

Phase 1: Desk Study

39 Sunderland Road, East Boldon

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PHASE 1 DESK STUDY

39 SUNDERLAND ROAD, EAST BOLDON

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Revision	Date	Prepared By	Signed
Final	November 2025	T Walter <i>Graduate Engineering Geologist</i>	
		Checked By	
		A Lowry <i>Consultant</i>	
		Approved By	
		A Cutts <i>Principal Engineering Geologist</i>	

1 EXECUTIVE SUMMARY

Site Address	39, Sunderland Road, East Boldon, NE36 0NA.
Site Description	The site is rectangular shaped and has a mostly flat and even topography. The site is currently disused and covered in tree stumps and cut-down branches. The site is bordered by a low brick wall on the northern side, a hedge on top of a wooden fence borders the site to the south and west. Mature deciduous trees are present along this border.
Site History <i>On Site</i>	The earliest maps (1862) show that the site was an empty field until the 1970s, when the existing house was built.
<i>Offsite</i>	From the earliest mapping the area around the site was predominantly empty fields. The surrounding town of East Boldon began to develop from the 1920s onwards.
Proposed End Use	The proposed development is outlined to be a new two storey house in the disused land behind 39 Sunderland Road.
Environmental Setting <i>Landfill & Waste</i>	There are no Landfills or any facilities handling or managing waste within 250m of the site. There is 1 area of infilled land noted within 250m of the site.
<i>Regulated Industries</i>	There are no contemporary trade directory entries within 500m of the site. There are no fuel station entries within 500m of the site.
<i>Geology</i>	The solid geology beneath the site is likely to mostly comprise the Magnesian Limestone formation of the Ford Dolostone. The drift deposits on site are likely to comprise glacial clay.
<i>Hydrogeology</i>	Using the Environment Agency's Policy and Practice for the Protection of Groundwater the solid geology beneath the site is classified as a Principal Aquifer. The overlying drift is classified as unproductive strata. The site lies within a source protection zone (Zone 3). There are no Groundwater Abstractions located within 1km of the site.
<i>Hydrology</i>	The nearest surface water feature is an unnamed river located 178m south of the site. There are no Surface Water Abstractions within 1km of the site.
<i>Flooding</i>	The Envirocheck Report states the site is not at risk of Flooding from Rivers and the Seas without defences, and there are no flood defences, flood water storage areas or areas benefiting from flood defences and flood storage present within 250m of the site.
<i>Radon Gas</i>	The site is in a Radon Affected Area, as between 1-3% of properties are above the Action Level. No radon protection measures are necessary for new buildings or extensions on the site.
Preliminary Mining Assessment	The site is not located within a Development High Risk Area, no shallow worked seams are located below the site.
Preliminary Geotechnical Assessment	Given the proposed development and expected ground conditions, the use of shallow strip foundations may be possible, it is however, noted that evidence of recent tree removal is present, including stumps. In addition to which there are mature trees surrounding the site, these recently removed trees, and the remaining trees will have an impact on the depth of foundations, and a piled solution may be required. A tree survey should be carried out.
Preliminary Contamination Assessment	The desk study has shown that the site is unlikely to have been contaminated. Any minor contamination will come from construction waste.
Potential Sources of Ground Gas	Ground gas assessment required to observe hazardous gas levels.
Phase 2 Recommendations	• A series of small percussive boreholes with insitu testing and samples. • Four groundwater monitoring comprising at least six visits over three months. • Geotechnical testing. • Chemical testing. • Trees survey

2 INTRODUCTION AND SCOPE OF INVESTIGATION

Solmek were instructed by Mr Phil Hartley to undertake a desk study on a parcel of land at 39, Sunderland Road, East Boldon, NE36 0NA. The proposed development is outlined to be a new two-storey house on a plot of land behind the existing house.

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

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

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

The purpose of this Phase 1 Desk Study is to evaluate likely ground conditions and significant environmental issues at the site, and to plan the scope of subsequent phases of investigation.

This report may be regarded as a Preliminary Risk Assessment in accordance with respect to the Environment Agency's guidance document Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn *Contaminated Land Report 11 – Model Procedures for the Management of Land Contamination (2004)*.

