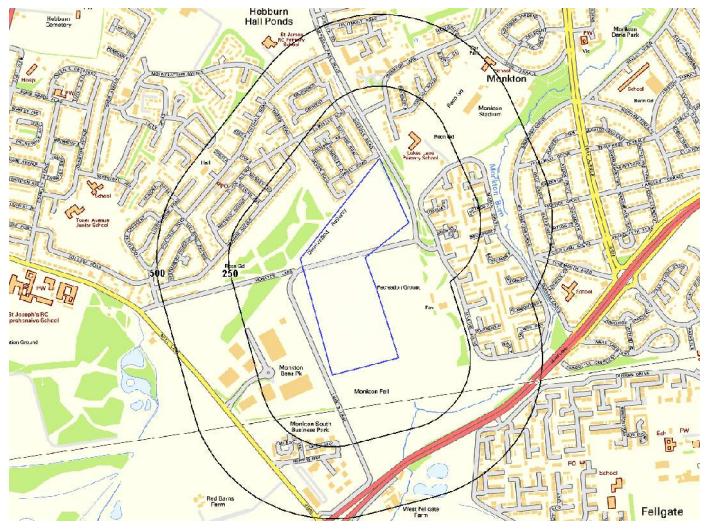
Address: Monkton Fell, South Tyneside

Date: Mar 22, 2011

GroundSure Reference: HMD-372-038919

Your Reference: C4220/3425/DCB

Client: Sirius Geotechnical and Environmental Ltd



Brought to you by GroundSure

Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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Site Name: Monkton Fell, South Tyneside
Grid Reference: 431900,563000
Size of Site: 15.16 ha

Overview of Findings

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

Report Section	Number of records found within (X) m of the study site boundary					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
1. Environmental Permits, Incidents and Registers						
1.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	1	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	1	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	1	-	-
Records of Licensed Discharge Consents	0	0	1	11	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0		
1.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
1.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	1	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-
2. Landfill and Other Waste Sites						
2.1 Landfill Sites						
Environment Agency Registered Landfill Sites	0	0	1	2	1	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	0	4	1
Landfill Data – Non-Operational Landfill Sites	0	0	0	1	2	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	1	0	0	4	6
2.2 Landfill and Other Waste Sites Findings						
Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency Licensed Waste Sites	0	0	0	3	0	10

3. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
3.1 Current Industrial Sites Data	0	1	8	-	-	-
3.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
3.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

4. Geology Description

- 4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? * Yes
- 4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? * Yes
- 4.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.

Source: Scale: 1:50,000 BGS Sheet 021

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

5. Hydrogeology and Hydrology on-site 0-50 51-250 251-500 501-1000 1001-2000

- 5.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site? Yes
- 5.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site? Yes
- 5.3 Groundwater Abstraction Licences (within 1000m of the study site). 0 0 0 0 0 -
- 5.4 Surface Water Abstraction Licences (within 1000m of the study site). 0 0 0 0 0 -
- 5.5 Potable Water Abstraction Licences (within 2000m of the study site). 0 0 0 0 0 0
- 5.6 Are there any Source Protection Zones within 500m of the study site? No

5.7 River Quality	on-site	0-50	51-250	251-500	501-1000	1001-1500
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No
5.8 Detailed River Network entries within 500m of the site	0	0	3	8	-	-
5.9 Surface water features within 250m of the study site	No	No	Yes	-	-	-

6. Flooding

- 6.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site? No
- 6.2 Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site? No
- 6.3 Are there any Flood Defences within 250m of the study site? No
- 6.4 Are there any areas benefiting from Flood Defences within 250m of the study site? No
- 6.5 Are there any areas used for Flood Storage within 250m of the study site? No
- 6.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site? High
- 6.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas? Moderately High

7. Designated Environmentally Sensitive Sites on-site 0-50 51-250 251-500 501-1000 1001-1500

- 7.1 Records of Sites of Special Scientific Interest (SSSI) 0 0 0 0 - -
- 7.2 Records of National Nature Reserves (NNR) 0 0 0 0 - -

7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	-	-
7.3 Records of Local Nature Reserves (LNR)	0	0	0	0	-	-
7.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	-	-
7.5 Records of Special Protection Areas (SPA)	0	0	0	0	-	-
7.6 Records of Ramsar sites	0	0	0	0	-	-
7.7 Records of World Heritage Sites	0	0	0	0	-	-
7.8 Records of Environmentally Sensitive Areas	0	0	0	0	-	-
7.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	-	-
7.10 Records of National Parks	0	0	0	0	-	-
7.11 Records of Nitrate Sensitive Areas	0	0	0	0	-	-
7.12 Records of Nitrate Vulnerable Zones	0	0	0	0	-	-

8. Natural Hazards

8.1 What is the maximum risk of natural ground subsidence? Moderate

9. Mining

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

9.2 What is the risk of subsidence relating to shallow mining within 150m of the study site? Low-Moderate

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

Using this Report

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

1. Environmental Permits, Incidents and Registers

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

2. Landfills and Other Waste Sites

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

3. Current Land Uses

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

4. Geology

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

5. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

6. Flooding

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

7. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites. These searches are conducted using radii of up to 500m.

8. Natural Hazards

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

9. Mining

Provides information on areas of coal and shallow mining.

10. Contacts

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

Note: Maps

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

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

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

1. Environmental Permits, Incidents and Registers Map

NW

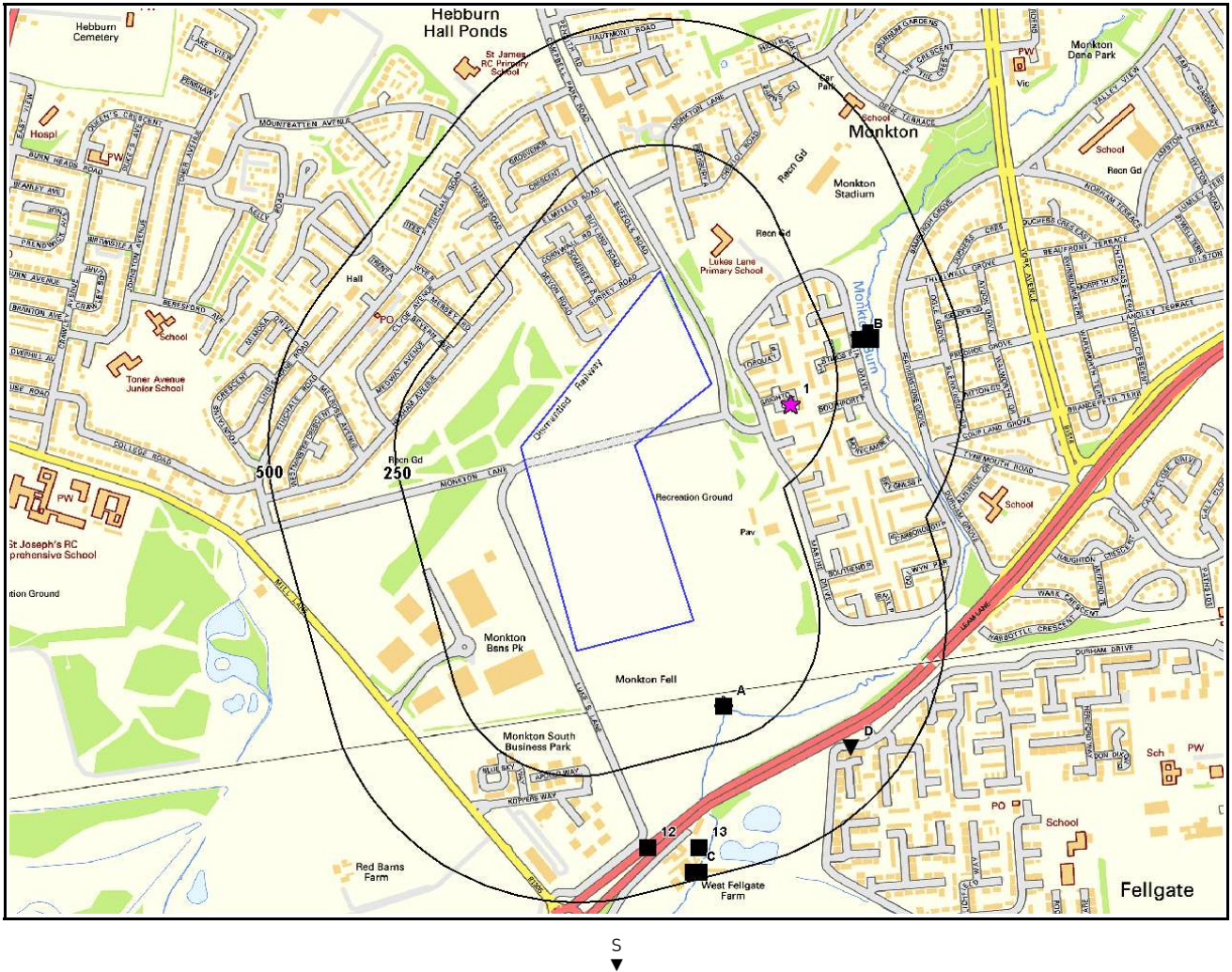
NE

W

E

SW

SE



Authorisations, Incidents and Registers Legend



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

1.Environmental Permits, Incidents and Registers

1.1 Industrial Sites Holding Licences and/or Authorisations

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

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

The following List 1 Dangerous Substance Inventory Site records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details	
2A	180.0	S	432050, 562480	Name: Monkton Cokeworks Site Status: Not Active Receiving Water: River Tyne, Don	Authorised Substances: Mercury (other), Cadmium

Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 1

The following List 2 Dangerous Substance Inventory Site records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details	
3A	180.0	S	432050, 562480	Name: Monkton Cokeworks Site Status: Not Active Receiving Water: River Don	Authorised Substances: 1,1,1-Trichloroethane

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

Database searched and no data found.

Report Reference: [HMD-372-038919](#)

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site:
1

The following RAS Licence (3 or 4) records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	Address	Operator	Type	Permission Number	Dates	Status
17D	398.0	SE	Pyrene Co Ltd, 13 Durham Drive, Jarrow, Tyne And Wear, NE32 4TB	Pyrene Co Ltd	-	AF0580	Date of Approval: 31-3-1991 0:00:00 Effective from: 31-3-1991 0:00:00 Last date of update: 2003-12-01	Revoked/ cancelled

Records of Licensed Discharge Consents within 500m of the study site:
12

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

ID	Distance	Direction	NGR	Details	
4A	180.0	S	432050, 562480	Address: Monkton Cokeworks Site, Mill Lane, Hebburn, South Tyneside Effluent Type: Trade Discharges - Unspecified Permit Number: 235/1634 Permit Version: 1	Receiving Water: Monkton Burn Status: Revoked - Unspecified Issue date: 15/1/1999 Effective Date: 15/1/1999 Revocation Date: -
5B	308.0	E	432320, 563210	Address: Hebburn (marine Drive) P.s., Hebburn Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: 235/1018 Permit Version: 1	Receiving Water: Monkton Burn Status: Revoked - Unspecified Issue date: 21/9/1989 Effective Date: 21/9/1989 Revocation Date: 4/8/1994
6B	308.0	E	432320, 563210	Address: Hebburn (marine Drive) P.s., Hebburn Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 235/1018 Permit Version: 1	Receiving Water: Monkton Burn Status: Revoked - Unspecified Issue date: 21/9/1989 Effective Date: 21/9/1989 Revocation Date: 4/8/1994
7B	328.0	E	432340, 563210	Address: Marine Drive Pumping Station, Off Marine Drive, Monkton, Tyne & Wear Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 235/1389 Permit Version: 1	Receiving Water: Monkton Burn Status: New Consent, By Application (wra 91, Section 88) Issue date: 4/8/1994 Effective Date: 4/8/1994 Revocation Date: 30/3/2009
8B	328.0	E	432340, 563210	Address: Marine Drive Pumping Station, Off Marine Drive, Monkton, Tyne & Wear Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: 235/1389 Permit Version: 1	Receiving Water: Monkton Burn Status: New Consent, By Application (wra 91, Section 88) Issue date: 4/8/1994 Effective Date: 4/8/1994 Revocation Date: 30/3/2009
9B	330.0	E	432339, 563223	Address: Marine Drive Pumping Station, Off Marine Drive, Monkton, Tyne & Wear Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 235/1389 Permit Version: 2	Receiving Water: Monkton Burn, Trib Of R. Don Status: Modified - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 20/2/2009 Effective Date: 31/3/2009 Revocation Date: -
10B	330.0	E	432339, 563223	Address: Marine Drive Pumping Station, Off Marine Drive, Monkton, Tyne & Wear Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: 235/1389 Permit Version: 2	Receiving Water: Monkton Burn, Trib Of R. Don Status: Modified - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 20/2/2009 Effective Date: 31/3/2009 Revocation Date: -

11B	330.0	E	432340, 563220	Address: Lukes Lane Ps, Hebburn Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: 235/0953 Permit Version: 1	Receiving Water: Monkton Burn Status: Revoked - Unspecified Issue date: 21/9/1989 Effective Date: 21/9/1989 Revocation Date: 21/1/1991
12	413.0	S	431900, 562200	Address: West Fellgate Farm Cottage, Wardley, Tyne And Wear Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 235/0295 Permit Version: 1	Receiving Water: Land Status: Modified - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 7/7/1986 Effective Date: 7/7/1986 Revocation Date: 19/9/2000
13	438.0	S	432000, 562200	Address: West Fellgate Farm, Wardley, Gateshead, Tyne And Wear Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 235/F/0108 Permit Version: 1	Receiving Water: Monkton Burn Status: Revoked - Unspecified Issue date: 29/7/1963 Effective Date: 29/7/1963 Revocation Date: 14/1/2000
14C	484.0	S	431990, 562150	Address: West Fellgate Farm, Wardley, Gateshead, Tyne & Wear Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 235/1774 Permit Version: 1	Receiving Water: Monkton Burn Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 14/1/2000 Effective Date: 14/1/2000 Revocation Date: -
15C	486.0	S	432000, 562150	Address: West Fellgate Farm, Wardley, Gateshead Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 235/1790 Permit Version: 1	Receiving Water: Groundwater Status: Consents Without Application (wra 91, Sched 10) Issue date: 19/9/2000 Effective Date: 19/9/2000 Revocation Date: -

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

Database searched and no data found.

1.2 Dangerous or Hazardous Sites

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

Database searched and no data found.

1.3 Environment Agency Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site: 1

The following NIRS List 2 records are represented as points on the Authorisations, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details
1	160.0	E	432180, 563080	Incident Date: 25/7/2002 Incident Identification: 94307 Pollutant: Sewage Materials Pollutant Description: Other Sewage Material Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

Database searched and no data found.

1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990

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

0

Database searched and no data found.

2. Landfill and Other Waste Sites Map

NW



NE

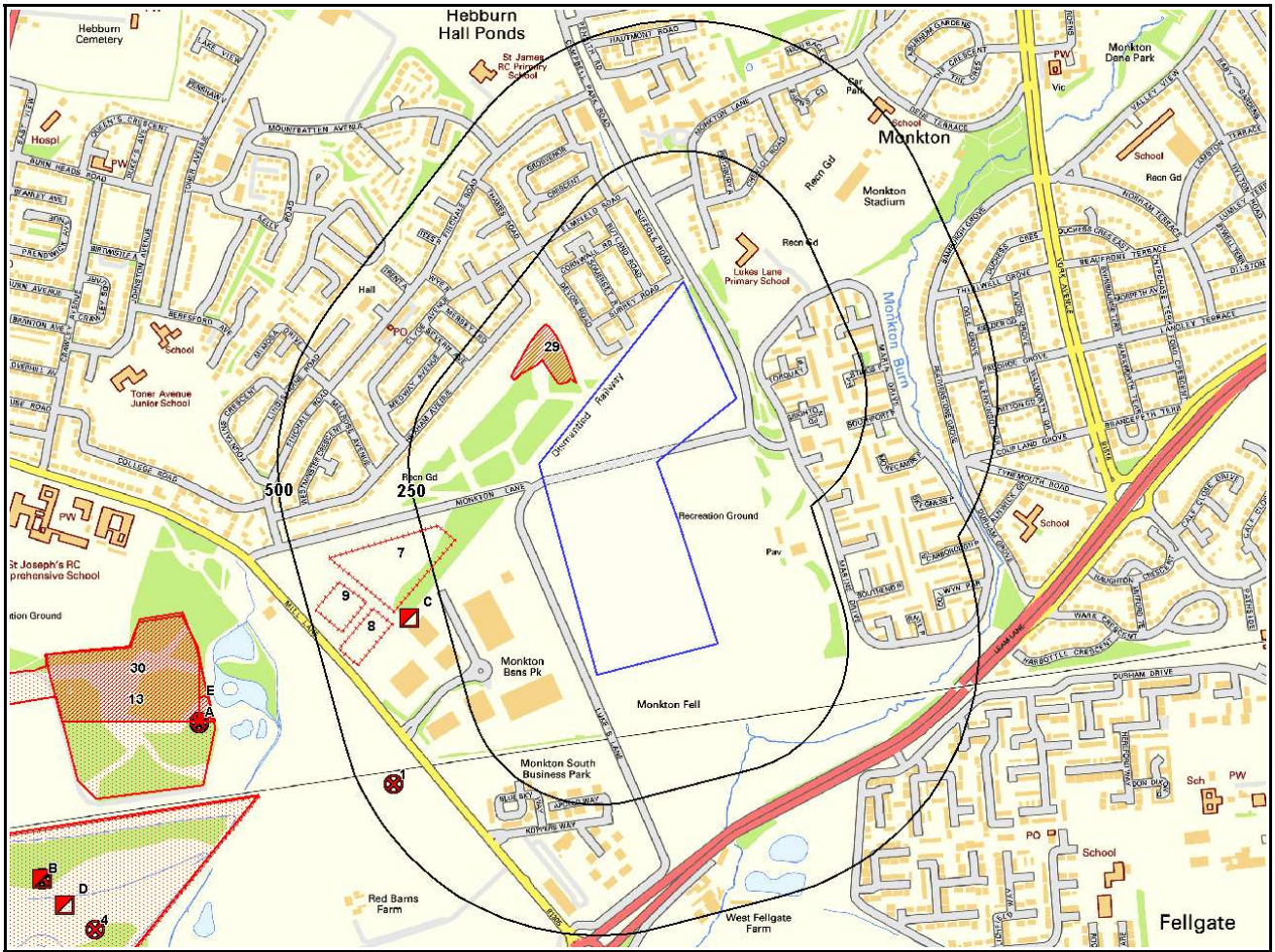
W

E

SW



SE



Landfill & Other Waste Sites Legend



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Site Outline

Search Buffers (m)

- E.A. Active Landfill
- E.A. Historic Landfill (Area Data)
- E.A. Historic Landfill (Point Data)
- BGS / DoE Survey Landfill
- Local Authority Landfill (Area Data)
- Local Authority Landfill (Point Data)

- Operational Waste Treatment Licence
- Closed Waste Treatment Licence
- REGIS Waste Licence
- Operational Landfill
- Closed Landfill

2. Landfill and Other Waste Sites

2.1 Landfill Sites

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

4

The following Environment Agency landfill records are represented as polygons on the Landfill and Other Waste Sites map:

ID	Distance	Direction	NGR	Details
7	194.0	W	431400, 562700	Address: Mill LaneHebburn, Tyne & Wear, NE31 Landfill Reference: 64000.0 Regis Reference: URB001 Landfill Type: A2 : Other Landfill Site taking Special Waste Operator: One North East Status: Closure IPPC Reference: EPR Reference:
8	353.0	W	431400, 562700	Address: Mill LaneHebburn, Tyne & Wear, NE31 Landfill Reference: 64000.0 Regis Reference: URB001 Landfill Type: A2 : Other Landfill Site taking Special Waste Operator: One North East Status: Closure IPPC Reference: EPR Reference:
9	389.0	W	431400, 562700	Address: Mill LaneHebburn, Tyne & Wear, NE31 Landfill Reference: 64000.0 Regis Reference: URB001 Landfill Type: A2 : Other Landfill Site taking Special Waste Operator: One North East Status: Closure IPPC Reference: EPR Reference:
10B	686.0	W	430743, 562148	Address: Wardley Lane, ., Gateshead, Tyne & Wear, NE10 8AA Landfill Reference: 67460.0 Regis Reference: RED001 Landfill Type: A4 : Household, Commercial & Industrial Waste Landfill Operator: Lafarge Aggregates Ltd Status: Closure IPPC Reference: EPR Reference:

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

0

Database searched and no data found.

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

5

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

ID	Distance	Direction	NGR	Details
11B	687.0	W	430700, 562100	Site Address: Steeley - Wardley Quarry, Wardley Lane, Wardley Waste Licence: Yes Site Reference: TW 141 GH, GH 099, TW 109 GH, GH 082, 4500/0079 Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge Regis Reference: YO1/L/STE001 Licence Issue: 29/05/1984 Licence Surrendered: 31/03/1994 Licence Hold Address: Gibbet Lane, Shawell, Lutterworth, Leicestershire Operator: -
Not shown	691.0	N	431800, 564100	Site Address: Campbell Park, Hebburn Waste Licence: - Site Reference: ST 029, ST 4 Waste Type: Inert, Industrial Regis Reference: - Licence Issue: - Licence Surrendered: - Licence Hold Address: - Operator: -
13	725.0	W	430800, 562500	Site Address: Pelaw Quarry, Wardley, Gateshead Waste Licence: Yes Site Reference: TWR 22, GH 047 Waste Type: Inert, Industrial, Commercial, Household Regis Reference: - Licence Issue: 28/11/1985 Licence Surrendered: - Licence Hold Address: - Operator: -

Not shown	836.0	N	431400, 564100	Site Address: Campbell Park Road School, Campbell Park Road, Hebburn Waste Licence: - Site Reference: ST 008, ST 3 Waste Type: - Regis Reference: -	Licence Issue: - Licence Surrendered: - Licence Hold Address: - Operator: -
Not shown	1191.0	E	433400, 563700	Site Address: Burnside, Simonside View, Primrose Waste Licence: - Site Reference: ST 030, ST 7, ST 005 Waste Type: , Industrial, Commercial, Household Regis Reference: -	Licence Issue: - Licence Surrendered: - Licence Hold Address: - Operator: -

Records of non-operational landfill sites sourced from Landmark within 1000m of the study site: 3

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

ID	Distance	Direction	NGR	Details
1	443.0	SW	431370, 562380	Site Address: Monkton Cokeworks, Mill Lane, HEBBURN, Tyne and Wear, Landfill Licence: C24ACCAL Agency Reference: EAWML64000 Waste Type: Difficult Waste Description: Difficult Landfill Known Restrictions: Some restriction on source of waste Record Date: 01-Aug-1998 Transfer Date: Modification Date: Status: Site closed Category: LANDFILL Regulator: EA - North East Region - Northumbria Area (Tyne & Wear) Size: Very Large (>250,000 tonnes/year)
2A	757.0	W	431000, 562500	Site Address: Pelaw Quarry Landfill Site, Wardley Lane, Pelaw, GATESHEAD, Tyne and Wear Landfill Licence: 41AACVAL Agency Reference: Waste Type: Difficult Waste Description: Difficult Landfill Known Restrictions: No known restriction on source of waste Record Date: 01-Nov-1985 Transfer Date: Modification Date: 01-Jul-1989 Status: Record superseded Category: LANDFILL Regulator: EA - North East Region - Northumbria Area (Tyne & Wear) Size: Very Large (>250,000 tonnes/year)
3A	758.0	W	431000, 562495	Site Address: Pelaw Quarry Landfill Site, Wardley Lane, Pelaw, GATESHEAD, Tyne and Wear Landfill Licence: 41AAFAAL Agency Reference: Waste Type: Putrescible Waste Description: Putrescible Landfill Known Restrictions: No known restriction on source of waste Record Date: 01-Jul-1989 Transfer Date: Modification Date: Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: LANDFILL Regulator: EA - North East Region - Northumbria Area (Tyne & Wear) Size: Very Large (>250,000 tonnes/year)

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

Database searched and no data found.

Records of Local Authority landfill sites within 1500m of the study site: 11

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

ID	Distance	Direction	Site Address	Source	Data Type
29	41.0	NW	Refuse Tip	1962 mapping	Polygon
30	723.0	W	Refuse Tip	1989 mapping	Polygon
31E	723.0	W	Refuse Tip	1988 mapping	Polygon
32E	723.0	W	Refuse Tip	1989 mapping	Polygon
33E	727.0	W	Refuse Tip	1994 mapping	Polygon
Not shown	1303.0	W	Refuse Tip	1995 mapping	Polygon
Not shown	1303.0	W	Refuse Tip	1996 mapping	Polygon
Not shown	1343.0	E	Refuse Tip	1968 mapping	Polygon
Not shown	1343.0	E	Refuse Tip	1968 mapping	Polygon
Not shown	1472.0	NE	Refuse Tip	1968 mapping	Polygon
Not shown	1472.0	NE	Refuse Tip	1968 mapping	Polygon

2.2 Other Waste Sites

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

Database searched and no data found.

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

Database searched and no data found.

Records of Environment Agency licensed waste sites within 1500m of the study site: 13

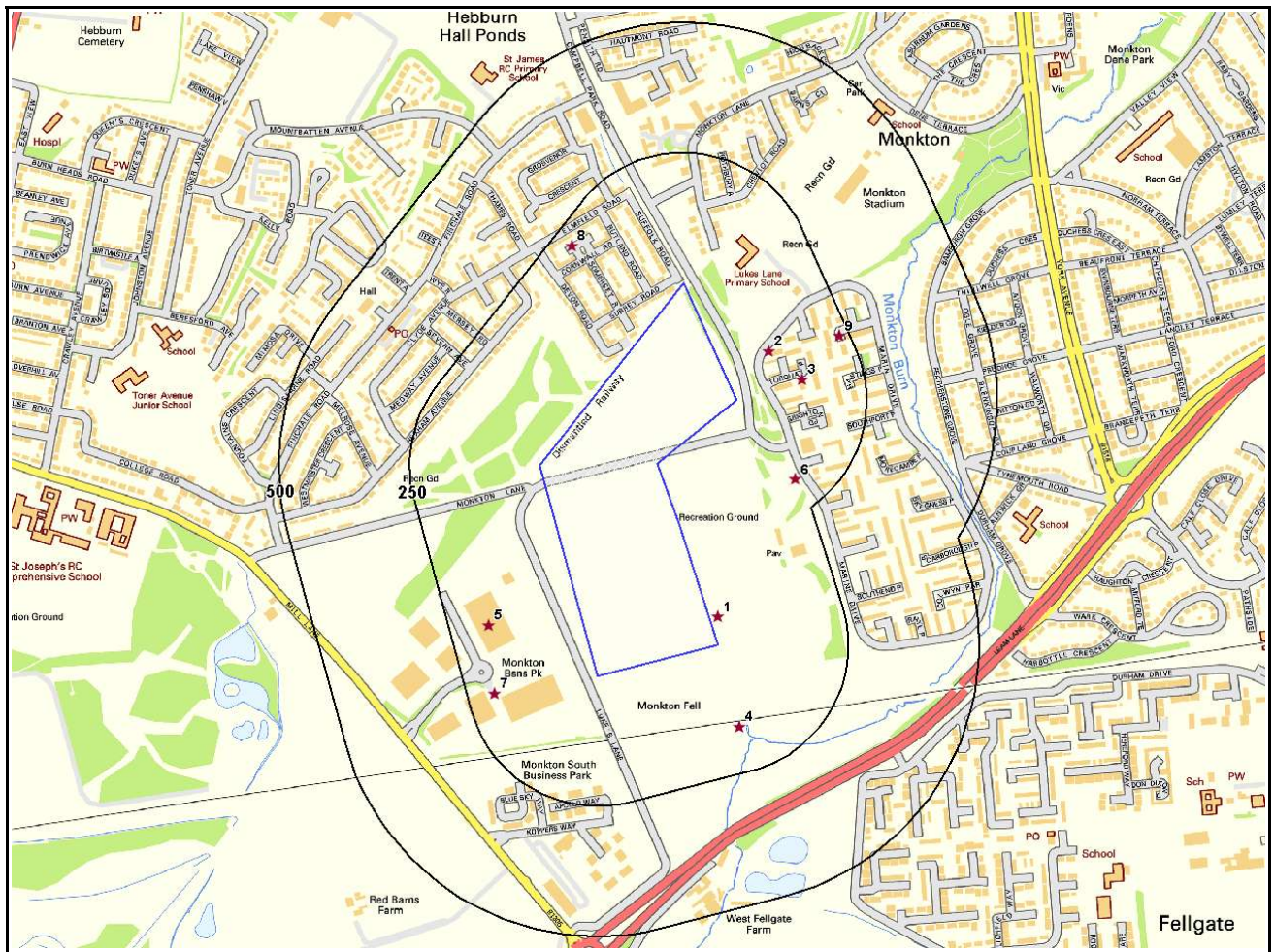
The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance	Direction	NGR	Details
16C	319.0	W	431400, 562700	<p>Site Address: Mill Lane, Hebburn, Tyne & Wear, NE31 Type: Other Landfill Site taking Special Waste Size: >= 75000 tonnes Regis Licence Number: URB001 EPR reference: - Operator: The Urban Regeneration Agency Waste Management licence No: 64000 Annual Tonnage: 255000.0</p> <p>Issue Date: 20/08/1998 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Monkton Cokeworks Correspondence Address: -, St Georges House, Kingsway, Team Valley, Gateshead, Tyne & Wear, NE11 0NA</p>
17C	319.0	W	431400, 562700	<p>Site Address: Mill Lane, Hebburn, Tyne & Wear, NE31 Type: Other Landfill Site taking Special Waste Size: >= 75000 tonnes Regis Licence Number: URB001 EPR reference: - Operator: One North East Waste Management licence No: 64000 Annual Tonnage: 255000.0</p> <p>Issue Date: 20/08/1998 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Monkton Cokeworks Correspondence Address: -, St Georges House, Kingsway, Team Valley, Gateshead, Tyne & Wear, NE11 0NA</p>
18C	319.0	W	431400, 562700	<p>Site Address: Mill Lane, Hebburn, Tyne & Wear, NE31 Type: Other Landfill Site taking Special Waste Size: < 25000 tonnes Regis Licence Number: URB001 EPR reference: RP3598ZH/A001 Operator: One North East Waste Management licence No: 64000 Annual Tonnage: 255000.0</p> <p>Issue Date: 20/08/1998 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure Site Name: Monkton Cokeworks Correspondence Address: -, -</p>
19D	1109.0	SW	430743, 562148	<p>Site Address: ., Wardley Lane, ., Gateshead, Tyne & Wear, NE10 8AA Type: Household, Commercial & Industrial Waste Landfill Size: >= 75000 tonnes Regis Licence Number: RED001 EPR reference: - Operator: Lafarge Aggregates Ltd Waste Management licence No: 67460 Annual Tonnage: 500000.0</p> <p>Issue Date: 25/10/1989 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Wardley Quarry Correspondence Address: -, Waste & Recycling Division, Fosse Way, Six Hills, Melton Mowbray, Leicestershire, LE14 3PD</p>

20D	1109.0	SW	430743, 562148	Site Address: ., Wardley Lane, ., Gateshead, Tyne & Wear, NE10 8AA Type: Household, Commercial & Industrial Waste Landfill Size: < 25000 tonnes Regis Licence Number: RED001 EPR reference: NP3497ZS/V003 Operator: Lafarge Aggregates Ltd Waste Management licence No: 67460 Annual Tonnage: 500000.0	Issue Date: 25/10/1989 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure Site Name: Wardley Quarry Correspondence Address: -, -
21B	1129.0	W	430700, 562200	Site Address: Gateshead, Tyne & Wear Type: Household, Commercial & Industrial Waste Landfill Size: < 25000 tonnes Regis Licence Number: STE002 EPR reference: - Operator: Steetley Construction Materials Ltd Waste Management licence No: 0 Annual Tonnage: 0.0	Issue Date: 07/10/1985 Effective Date: - Modified: - Surrendered Date: 31/03/1994 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Wardley Quarry Correspondence Address: -, Gibbet Lane, Shawell, Lutterworth, Leicestershire, LE17 6AA
22B	1129.0	W	430700, 562200	Site Address: Wardley, Gateshead, Tyne & Wear Type: - Size: Unknown Regis Licence Number: STE001 EPR reference: - Operator: Steetley Construction Materials Ltd Waste Management licence No: 0 Annual Tonnage: 0.0	Issue Date: 26/11/1984 Effective Date: - Modified: - Surrendered Date: 31/03/1994 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Wardley Quarry Landfill Site Correspondence Address: -, Gibbet Lane, Shawell, Lutterworth, Leicestershire, LE17 6AA
23B	1129.0	W	430700, 562200	Site Address: Gateshead, Tyne & Wear Type: - Size: Unknown Regis Licence Number: STE002 EPR reference: - Operator: Steetley Construction Materials Ltd Waste Management licence No: 0 Annual Tonnage: 0.0	Issue Date: 07/10/1985 Effective Date: - Modified: - Surrendered Date: 31/03/1994 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Wardley Quarry Correspondence Address: -, Gibbet Lane, Shawell, Lutterworth, Leicestershire, LE17 6AA
24B	1129.0	W	430700, 562200	Site Address: Wardley, Gateshead, Tyne & Wear Type: Household, Commercial & Industrial Waste Landfill Size: < 25000 tonnes Regis Licence Number: STE001 EPR reference: - Operator: Steetley Construction Materials Ltd Waste Management licence No: 0 Annual Tonnage: 0.0	Issue Date: 26/11/1984 Effective Date: - Modified: - Surrendered Date: 31/03/1994 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Wardley Quarry Landfill Site Correspondence Address: -, Gibbet Lane, Shawell, Lutterworth, Leicestershire, LE17 6AA
25B	1129.0	W	430700, 562200	Site Address: Wardley, Gateshead, Tyne & Wear Type: Household, Commercial & Industrial Waste Landfill Size: < 25000 tonnes Regis Licence Number: STE001 EPR reference: LP3894EU/S002 Operator: Steetley Construction Materials Ltd Waste Management licence No: 64504 Annual Tonnage: 250000.0	Issue Date: 26/11/1984 Effective Date: - Modified: - Surrendered Date: 31/03/1994 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Wardley Quarry Landfill Site Correspondence Address: -, -
26B	1129.0	W	430700, 562200	Site Address: Gateshead, Tyne & Wear Type: Household, Commercial & Industrial Waste Landfill Size: < 25000 tonnes Regis Licence Number: STE002 EPR reference: UP3694EH/S002 Operator: Steetley Construction Materials Ltd Waste Management licence No: 64527 Annual Tonnage: 250000.0	Issue Date: 07/10/1985 Effective Date: - Modified: - Surrendered Date: 31/03/1994 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Wardley Quarry Correspondence Address: -, -

Not shown	1343.0	SW	430558, 561990	Site Address: Welfare Garage, No 2 Colliery, Wardley, Gateshead, Tyne & Wear, NE10 8YE Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Regis Licence Number: JWC003 EPR reference: BP3193NC/T003 Operator: J W Coats & Sons Ltd Waste Management licence No: 67575 Annual Tonnage: 2499.0	Issue Date: 27/04/1995 Effective Date: 10/06/2008 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: J W Coats & Sons Ltd Correspondence Address: -, -
Not shown	1350.0	SW	430600, 561900	Site Address: Welfare Garage, Wardley, Gateshead, Tyne & Wear, NE10 8YE Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Regis Licence Number: COA001 EPR reference: - Operator: J J & W A A Coats Waste Management licence No: 67575 Annual Tonnage: 4999.0	Issue Date: 27/04/1995 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Wardley No 2 Colliery Correspondence Address: -, Welfare Garage, No 2, Colliery, Wardley, Gateshead, Tyne & Wear, NE10 8YE

3. Current Land Use Map



Current Land Use Legend



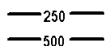
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Site Outline



Current Industrial Sites



Search Buffers (m)



Petrol & Fuel Sites



Underground High Pressure Oil & Fuel Pipelines

3. Current Land Uses

3.1 Current Industrial Data

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

9

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

ID	Distance	Direction	Company	Address	Activity	Category
1	15.0	E	Pylon	NE31	Electrical Features	Infrastructure and Facilities
2	95.0	NE	Electricity Sub Station	NE31	Electrical Features	Infrastructure and Facilities
3	131.0	E	R Straughan Electrical Services Ltd	32, Torquay Parade, Hebburn, NE31 2AD	Electrical Contractors	Construction Services
4	161.0	S	Pylon	NE10	Electrical Features	Infrastructure and Facilities
5	176.0	W	Hm Plant Ltd	Unit 5, Monkton Business Park North, Hebburn, NE31 2JZ	General Purpose Machinery	Industrial Products
6	189.0	SE	Pylon	NE31	Electrical Features	Infrastructure and Facilities
7	200.0	W	Monkton Business Park	NE31	Business Parks and Industrial Estates	Industrial Features
8	212.0	NW	Electricity Sub Station	NE31	Electrical Features	Infrastructure and Facilities
9	230.0	NE	Electricity Sub Station	NE31	Electrical Features	Infrastructure and Facilities

3.2 Petrol and Fuel Sites

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

0

Database searched and no data found.

3.3 Underground High Pressure Oil and Gas Pipelines

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

0

Database searched and no data found.

4. Geology

4.1 Artificial Ground and Made Ground

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

LEX Code	Description	Rock Type
MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

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

4.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
PELC-CLAY	PELAW CLAY MEMBER	CLAY
ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

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

4.3 Bedrock and Solid Geology

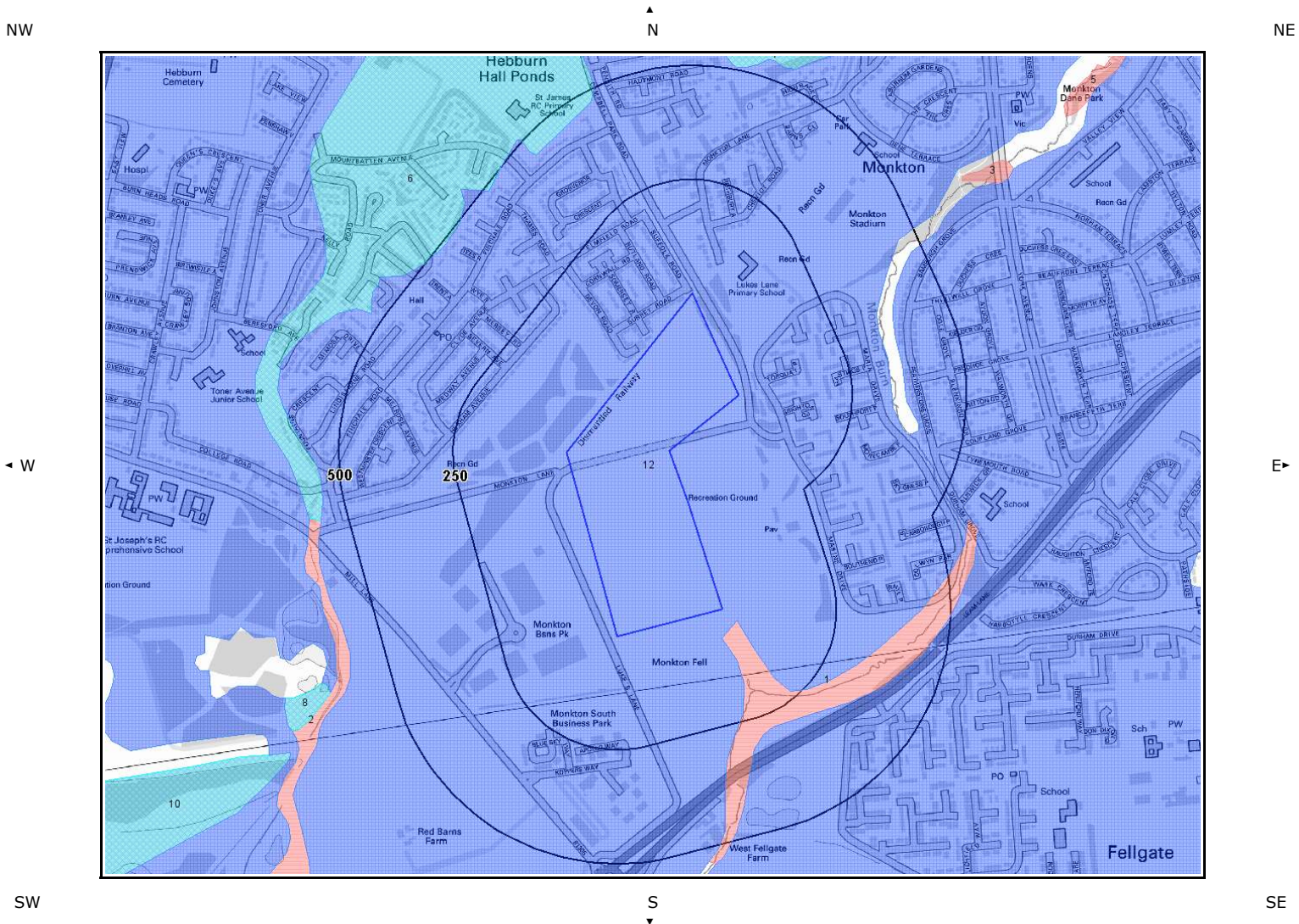
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
PMCM-SDST	PENNINE MIDDLE COAL MEASURES FORMATION	SANDSTONE
PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE

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

For more detailed geological and ground stability data please refer to the "GroundSure GeoInsight". Available from our website.

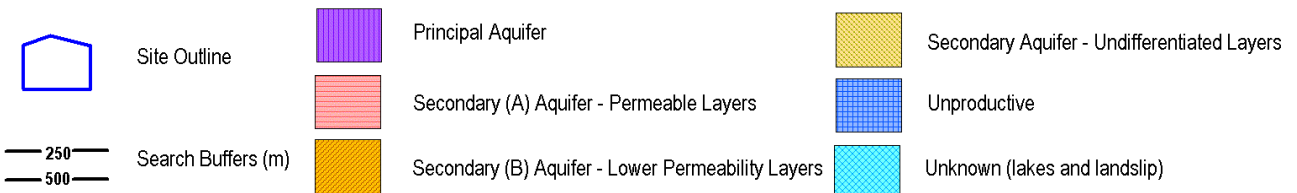
5a. Hydrogeology - Aquifer Within Superficial Geology



Aquifer Within Superficial Geology Legend



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5b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses

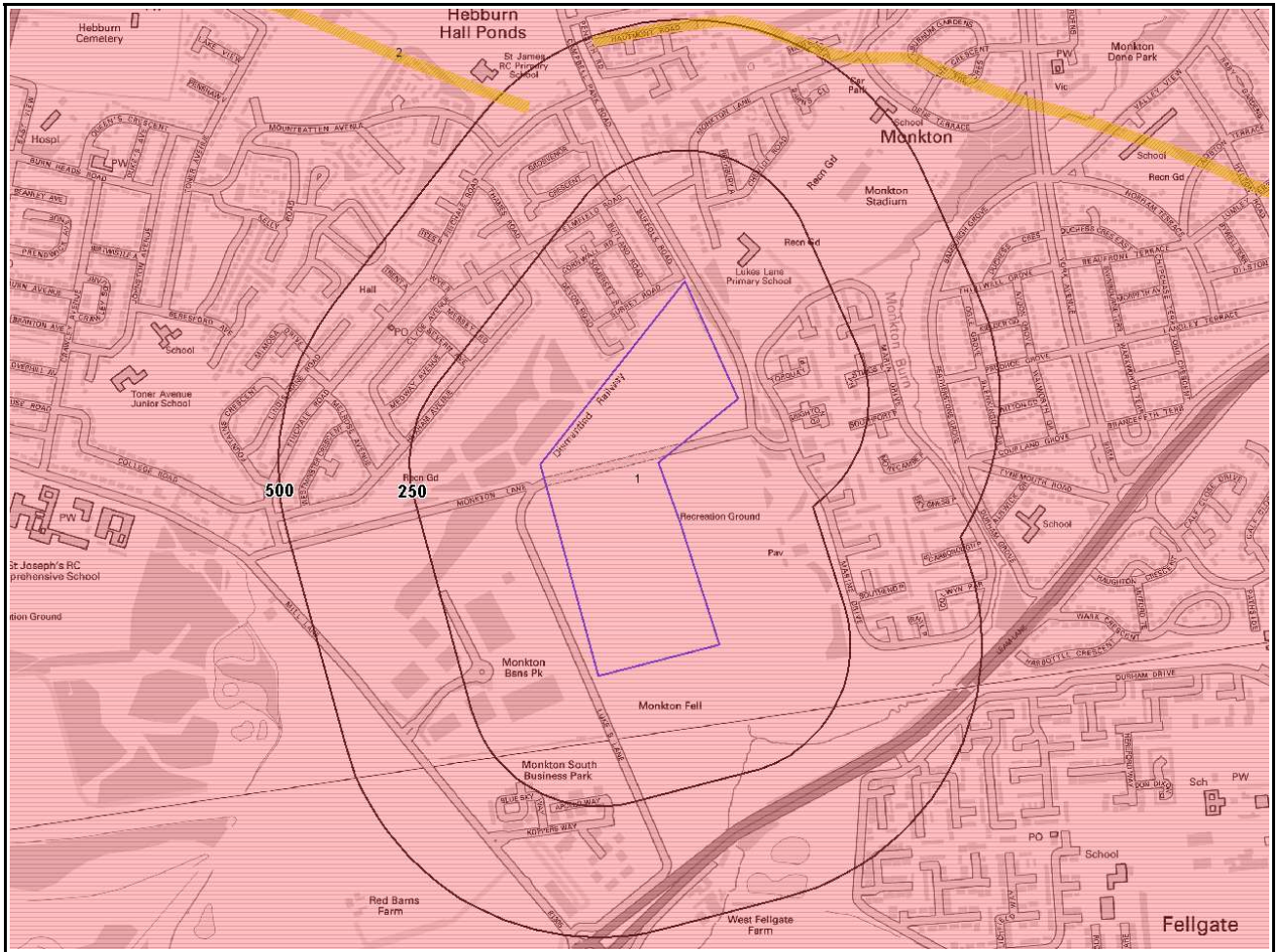
NW

N

NE

W

E



SW

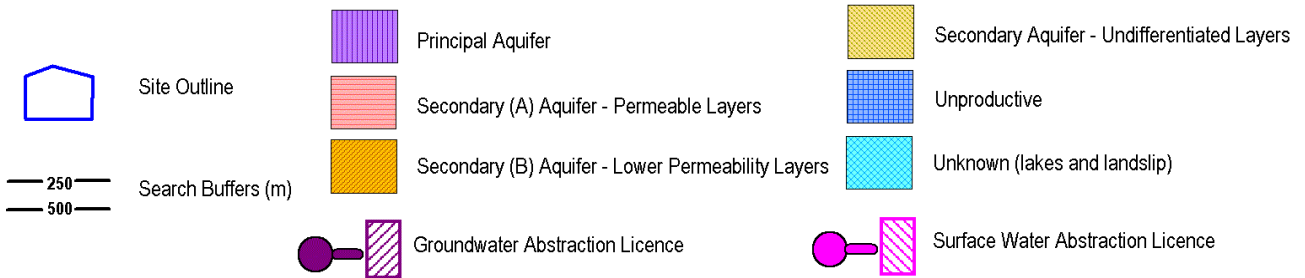
S

SE

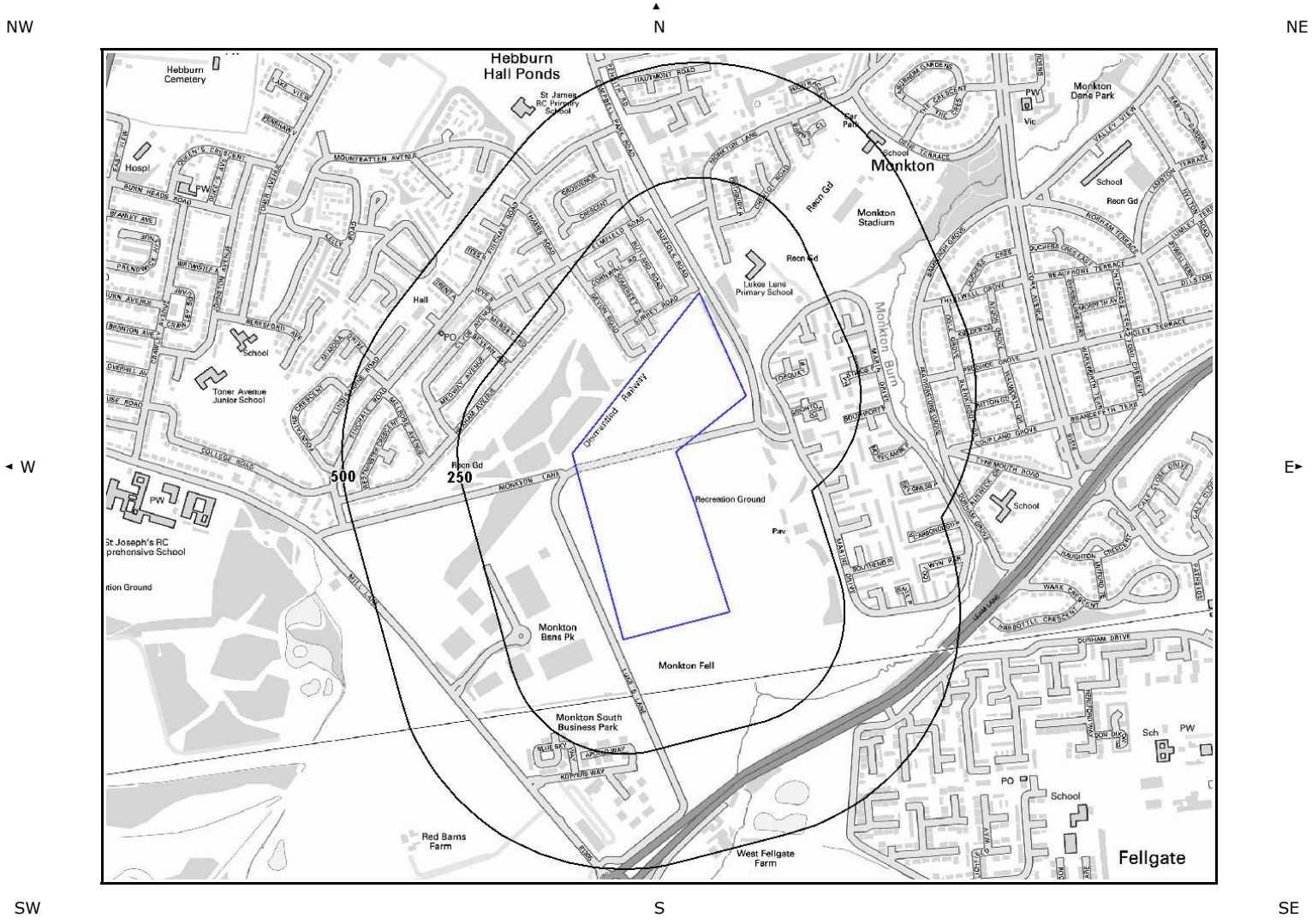
Aquifer Within Bedrock Geology Legend



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




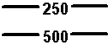
5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



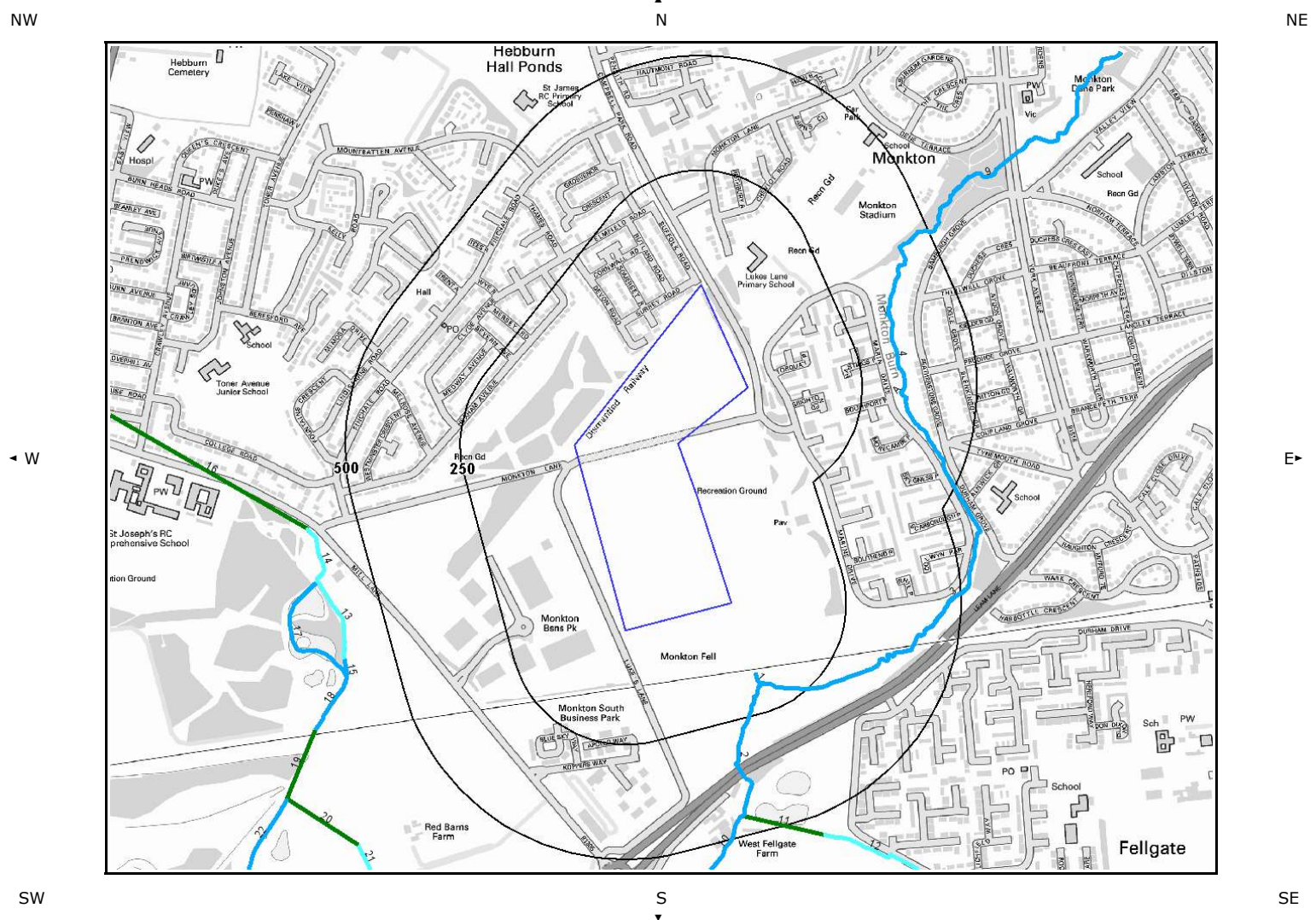
SPZ and Potable Water Abstraction Licenses Legend















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-  Site Outline
-  Source Protection Zone 1 - Inner Catchment
-  Source Protection Zone 2 - Outer Catchment
-  Source Protection Zone 3 - Total Catchment
-  Source Protection Zone 4 - Zone of Special Interest
-  Potable Water Abstraction Licence
-  Search Buffers (m)

5d. Hydrology – Detailed River Network and River Quality



Hydrology Legend

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



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5. Hydrogeology and Hydrology

5.1 Aquifer within Superficial Deposits

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

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

The following aquifer records are shown on the Aquifer within Superficial Geology Map (5a):

ID	Distance [m]	Direction	Designation	Description
12	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
1	41.0	SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
6	457.0	NW	Unknown	Unknown

5.2 Aquifer within Bedrock Deposits

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

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

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (5b):

ID	Distance [m]	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	442.0	NW	Secondary B	Predominantly lower permeability layers which may store/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
3	474.0	N	Secondary B	Predominantly lower permeability layers which may store/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

5.3 Groundwater Abstraction Licences

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

Database searched and no data found.

5.4 Surface Water Abstraction Licences

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

Database searched and no data found.

5.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site? **No**

Database searched and no data found.

5.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site? **No**

Database searched and no data found.

5.7 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site? **No**

Biological Quality:

Database searched and no data found.

Chemical Quality:

Database searched and no data found.

5.8 Detailed River Network

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

The following Detailed River Network records are represented on the Hydrology Map (5d):

ID	Distance	Direction	Details
1	161.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
2	189.0	S	River Name: Monkton Burn Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined

3	189.0	S	River Name: Monkton Burn Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
4	331.0	E	River Name: Monkton Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
5A	332.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
6A	336.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
7	341.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
8A	344.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
9	349.0	NE	River Name: Monkton Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
10	456.0	S	River Name: Monkton Burn Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
11	456.0	S	River Name: Monkton Burn Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined

5.9 Surface Water Features

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

Yes

The following surface water records are not represented on mapping:

Distance to Surface Water (m)	on-site	0-50	51-250
Surface water features within 250m of the study site	No	No	Yes

6. Environment Agency Flood Map

NW

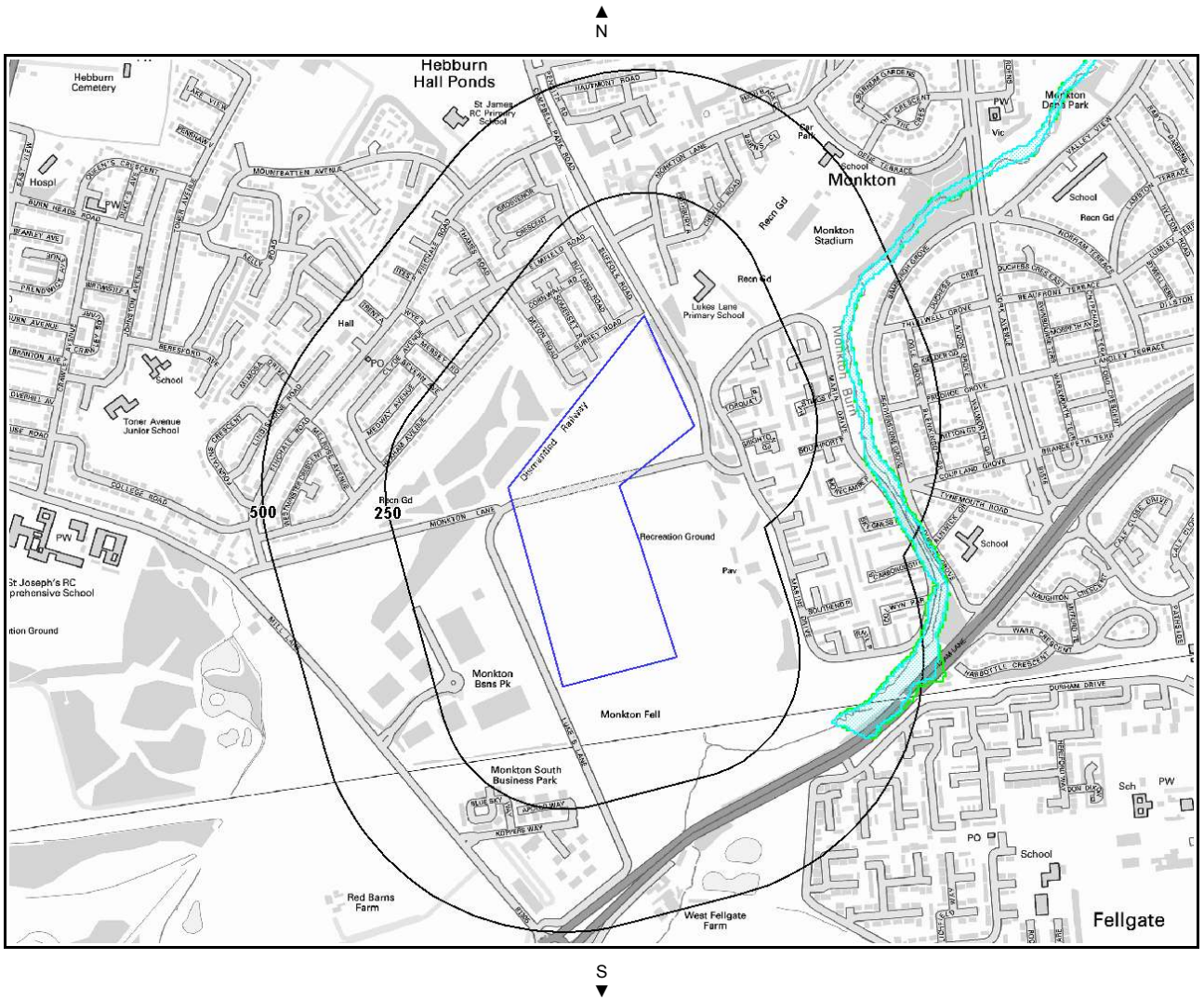
NE

W

E

SW








SE



Environment Agency Flood Legend



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

6. Flooding

6.1 Zone 2 Flooding

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

Is the site within 250m of an Environment Agency indicative Zone 2 floodplain? **No**

Database searched and no data found.

6.2 Zone 3 Flooding

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

Is the site within 250m of an Environment Agency indicative Zone 3 floodplain? **No**

Database searched and no data found.

6.3 Flood Defences

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

6.4 Areas benefiting from Flood Defences

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

6.5 Areas used for Flood Storage

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

6.6 Groundwater Flooding Susceptibility Areas

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

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

6.7 Groundwater Flooding Confidence Areas

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

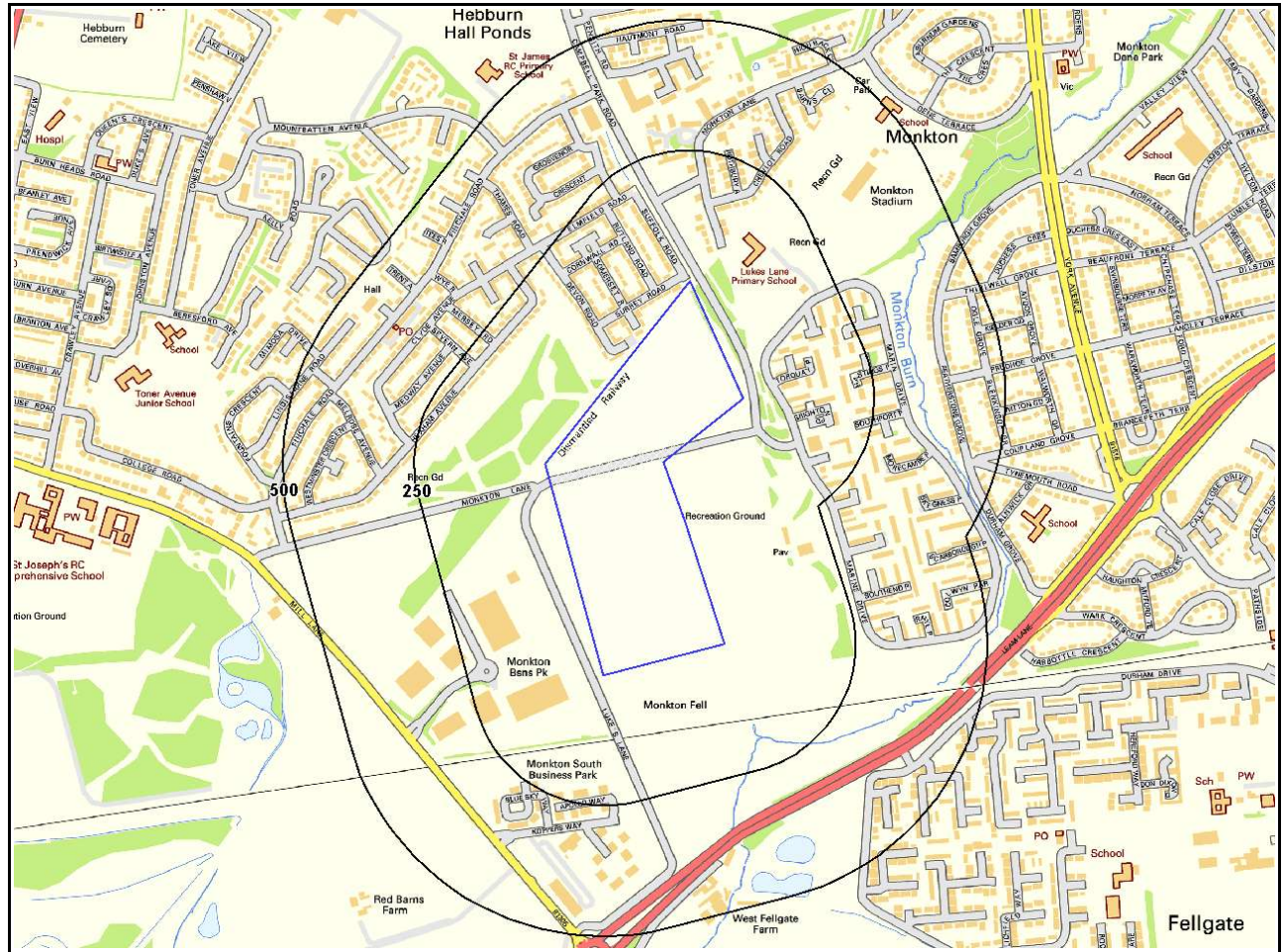
Moderately High

Notes:

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

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

7. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Legend



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- | | | | | |
|-------------------------------------|-------------------------|----------------|-----|---------------------------------|
| Site Outline | SAC | SSSI | NNR | World Heritage Sites |
| 250 Search Buffers (m) | SPA | Ramsar | LNR | Environmentally Sensitive Areas |
| Areas of Outstanding Natural Beauty | Nitrate Sensitive Areas | National Parks | | |

7. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 500m of the study site? No

Records of Sites of Special Scientific Interest (SSSI) within 500m of the study site: 0

Database searched and no data found.

Records of National Nature Reserves (NNR) within 500m of the study site: 0

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 500m of the study site: 0

Database searched and no data found.

Records of Special Protection Areas (SPA) within 500m of the study site: 0

Database searched and no data found.

Records of Ramsar sites within 500m of the study site: 0

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 500m of the study site: 0

Database searched and no data found.

Records of World Heritage Sites within 500m of the study site: 0

Database searched and no data found.

Records of Environmentally Sensitive Areas within 500m of the study site: 0

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 500m of the study site: 0

Database searched and no data found.

Records of National Parks (NP) within 500m of the study site: 0

Database searched and no data found.

Report Reference: [HMD-372-038919](#)

Records of Nitrate Sensitive Areas within 500m of the study site: 0

Database searched and no data found.

Records of Nitrate Vulnerable Zones within 500m of the study site: 0

Database searched and no data found.

8. Natural Hazards Findings

8.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a GroundSure GeoInsight, available from our website. The following information has been found:

8.1.1 Shrink Swell

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

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

Hazard
Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

8.1.2 Landslides

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

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

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

8.1.3 Soluble Rocks

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

Soluble rocks are not present in the search area. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

8.1.4 Compressible Ground

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

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

Hazard
Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.

Report Reference: [HMD-372-038919](#)

8.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site? Null - Negligible

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

8.1.6 Running Sand

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

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

Hazard

Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property no significant increase in insurance risk due to running sand problems is likely.

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

9. Mining

9.1 Coal Mining

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

Yes

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

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

9.2 Shallow Mining

What is the subsidence hazard relating to shallow mining on-site*?

Low-Moderate

*Please note this data is searched with a 150m buffer.

9.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site?

No

Database searched and no data found.

10. Contacts

GroundSure Helpline

Telephone: 08444 159 000
info @ groundsure.com



British Geological Survey (England & Wales)

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email:
enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological
enquiries



Environment Agency

National Customer Contact Centre
PO Box 544
Rotherham
S60 1BY
Tel: 08708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



Health Protection Agency

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



The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG
Tel: 0845 762 6848. DX 716176 Mansfield 5
www.coal-authority.co.uk
Coal mining reports and related enquiries



Ordnance Survey

Romsey Road
Southampton SO16 4GU
Tel: 08456 050505



Local Authority

Authority: South Tyneside Metropolitan Borough Council
Phone: 0191 427 7000
Web: www.southtyneside.info
Address: Town Hall and Civic Offices, Westoe Road, South
Shields, Tyne and Wear, NE33 2RL

Get Mapping PLC

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



Acknowledgements

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Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, English Nature who retain the Copyright and Intellectual Property Rights for the data.

PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028].
This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.

Report Reference: HMD-372-038919

Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

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

"Commercial" means any building which is not Residential.

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

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

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

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

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

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

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

"GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.

"Intellectual Property" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trademark or any other intellectual property rights.

"Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

"Order" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

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

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

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

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

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

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

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

2 Scope of Services

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

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

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

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

2.5 In the event that a Client/Beneficiary opts to take out insurance in conjunction with or as a result of the Services, such insurance shall be subject solely to the terms of any policy issued to it in that respect and GroundSure will have no liability therefor.

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

3 The Client's obligations

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

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

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

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

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

4 Reliance

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

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

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

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

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

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

5 Fees and Disbursements

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

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

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

6 Intellectual Property

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

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

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

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

6.5 The Client and each of the parties set out in clause 4.2 are permitted to make up to 8 (commercial) or 2 (residential) printed copies of the Report only. Further copies of the Report may not be made in whole or in part without the prior written permission of GroundSure who shall be entitled to make a charge for each additional copy.

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

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

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

(iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service; and

(v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.6(v) where such reformatting is in the normal course of providing advice based upon the Services), in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.

6.7 The Client and/or Beneficiary shall and shall procure that any party to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7. Liability

7.1 Nothing in these terms and conditions shall limit GroundSure's liability for causing death or personal injury through negligence or willful default.

7.2 Save as otherwise set out in these conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential except so far as authorised by the Disclosing Party to provide such information in whole or in part to a third party.

7.3 Nothing in these conditions shall affect the statutory rights of a consumer under the applicable consumer protection legislation from time to time.

7.4 In relation to Data Reports, Mapping and Risk Screening Reports, GroundSure's liability under the Contract shall cease upon the expiry of six years from the date when the Beneficiary became aware that it may have a claim against GroundSure in respect of the Services provided always that there shall be no liability at the expiration of twelve years from the completion of the Contract. For the avoidance of doubt, any claims in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause shall survive the expiry of those time periods provided any such claim is actually commenced within six months of notification.

7.5 In relation to Consultancy Services GroundSure's liability under the Contract shall cease upon the expiry of six years from the date the Services were completed.

7.6 GroundSure shall not be liable to the Client or any person to whom the Client provides a copy of a Data Report, Mapping or Risk Screening Report in any circumstances whatsoever unless arising out of a breach on its part of the obligations set out in the Contract.

7.7 GroundSure shall not be liable if the Data Reports, Mapping or Risk Screening Report are used otherwise than as provided or referred to in these conditions and the relevant User Guide.

7.8 Subject to the provisions of clause 7.3, GroundSure makes no representation, warranties, express or implied, as to the accuracy, reliability, completeness, validity or fitness for purpose of any Content and shall not be liable for any omission, error or inaccuracy in relation thereto unless GroundSure should reasonably have been alerted to any omission, error or inaccuracy in the Content.

7.9 Subject to the provisions of clause 7.1 and irrespective of whether multiple parties make use of the same Services the total liability of GroundSure under or in connection with the Contract, whether in contract in tort for breach of statutory duty or otherwise shall not exceed £10 million per claim or series of connected claims,

7.10 Whilst GroundSure will use all reasonable endeavours to maintain operability of its internet ordering service it will not be liable for any loss or damages caused by a delay or loss of use of such service. The Client shall use GroundSure's internet ordering service at its own risk. GroundSure shall not be responsible for any damage to a Client or permitted assignee's computer, software, modem, telephone or other property resulting from the use of GroundSure's internet ordering service.

7.11 The Client accepts, and shall use all reasonable endeavours to procure that anyone who is provided with a copy of the Report accepts, that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of such Data Providers including Content supplied by them.

7.12 GroundSure shall provide the Services using reasonable skill and care, however, GroundSure shall not be liable for any inaccurate statement or risk rating in a Report which resulted from a reasonable interpretation of the Content.

7.13 Subject to clause 7.1, GroundSure shall not be liable to the Client, the Beneficiary or any third party in contract, tort (including, without limitation, negligence) or for misrepresentation or breach of statutory duty or otherwise in respect of any loss of profits, goodwill, revenue or opportunity, or any indirect or consequential loss (even if such loss was reasonably foreseeable).

7.14 GroundSure undertakes for the duration of the liability periods referred to in clauses 7.4 and 7.5 to maintain professional indemnity insurance in respect of its liabilities under this Contract. GroundSure shall produce evidence of such insurance if requested by the Client. A greater level of cover may be available upon request and agreement with the Client.

8 GroundSure right to suspend or terminate

8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:

(i) the Client shall fail to pay any sum due to GroundSure within 28 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.

9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.

10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

11 General

11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.

11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.

11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.

11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

11.6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary's failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Data Providers; or

(viii) changes in law.

11.7 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.

11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.

11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.

11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

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Sirius Geotechnical and Environmental Ltd
Russel House, Mill Road,
Durham, DH7 8HJ

GroundSure Reference:	HMD-372-038920
Your Reference:	C4220/3425/DCB
Report Date	Mar 22, 2011
Report Delivery Method:	Email - pdf

GroundSure GeoInsight

Address: Monkton Fell, South Tyneside

Dear Sir/Madam,

Thank you for placing your order with GroundSure. Please find enclosed the **GroundSure GeoInsight** as requested.

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

Yours faithfully,

A handwritten signature in black ink, appearing to be 'D. Kelly', followed by a large, stylized flourish or mark.

Managing Director
Groundsure Limited

Enc.
GroundSure GeoInsight

Aerial Photograph of Study Site



Site Name: Monkton Fell, South Tyneside
Grid Reference: 431900,563000
Size of Site: 15.16 ha

Aerial photography supplied by Getmapping PLC.
© Copyright Getmapping PLC 2003. All Rights Reserved.

Overview of Findings

The GroundSure GeoInsight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Shallow Mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and GroundSure's unique database including historical surface ground and underground workings.

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

Report Section	Number of records found within (X) m of the study site boundary
1. Geology	Description
1.1 Artificial Ground,	
1.1.1 Is there any Artificial Ground /Made Ground present beneath the study site?*	Yes
1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	Yes
1.2 Superficial Geology & Landslips	
1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?*	Yes
1.2.2 Are there any records relating to permeability of superficial geology within the study site* boundary?	Yes
1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
1.2.4 Are there any records relating to permeability of landslips within the study site* boundary?	No
1.3 Bedrock, Solid Geology & Faults	
1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
1.3.2 Are there any records relating to permeability of bedrock within the study site* boundary?	Yes
1.3.3 Are there any records of faults within 500m of the study site boundary?	Yes
1.3.4 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
1.3.5 Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

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

Source:Scale 1:50,000 BGS Sheet No:021

2. Ground Workings	on-site	0-50	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	0	3	8	-	-
2.2 Historical Underground Workings Features from Small Scale Mapping	0	0	2	0	1
2.3 Current Ground Workings	0	0	0	2	5

3. Mining, Extraction & Natural Cavities	on-site	0-50	51-250	251-500	501-1000
3.1 Historical Mining	0	0	2	0	1
3.2 Coal Mining	1	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
3.4 Non-Coal Mining*	1	0	0	0	0
3.5 Non-Coal Mining Cavities	0	0	0	0	0
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0

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

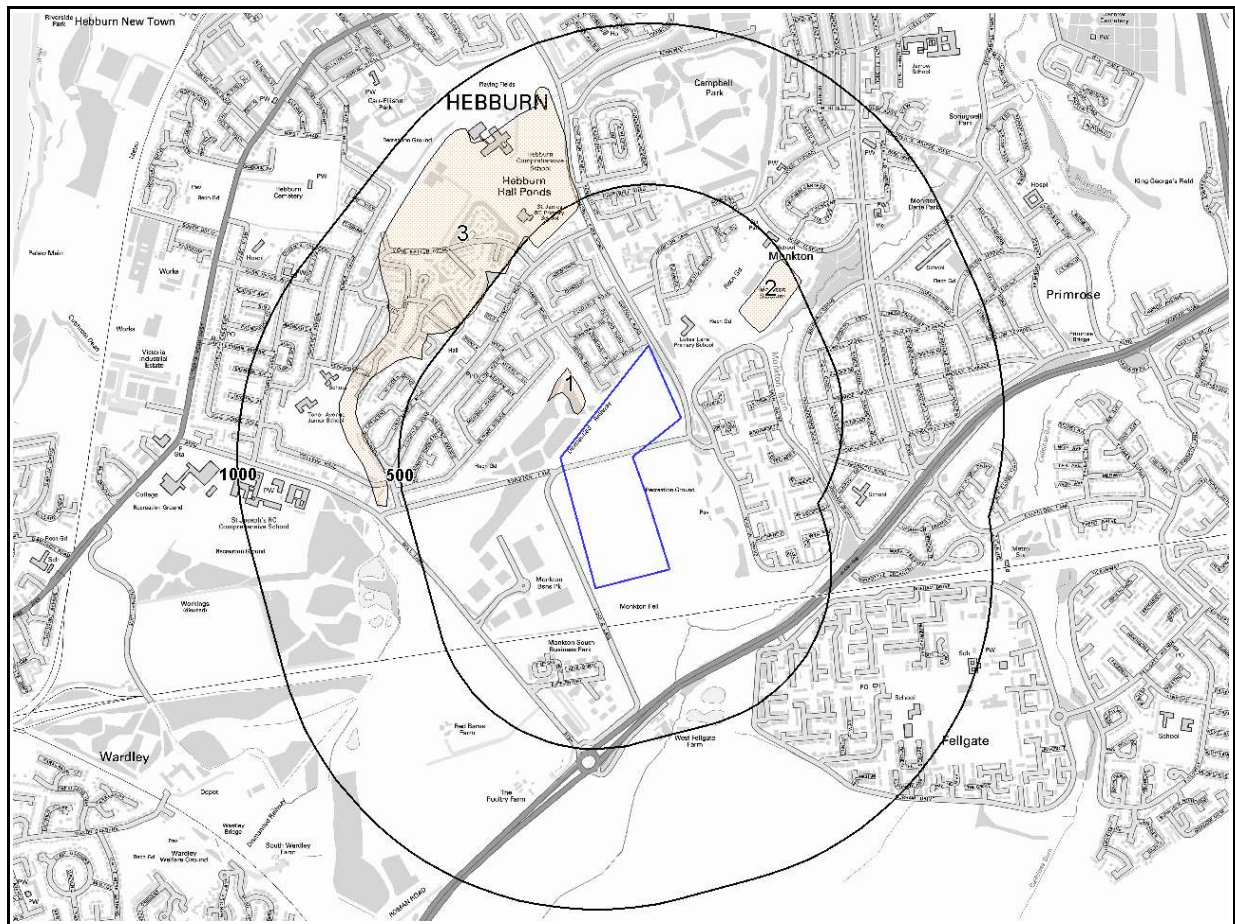
4. Natural Ground Subsidence	on-site*	0-50	51-250	251-500	501-1000
4.1 Shrink-Swell Clay	Low	-	-	-	-
4.2 Landslides	Very Low	-	-	-	-
4.3 Ground Dissolution of Soluble Rocks	Negligible	-	-	-	-
4.4 Compressible Deposits	Moderate	-	-	-	-
4.5 Collapsible Deposits	Negligible	-	-	-	-
4.6 Running Sand	Low	-	-	-	-

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

5. Borehole Records	on-site	0-50	51-250	251-500	501-1000
5.1 BGS Recorded Boreholes	0	6	25	-	-

6. Estimated Background Soil Chemistry	on-site	0-50	51-250	251-500	501-1000
6.1 Records of Background Soil Chemistry	8	2	0	-	-

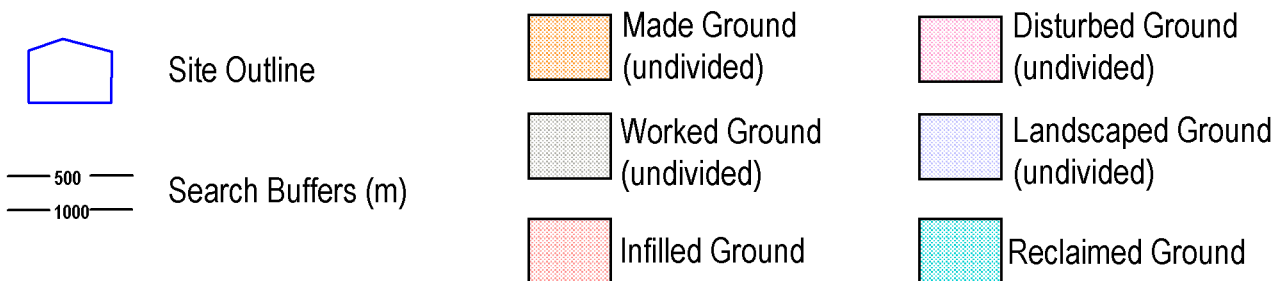
1.1 Artificial Ground Map



Artificial Ground Legend



Crown Copyright. All Rights Reserved
 Licence Number: 100035207



Geological information represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

1.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:021

1.1.1 Artificial/Made Ground

Are there any records of Artificial/Made Ground within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	39.0	NW	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	299.0	NE	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
3	457.0	NW	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

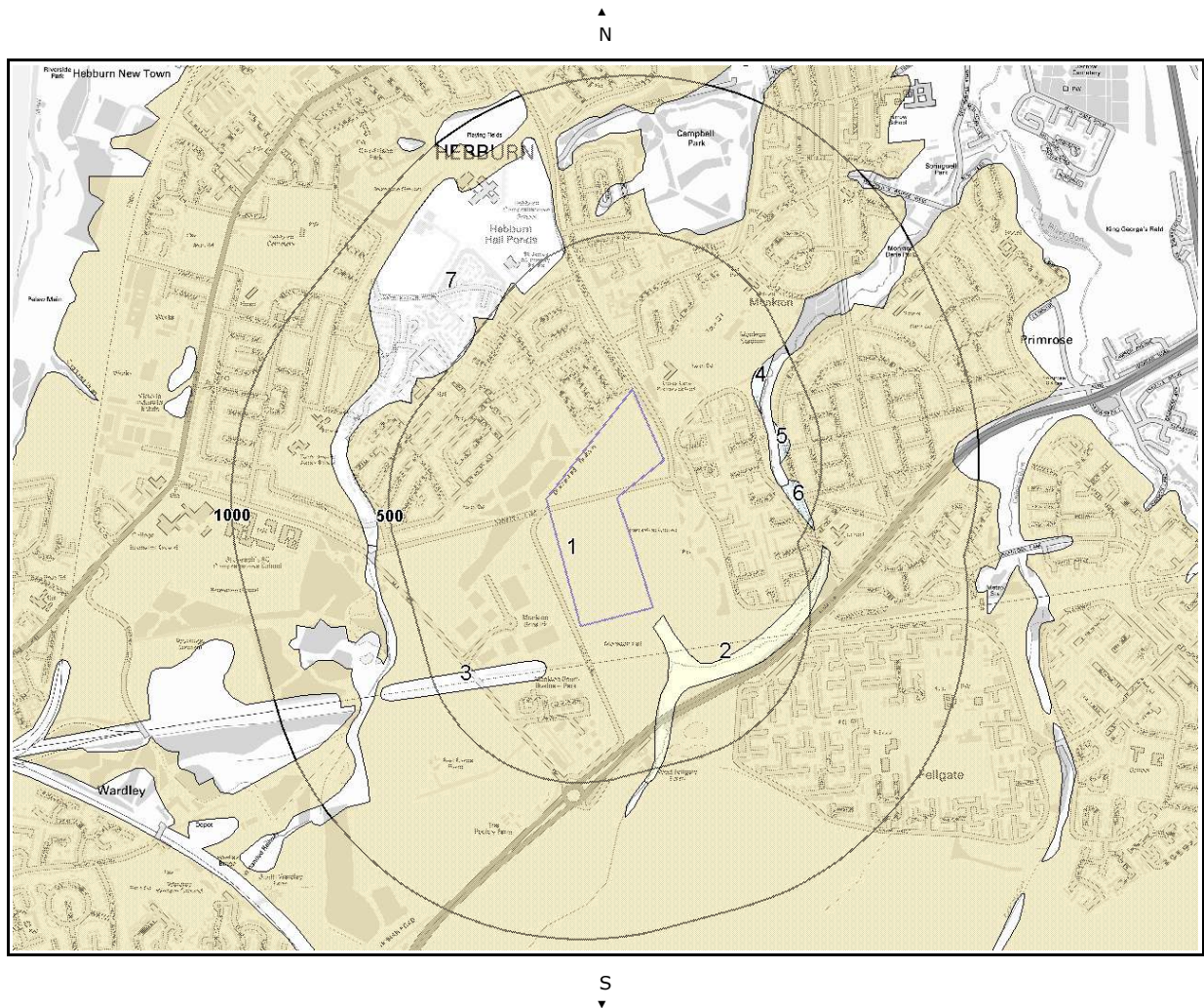
1.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site* boundary? Yes

Distance (m)	Direction	Flow type	Maximum Permeability	Minimum Permeability
39.0	NW	Intergranular	Very High	Very Low

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

1.2 Superficial Deposits and Landslips Map



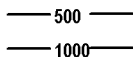
Superficial and Landslips Legend



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Site Outline



Search Buffers (m)

Geological information represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

1.2 Superficial Deposits and Landslips

1.2.1 Superficial Deposits/Drift Geology

Are there any records of Superficial Deposits/Drift Geology within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	Lex Code	Description	Rock Description
1	0.0	On Site	PELC-CLAY	PELAW CLAY MEMBER	CLAY
2	41.0	SE	ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
3	165.0	SW	GLLDD-CLSI	GLACIOLACUSTRINE DEPOSITS, DEVENSIAN	CLAY AND SILT
4	339.0	NE	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
5	365.0	E	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
6	381.0	E	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
7	457.0	NW	SUPNM-UNKN	SUPERFICIAL THEME NOT MAPPED [FOR DIGITAL MAP USE ONLY]	UNKNOWN/UNCLASSIFIED ENTRY

1.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site* boundary? Yes

Distance (m)	Direction	Flow type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	Low	Very Low
41.0	SE	Intergranular	High	Very Low

1.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

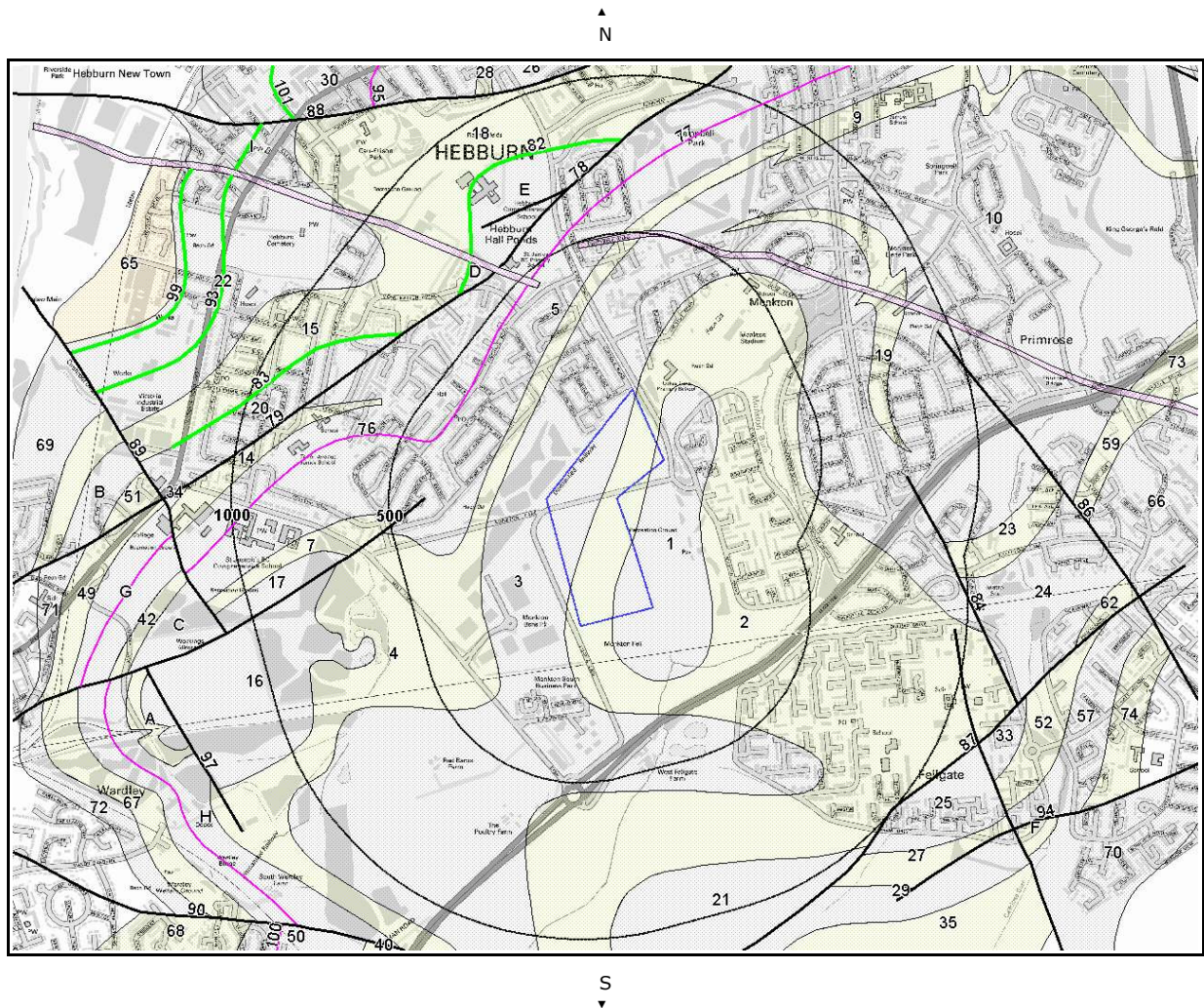
1.2.4 Landslip Permeability

Are there any records relating to permeability of landslips within the study site* boundary? No

Database searched and no data found.

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

1.3 Bedrock and Faults Map



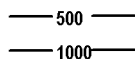
Bedrock & Faults Deposits Legend



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Site Outline



Search Buffers (m)

Geological information represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:021

1.3.1 Bedrock/Solid Geology

Records of Bedrock/Solid Geology within 500m of the study site boundary:

ID	Distance (m)	Direction	LEX Code	Rock Description	Rock Age
1	0.0	On Site	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsoviaian (westphalian C) / Duckmantian (westphalian B)
2	0.0	On Site	PMCM-SDST	Pennine Middle Coal Measures Formation - Sandstone	Bolsoviaian (westphalian C) / Duckmantian (westphalian B)
3	0.0	On Site	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsoviaian (westphalian C) / Duckmantian (westphalian B)
4	153.0	W	PMCM-SDST	Pennine Middle Coal Measures Formation - Sandstone	Bolsoviaian (westphalian C) / Duckmantian (westphalian B)
5	206.0	W	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsoviaian (westphalian C) / Duckmantian (westphalian B)
6	442.0	NW	HBDY-MIGA	Hebburn Dyke - Microgabbro	Palaeogene
7	446.0	W	PMCM-SDST	Pennine Middle Coal Measures Formation - Sandstone	Bolsoviaian (westphalian C) / Duckmantian (westphalian B)
8	474.0	N	HBDY-MIGA	Hebburn Dyke - Microgabbro	Palaeogene
9	497.0	N	PMCM-SDST	Pennine Middle Coal Measures Formation - Sandstone	Bolsoviaian (westphalian C) / Duckmantian (westphalian B)

1.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site* boundary? **Yes**

Distance (m)	Direction	Flow type	Maximum Permeability	Minimum Permeability
0.0	On Site	Fracture	Moderate	Low
0.0	On Site	Fracture	High	Moderate
0.0	On Site	Fracture	Moderate	Low

1.3.3 Faults

Are there any records of Faults within 500m of the study site boundary? **Yes**

ID	Distance (m)	Direction	Category Description	Feature Description
75	386.0	W	FAULT	Normal fault, inferred
C				
76	393.0	NW	FOSSIL_HORIZON	Fossil horizon, marine band
77	476.0	NW	FOSSIL_HORIZON	Fossil horizon, marine band

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as Faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

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

1.3.4 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?

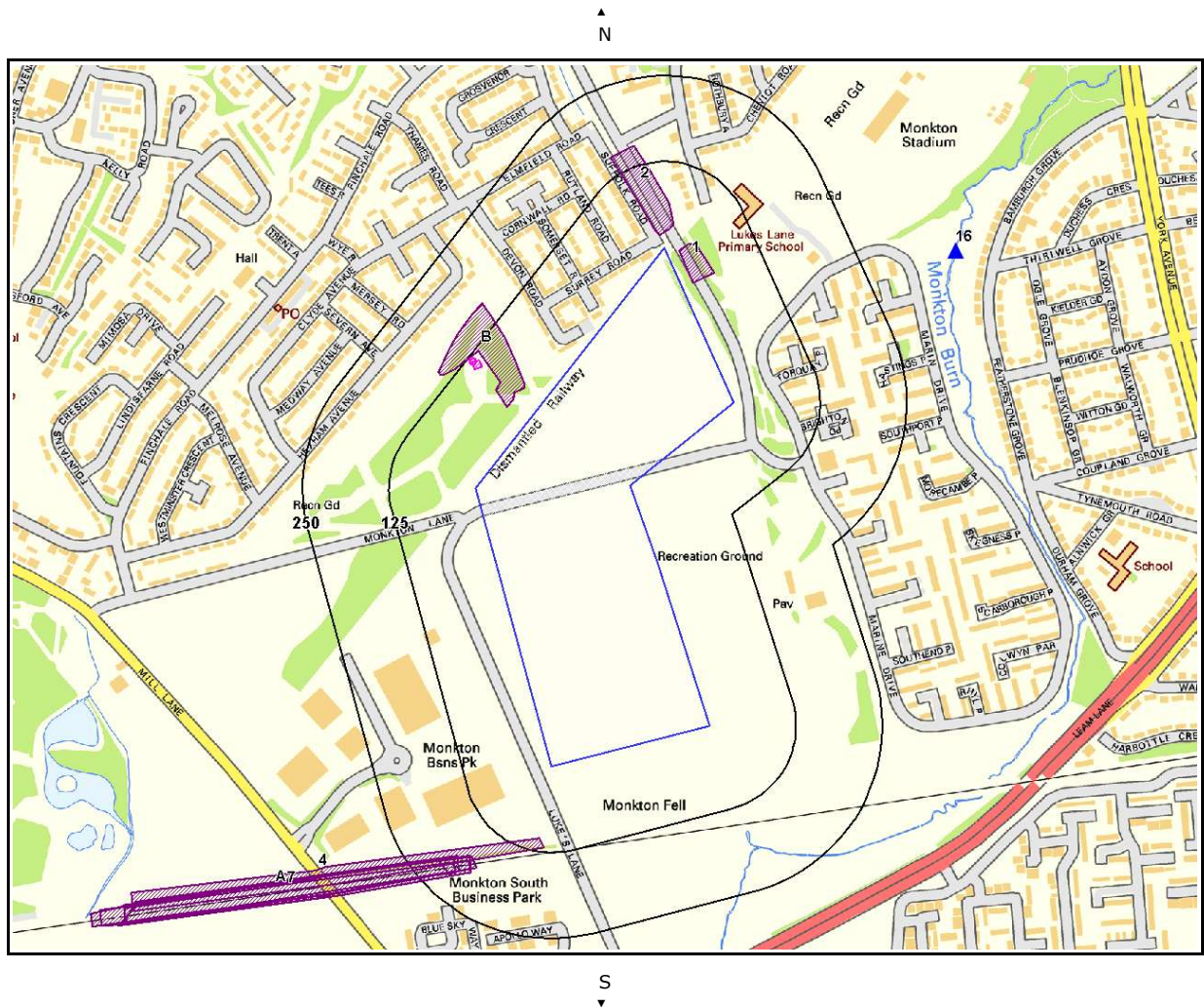
The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

1.3.5 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary





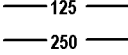
2. Ground Workings Map



Ground Workings Legend



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-  Site Outline
-  Historic Surface Ground Workings
-  Historic Underground Workings
-  Current Ground Workings
-  Search Buffers (m)

2. Ground Workings

2.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on GroundSure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping.

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? **Yes**

The following Historical Surface Ground Working Features are provided by GroundSure:

ID	Distance (m)	Direction	NGR	Use	Date
1	18.0	NE	431971,563323	Unspecified Heap	1965
2	20.0	N	431891,563429	Unspecified Heap	1965
3B	34.0	NW	431659,563189	Refuse Heap	1965
4	105.0	S	431450,562433	Cuttings	1857
5A	174.0	SW	431379,562409	Cuttings	1940
6A	176.0	SW	431375,562410	Cuttings	1938
7	182.0	SW	431393,562406	Cuttings	1921
8A	188.0	SW	431384,562412	Cuttings	1992
9A	188.0	SW	431384,562412	Cuttings	1973
10	195.0	SW	431379,562409	Cuttings	1965
A					
11	213.0	SW	431352,562405	Cuttings	1895
A					

2.2 Historical Underground Workings Features derived from Historical Mapping

This data is derived from the GroundSure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? **Yes**

The following Historical Underground Working Features are provided by GroundSure:

ID	Distance (m)	Direction	NGR	Use	Date
12B	102.0	NW	431652,563175	Unspecified Disused Shaft	1965
13B	112.0	NW	431647,563180	Unspecified Old Shaft	1940
Not shown	812.0	SW	430505,562095	Colliery	1921

2.3 Current Ground Workings

This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

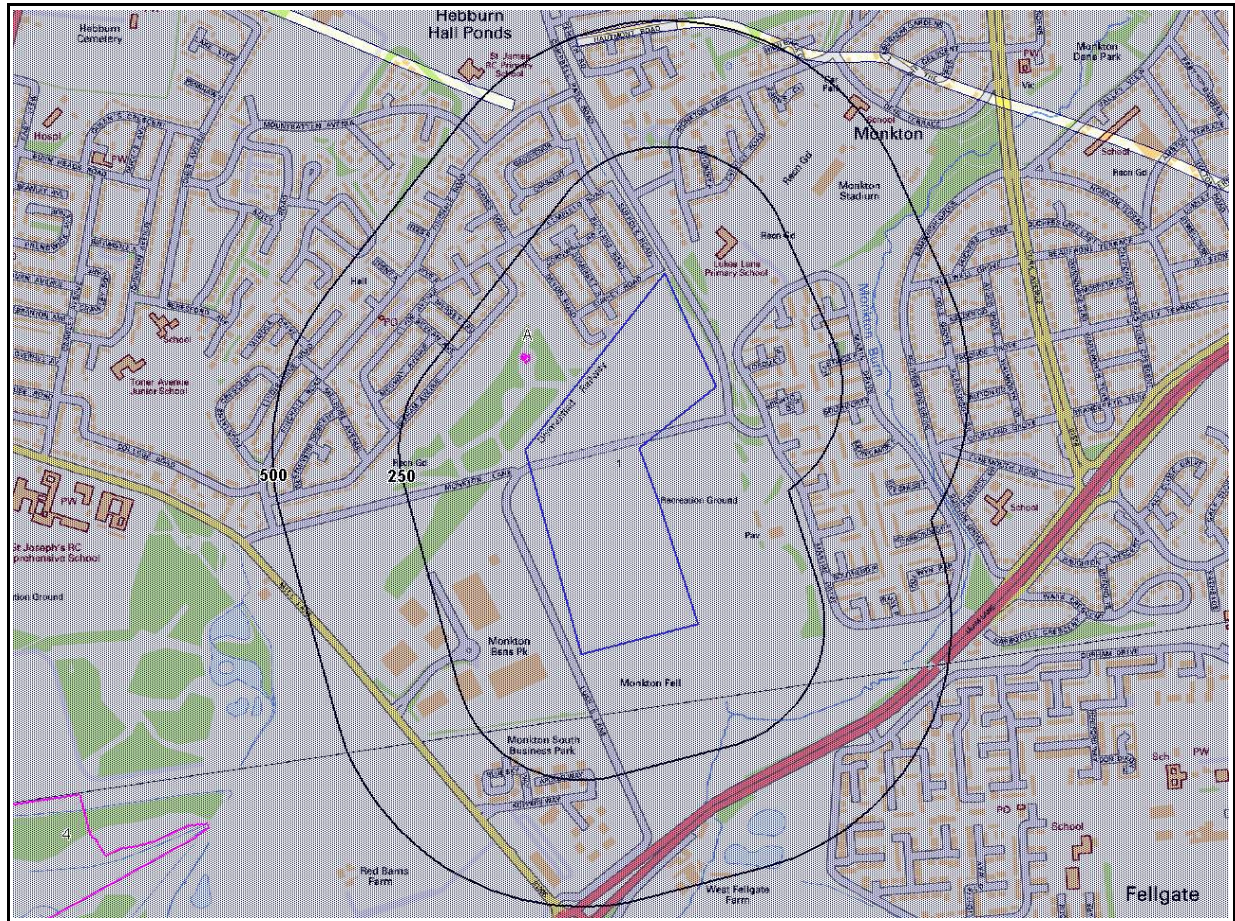
Are there any BGS Current Ground Workings within 1000m of the study site boundary? **Yes**

Report Reference: [HMD-372-038920](#)

The following Current Ground Workings information is provided by British Geological Society:

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	364.0	S	431645, 562245	Coal, Deep	Church Pit	Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun' Ee' - Scots)	Ceased
16	383.0	NE	432346, 563340	Sandstone	Monkton	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	822.0	SW	431100, 562100	Clay & Shale	Red Barns Quarry	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Active
Not shown	854.0	W	430900, 562500	Clay & Shale	Pelaw	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	854.0	W	430900, 562500	Clay & Shale	Pelaw	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	968.0	SW	431200, 561800	Clay & Shale	Red Barns Extension	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	988.0	NW	431410, 564190	Sandstone	Hebburn Hall	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

3. Mining, Extraction & Natural Cavities Map



Mining, Extraction & Natural Cavities Legend



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3. Mining, Extraction & Natural Cavities

3.1 Historical Mining

This dataset is derived from GroundSure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary? **Yes**

The following Historical Mining information is provided by Groundsure :

ID	Distance (m)	Direction	NGR	Details	Date
2A	102.0	NW	431652,563175	Unspecified Disused Shaft	1965
3A	112.0	NW	431647,563180	Unspecified Old Shaft	1940
4	812.0	SW	430505,562095	Colliery	1921

3.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary? **Yes**

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

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

3.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

Are there any JPB Mining areas within 1000m of the study site boundary? **No**

The following information provided by JPB is not represented on Mapping:

Database searched. No results found.

3.4 Non – Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

Are there any Non-Coal Mining areas within 1000m of the study site boundary? **Yes**

The following non-coal mining information is provided by the BGS:

ID	Distance (m)	Direction	Name	Commodity	Assessment of likelihood
----	--------------	-----------	------	-----------	--------------------------

Report Reference: [HMD-372-038920](#)

1	0.0	On Site	Not given	Vein Mineral	Rare - Infrequent minor mining may have occurred but restricted in extent.
---	-----	---------	-----------	--------------	--

3.5 Non – Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled "Review of mining instability in Great Britain, 1990" PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary? **No**

Database searched and no data found.

3.6 Natural Cavities

This dataset provides information based on Peter Brett Associates natural cavities database.

Are there any Natural Cavities within 1000m of the study site boundary? **No**

Database searched and no data found.

3.7 Brine Extraction

This dataset provides information from the Brine Compensation Board which has been discontinued and is now covered by the Coal Authority.

Are there any Brine Extraction areas within 1000m of the study site boundary? **No**

Database searched and no data found.

3.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary? **No**

Database searched and no data found.

3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level. More detailed information on potential Tin Mining may be found in Section 3.3 – Non-Coal Mining Hazards.

Are there any Tin Mining areas within 1000m of the study site boundary? **No**

Database searched and no data found.

3.10 Clay Mining

This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

Are there any Clay Mining areas within 1000m of the study site boundary?

No

Database searched and no data found.

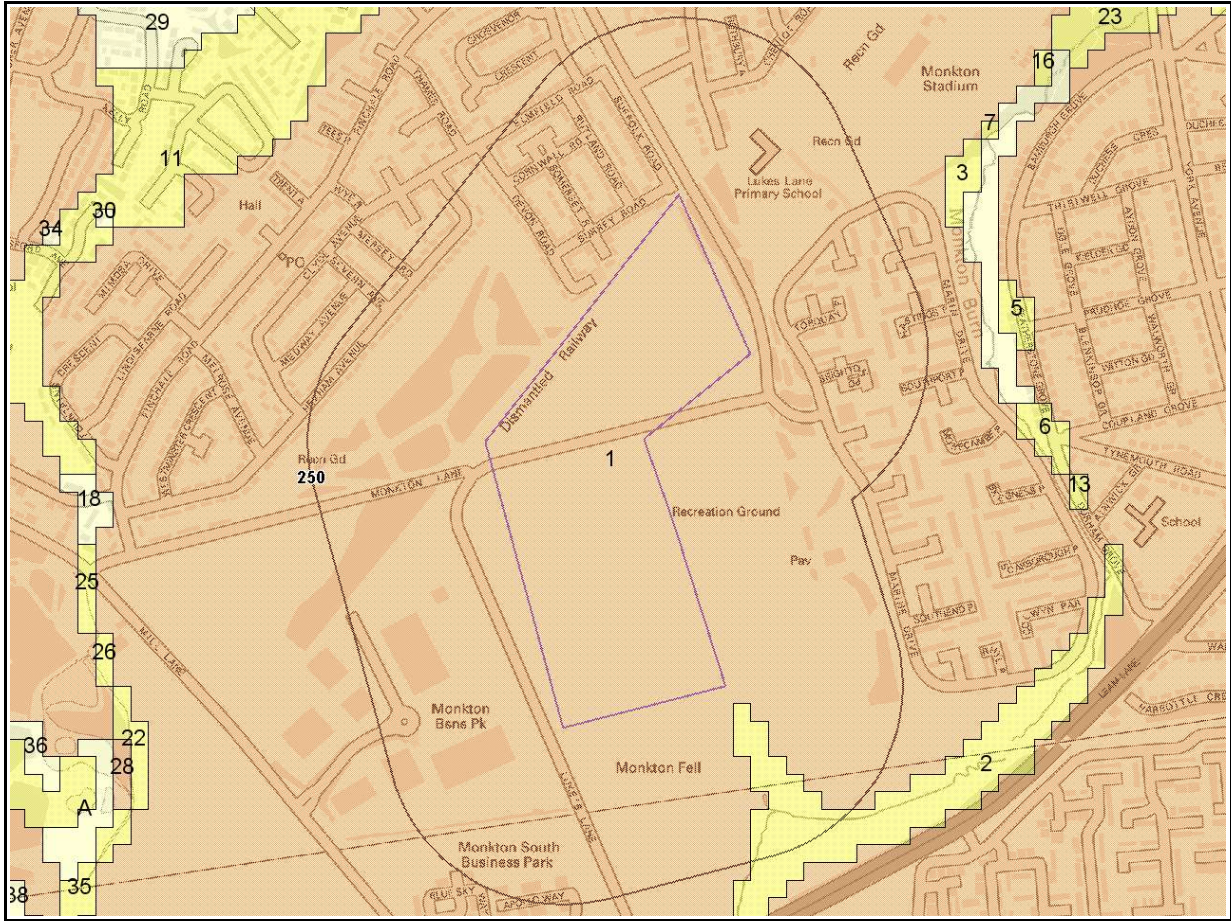
4. Natural Ground Subsidence

4.1 Shrink-Swell Clay Map

NW

▲
N

NE



◀ W

▶ E

SW

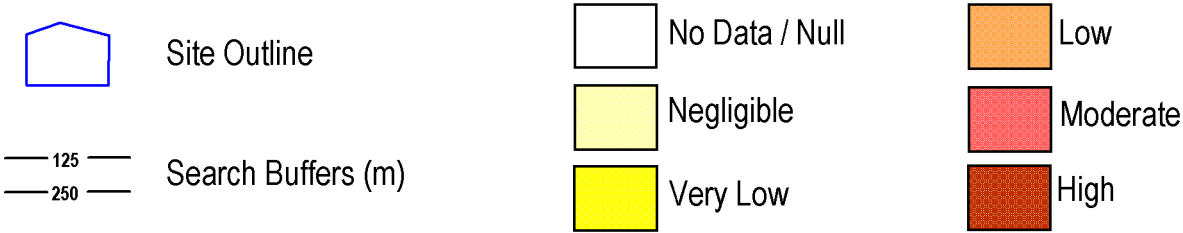
▼
S

SE

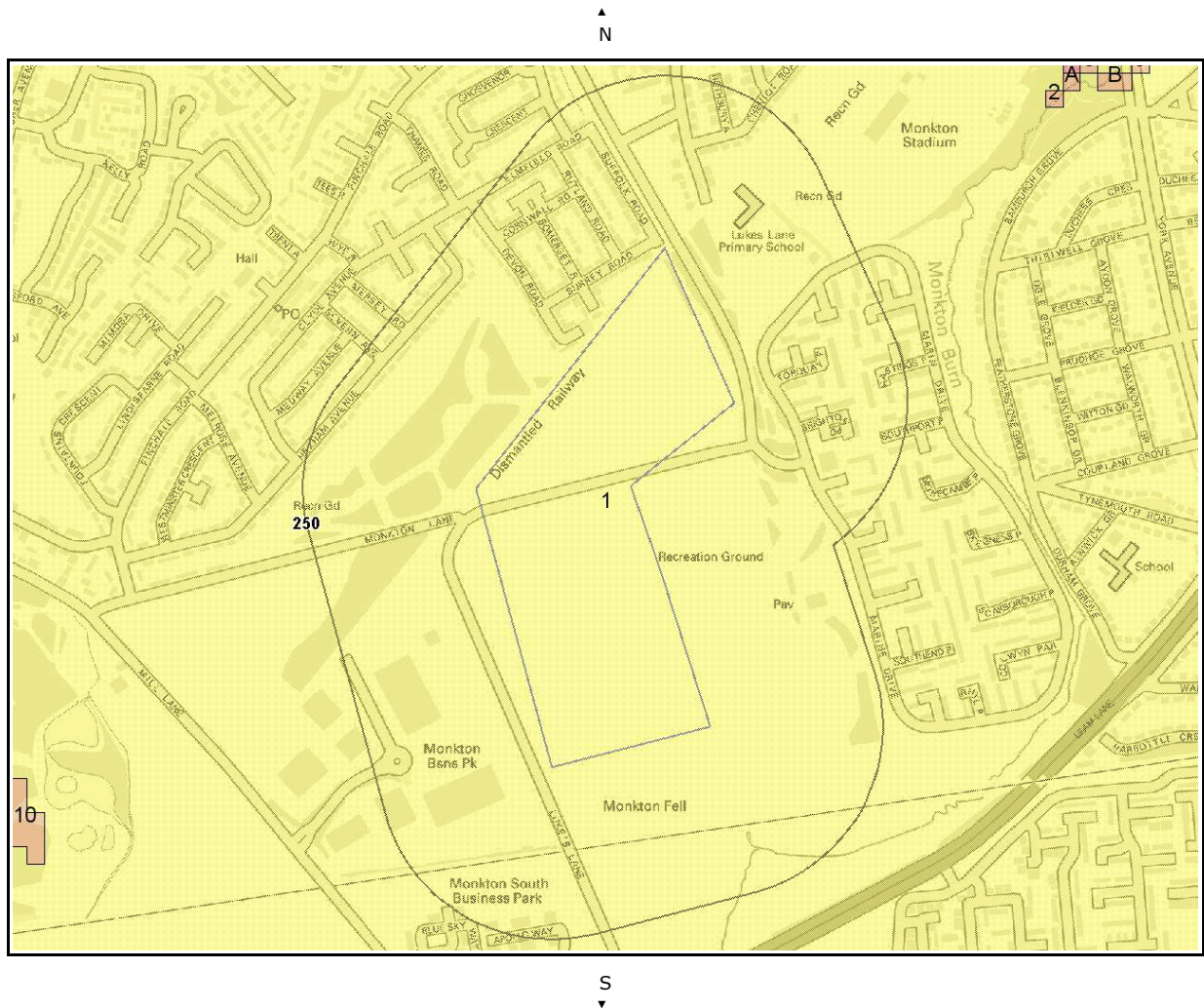
Shrink-Swell Clay Legend



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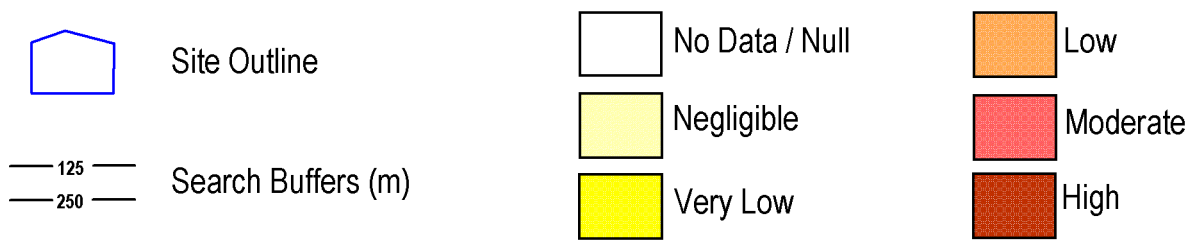
4.2 Landslides Map



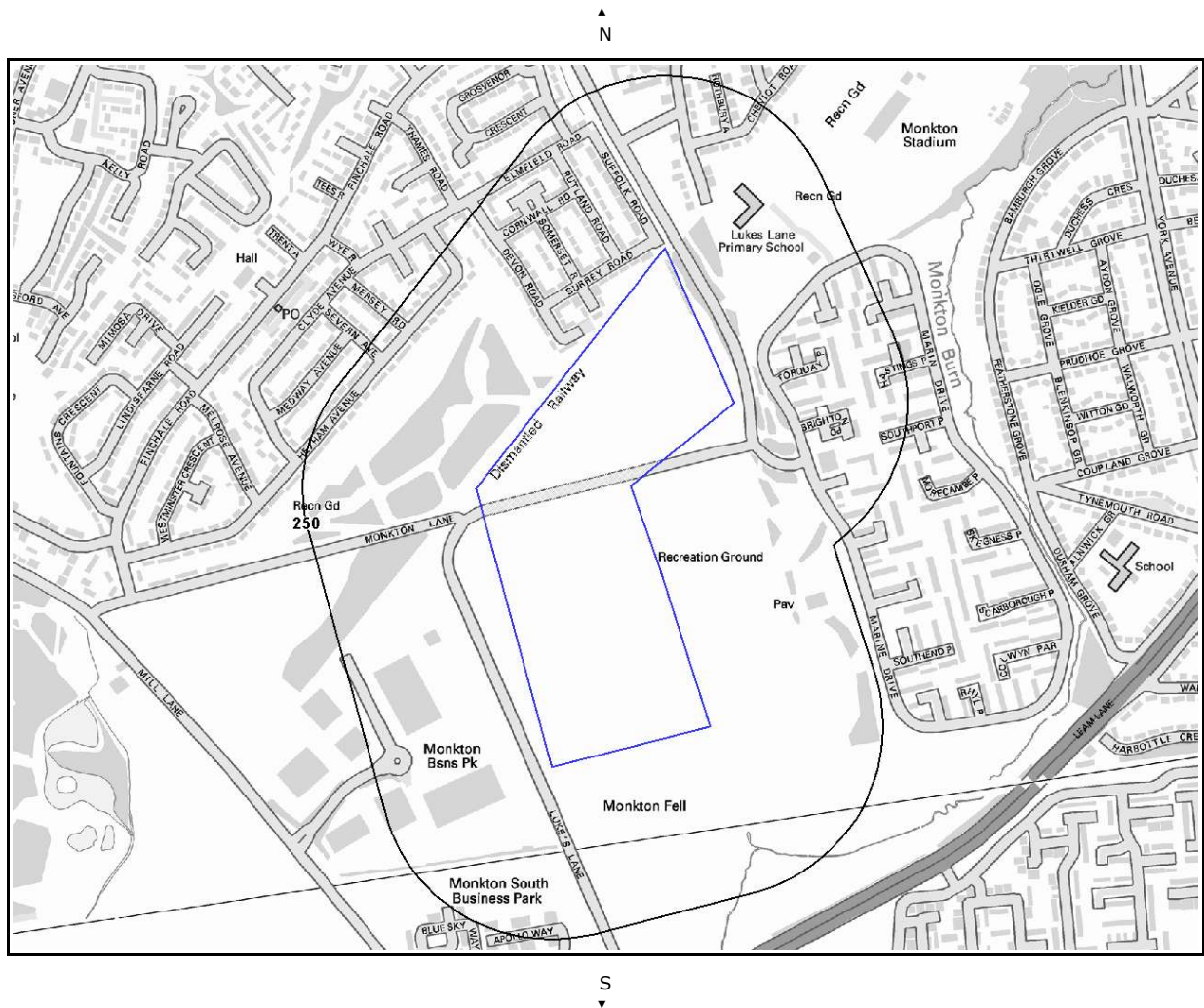
Landslides Legend



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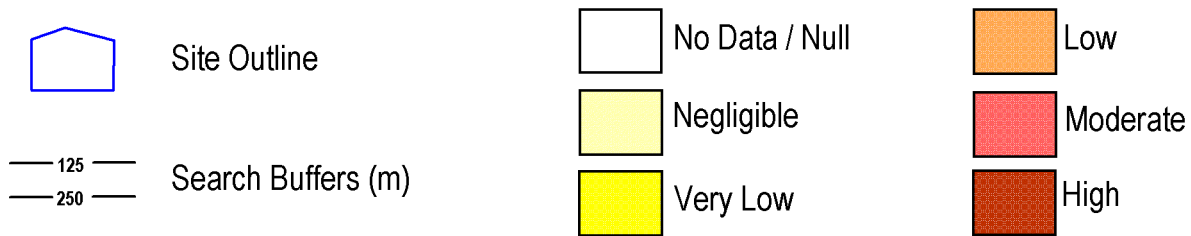
4.3 Ground Dissolution Soluble Rocks Map



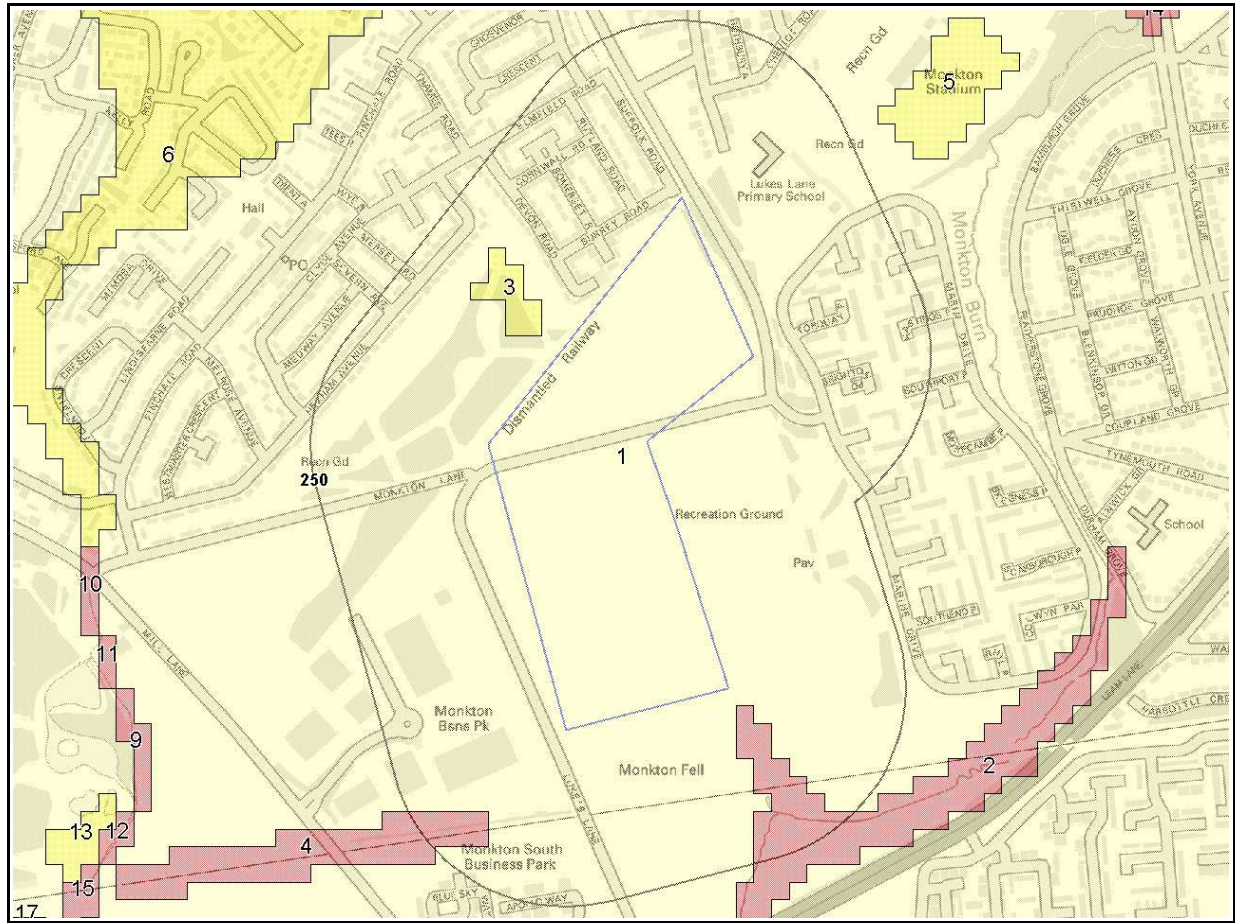
Ground Dissolution Soluble Rocks Legend



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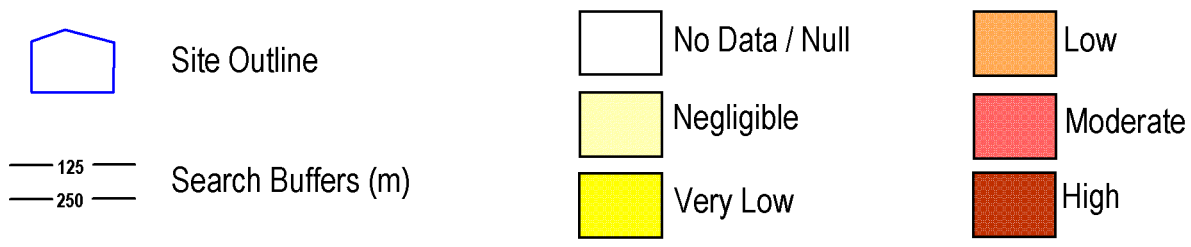
4.4 Compressible Deposits Map



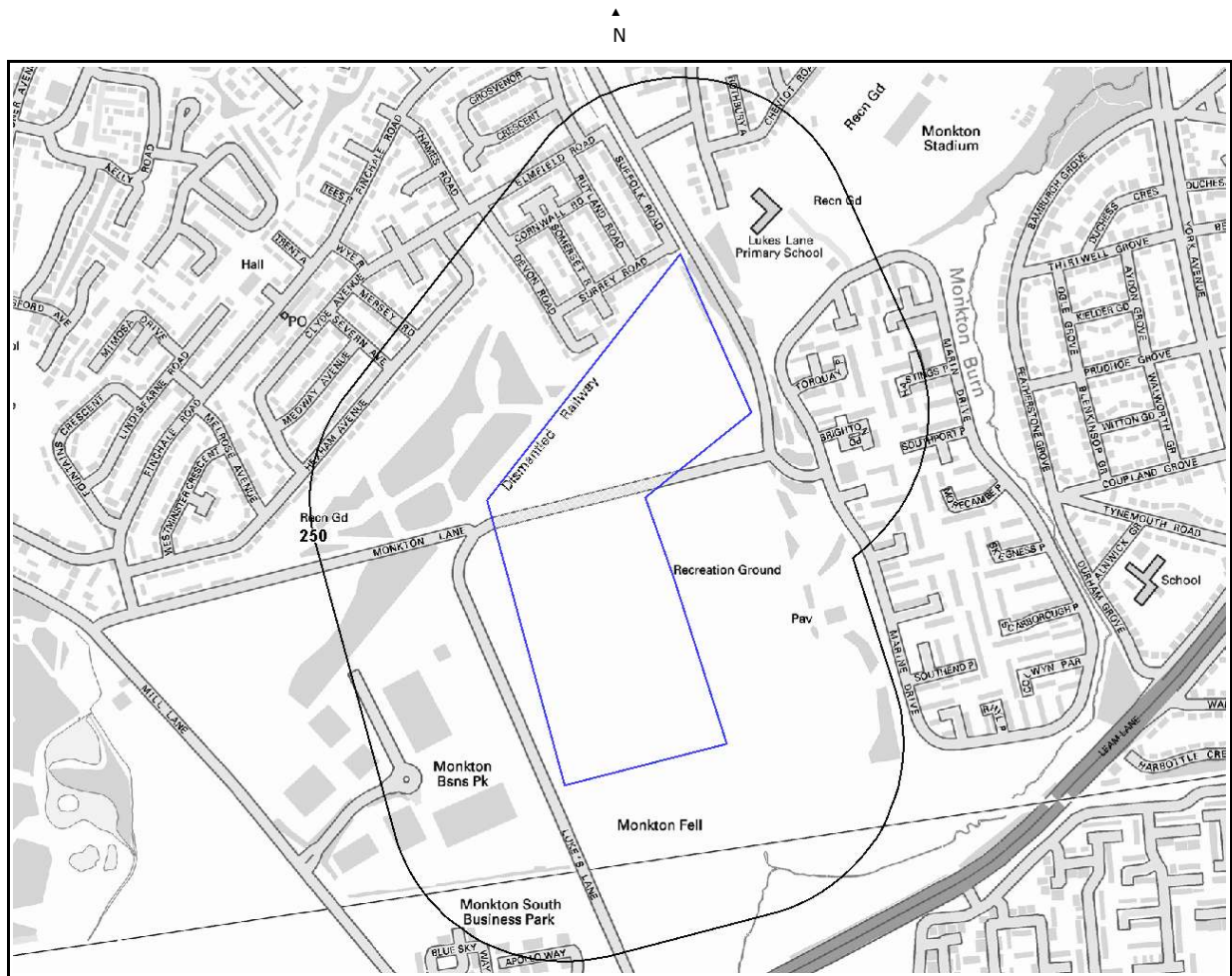
Compressible Deposits Legend



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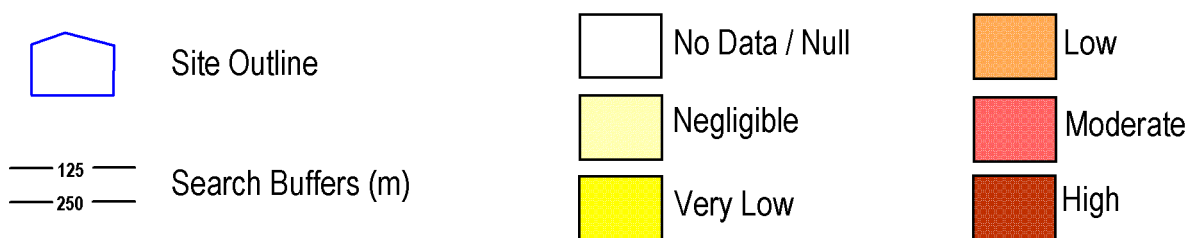
4.5 Collapsible Deposits Map



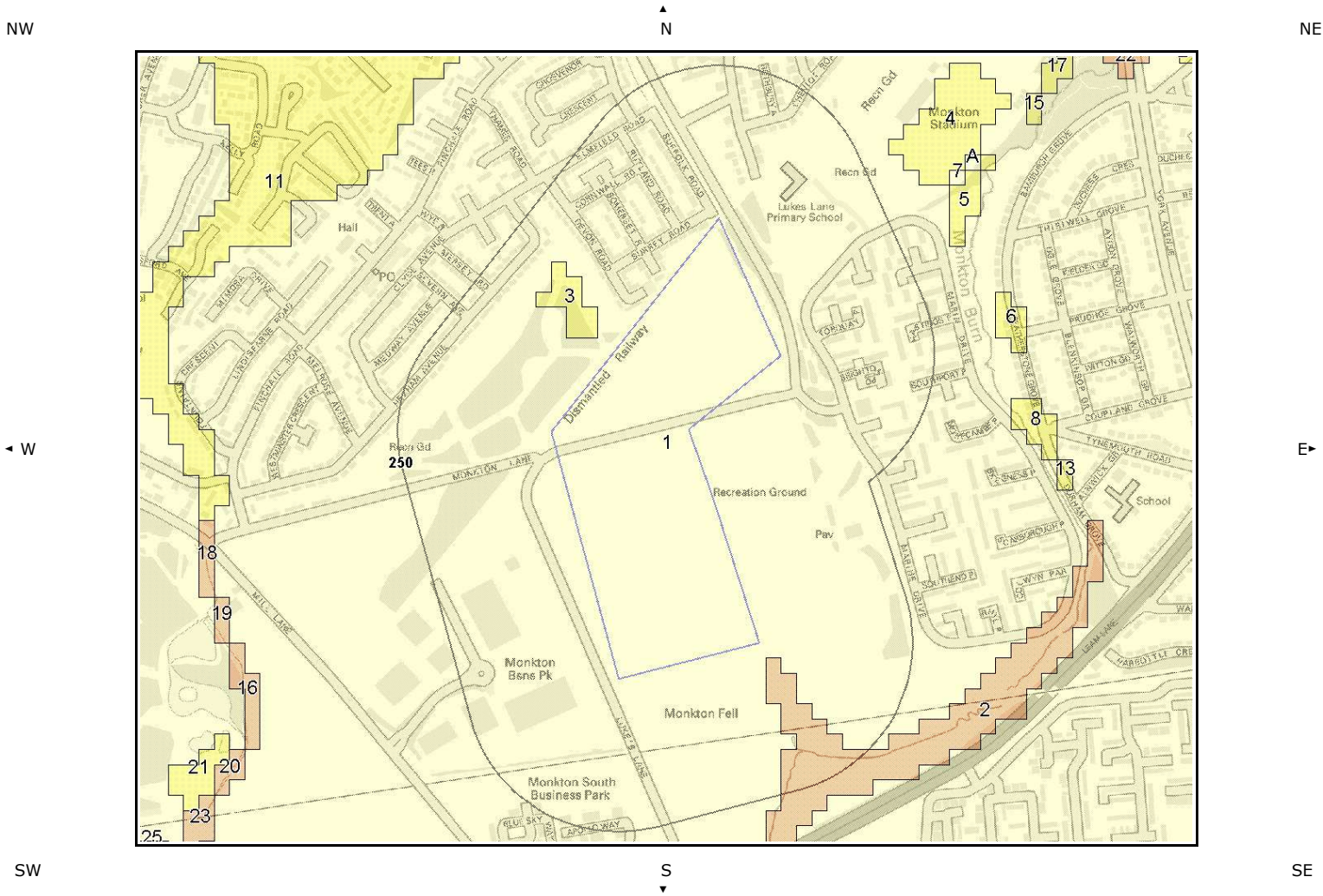
Collapsible Deposits Legend



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4.6 Running Sand Map



Running Sand Legend



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	Site Outline		No Data / Null		Low
	Search Buffers (m)		Negligible		Moderate
			Very Low		High

4. Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site* boundary? Moderate

4.1 Shrink – Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Low	Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.
2	27.0	S	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

4.3 Ground Dissolution of Soluble Rocks

The following Soluble Rocks information provided by the British Geological Survey:

Distance (m)*	Direction	Hazard Rating	Details
0.0	On site	Null-Negligible	Soluble rocks are not present in the search area. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

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

4.4 Compressible Deposits

The following Compressible Ground information provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.
2	27.0	S	Moderate	Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build - consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property - possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.
3	36.0	NW	Very Low	Very low potential for compressible deposits to be present. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

4.5 Collapsible Deposits

The following Collapsible Rocks information is provided by the British Geological Survey:

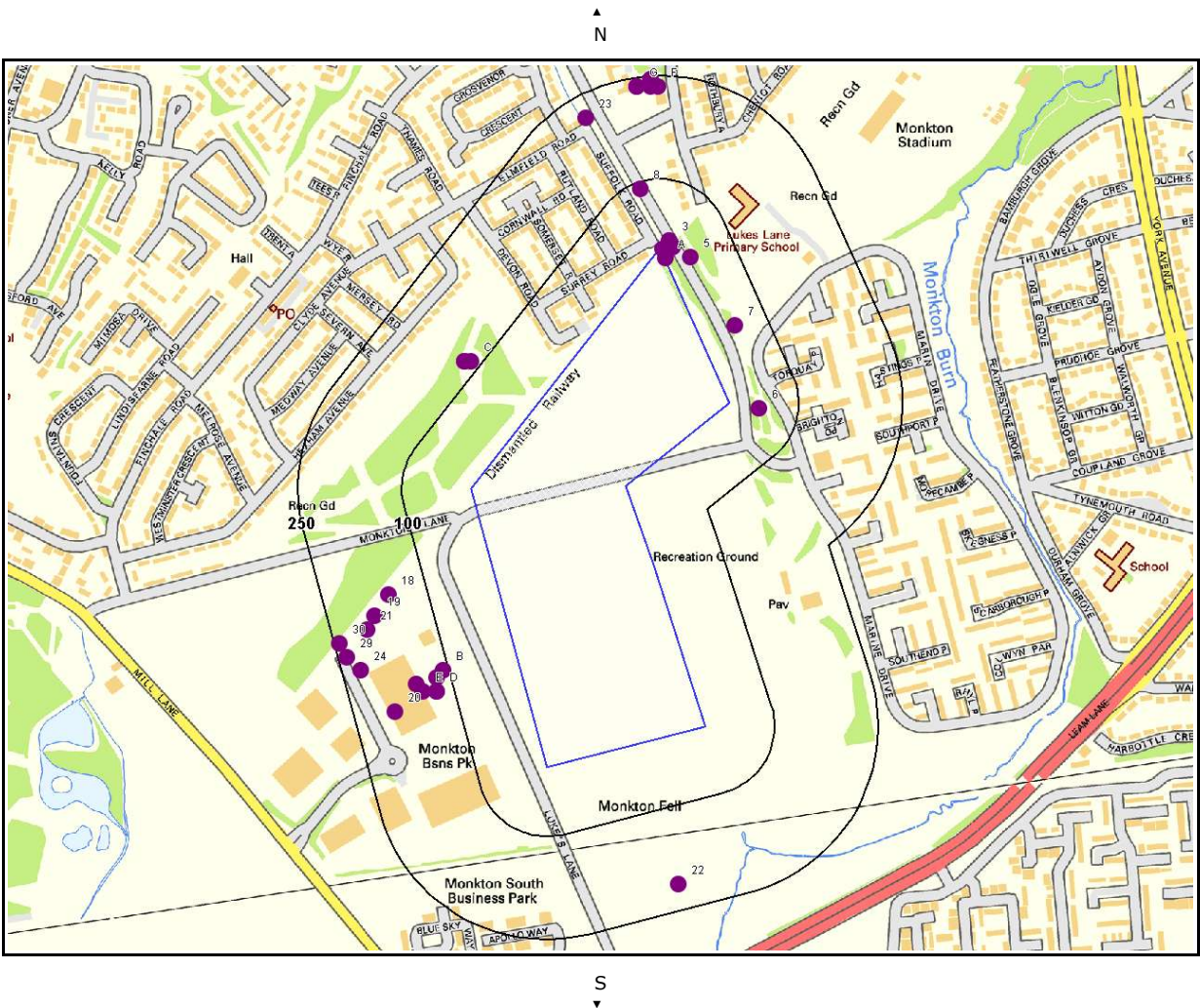
Distance (m)*	Direction	Hazard Rating	Details
0.0	On site	Null-Negligible	No Indicators for collapsible deposits identified. No Special actions required to avoid problems due to collapsible deposit.

4.6 Running Sands

The following Running Sands information is provided by the British Geological Survey:



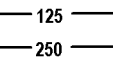
ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.
2	27.0	S	Low	Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build - consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property - no significant increase in insurance risk due to running sand problems is likely.
3	36.0	NW	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

5. Borehole Records Map



Borehole Records Legend



-  Site Outline
-  Borehole Locations
-  Search Buffers (m)

5. Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary:

31

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length (m)	Borehole Name
1A	1.0	NE	431932,563330	NZ36SW427	3.05	ROAD BRIDGE OVER MINERAL RAILWAY, HEBBURN. BH 1
2A	2.0	NE	431927,563343	NZ36SW428	3.05	ROAD BRIDGE OVER MINERAL RAILWAY, HEBBURN. BH 2
3	16.0	NE	431937,563356	NZ36SW429	3.05	ROAD BRIDGE OVER MINERAL RAILWAY, HEBBURN. BH 3
4A	16.0	NE	431942,563346	NZ36SW430	3.05	ROAD BRIDGE OVER MINERAL RAILWAY, HEBBURN. BH 4
5	34.0	NE	431968,563331	NZ36SW422	9.75	HEBBURN MAIN OUTFALL SEWER (MILL LANE EXTENSION). BH 3
6	43.0	E	432067,563112	NZ36SW420	7.32	HEBBURN MAIN OUTFALL SEWER (MILL LANE EXTENSION). BH 1
7	52.0	NE	432032,563232	NZ36SW421	9.14	HEBBURN MAIN OUTFALL SEWER (MILL LANE EXTENSION). BH 2
8	89.0	N	431895,563430	NZ36SW424	9.14	HEBBURN MAIN OUTFALL SEWER (MILL LANE EXTENSION). BH 4
9B	108.0	W	431610,562730	NZ36SW13752/2 1	13.0	DURHAM MONKTON COKING PLANT 21
10C	114.0	NW	431650,563180	NZ36SW184	275.84	MONKTON SHAFT
11B	120.0	W	431600,562720	NZ36SW13752/2 2	12.0	DURHAM MONKTON COKING PLANT 22
12C	122.0	NW	431640,563180	NZ36SW2/A	70.1	MONKTON PIT SHAFT BOREHOLE U/G BH
13C	122.0	NW	431640,563180	NZ36SW2	275.84	MONKTON SHAFT JARROW
14D	126.0	W	431600,562700	NZ36SW166/316	116.0	HEBBURN MONKTON COKE WORKS
15D	126.0	W	431600,562700	NZ36SW181	116.0	MONKTON COKE WORKS
16E	145.0	W	431580,562700	NZ36SW13795/3	11.0	MONKTON COKING PLANT BH3
17E	152.0	W	431570,562710	NZ36SW13795/4	1.0	MONKTON COKING PLANT BH4
18	156.0	W	431530,562840	NZ36SW109/D	9.14	MONKTON COKE WORKS 4
19	184.0	W	431510,562810	NZ36SW13788/3	13.0	MONKTON COKING PLANT 3
20	191.0	W	431540,562670	NZ36SW109/G	9.14	MONKTON COKE WORKS 7
21	198.0	W	431500,562790	NZ36SW109/E	9.14	MONKTON COKE WORKS 5
22	212.0	S	431950,562420	NZ36SW12	69.49	WARDLEY COLLIERY U/G
23	217.0	NW	431816,563534	NZ36SW423	8.53	HEBBURN MAIN OUTFALL SEWER (MILL LANE EXTENSION). BH 5
24	224.0	W	431490,562730	NZ36SW109/A	11.58	MONKTON COKE WORKS 1
25F	234.0	N	431920,563580	NZ36SW731	3.0	MONKTON HALL HOSPITAL, HEBBURN 4.
26F	234.0	N	431910,563580	NZ36SW732	2.0	MONKTON HALL HOSPITAL, HEBBURN TP1.
27G	236.0	N	431890,563580	NZ36SW728	3.0	MONKTON HALL HOSPITAL, HEBBURN 1.
28G	236.0	N	431890,563580	NZ36SW729	3.0	MONKTON HALL HOSPITAL, HEBBURN 2.
29	238.0	W	431470,562750	NZ36SW13788/2	12.0	MONKTON COKING PLANT 2
30	242.0	W	431460,562770	NZ36SW13990/3	13.0	MONKTON COKE WORKS 3
31F	244.0	N	431910,563590	NZ36SW730	3.0	MONKTON HALL HOSPITAL, HEBBURN 3.

6. Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

10

For further information on how this data is calculated and limitations upon its use, please see the GroundSure GeoInsight User Guide, available on request.

Estimated Geometric Mean Soil Concentrations (mg/kg)							
Distance (m)*	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
0.0	On Site	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<150 mg/kg
0.0	On Site	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
0.0	On Site	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<150 mg/kg
0.0	On Site	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
0.0	On Site	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
0.0	On Site	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<150 mg/kg
0.0	On Site	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
10.0	E	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
41.0	SE	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg

*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

7. Contacts

GroundSure Helpline

Telephone: 08444 159 000
info @ groundsure.com



British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries



British Gypsum

British Gypsum Ltd, East Leake, Loughborough, Leicestershire,
LE12 6HX
Tel: www.british-gypsum.com



The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG
Tel: 0845 762 6848
DX 716176 Mansfield 5 www.coal.gov.uk



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Tel: +44 (0) 1384 262 000
Email: enquiries.gs@jpb.co.uk
Website: www.jpb.co.uk



Ordnance Survey

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Tel: 08456 050505



Getmapping PLC

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Hampshire RG27 8NW
Tel: 01252 845444



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Acknowledgements

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

Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

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

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

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

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

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

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

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

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

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

"**GroundSure**" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.

"**Intellectual Property**" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trademark or any other intellectual property rights.

"**Mapping**" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

"**Order**" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

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

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

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

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

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

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

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

2 Scope of Services

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

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

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

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

2.5 In the event that a Client/Beneficiary opts to take out insurance in conjunction with or as a result of the Services, such insurance shall be subject solely to the terms of any policy issued to it in that respect and GroundSure will have no liability therefore.

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

3 The Client's obligations

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

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

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

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

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

4 Reliance

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

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

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

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

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

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

5 Fees and Disbursements

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

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

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

6 Intellectual Property

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

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

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

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

6.5 The Client and each of the parties set out in clause 4.2 are permitted to make up to 8 (commercial) or 2 (residential) printed copies of the Report only. Further copies of the Report may not be made in whole or in part without the prior written permission of GroundSure who shall be entitled to make a charge for each additional copy.

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

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

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

(iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service; and

(v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.6(v) where such reformatting is in the normal course of providing advice based upon the Services), in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.

6.7 The Client and/or Beneficiary shall and shall procure that any party to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7. Liability

7.1 Nothing in these terms and conditions shall limit GroundSure's liability for causing death or personal injury through negligence or willful default.

7.2 Save as otherwise set out in these conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential except so far as authorised by the Disclosing Party to provide such information in whole or in part to a third party.

7.3 Nothing in these conditions shall affect the statutory rights of a consumer under the applicable consumer protection legislation from time to time.

7.4 In relation to Data Reports, Mapping and Risk Screening Reports, GroundSure's liability under the Contract shall cease upon the expiry of six years from the date when the Beneficiary became aware that it may have a claim against GroundSure in respect of the Services provided always that there shall be no liability at the expiration of twelve years from the completion of the Contract. For the avoidance of doubt, any claims in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause shall survive the expiry of those time periods provided any such claim is actually commenced within six months of notification.

7.5 In relation to Consultancy Services GroundSure's liability under the Contract shall cease upon the expiry of six years from the date the Services were completed.

7.6 GroundSure shall not be liable to the Client or any person to whom the Client provides a copy of a Data Report, Mapping or Risk Screening Report in any circumstances whatsoever unless arising out of a breach on its part of the obligations set out in the Contract.

7.7 GroundSure shall not be liable if the Data Reports, Mapping or Risk Screening Report are used otherwise than as provided or referred to in these conditions and the relevant User Guide.

7.8 Subject to the provisions of clause 7.3, GroundSure makes no representation, warranties, express or implied, as to the accuracy, reliability, completeness, validity or fitness for purpose of any Content and shall not be liable for any omission, error or inaccuracy in relation thereto unless GroundSure should reasonably have been alerted to any omission, error or inaccuracy in the Content.

7.9 Subject to the provisions of clause 7.1 and irrespective of whether multiple parties make use of the same Services the total liability of GroundSure under or in connection with the Contract, whether in contract in tort for breach of statutory duty or otherwise shall not exceed £10 million per claim or series of connected claims,

7.10 Whilst GroundSure will use all reasonable endeavours to maintain operability of its internet ordering service it will not be liable for any loss or damages caused by a delay or loss of use of such service. The Client shall use GroundSure's internet ordering service at its own risk. GroundSure shall not be responsible for any damage to a Client or permitted assignee's computer, software, modem, telephone or other property resulting from the use of GroundSure's internet ordering service.

7.11 The Client accepts, and shall use all reasonable endeavours to procure that anyone who is provided with a copy of the Report accepts, that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of such Data Providers including Content supplied by them.

7.12 GroundSure shall provide the Services using reasonable skill and care, however, GroundSure shall not be liable for any inaccurate statement or risk rating in a Report which resulted from a reasonable interpretation of the Content.

7.13 Subject to clause 7.1, GroundSure shall not be liable to the Client, the Beneficiary or any third party in contract, tort (including, without limitation, negligence) or for misrepresentation or breach of statutory duty or otherwise in respect of any loss of profits, goodwill, revenue or opportunity, or any indirect or consequential loss (even if such loss was reasonably foreseeable).

7.14 GroundSure undertakes for the duration of the liability periods referred to in clauses 7.4 and 7.5 to maintain professional indemnity insurance in respect of its liabilities under this Contract. GroundSure shall produce evidence of such insurance if requested by the Client. A greater level of cover may be available upon request and agreement with the Client.

8. GroundSure right to suspend or terminate

8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:

(i) the Client shall fail to pay any sum due to GroundSure within 28 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.

9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

10. Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.

10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

11. General

11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.

11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.

11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.

11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

11.6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary's failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Data Providers; or

(viii) changes in law.

11.7 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.

11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.

11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.

11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

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Site Details:

Monkton Fell, South Tyneside

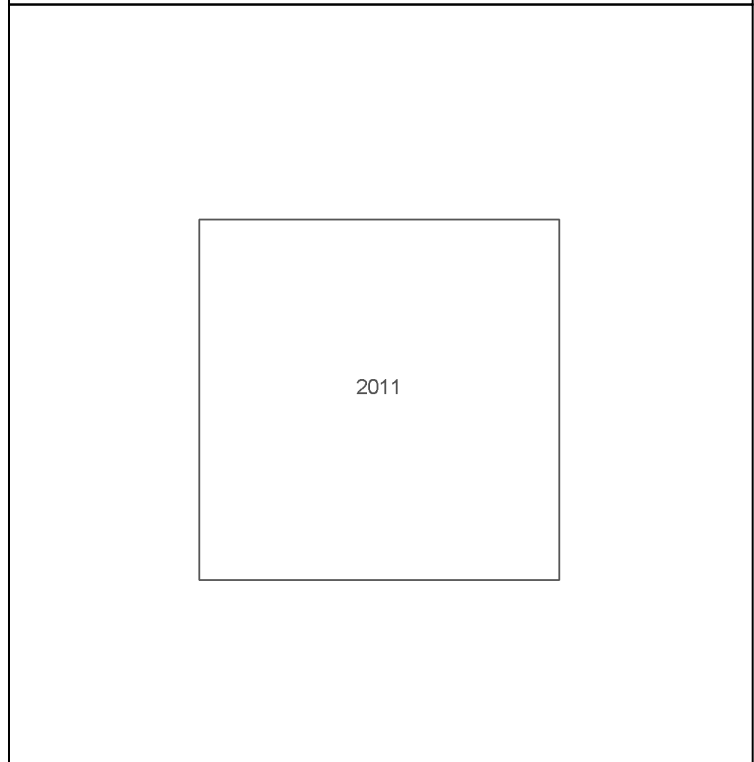
Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A1-MM
Grid Ref: 431568, 563267

Map Name: MasterMap

Map date: 2011

Scale: 1:2,500

Printed at: 1:2,500

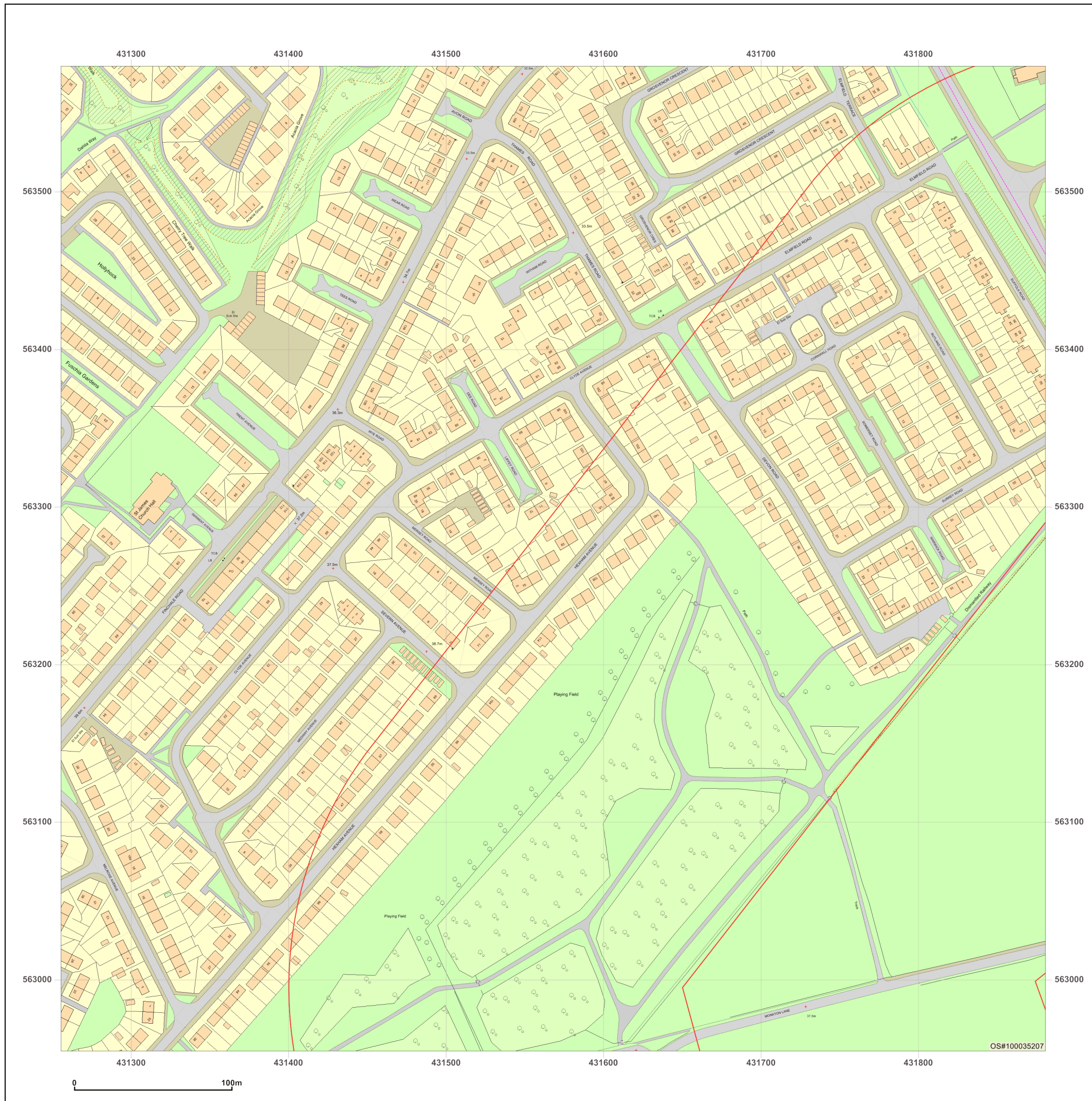


Produced by
 GroundSure Environmental Insight
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 W: www.groundsure.com

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Production date: 22 March 2011

To view map legend click here [Legend](#)



Site Details:

Monkton Fell, South Tyneside

Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A1-MM
Grid Ref: 431568, 563267

Map Name: National Grid

Map date: 1989-1994

Scale: 1:1,250

Printed at: 1:2,500



Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A	Surveyed 1993 Revised 1993 Edition N/A Copyright N/A Levelled N/A
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Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1994 Levelled N/A
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Surveyed 1989 Revised 1989 Edition N/A Copyright 1989 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A
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Production date: 22 March 2011

To view map legend click here [Legend](#)



Site Details:

Monkton Fell, South Tyneside

Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A1-MM
Grid Ref: 431568, 563267

Map Name: National Grid

Map date: 1988-1993

Scale: 1:1,250

Printed at: 1:2,500



Surveyed 1956 Revised 1987 Edition N/A Copyright 1988 Levelled 1963	Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A
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Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A
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Surveyed 1963 Revised 1988 Edition N/A Copyright 1988 Levelled 1963	Surveyed 1989 Revised 1989 Edition N/A Copyright 1989 Levelled N/A
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Production date: 22 March 2011

To view map legend click here [Legend](#)



Site Details:

Monkton Fell, South Tyneside

Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A1-MM
Grid Ref: 431568, 563267

Map Name: National Grid

Map date: 1979-1982

Scale: 1:1,250

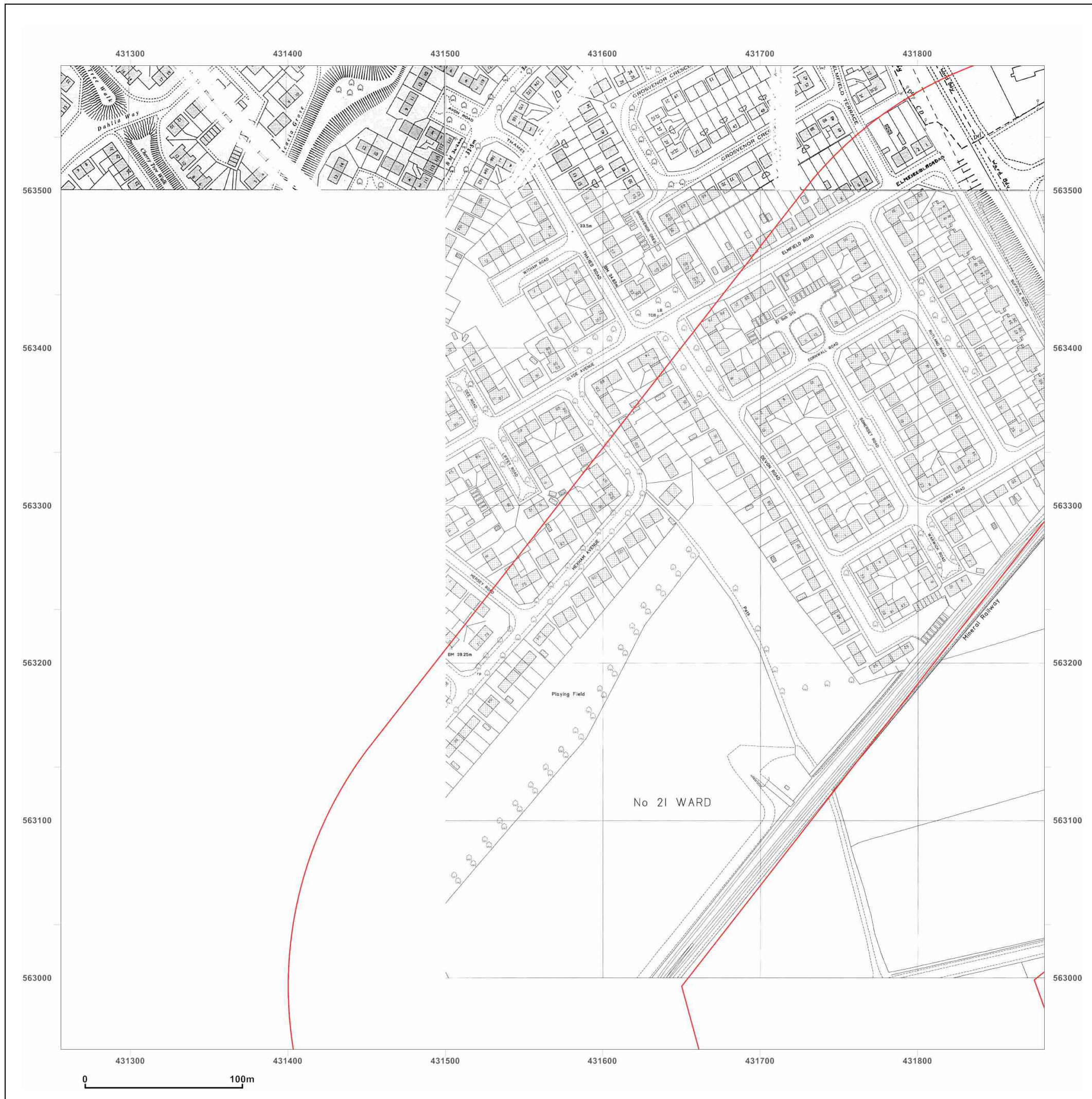
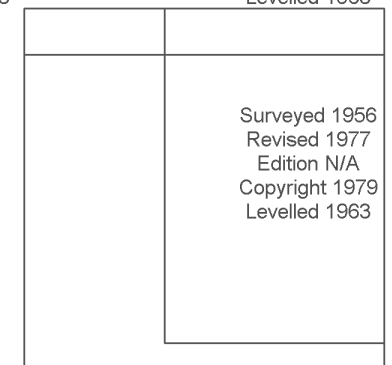
Printed at: 1:2,500



Surveyed 1963
 Revised 1982
 Edition N/A
 Copyright 1982
 Levelled 1963

Surveyed 1963
 Revised 1980
 Edition N/A
 Copyright 1980
 Levelled 1963

Surveyed 1956
 Revised 1977
 Edition N/A
 Copyright 1979
 Levelled 1963



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Site Details:

Monkton Fell, South Tyneside

Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A1-MM
Grid Ref: 431568, 563267

Map Name: National Grid

Map date: 1962-1967

Scale: 1:1,250

Printed at: 1:2,500



Surveyed 1956
 Revised 1966
 Edition N/A
 Copyright 1967
 Levelled 1963

Surveyed 1956
 Revised 1962
 Edition N/A
 Copyright 1962
 Levelled 1957

Surveyed 1956
 Revised 1966
 Edition N/A
 Copyright 1967
 Levelled 1963

Surveyed 1956
 Revised 1962
 Edition N/A
 Copyright 1962
 Levelled 1957

Surveyed 1956
 Revised 1966
 Edition N/A
 Copyright 1967
 Levelled 1963



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Site Details:

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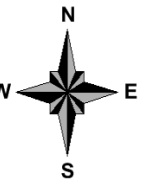
Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A1-MM
Grid Ref: 431568, 563267

Map Name: National Grid

Map date: 1966

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1966
 Revised 1966
 Edition N/A
 Copyright 1968
 Levelled 1963

Surveyed 1966
 Revised 1966
 Edition N/A
 Copyright 1967
 Levelled 1963



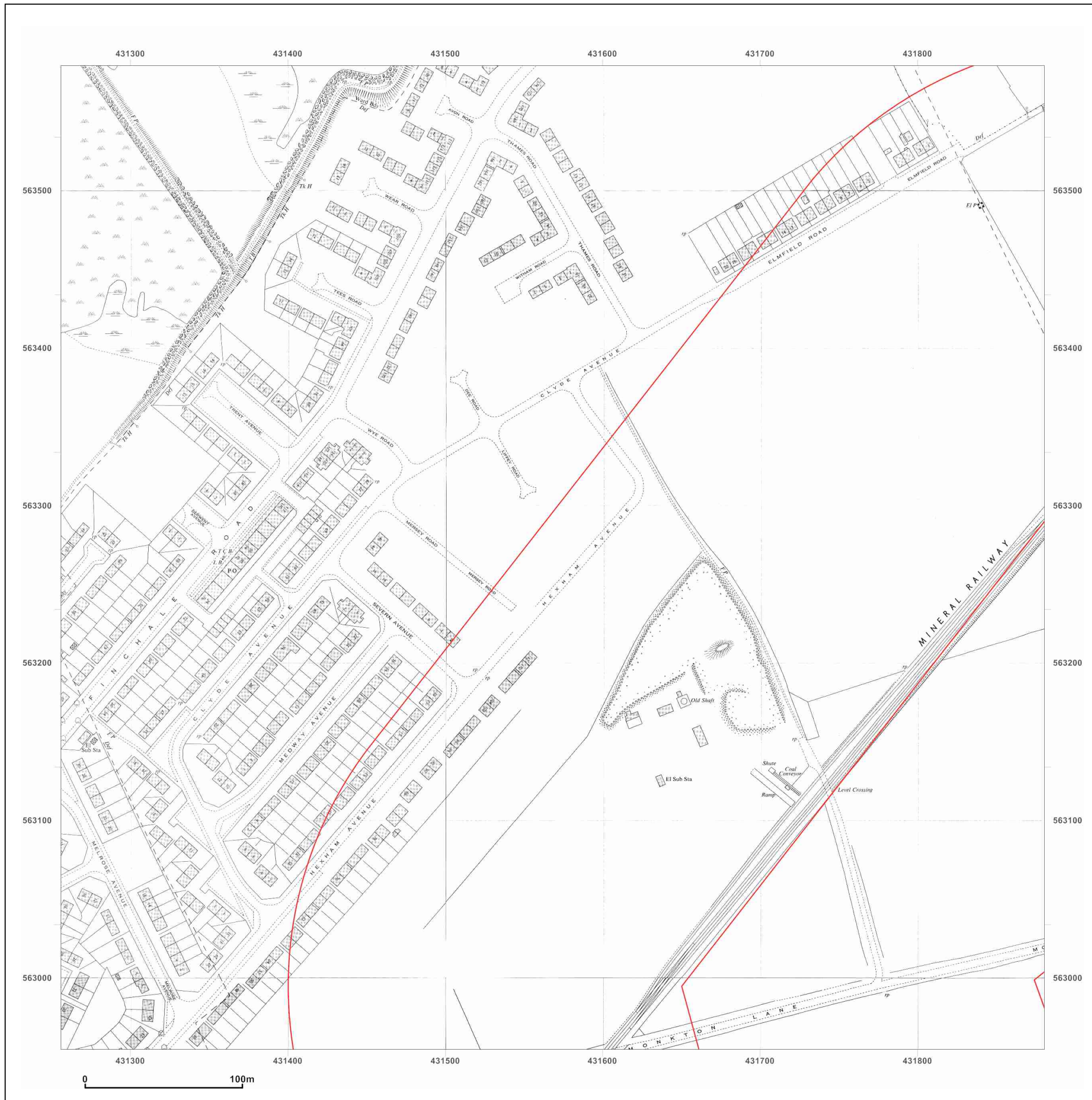
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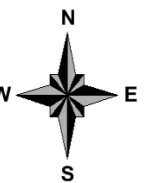
Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A1-MM
Grid Ref: 431568, 563267

Map Name: National Grid

Map date: 1956

Scale: 1:1,250

Printed at: 1:2,500



<p>Surveyed 1956 Revised 1956 Edition N/A Copyright N/A Levelled 1939</p>	<p>Surveyed 1956 Revised 1956 Edition N/A Copyright N/A Levelled 1939</p>
<p>Surveyed 1956 Revised 1956 Edition N/A Copyright N/A Levelled 1939</p>	<p>Surveyed 1956 Revised 1956 Edition N/A Copyright N/A Levelled 1939</p>
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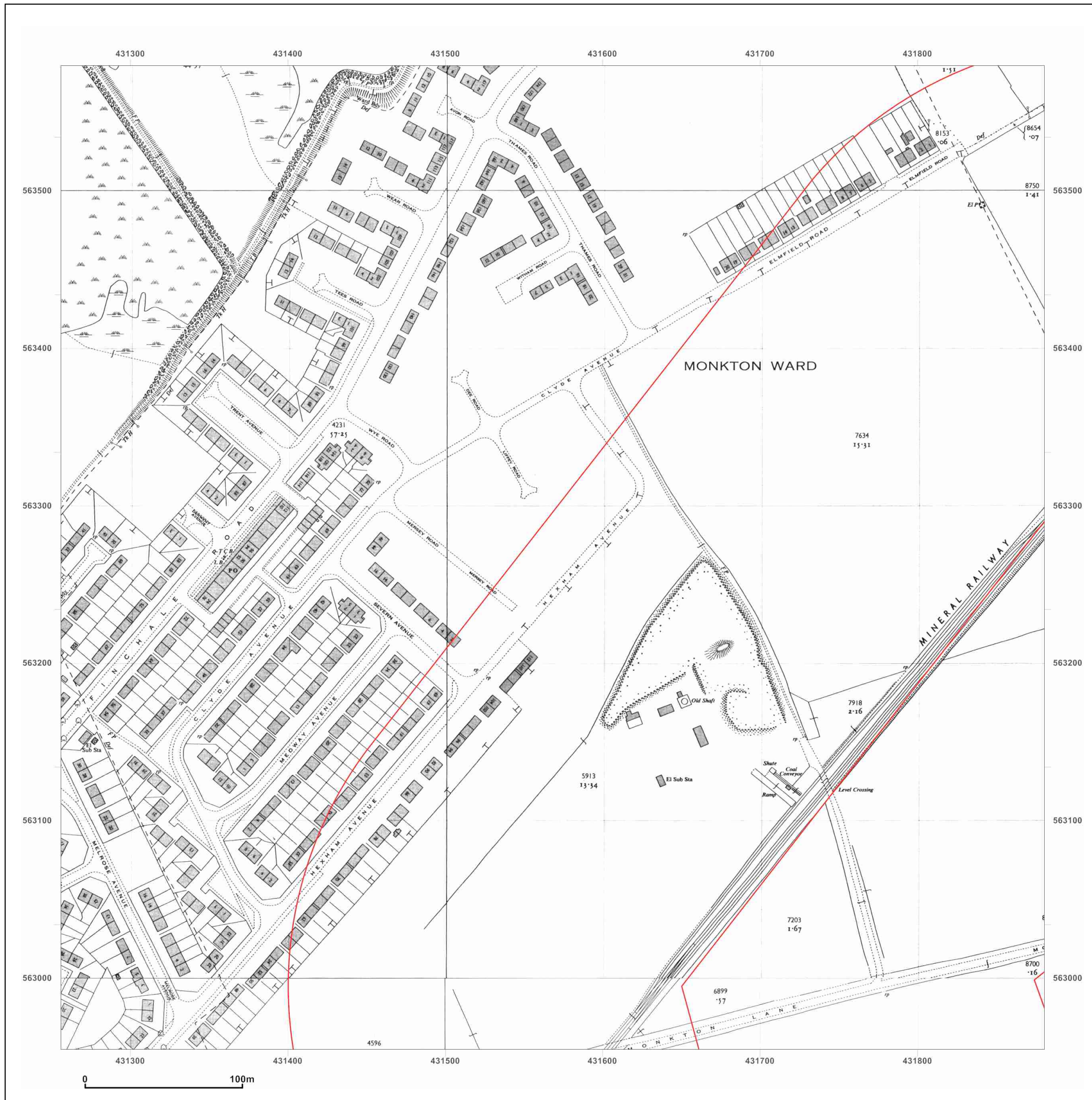


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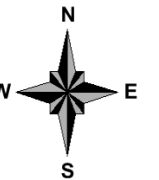
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Report Ref: HMD-372-038918_A1-MM
Grid Ref: 431568, 563267

Map Name: National Grid

Map date: 1956

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1956
 Revised 1956
 Edition 1957
 Copyright N/A
 Levelled 1939

Surveyed 1956
 Revised 1956
 Edition 1957
 Copyright N/A
 Levelled 1939

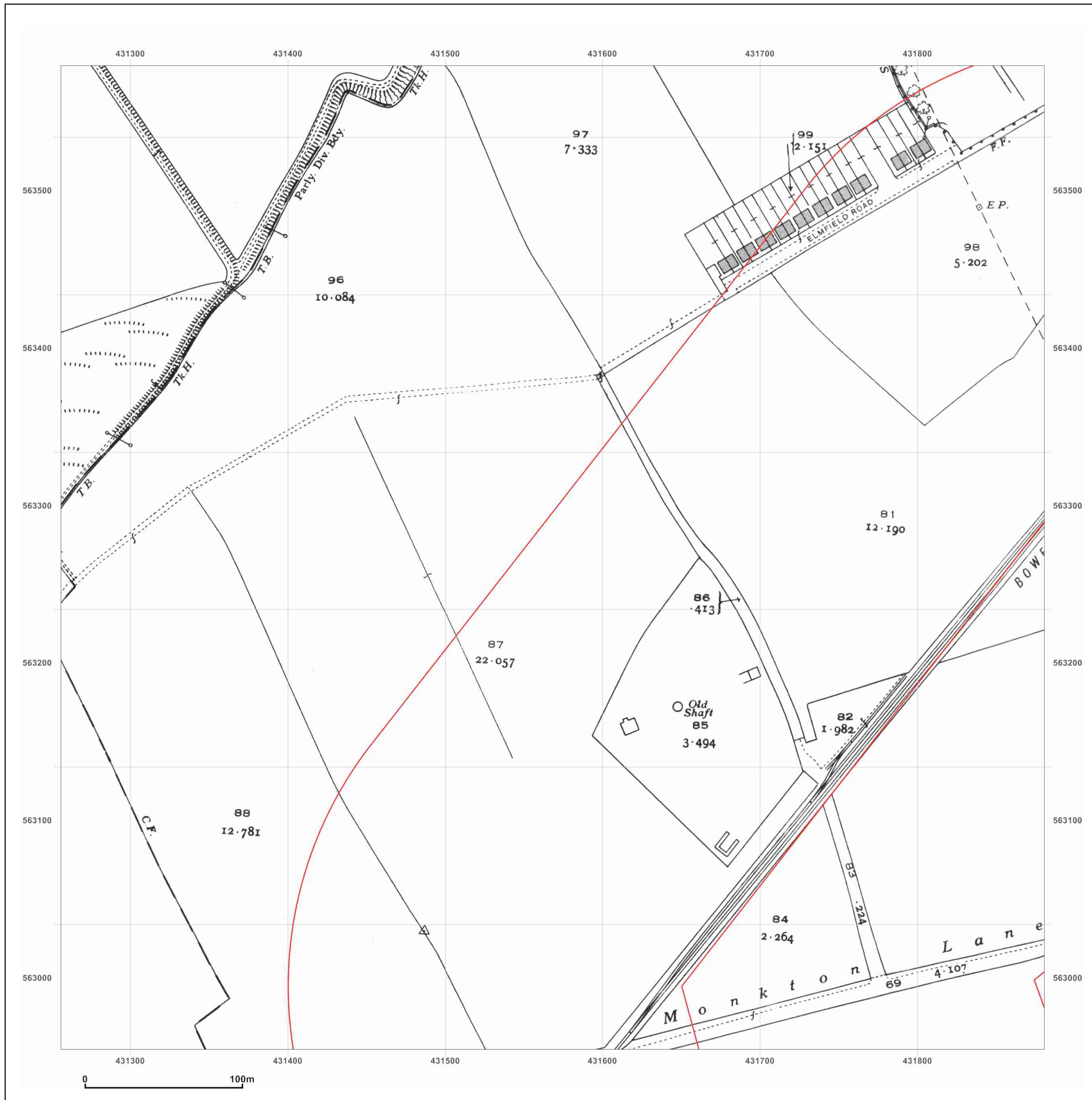


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Site Details:

Monkton Fell, South Tyneside

Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A1-MM
Grid Ref: 431568, 563267

Map Name: County Series

Map date: 1941

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1941
 Revised 1941
 Edition NA
 Copyright NA
 Levelled NA



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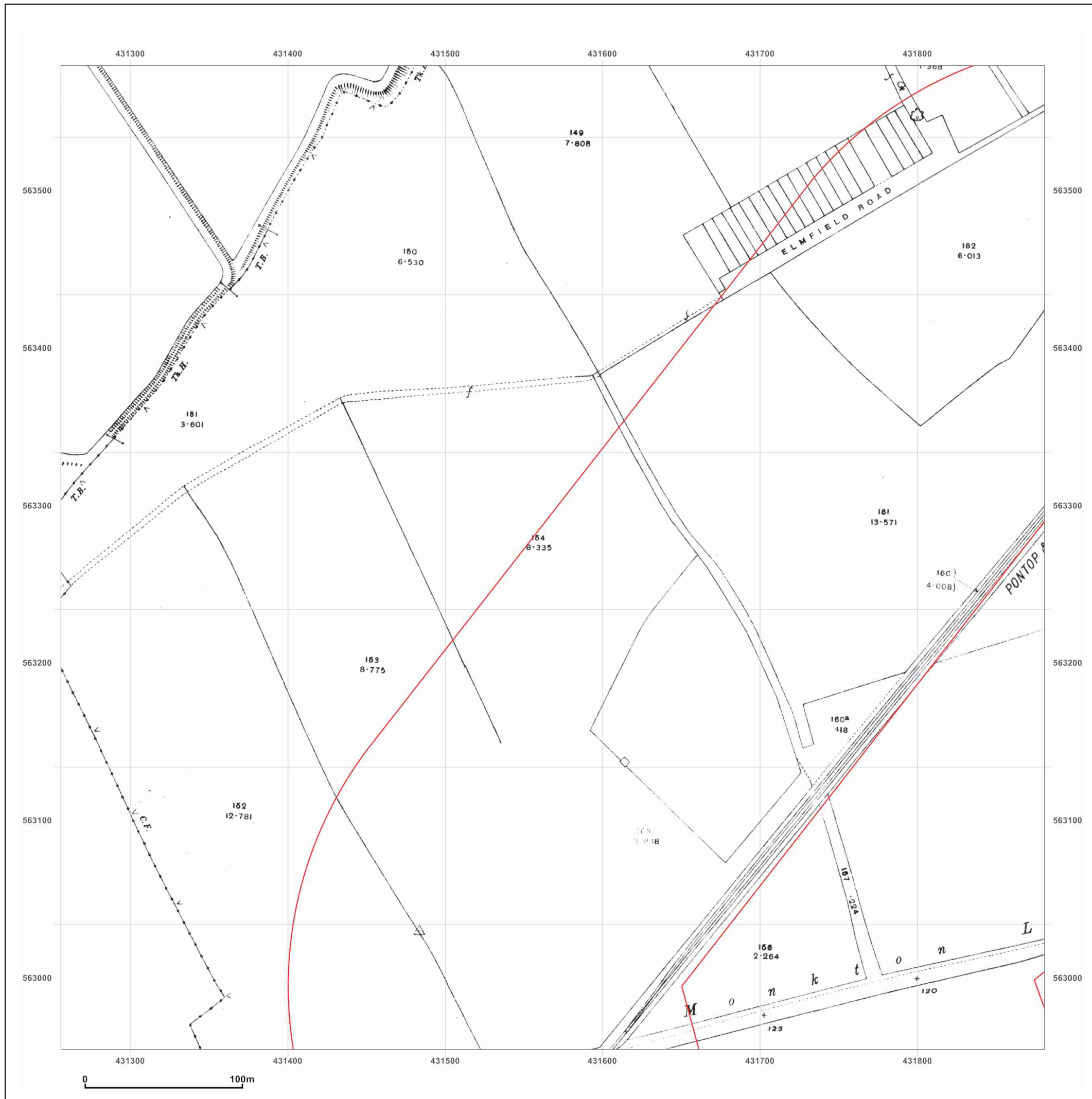
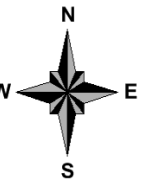
Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A1-MM
Grid Ref: 431568, 563267

Map Name: County Series

Map date: 1932

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1932
 Revised 1932
 Edition NA
 Copyright NA
 Levelled NA

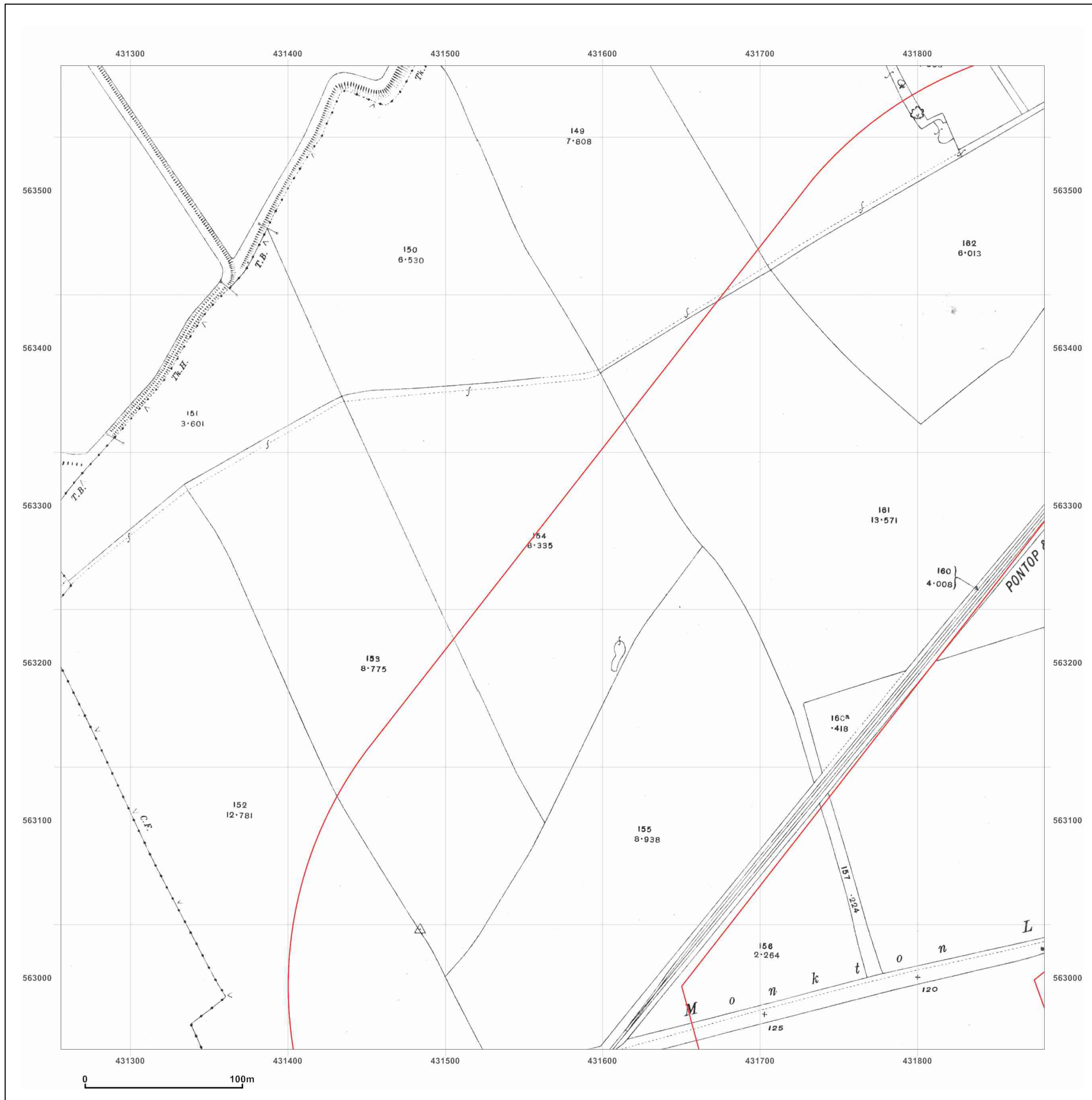


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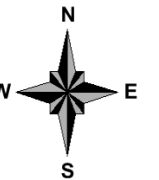
Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A1-MM
Grid Ref: 431568, 563267

Map Name: County Series

Map date: 1916

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1916
 Revised 1916
 Edition NA
 Copyright NA
 Levelled NA



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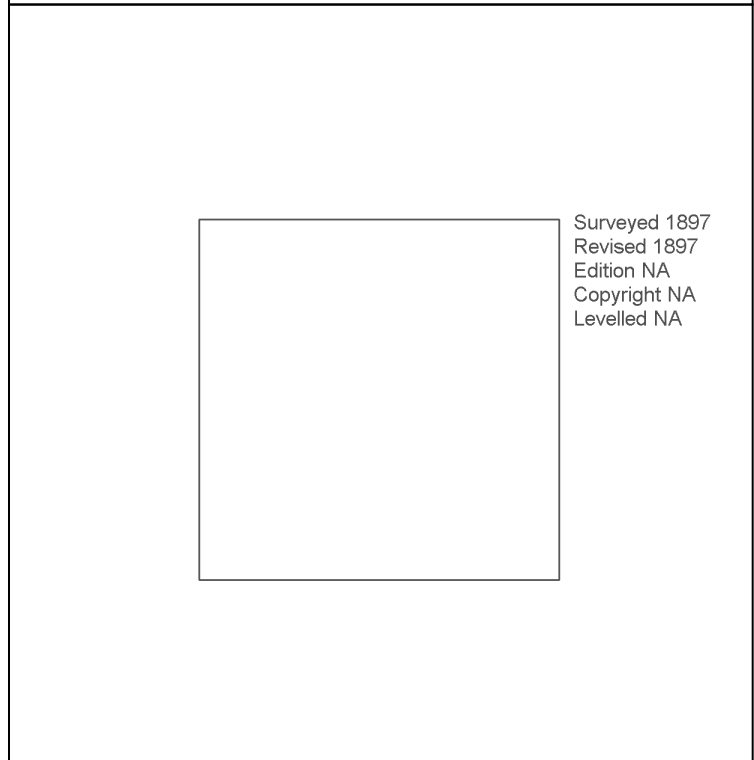
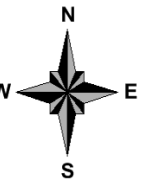
Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A1-MM
Grid Ref: 431568, 563267

Map Name: County Series

Map date: 1897

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1897
 Revised 1897
 Edition NA
 Copyright NA
 Levelled NA

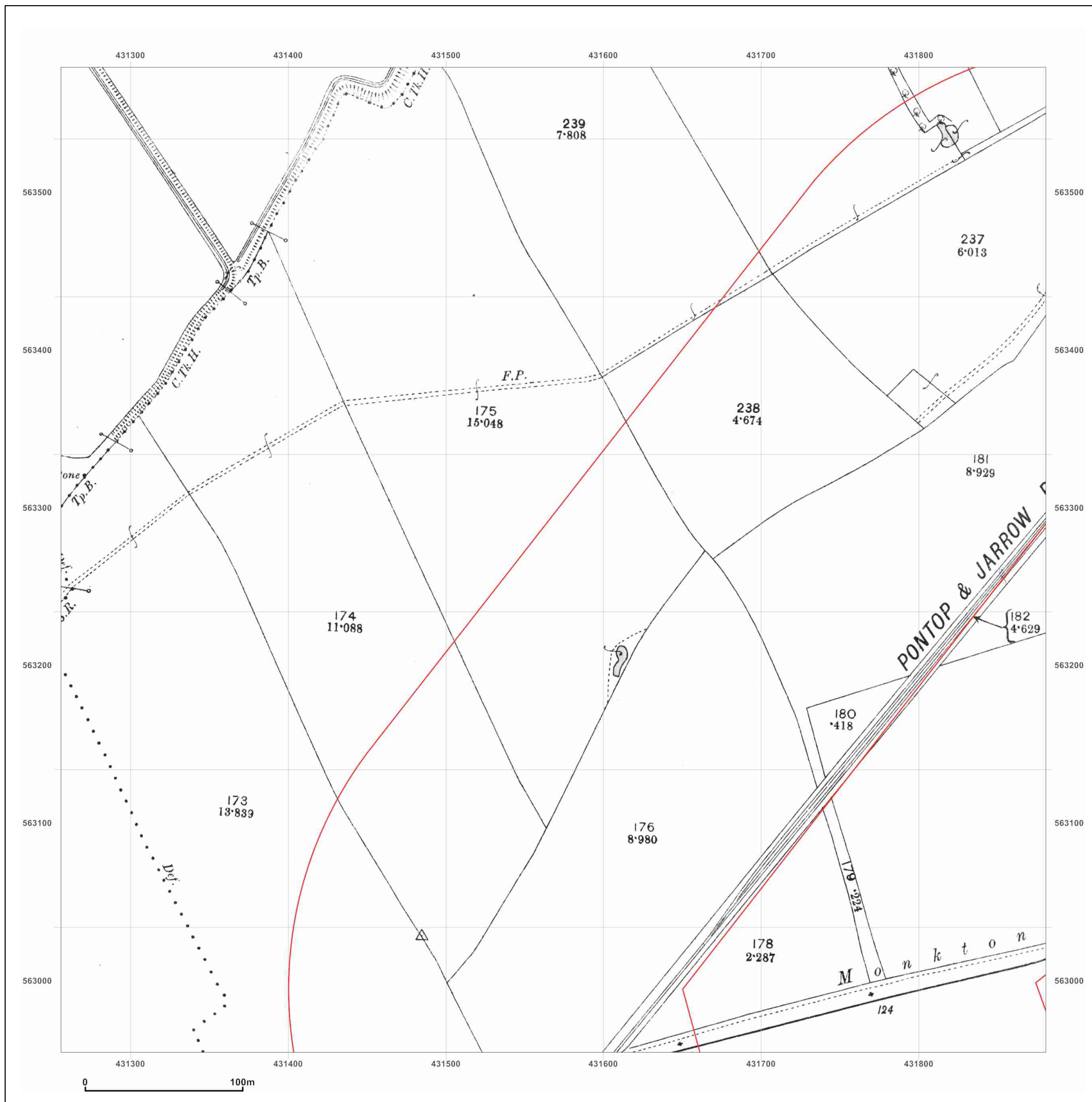


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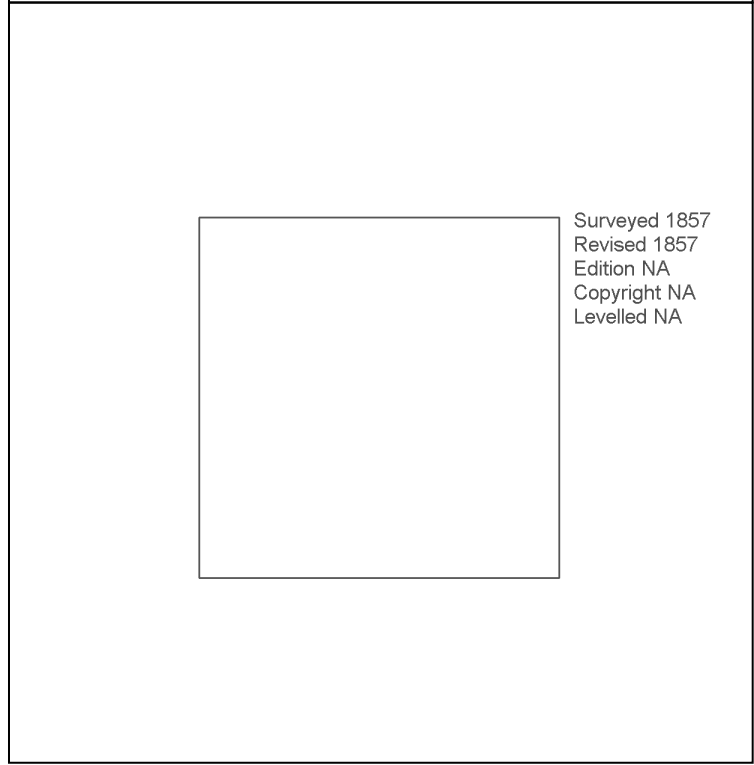
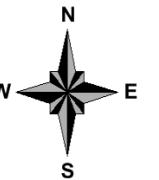
Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A1-MM
Grid Ref: 431568, 563267

Map Name: County Series

Map date: 1857

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1857
 Revised 1857
 Edition NA
 Copyright NA
 Levelled NA

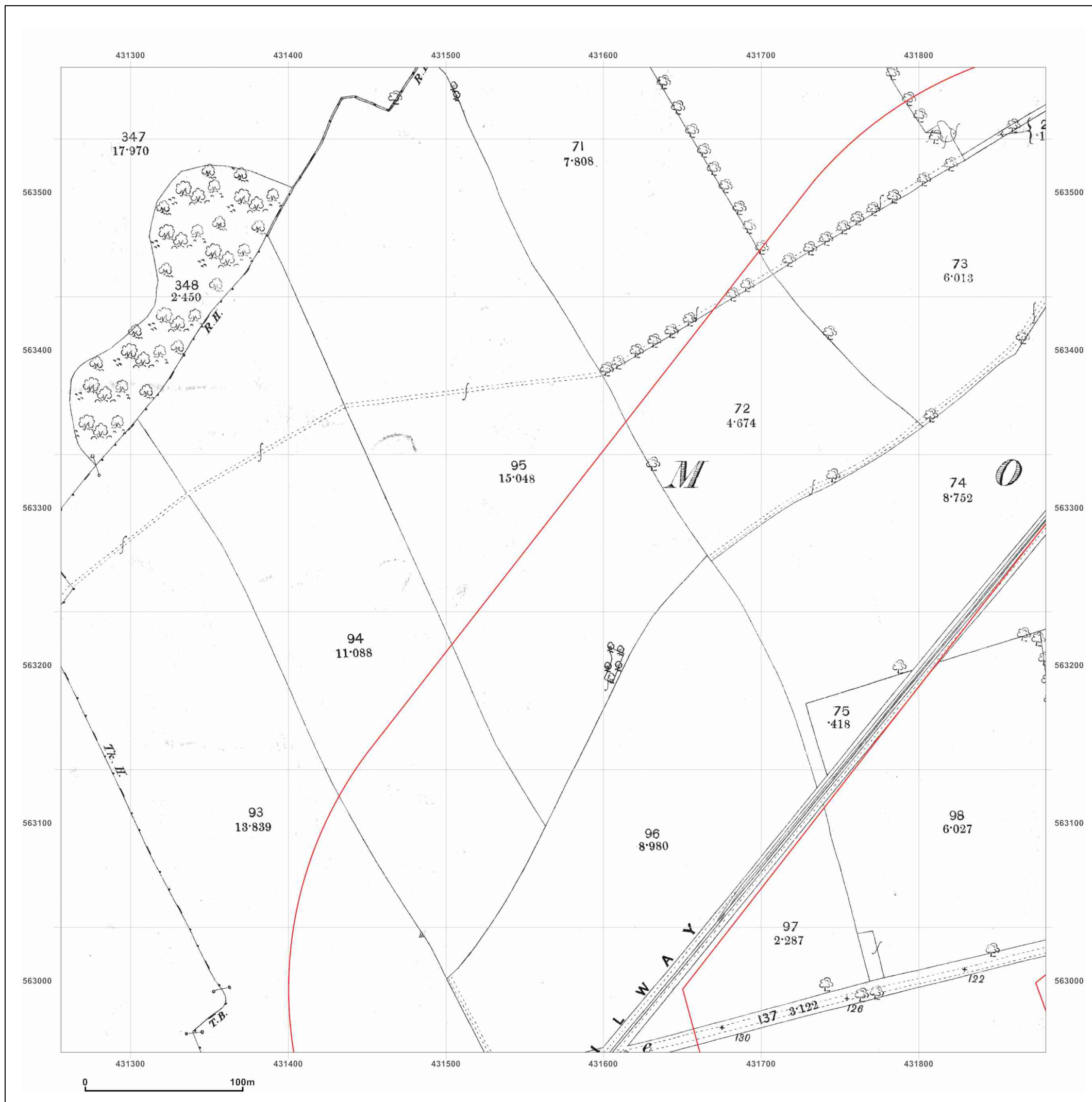


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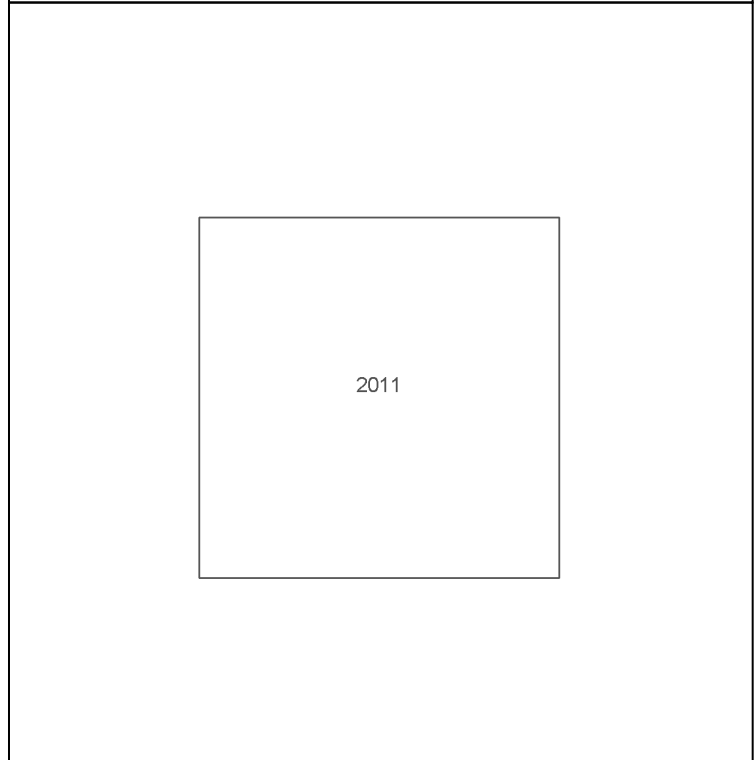
Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A2-MM
Grid Ref: 431568, 562667

Map Name: MasterMap

Map date: 2011

Scale: 1:2,500

Printed at: 1:2,500



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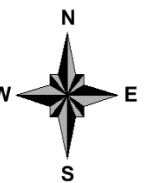
Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A2-MM
Grid Ref: 431568, 562667

Map Name: National Grid

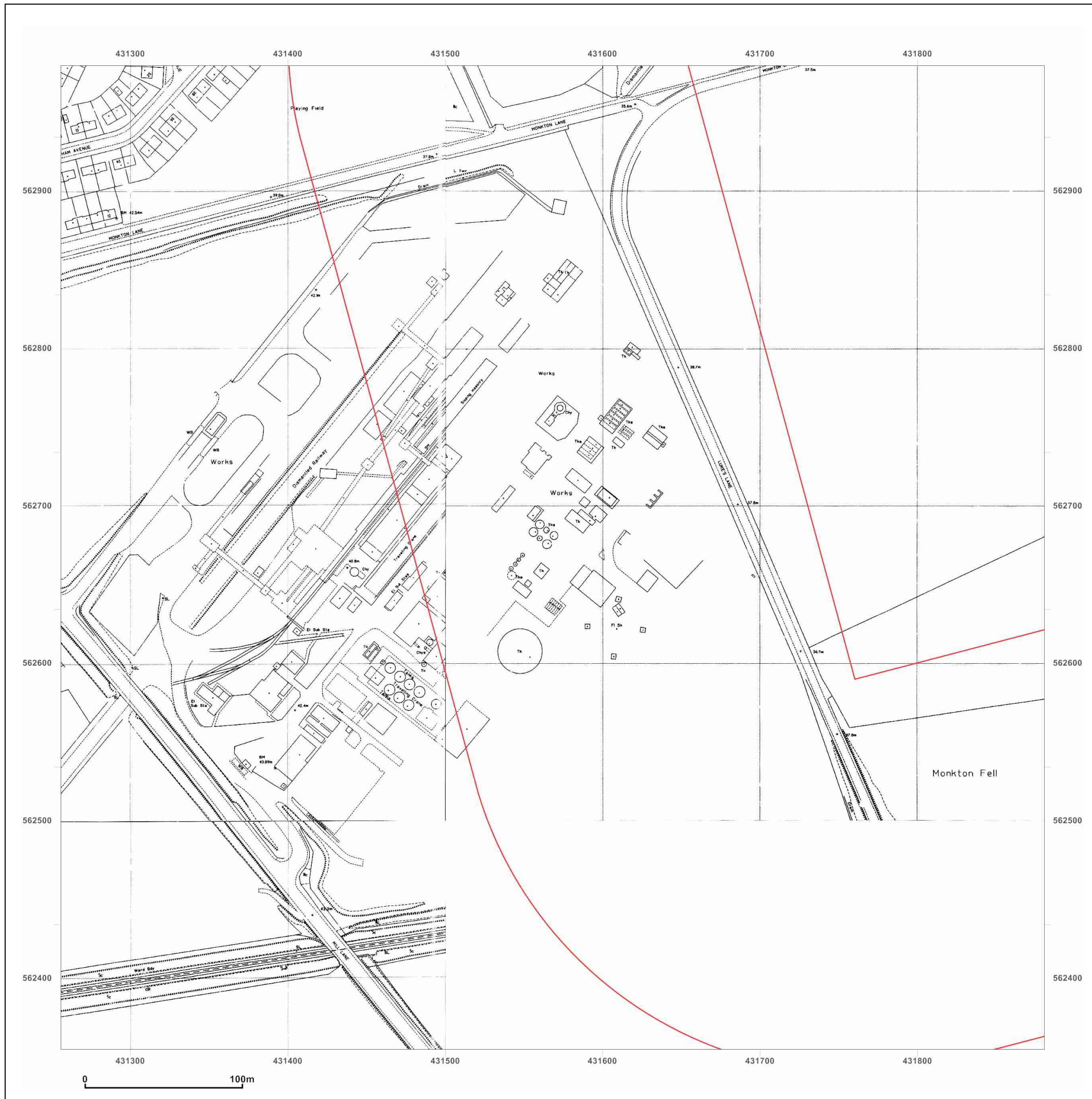
Map date: 1993-1994

Scale: 1:1,250

Printed at: 1:2,500



Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1994 Levelled N/A
Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A	



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Site Details:

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Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A2-MM
Grid Ref: 431568, 562667

Map Name: National Grid

Map date: 1988-1993

Scale: 1:1,250

Printed at: 1:2,500



Surveyed 1989 Revised 1989 Edition N/A Copyright 1989 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A
Surveyed 1963 Revised 1988 Edition N/A Copyright 1988 Levelled 1963	Surveyed 1993 Revised 1993 Edition N/A Copyright N/A Levelled N/A

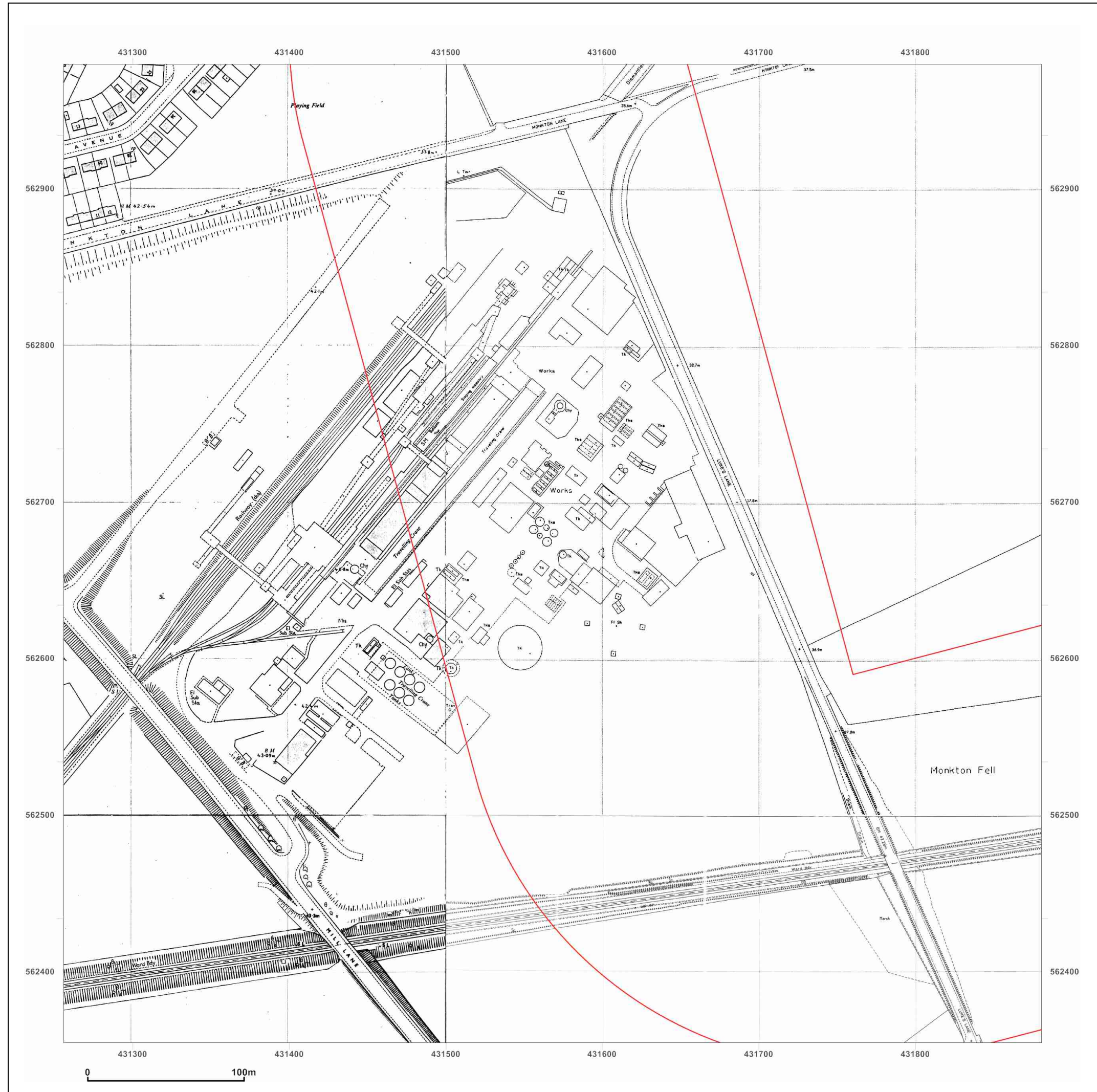


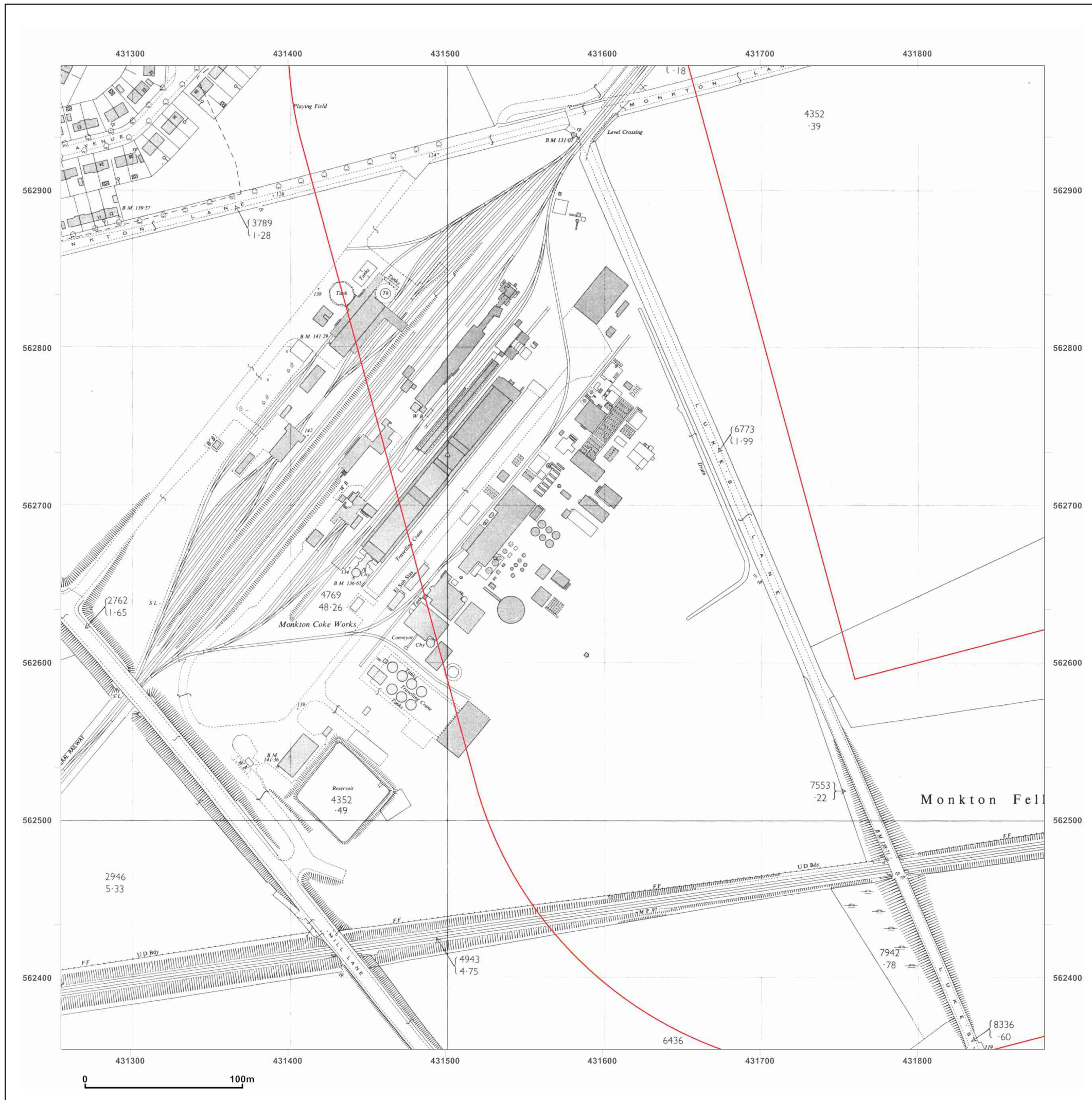
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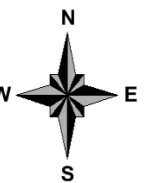
Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A2-MM
Grid Ref: 431568, 562667

Map Name: National Grid

Map date: 1966

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1966
 Revised 1966
 Edition N/A
 Copyright 1967
 Levelled 1963



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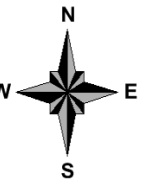
Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A2-MM
Grid Ref: 431568, 562667

Map Name: National Grid

Map date: 1956

Scale: 1:1,250

Printed at: 1:2,500



Surveyed 1956
 Revised 1956
 Edition N/A
 Copyright N/A
 Levelled 1939

Surveyed 1956
 Revised 1956
 Edition N/A
 Copyright N/A
 Levelled 1939

Surveyed 1956
 Revised 1956
 Edition N/A
 Copyright N/A
 Levelled 1938

Surveyed 1956
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 Edition N/A
 Copyright N/A
 Levelled 1938

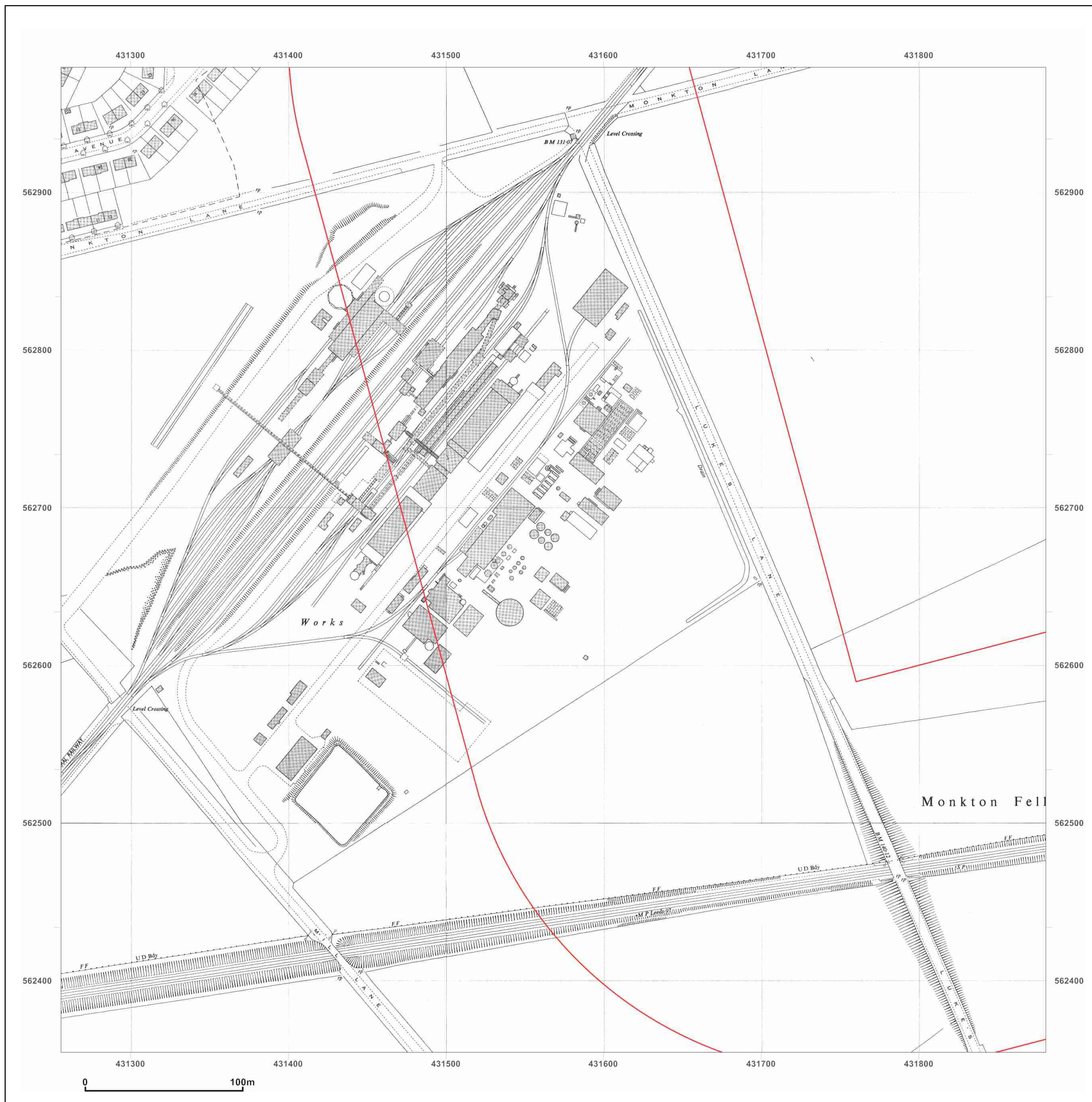


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Site Details:

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Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A2-MM
Grid Ref: 431568, 562667

Map Name: National Grid

Map date: 1956

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1956
 Revised 1956
 Edition 1957
 Copyright N/A
 Levelled 1939

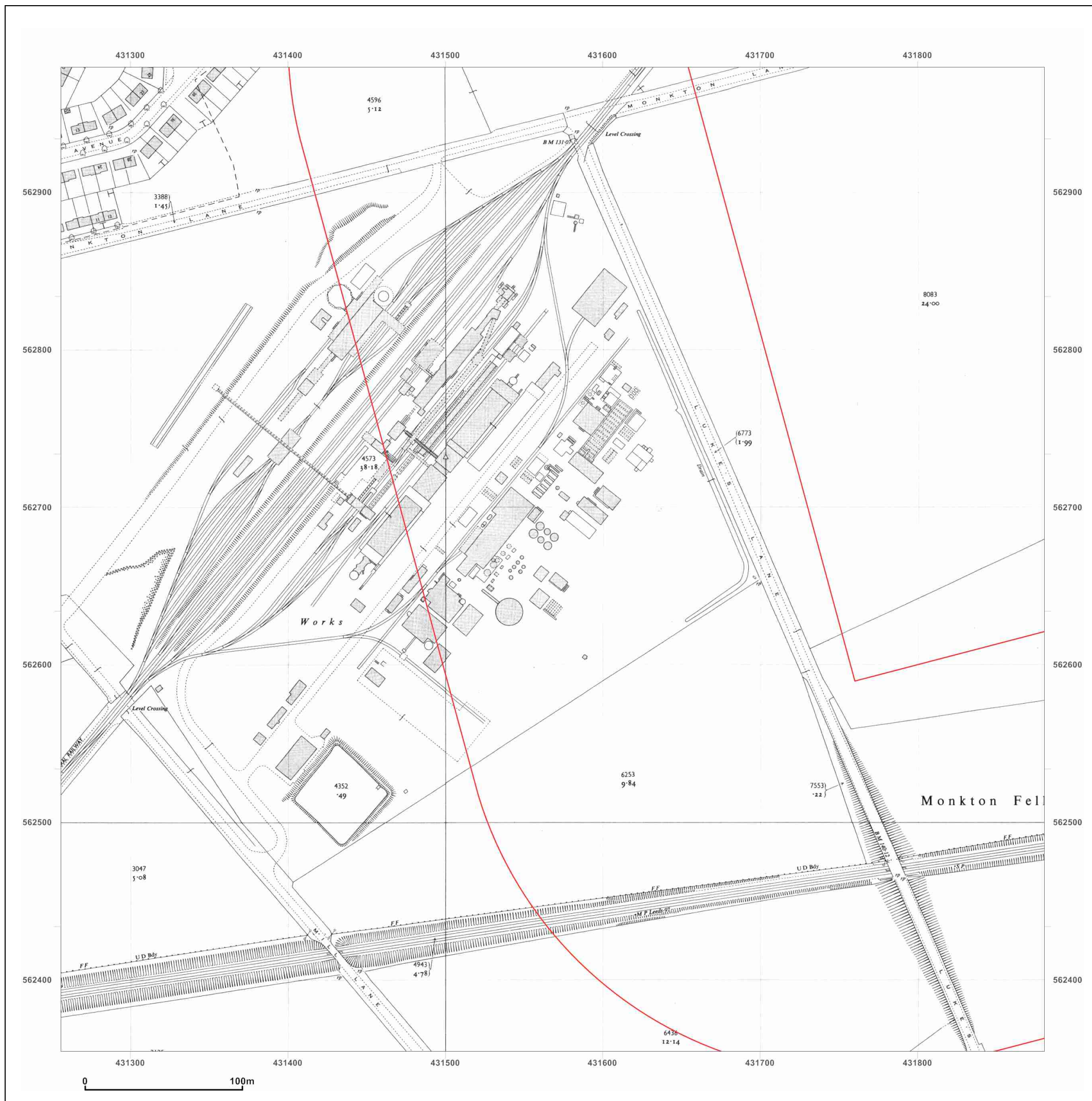


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Site Details:

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Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A2-MM
Grid Ref: 431568, 562667

Map Name: County Series

Map date: 1939-1941

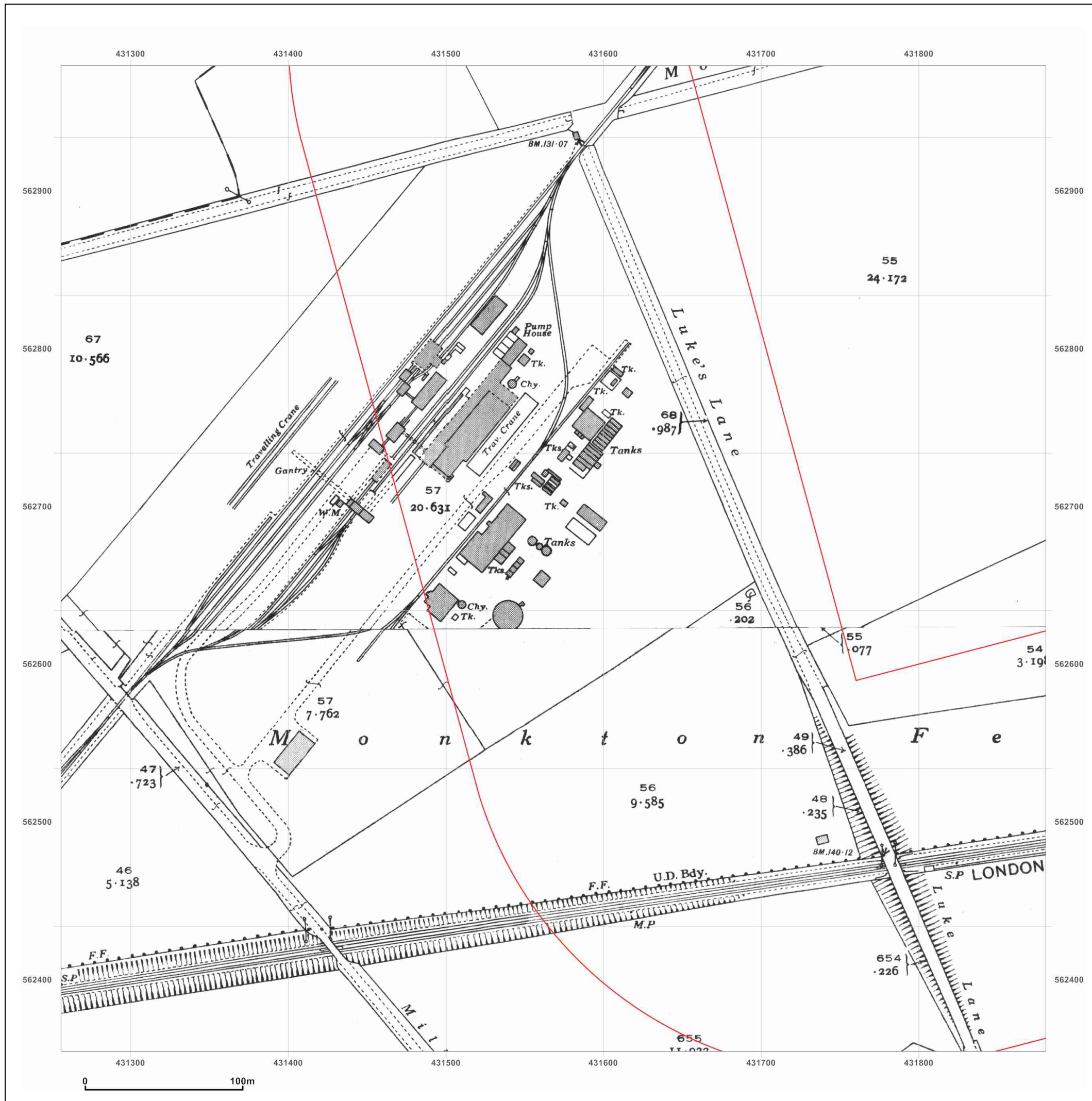
Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1941
 Revised 1941
 Edition NA
 Copyright NA
 Levelled NA

Surveyed 1939
 Revised 1939
 Edition NA
 Copyright NA
 Levelled NA

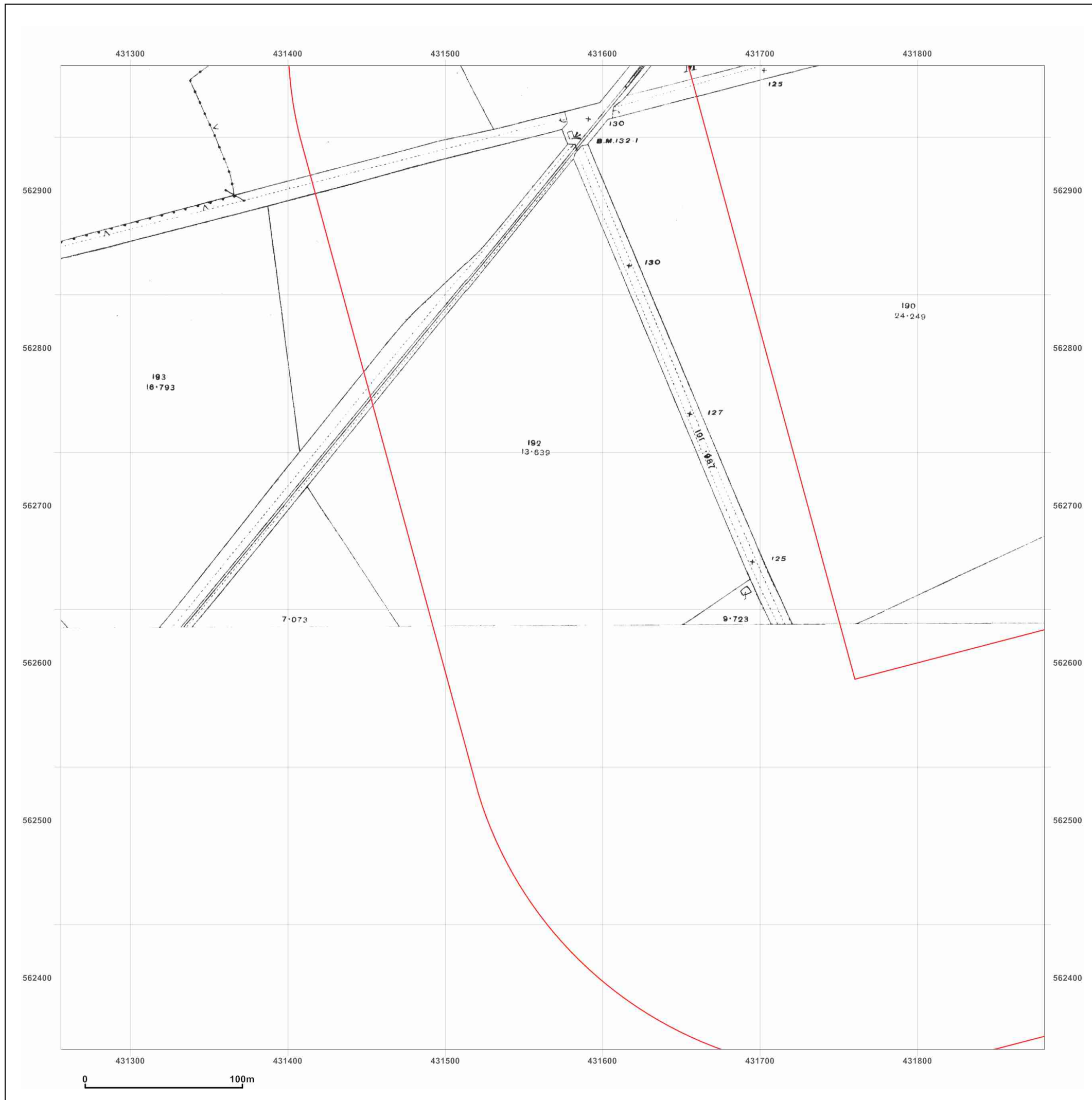


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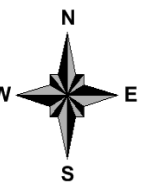
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Report Ref: HMD-372-038918_A2-MM
Grid Ref: 431568, 562667

Map Name: County Series

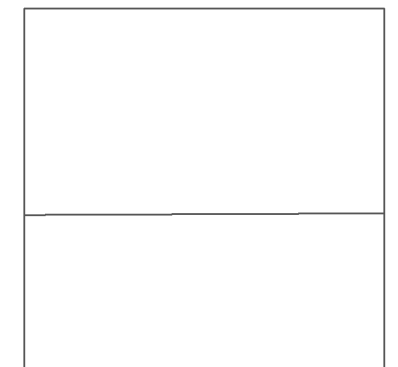
Map date: 1932

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1932
 Revised 1932
 Edition NA
 Copyright NA
 Levelled NA



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Site Details:

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Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A2-MM
Grid Ref: 431568, 562667

Map Name: County Series

Map date: 1916-1919

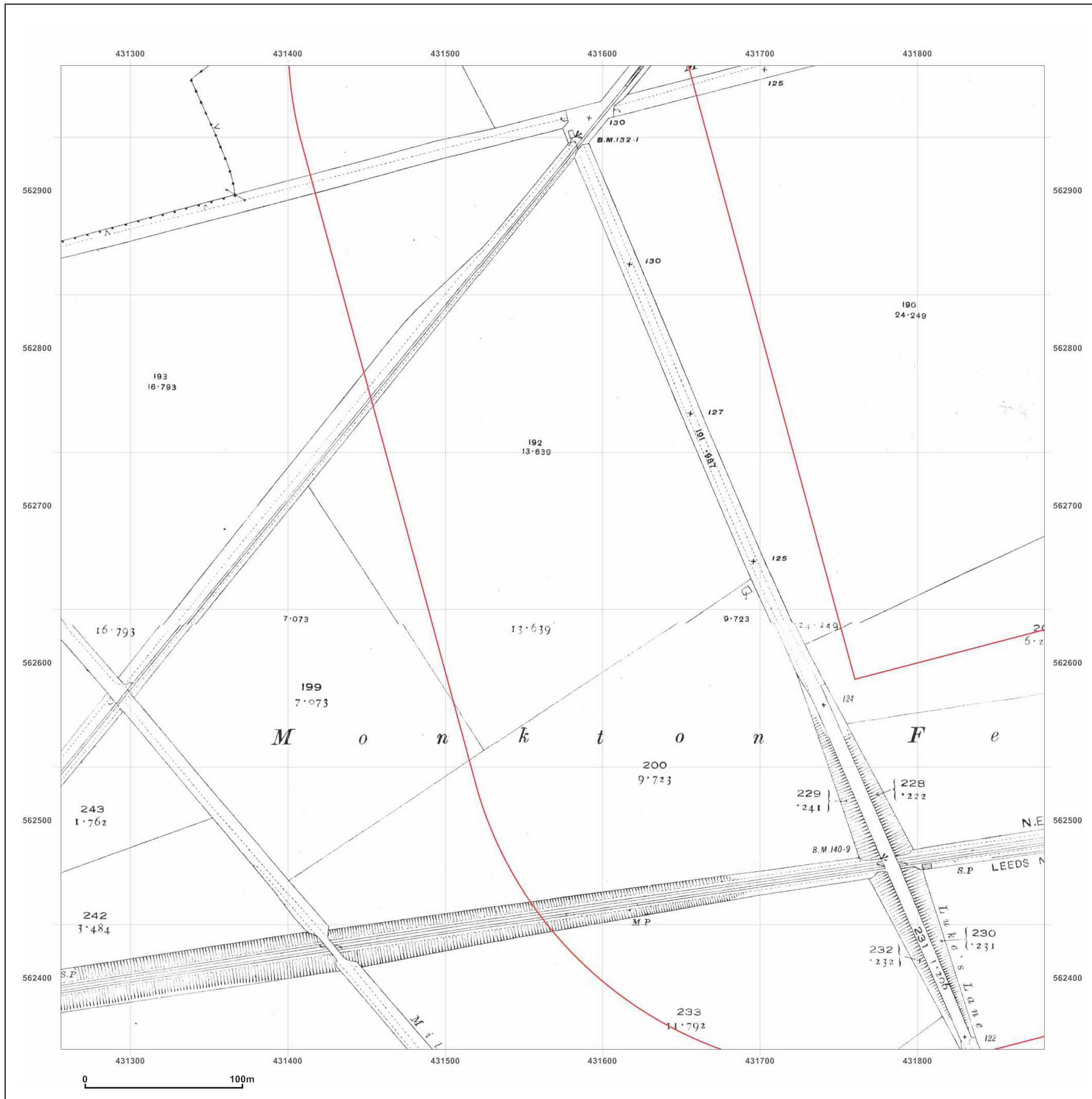
Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1916
Revised 1916
Edition NA
Copyright NA
Levelled NA

Surveyed 1919
Revised 1919
Edition NA
Copyright NA
Levelled NA



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Site Details:

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Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A2-MM
Grid Ref: 431568, 562667

Map Name: County Series

Map date: 1897

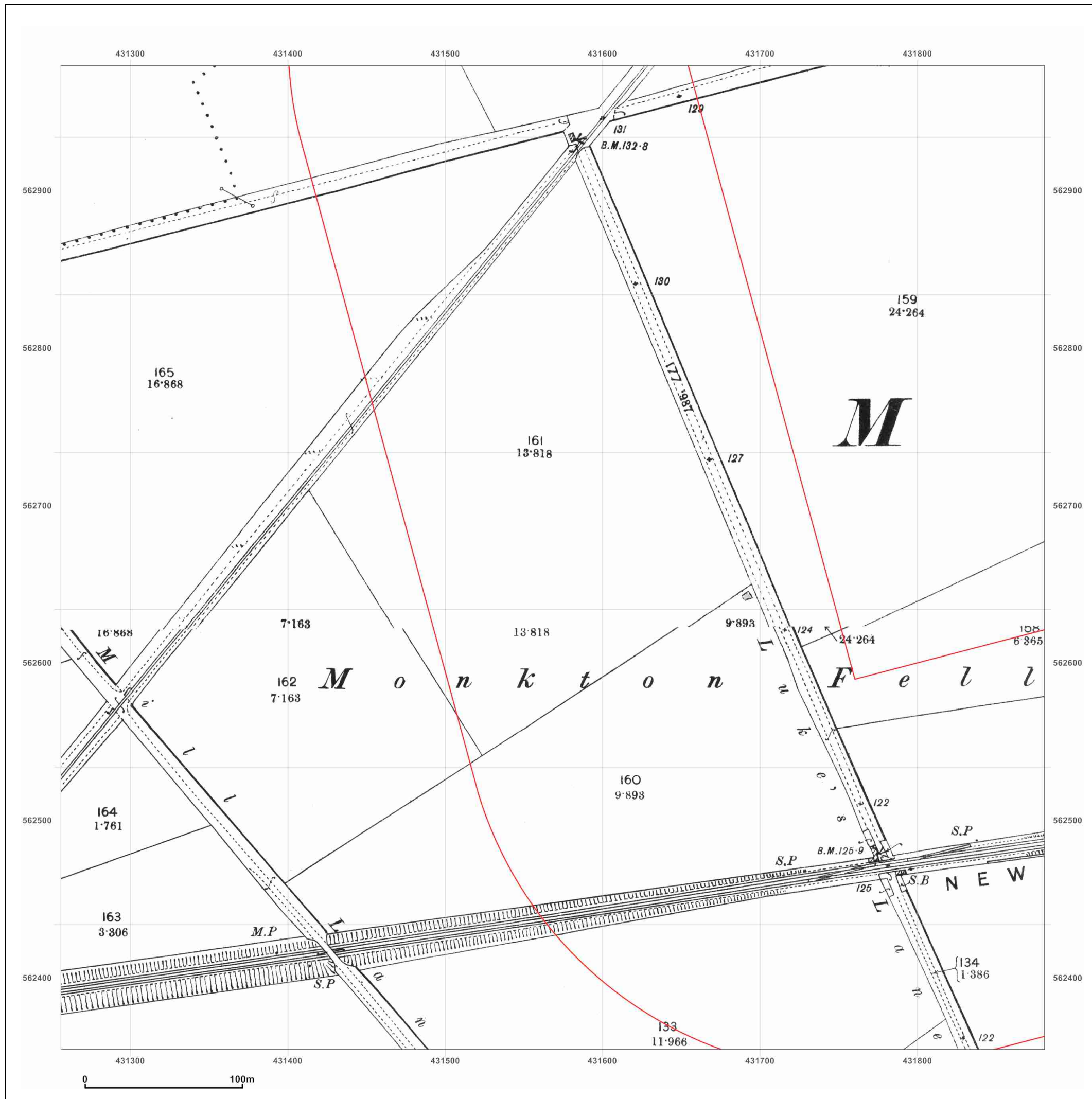
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Printed at: 1:2,500



Surveyed 1897
 Revised 1897
 Edition NA
 Copyright NA
 Levelled NA

Surveyed 1897
 Revised 1897
 Edition NA
 Copyright NA
 Levelled NA

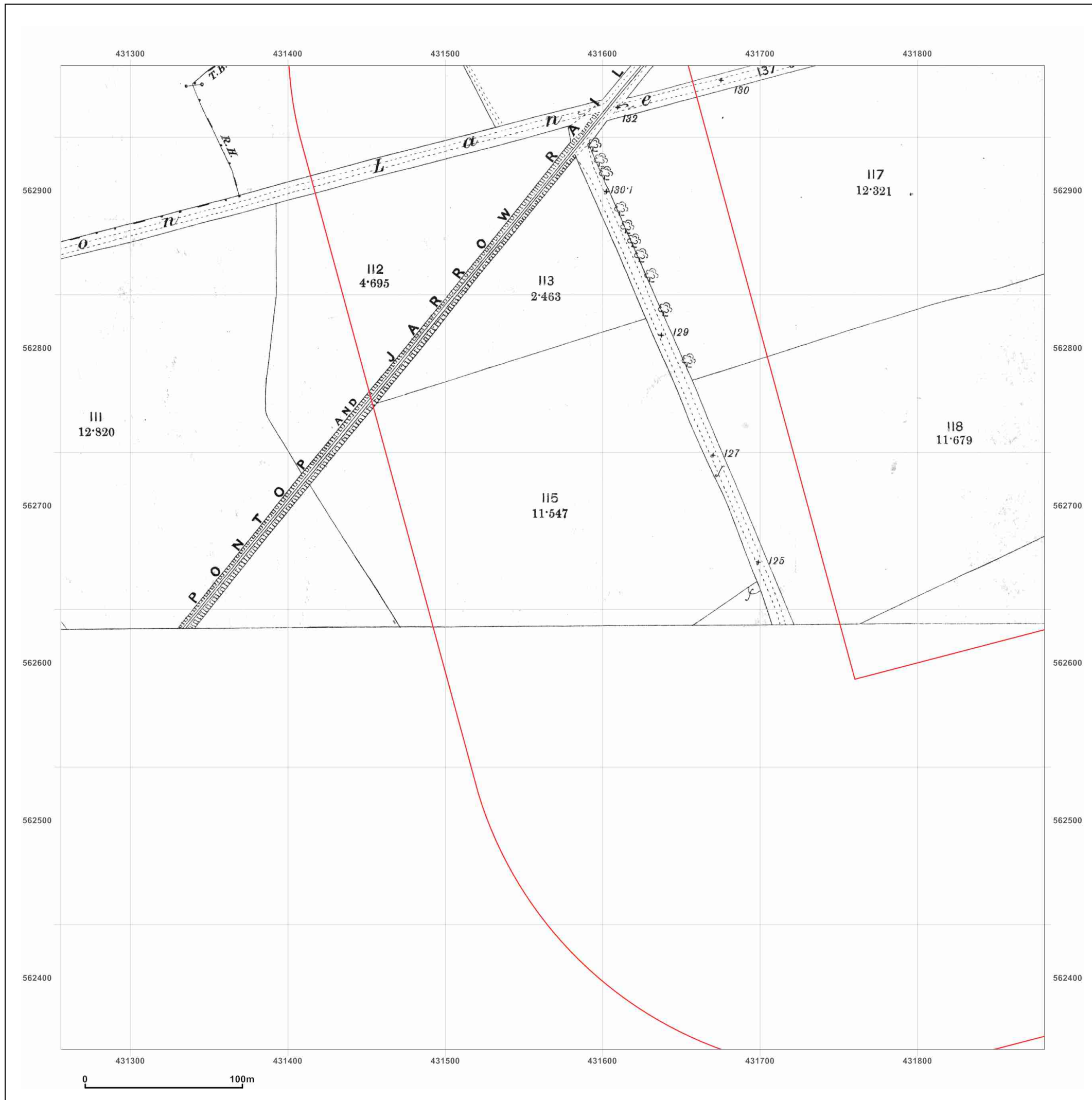


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Site Details:

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Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_A2-MM
Grid Ref: 431568, 562667

Map Name: County Series

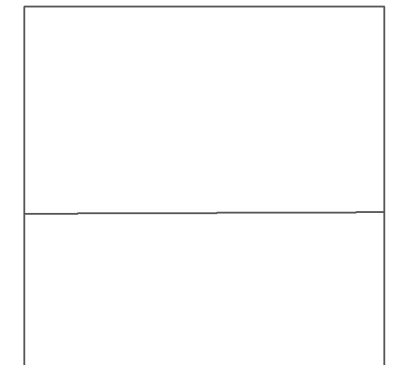
Map date: 1857

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1857
 Revised 1857
 Edition NA
 Copyright NA
 Levelled NA



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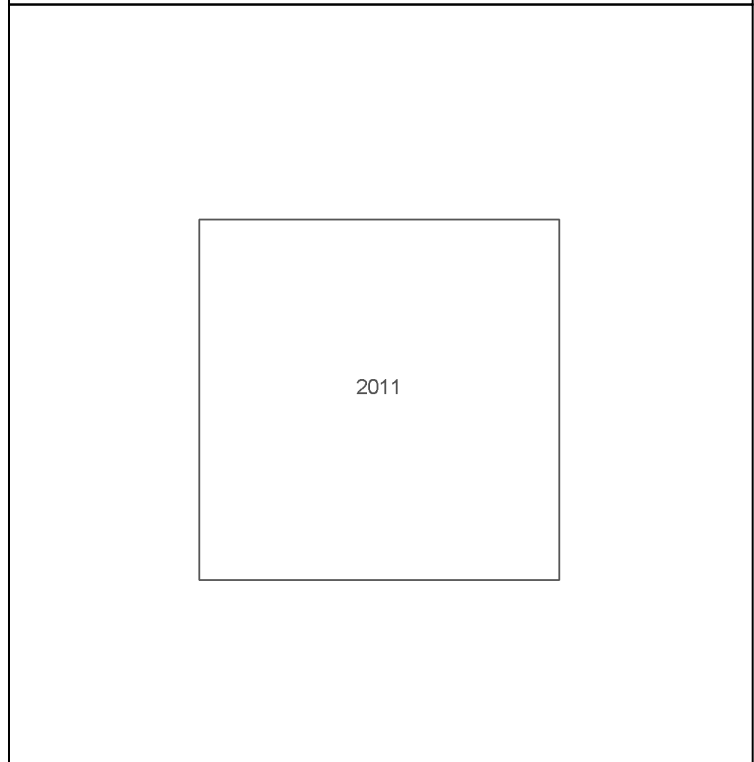
Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_B2-MM
Grid Ref: 432169, 562667

Map Name: MasterMap

Map date: 2011

Scale: 1:2,500

Printed at: 1:2,500

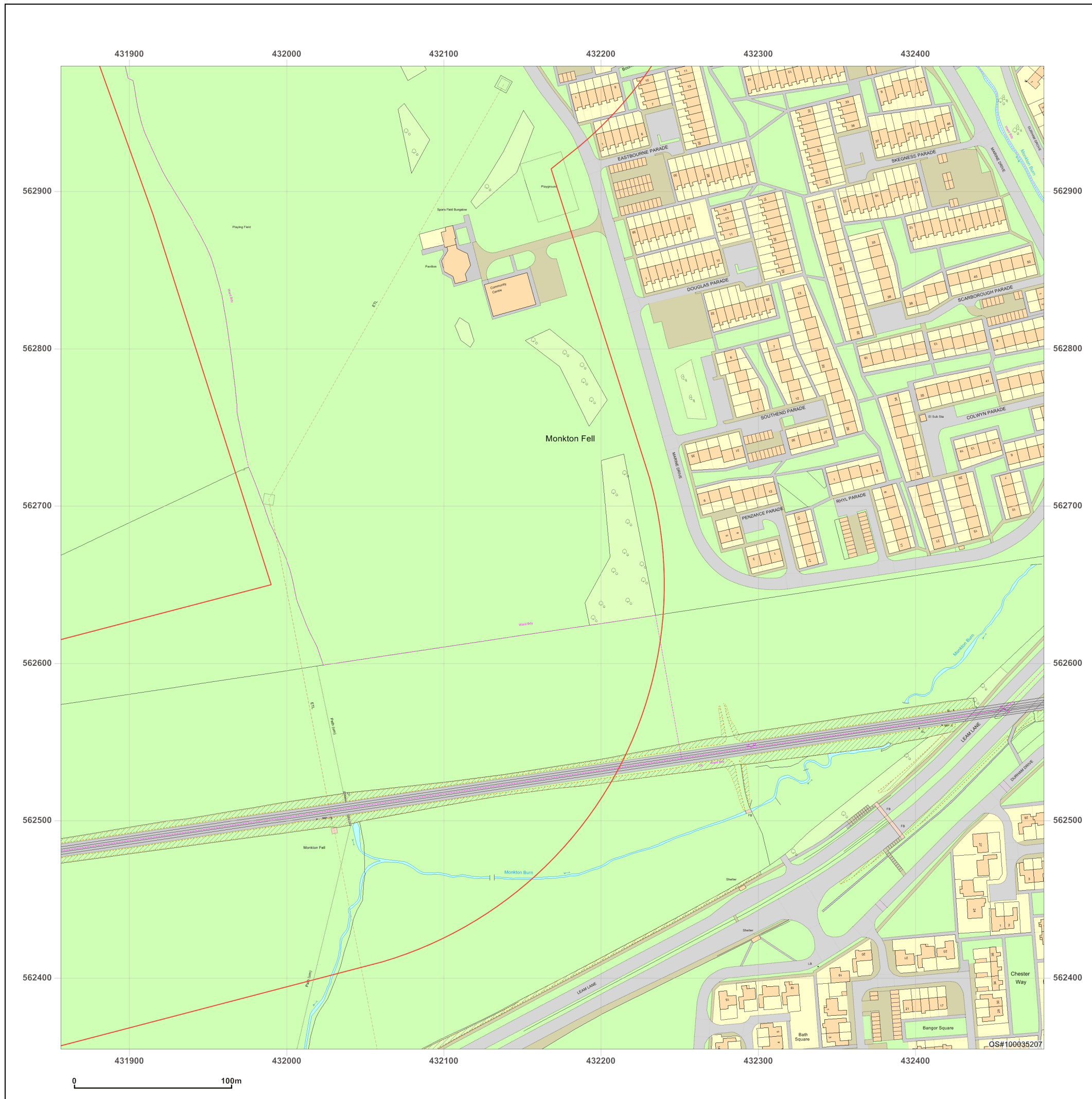


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Site Details:

Monkton Fell, South Tyneside

Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_B2-MM
Grid Ref: 432169, 562667

Map Name: National Grid

Map date: 1993-1994

Scale: 1:1,250

Printed at: 1:2,500



Surveyed N/A Revised N/A Edition N/A Copyright 1994 Levelled N/A	Surveyed 1993 Revised 1993 Edition N/A Copyright N/A Levelled N/A
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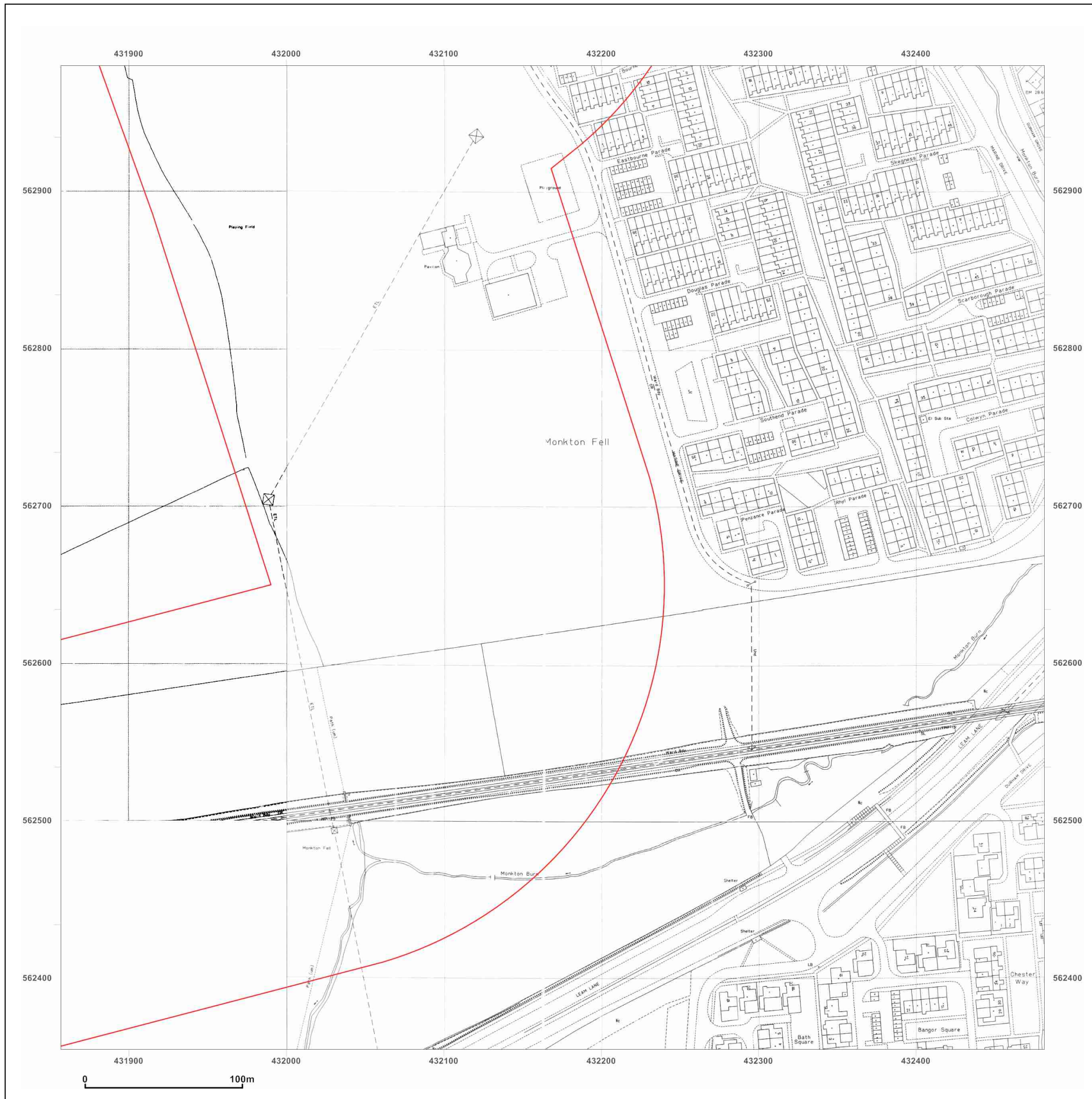


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Site Details:

Monkton Fell, South Tyneside

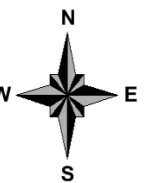
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Report Ref: HMD-372-038918_B2-MM
Grid Ref: 432169, 562667

Map Name: National Grid

Map date: 1988-1993

Scale: 1:1,250

Printed at: 1:2,500



Surveyed 1989
 Revised 1989
 Edition N/A
 Copyright 1989
 Levelled N/A

Surveyed 1989
 Revised 1989
 Edition N/A
 Copyright 1989
 Levelled N/A

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

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1988
 Levelled 1963



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Production date: 22 March 2011

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Site Details:

Monkton Fell, South Tyneside

Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_B2-MM
Grid Ref: 432169, 562667

Map Name: National Grid

Map date: 1966-1969

Scale: 1:1,250

Printed at: 1:2,500



	Surveyed 1956 Revised 1968 Edition N/A Copyright 1969 Levelled 1963
Surveyed 1965 Revised 1965 Edition N/A Copyright 1966 Levelled 1963	Surveyed 1956 Revised 1968 Edition N/A Copyright 1968 Levelled 1963



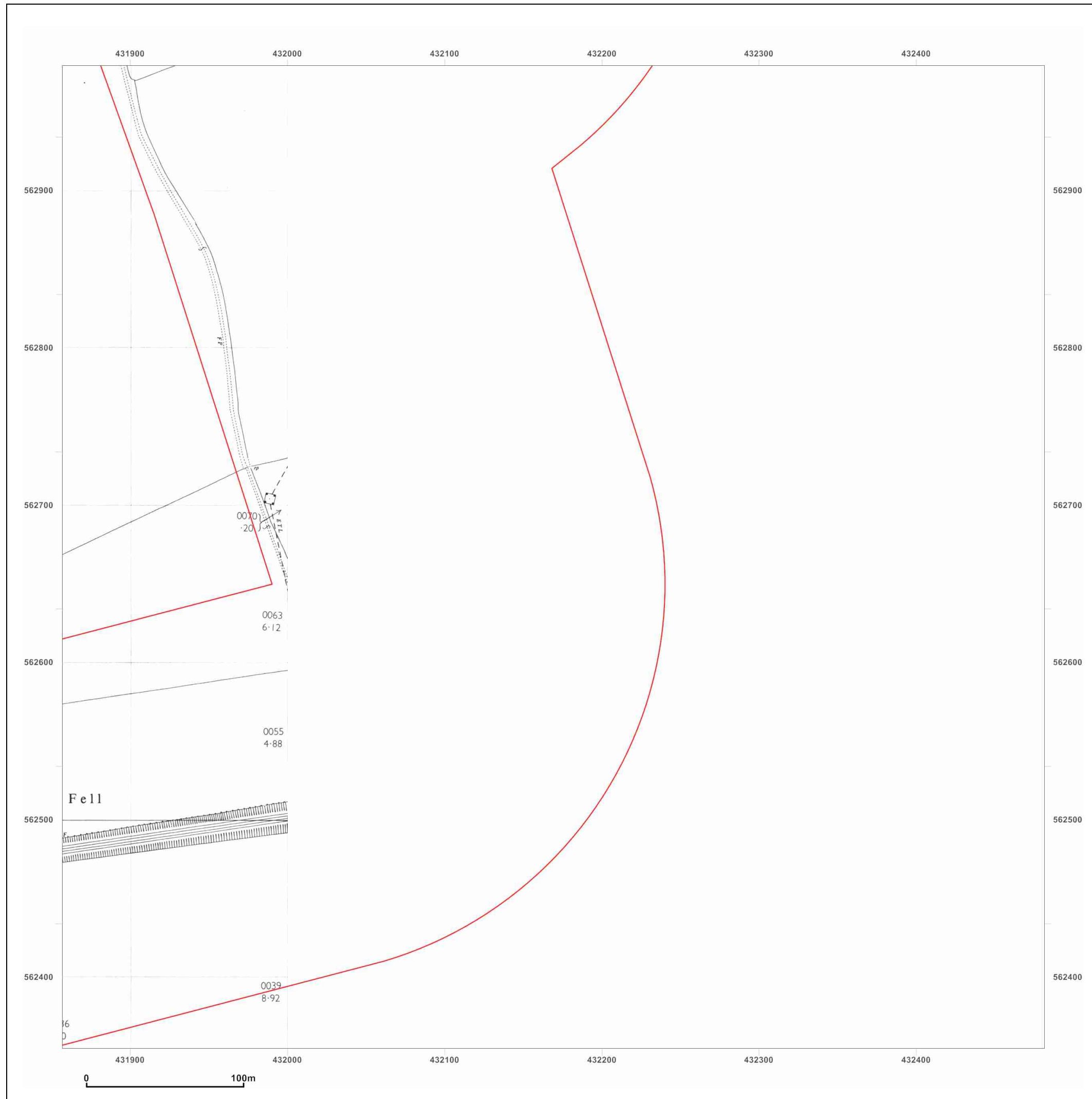
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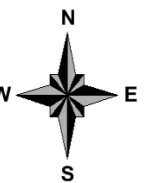
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Report Ref: HMD-372-038918_B2-MM
Grid Ref: 432169, 562667

Map Name: National Grid

Map date: 1966

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1966
 Revised 1966
 Edition N/A
 Copyright 1967
 Levelled 1963



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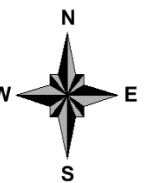
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Grid Ref: 432169, 562667

Map Name: National Grid

Map date: 1956

Scale: 1:1,250

Printed at: 1:2,500

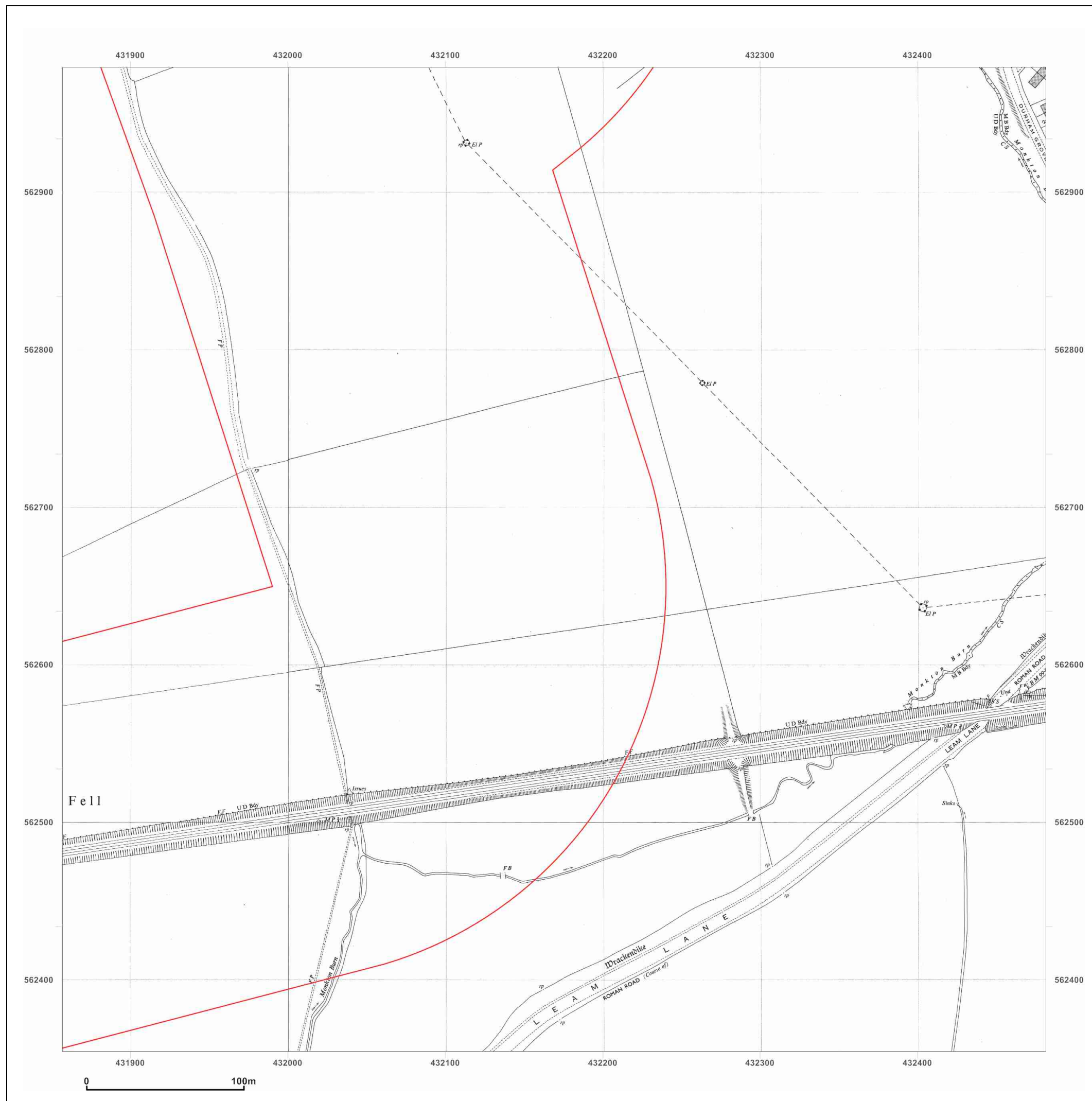


Surveyed 1956
 Revised 1956
 Edition N/A
 Copyright N/A
 Levelled 1939

Surveyed 1956
 Revised 1956
 Edition N/A
 Copyright N/A
 Levelled 1936

Surveyed 1956
 Revised 1956
 Edition N/A
 Copyright N/A
 Levelled 1938

Surveyed 1956
 Revised 1956
 Edition N/A
 Copyright N/A
 Levelled 1936



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Site Details:

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Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_B2-MM
Grid Ref: 432169, 562667

Map Name: National Grid

Map date: 1956

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1956
 Revised 1956
 Edition 1957
 Copyright N/A
 Levelled 1939

Surveyed 1956
 Revised 1956
 Edition 1956
 Copyright N/A
 Levelled 1936

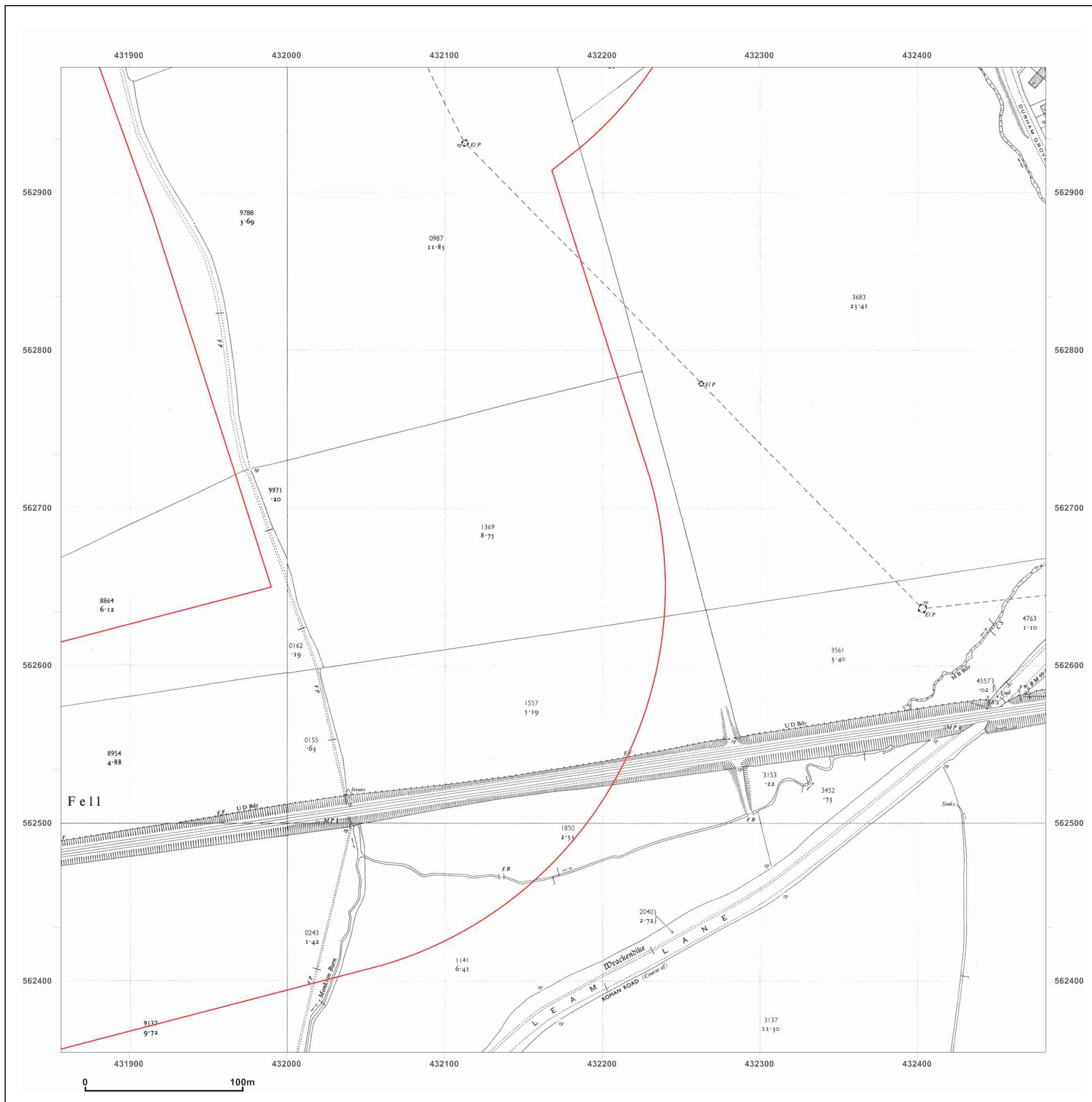


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Site Details:

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Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_B2-MM
Grid Ref: 432169, 562667

Map Name: County Series

Map date: 1939-1941

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1941
 Revised 1941
 Edition NA
 Copyright NA
 Levelled NA

Surveyed 1939
 Revised 1939
 Edition NA
 Copyright NA
 Levelled NA

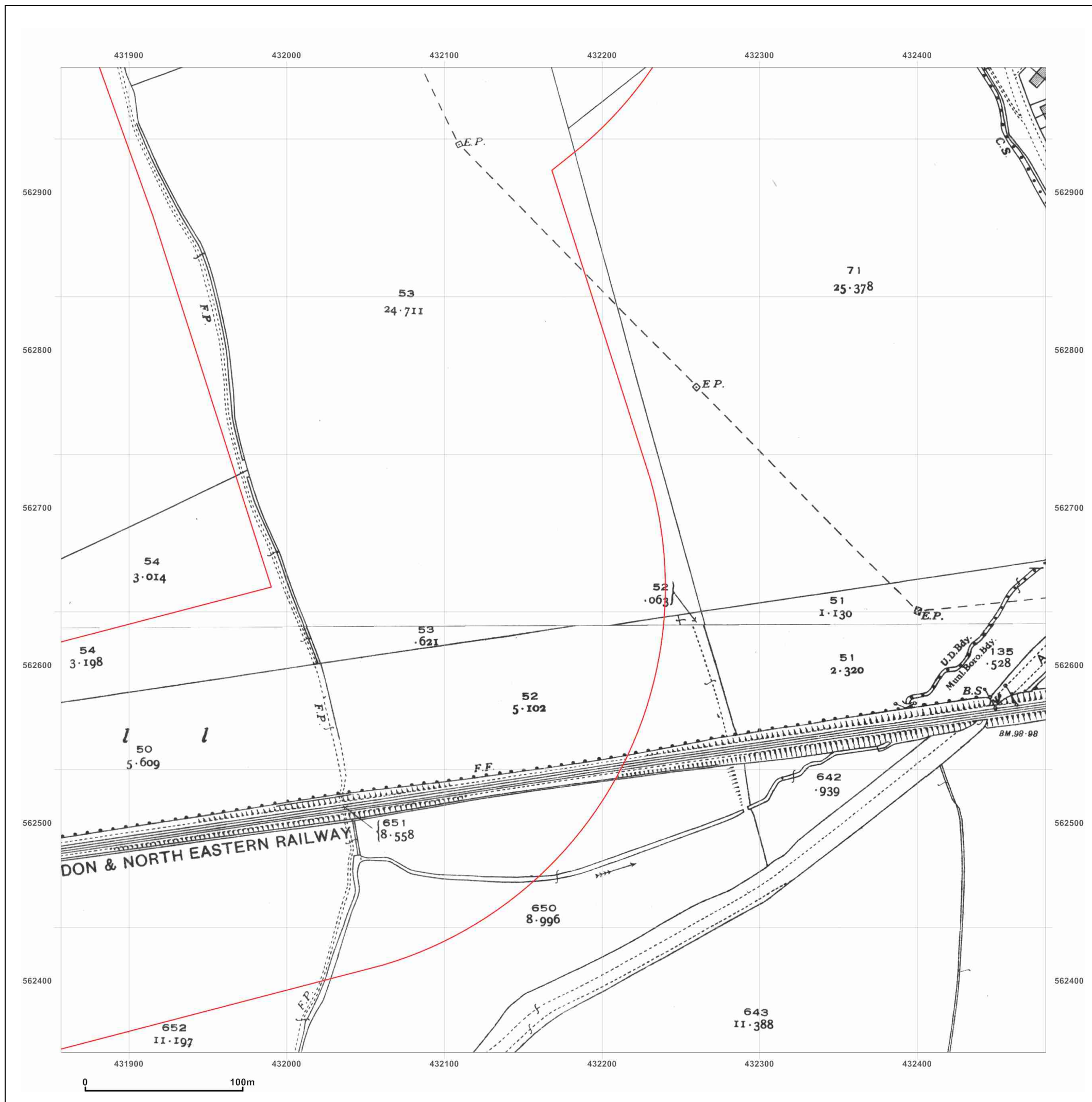


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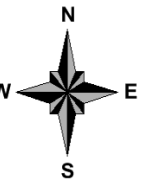
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Report Ref: HMD-372-038918_B2-MM
Grid Ref: 432169, 562667

Map Name: County Series

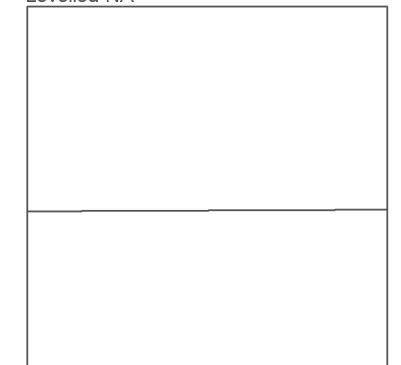
Map date: 1932

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1932
 Revised 1932
 Edition NA
 Copyright NA
 Levelled NA

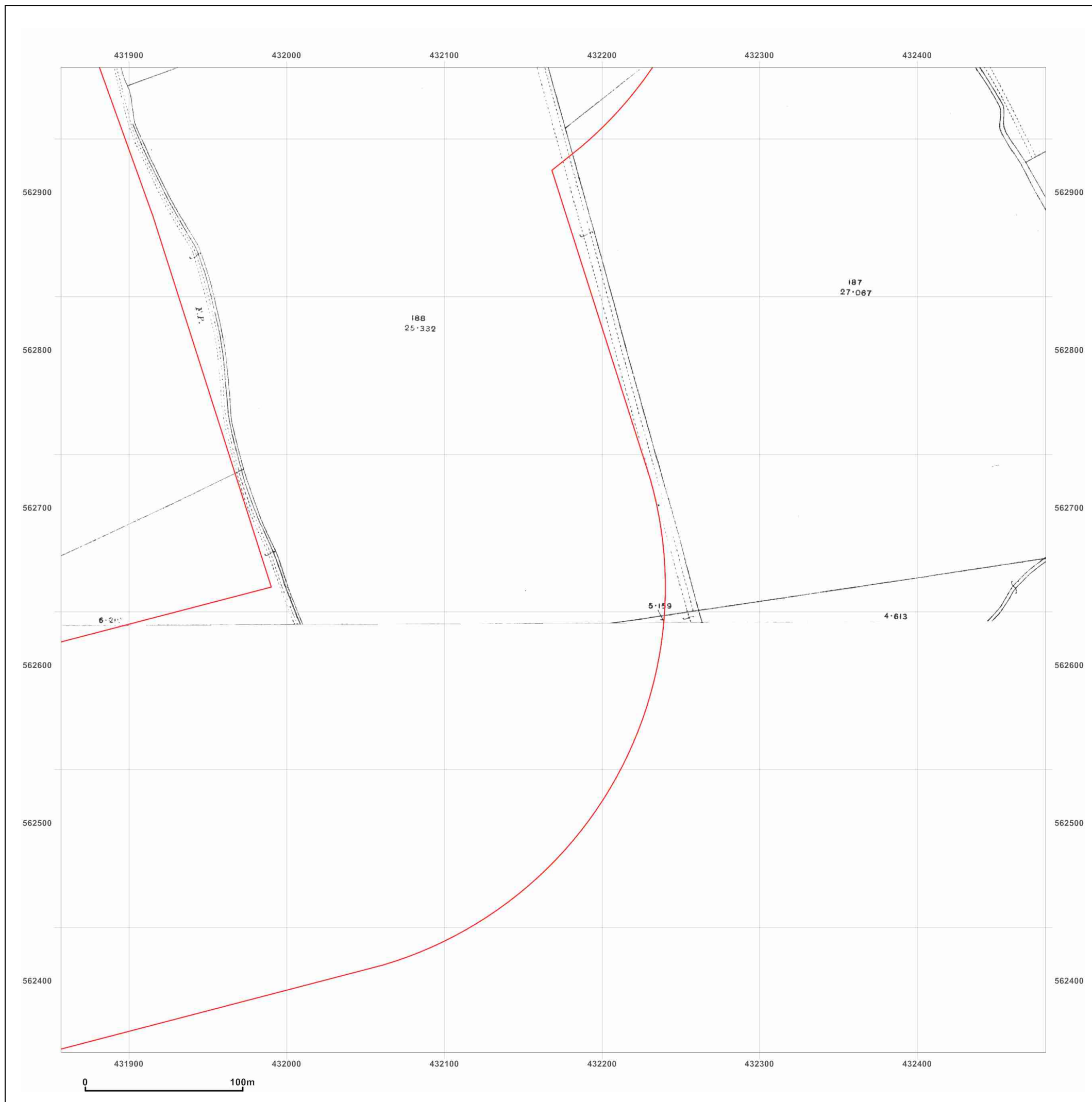


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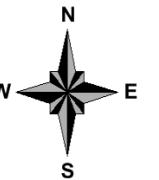
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Report Ref: HMD-372-038918_B2-MM
Grid Ref: 432169, 562667

Map Name: County Series

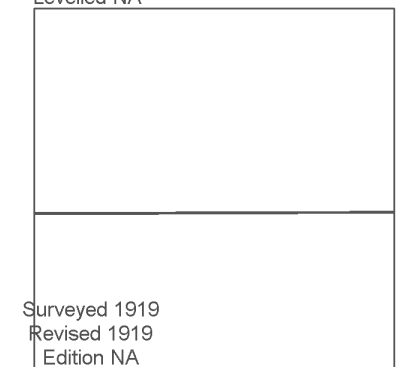
Map date: 1916-1919

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1916
 Revised 1916
 Edition NA
 Copyright NA
 Levelled NA



Surveyed 1919
 Revised 1919
 Edition NA
 Copyright NA
 Levelled NA

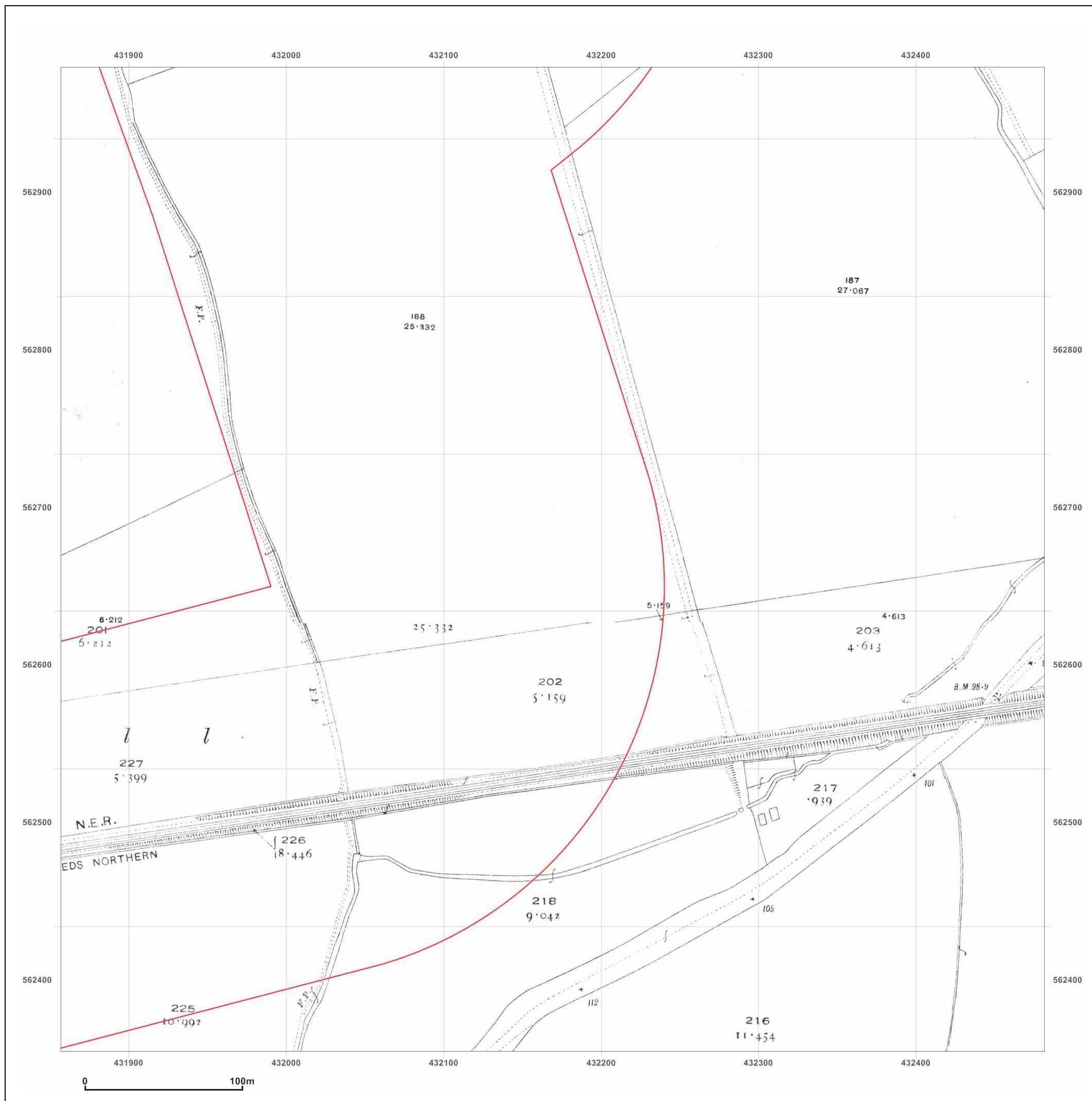


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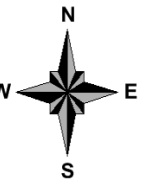
Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918_B2-MM
Grid Ref: 432169, 562667

Map Name: County Series

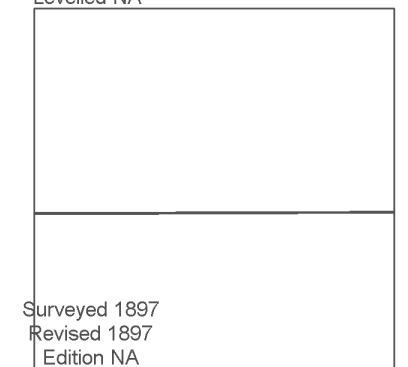
Map date: 1897

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1897
 Revised 1897
 Edition NA
 Copyright NA
 Levelled NA



Surveyed 1897
 Revised 1897
 Edition NA
 Copyright NA
 Levelled NA

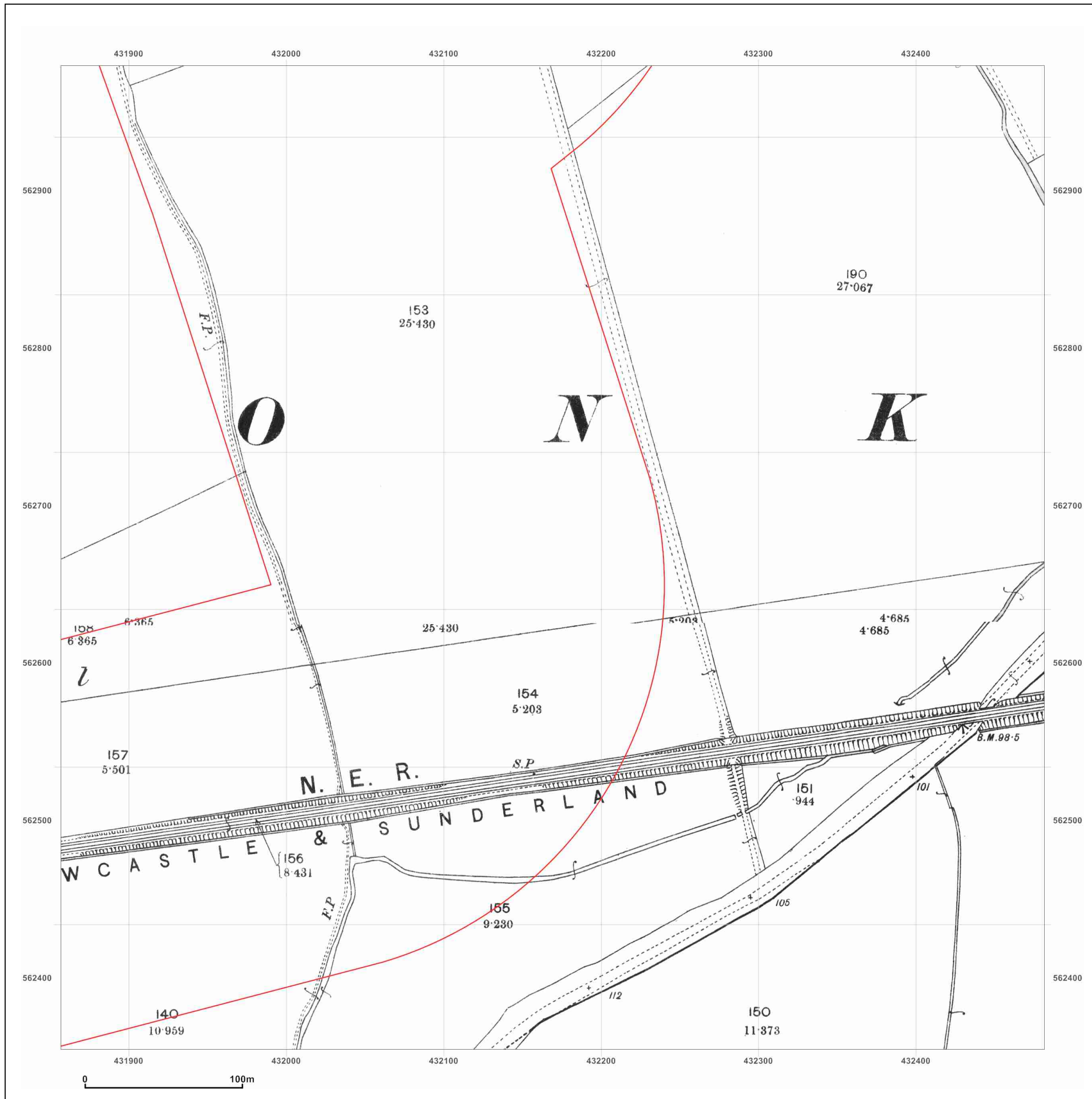


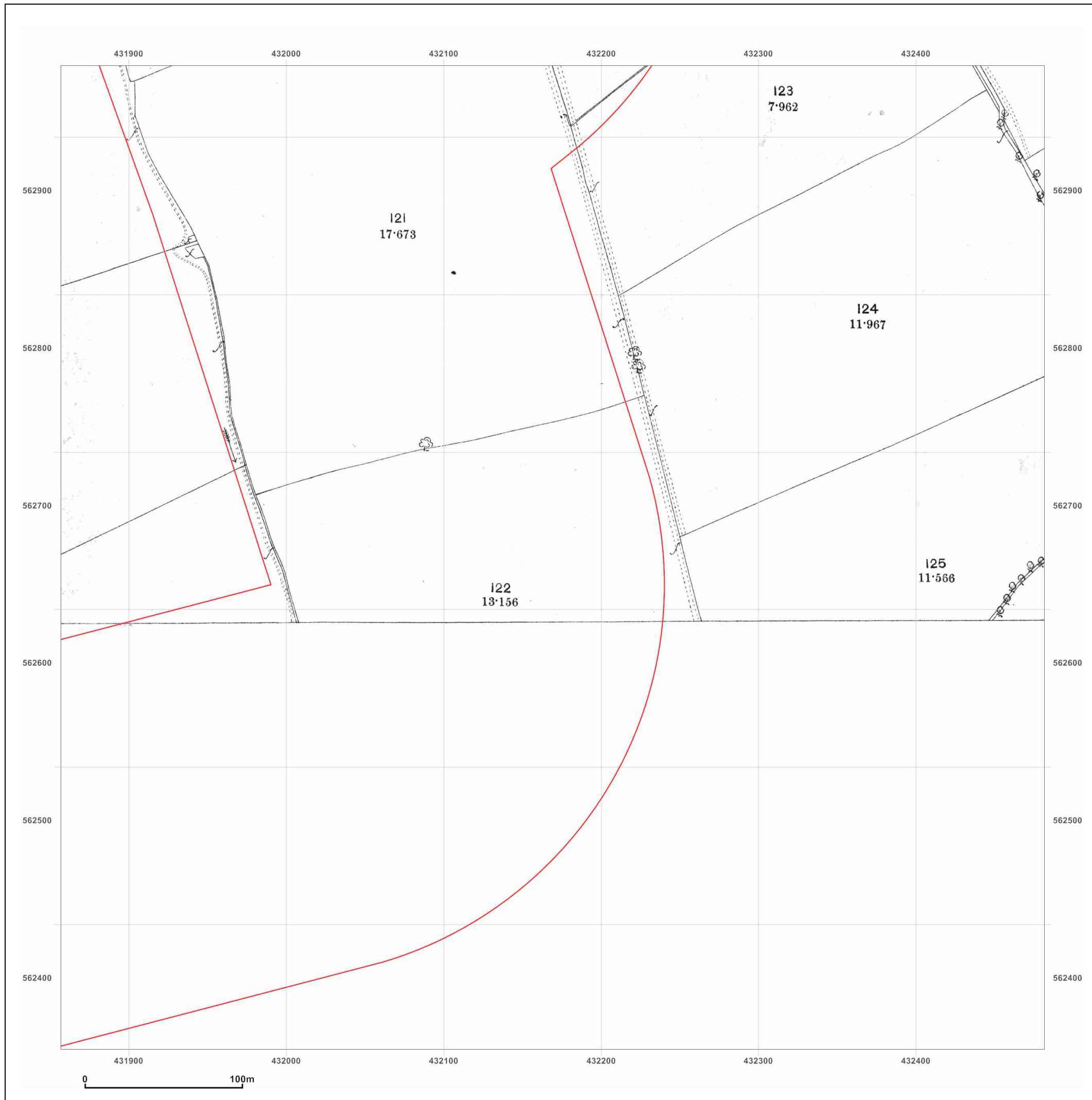
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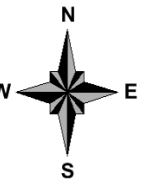
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Report Ref: HMD-372-038918_B2-MM
Grid Ref: 432169, 562667

Map Name: County Series

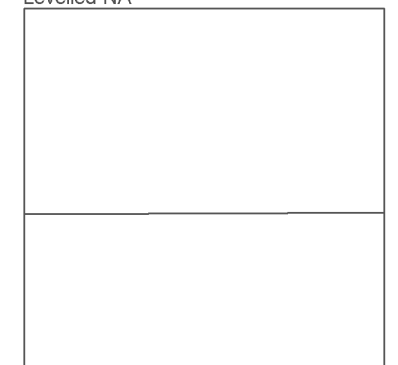
Map date: 1857

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1857
 Revised 1857
 Edition NA
 Copyright NA
 Levelled NA



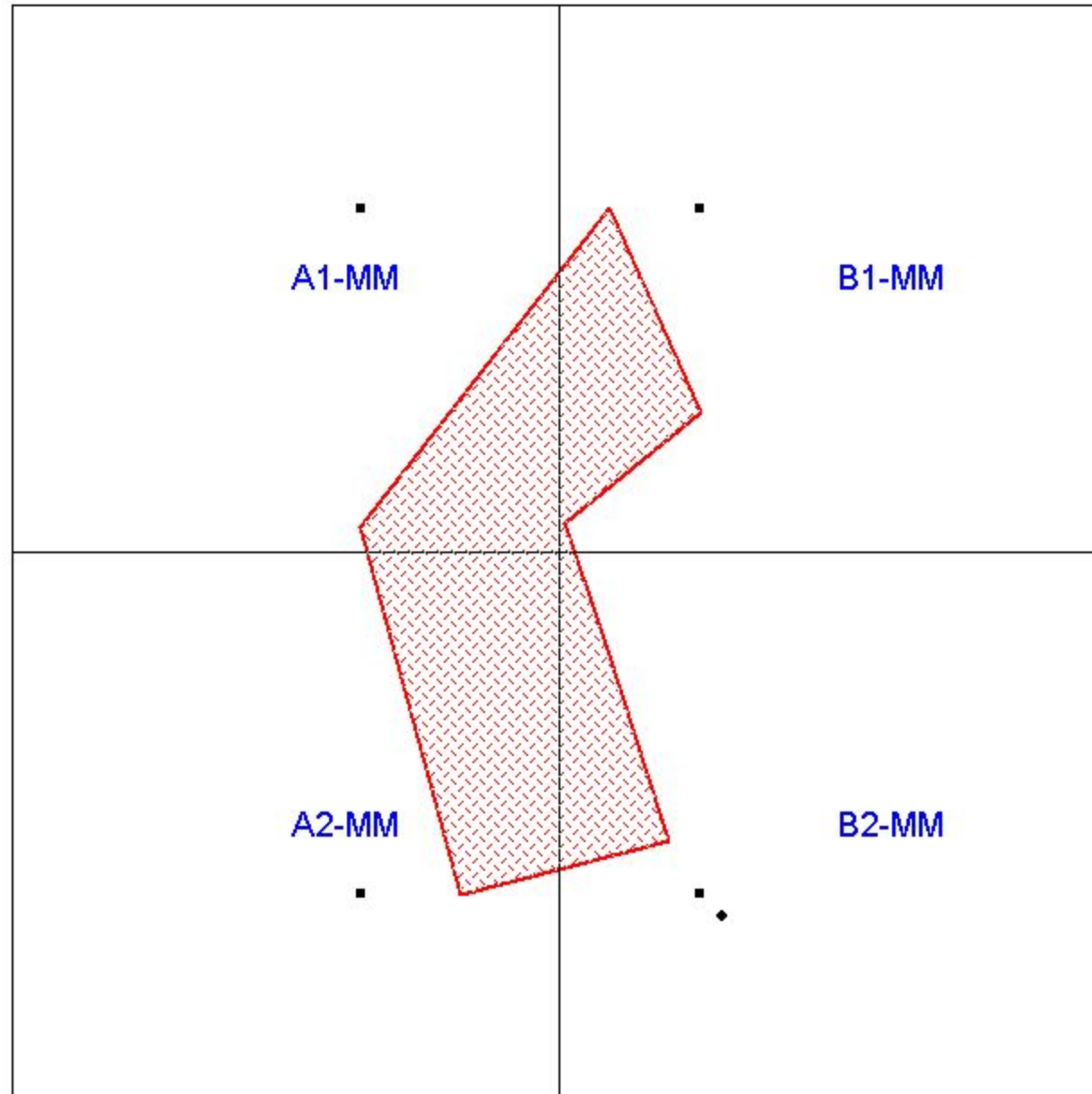
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Production date: 22 March 2011

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HMD-372-038918



Site Details:

Monkton Fell, South Tyneside

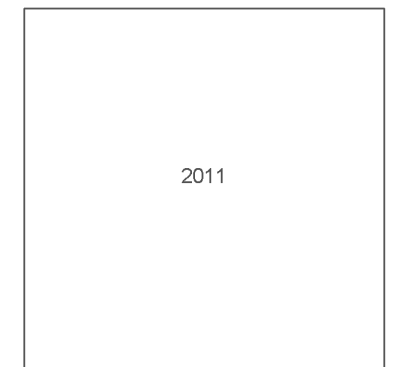
Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918
Grid Ref: 431850, 562960

Map Name: National Grid

Map date: 2011

Scale: 1:10,000

Printed at: 1:10,000



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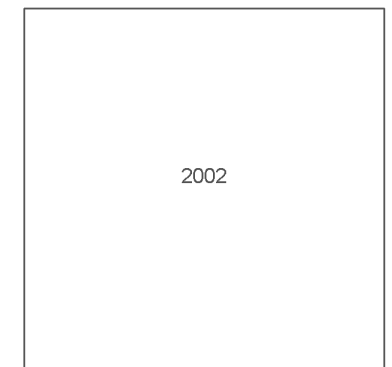
Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918
Grid Ref: 431850, 562960

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000



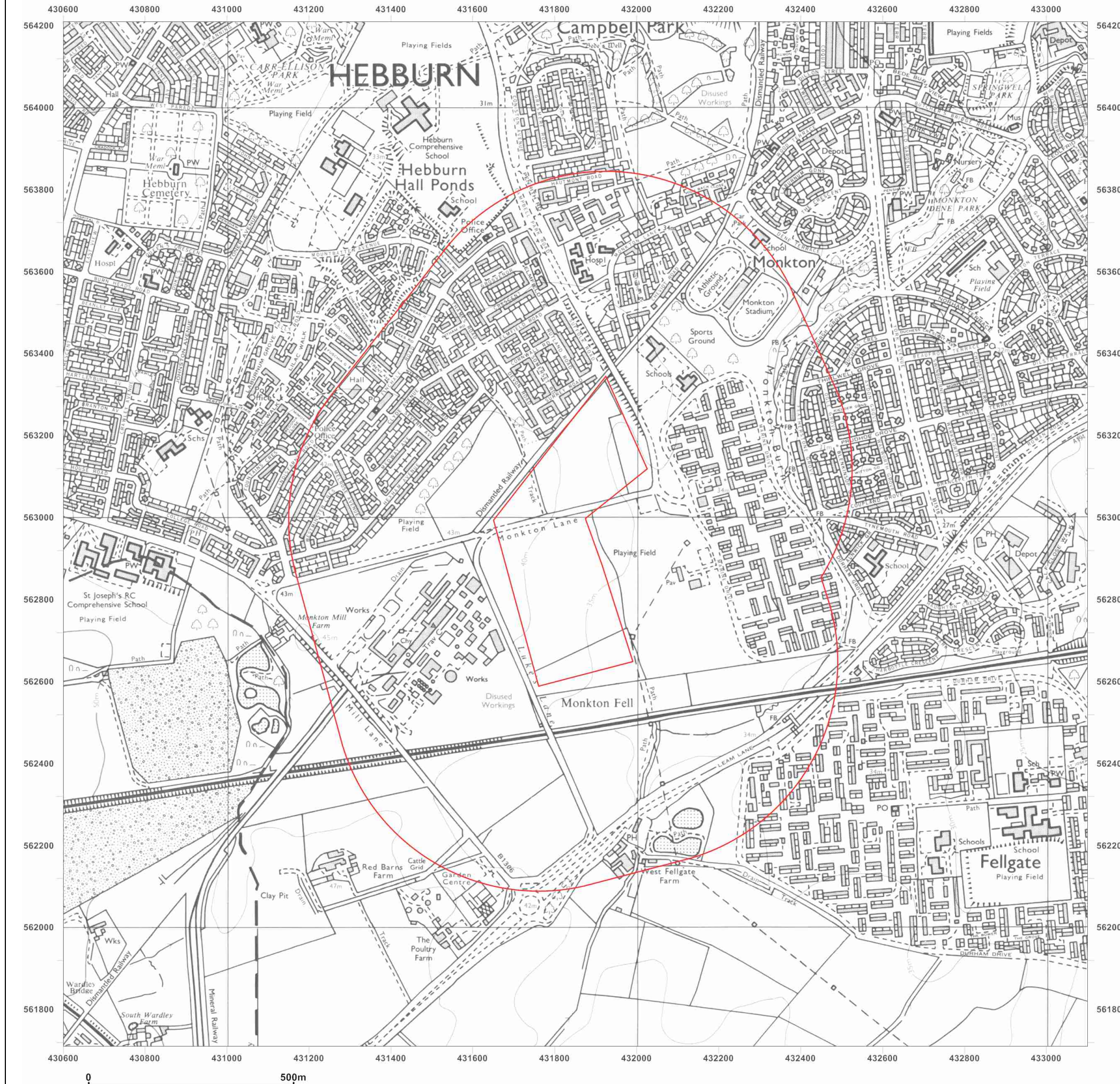
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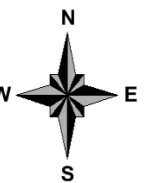
Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918
Grid Ref: 431850, 562960

Map Name: National Grid

Map date: 1992

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1989
 Revised 1992
 Edition NA
 Copyright NA
 Levelled NA



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Site Details:

Monkton Fell, South Tyneside

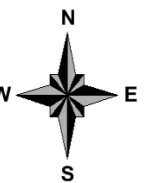
Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918
Grid Ref: 431850, 562960

Map Name: National Grid

Map date: 1973

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
 Revised 1973
 Edition NA
 Copyright NA
 Levelled NA

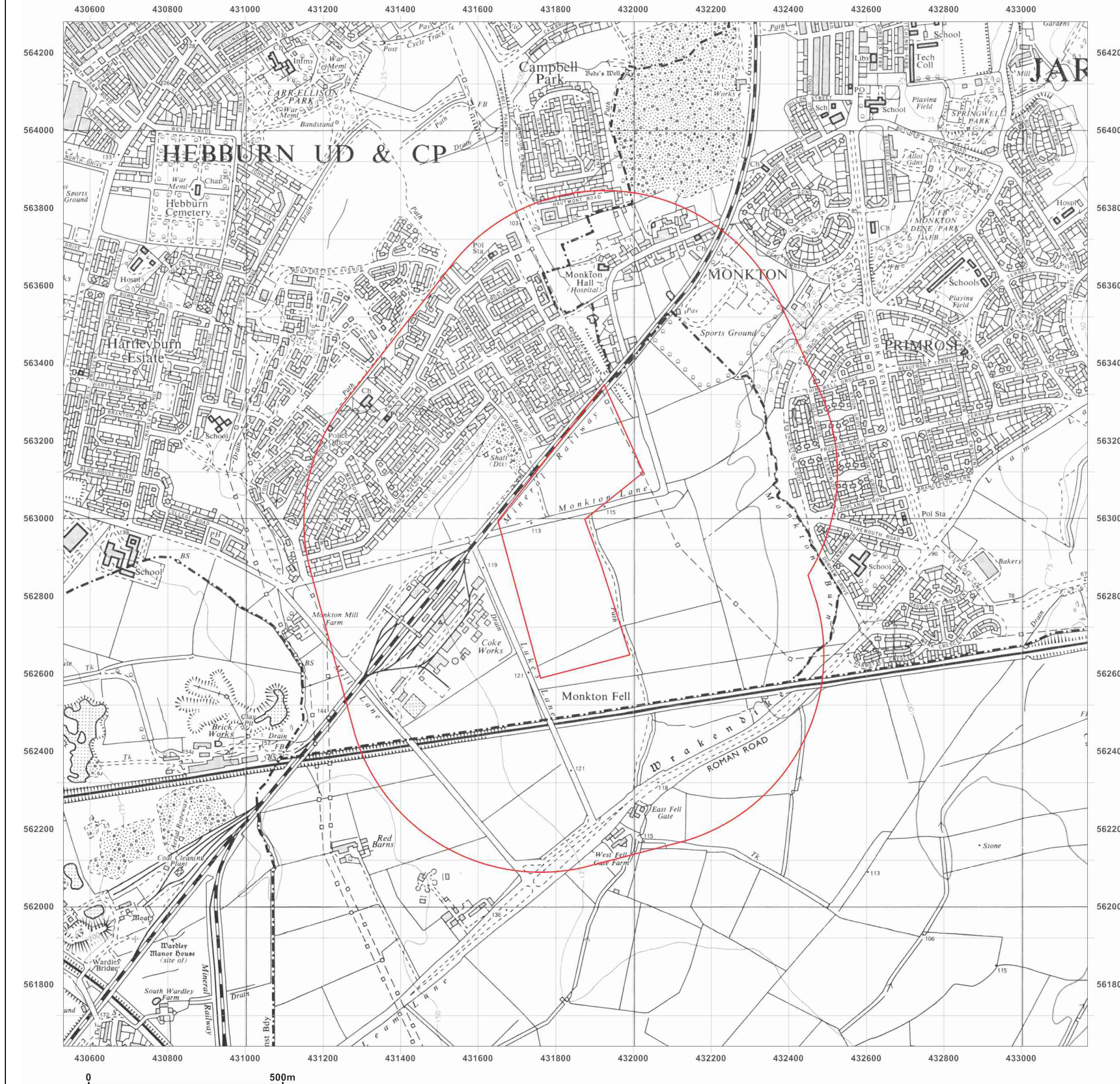


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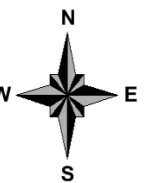
Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918
Grid Ref: 431850, 562960

Map Name: Provisional

Map date: 1965

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1965
 Revised 1965
 Edition NA
 Copyright NA
 Levelled NA



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Site Details:

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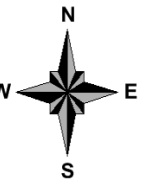
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Report Ref: HMD-372-038918
Grid Ref: 431850, 562960

Map Name: Provisional

Map date: 1940

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1940
 Revised 1940
 Edition NA
 Copyright NA
 Levelled NA



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Site Details:

Monkton Fell, South Tyneside

Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918
Grid Ref: 431850, 562960

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



<p>Surveyed ? Revised ? Edition NA Copyright NA Levelled NA</p>	<p>Surveyed 1855 Revised 1938 Edition NA Copyright NA Levelled NA</p>
<p>Surveyed 1855 Revised 1938 Edition 1938 Copyright NA Levelled NA</p>	<p>Surveyed 1855 Revised 1938 Edition NA Copyright NA Levelled NA</p>

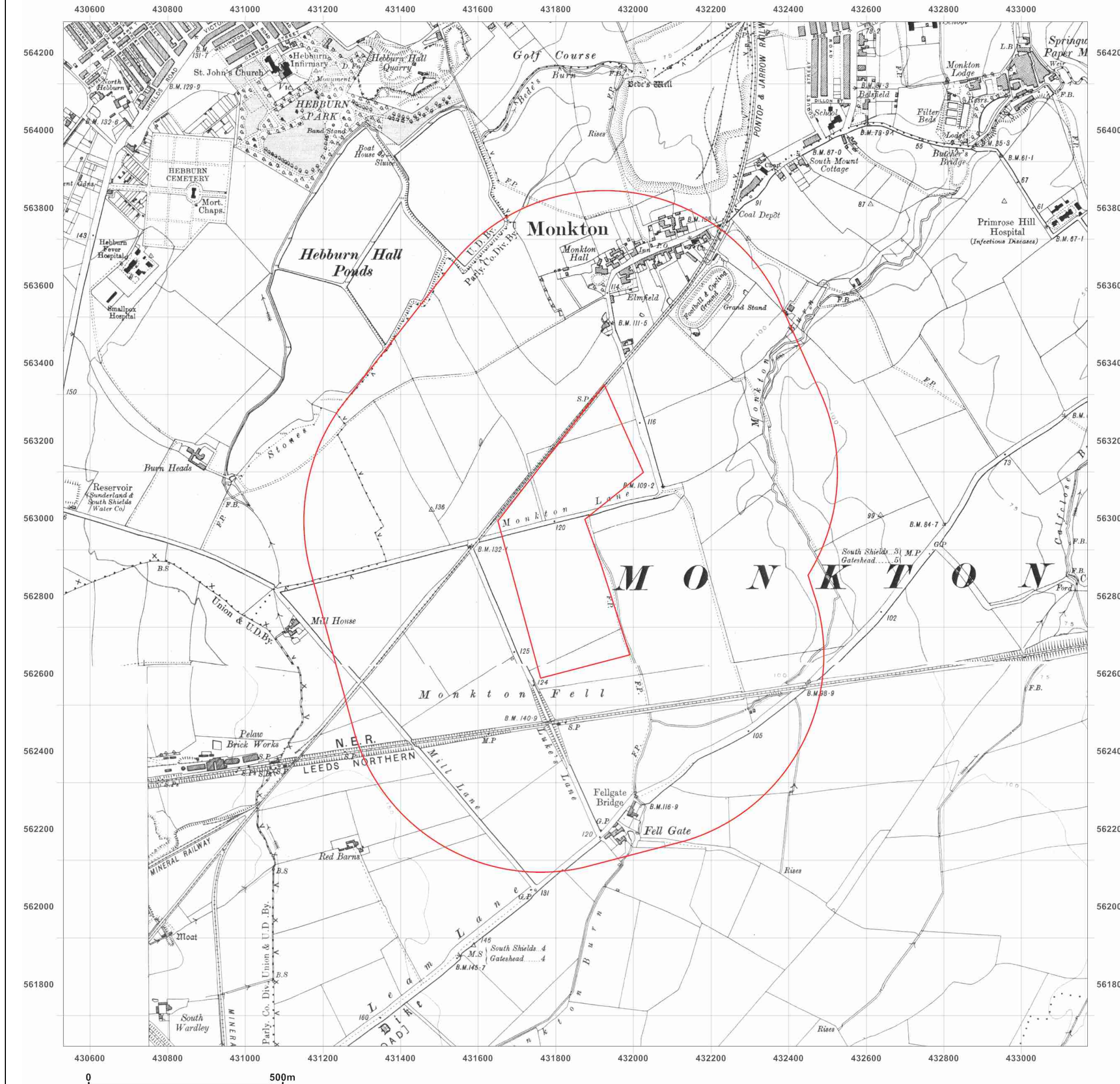


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Site Details:

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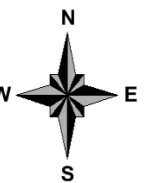
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Report Ref: HMD-372-038918
Grid Ref: 431850, 562960

Map Name: County Series

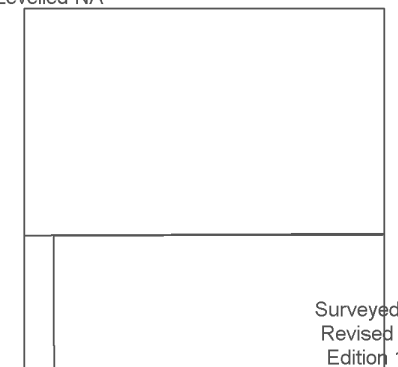
Map date: 1921

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1856
 Revised 1921
 Edition NA
 Copyright NA
 Levelled NA



Surveyed 1855
 Revised 1921
 Edition 1921
 Copyright NA
 Levelled NA

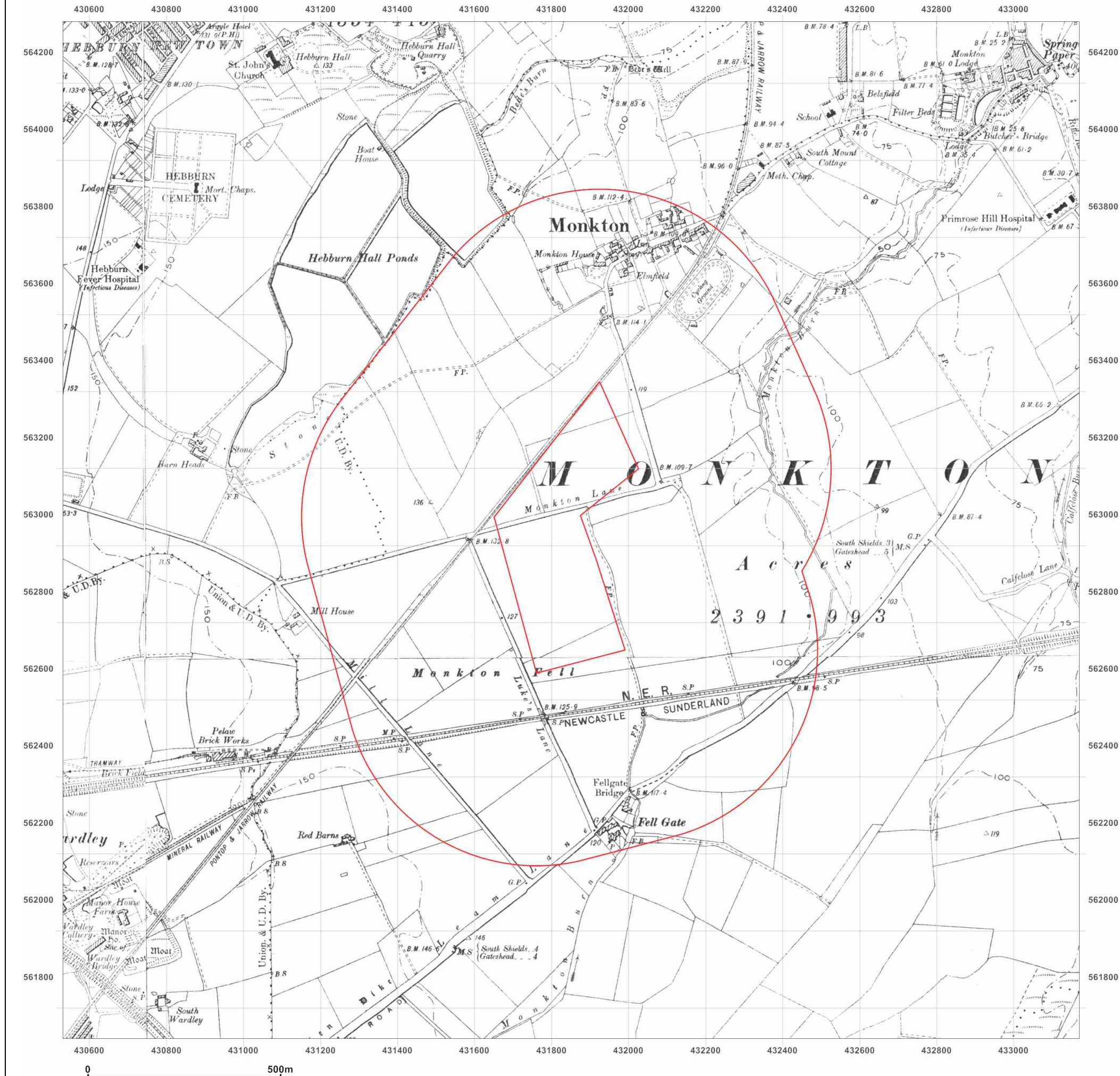


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Site Details:

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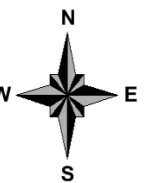
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Report Ref: HMD-372-038918
Grid Ref: 431850, 562960

Map Name: County Series

Map date: 1895-1898

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1858
 Revised 1895
 Edition NA
 Copyright NA
 Levelled NA

Surveyed 1858
 Revised 1895
 Edition NA
 Copyright NA
 Levelled NA

Surveyed 1858
 Revised 1895
 Edition NA
 Copyright NA
 Levelled NA

Surveyed 1898
 Revised 1898
 Edition NA
 Copyright NA
 Levelled NA

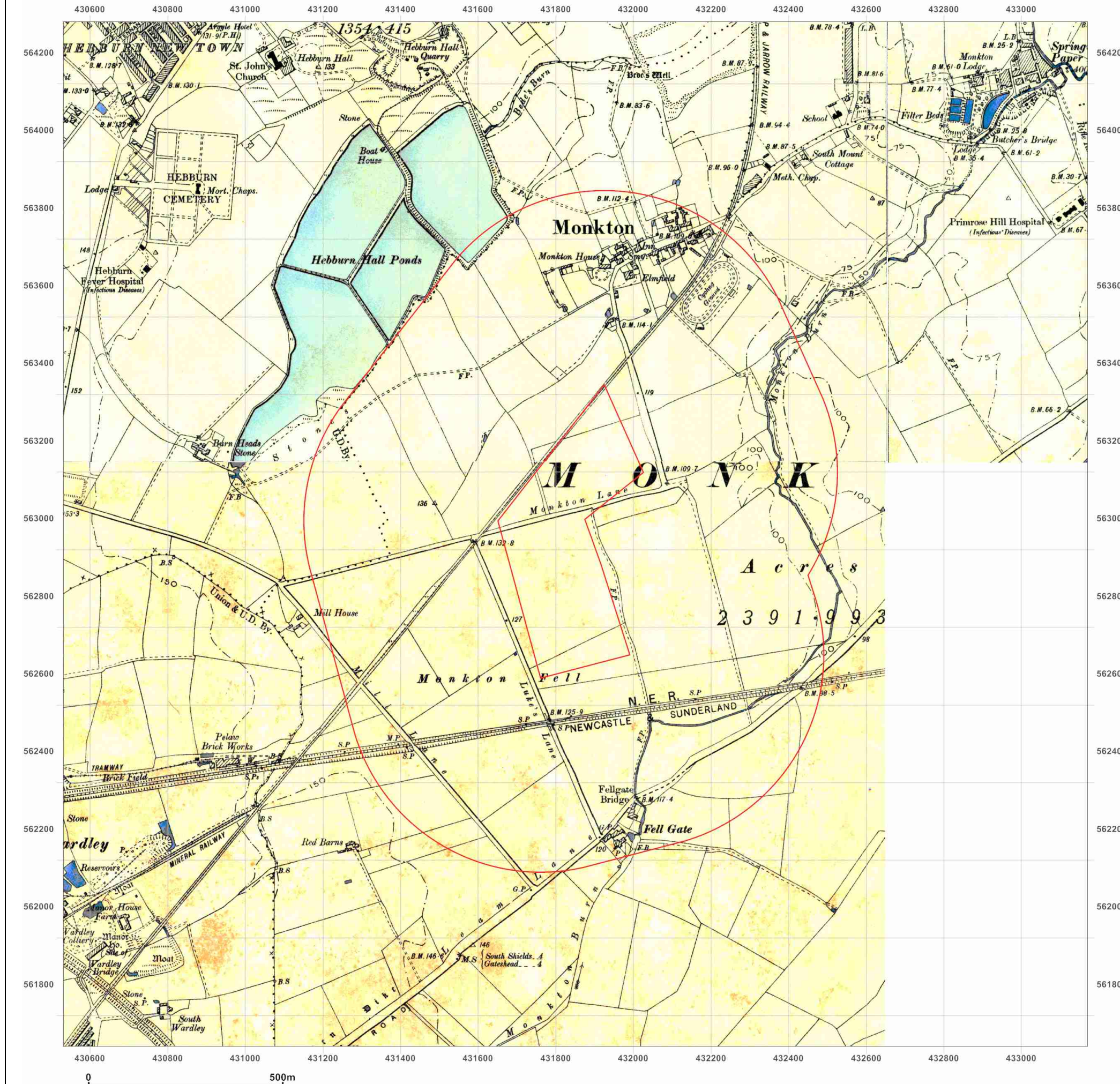


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Site Details:

Monkton Fell, South Tyneside

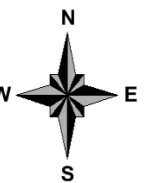
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Report Ref: HMD-372-038918
Grid Ref: 431850, 562960

Map Name: County Series

Map date: 1895

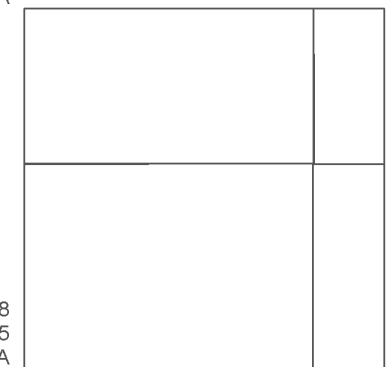
Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1858
 Revised 1895
 Edition NA
 Copyright NA
 Levelled NA

Surveyed 1858
 Revised 1895
 Edition NA
 Copyright NA
 Levelled NA



Surveyed 1858
 Revised 1895
 Edition NA
 Copyright NA
 Levelled NA



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Site Details:

Monkton Fell, South Tyneside

Client Ref: C4220/3425/DCB
Report Ref: HMD-372-038918
Grid Ref: 431850, 562960

Map Name: County Series

Map date: 1856-1857

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1856
 Revised 1856
 Edition NA
 Copyright NA
 Levelled NA

Surveyed 1857
 Revised 1857
 Edition NA
 Copyright NA
 Levelled NA

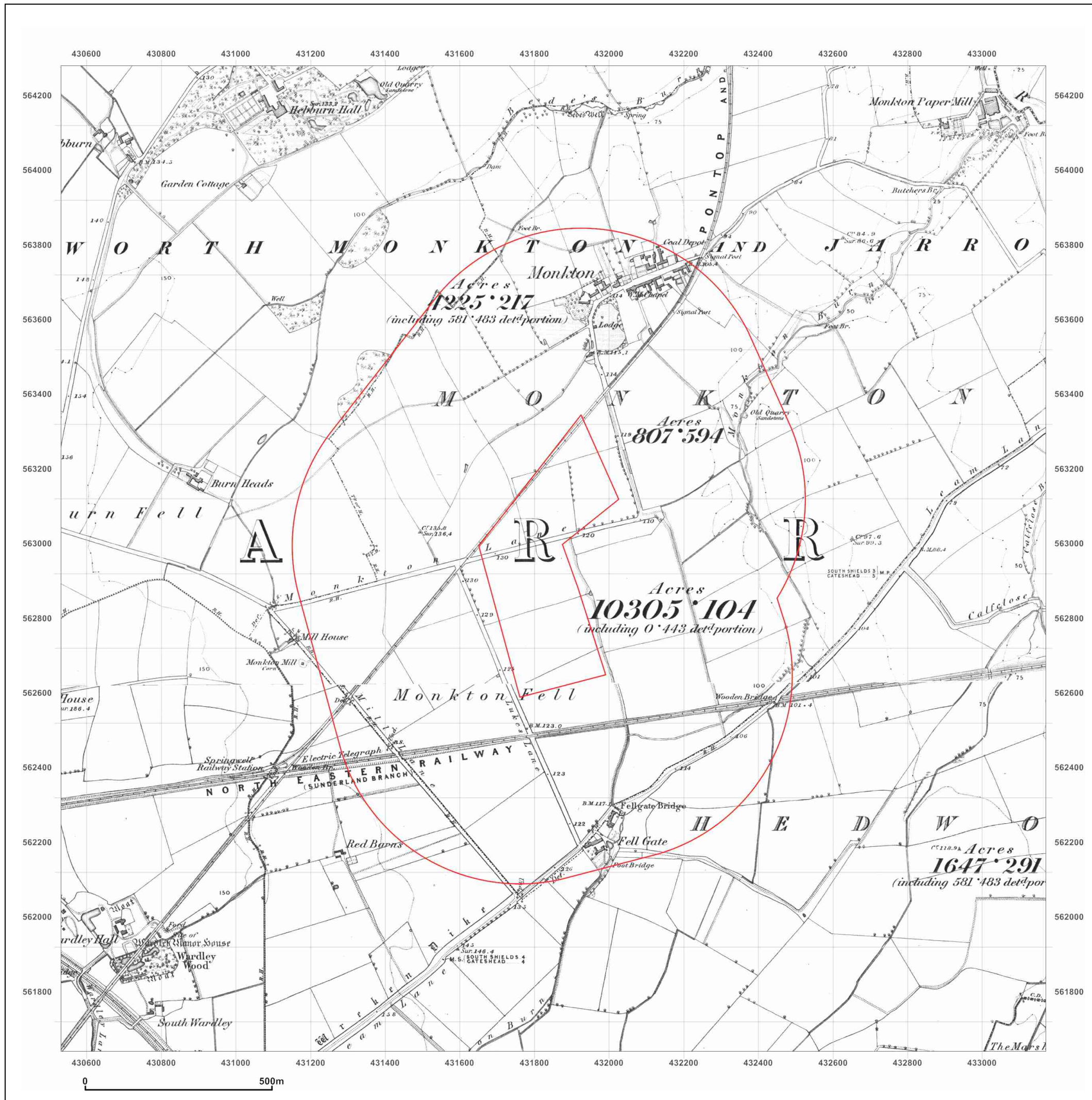


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APPENDIX C

COAL AUTHORITY REPORT

Issued by:

The Coal Authority, Mining Reports Office, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire NG18 4RG
 ON-Line Service: www.groundstability.com - Phone: 0845 762 6848 - DX 716176 MANSFIELD 5

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 LANGLEY MOOR,
 DURHAM,
 COUNTY DURHAM,
 DH7 8HJ

Person dealing with this matter:	Louise Tipper
Our reference:	00018323-11
Your reference:	C4220/3426/DCB
Electronic Ref:	EME_00015637730001_005
RRUID:	005.00015637730001
Date of your enquiry:	22 March 2011
Date we received your enquiry:	22 March 2011
Date of issue:	23 March 2011

This report is for the property described in the address below and the attached plan.

Non-Residential Coal and Brine Report Monkton Fell, South Tyneside, Tyne & Wear

This report is based on and limited to the records held by, the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Coal mining	Yes
Brine Compensation District	No

Information from the Coal Authority

Underground Coal Mining

Past

The property is in the likely zone of influence from workings in 4 seams of coal at 330m to 470m depth, and last worked in 1967.

Any ground movement from these coal workings should have stopped by now.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is not in an area for which a licence has been granted to remove coal using underground methods.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

However reserves of coal exist in the local area which could be worked at some time in the future.

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

Coal-mining geology

The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

Opencast Coal Mining

Past

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

Coal-mining subsidence

The Coal Authority has not received a damage notice or claim for the property since 1 January 1984. There is no current Stop Notice delaying the start of remedial works or repairs to the property.

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

Mine gas

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

Withdrawal of Support

The property is not in an area for which a notice of entitlement to withdraw support has been published.

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

Working Facilities Orders

The property is not in an area for which an Order has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to Owners of Former Copyhold Land

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

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional remarks

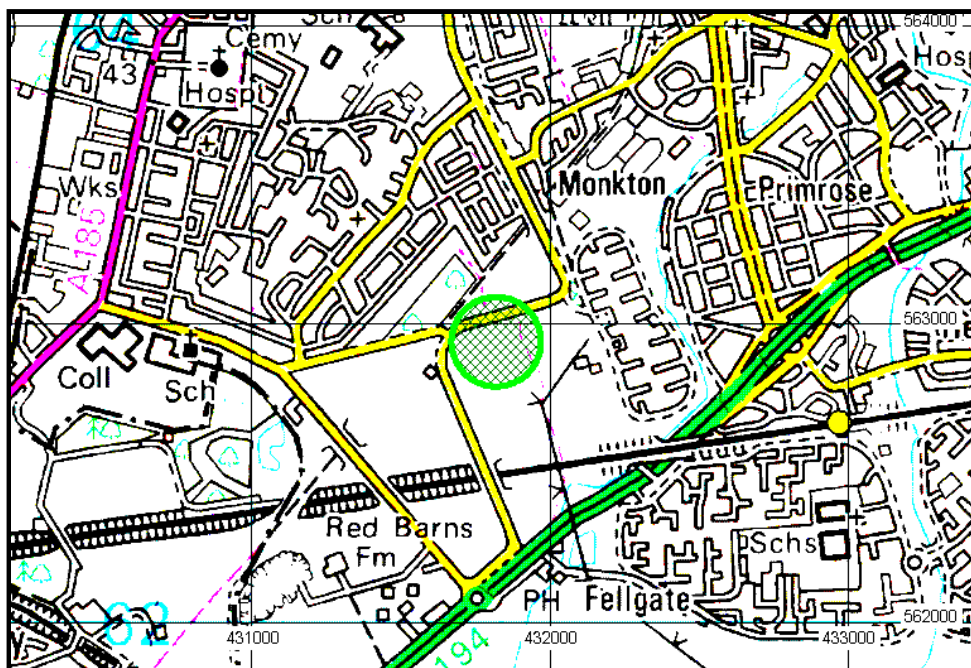
This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions 2006. The report is compliant with Home Information Pack requirements.

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Location map



Approximate position of property



Enquiry boundary

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Key

Approximate position of enquiry boundary shown