This Phase 1 Desk Study has been undertaken with due regard to current contaminated land guidance issued by the Royal Institution of Chartered Surveyors (RICS) together with BS 10175:2011+A1:2013, *“Investigation of Potentially Contaminated Land - Code of Practice”* and relevant sections of BS 5930:2015+A1:2020, *“Code of Practice for Ground Investigations”*.

The objectives of the investigation are as follows:

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

3 SITE WALKOVER AND DESCRIPTION

3.1 General

The centre of the site is located at OS Grid Ref 436980, 561100 and covers an area of approximately 0.08Ha. The area is located at 39, Sunderland Road, East Boldon, NE36 0NA.

The preliminary site inspection was undertaken on the 30th October 2025 and site photographs are presented in Appendix A.

3.2 Site Description

The desk study area is located on a parcel of land south of Sunderland Road.

The site is rectangular shaped and has a mostly flat and even topography. The site is currently disused and covered in tree stumps and cut-down branches. The site is bordered by a low brick wall on the northern side, a hedge on top of a wooden fence borders the site to the south and west. Mature deciduous trees are present along this border.

The site perimeter is secure with gated access to the east.

3.3 Off Site Features

East Boldon is present to the north, east and west of the site, an empty farmer's field is present to the south.

4 SITE HISTORY

4.1 Map Descriptions

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

Table 1 presents a summary of the history of the area which includes plots from 1862 to 2025. The summary focuses on the historical land uses and changes relevant to the site and the proposed end use. Measurements are taken from the nearest boundary of the site and all distances quoted are approximate.

TABLE 1: SUMMARY OF SITE HISTORY

OS Map Edition	On-site Features	Off-site Features
1862 1:10,560	Site is part of an open field.	Open fields are present around the site, except a road to the north, and Boldon low house to the southeast.
1876-1885 1:2,500	No significant change.	East Boldon surrounds the site to the north.
1896-1898 1:2,500 1:10,560	No significant change.	No significant change.
1919-1921 1:2,500 1:10,560	Site is now part of the garden of a new house built to the west.	No significant change.
1938-1939 1:2,500 1:10,560	No significant change.	No significant change.
1951-1959 1:2,500 1:10,000	No significant change.	No significant change.
1966-1968 1:2,500 1:10,000	No significant change.	No significant change.
1974-1977 1:2,500 1:10,000	Existing house built on site	No significant change.
1987 1:2,500 1:10,000	No significant change.	No significant change.
1993 1:2,500	No significant change.	No significant change.
1999-2000 1:2,500 1:10,000	House extended to the south.	No significant change.
2006 1:10,000	No significant change.	No significant change.
2025 1:10,000	No significant change.	No significant change.

4.2 Potential Contamination Sources Identified via Historical Plans

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

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

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

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

5 ENVIRONMENTAL SETTING

5.1 Information Sources

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

- Envirocheck Report (including historical map extracts)
- British Geological Survey (BGS): 1:10 000 geological map series sheet NZ36SE Solid and Drift Geology
- David Bellis Coal Consultants Report
- BRE Publication BR211 Radon: Guidance on Protective Measures for New Dwellings
- ZeticaUXO bomb search.

5.2 Landfill and Waste

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

The Envirocheck Report indicates that there is 1 area of Potentially Infilled Land within 250m of the site. This was an unknown filled ground (pond, marsh, river, stream, dock etc) 157m southeast of the site, dated 1962.

5.3 Significant Nearby Regulated Industries

The Envirocheck Report indicates that there are 2 Contemporary Trade Directory Entries located within 250m of the site. The closest is Swim Leisure Pools 123m East of the site.

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

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

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

The Envirocheck Report indicates that there are no Substantiated Pollution Incidents located within 500m of the site.

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

5.4 Geology

The drift deposits on site are likely to consist of glacial Pelaw Clay. (Figure 3).

The site is shown to be underlain by solid geology of Magnesian Limestone. (Figure 4).

There are no coal seams listed at shallow depth below the site

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

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

5.5 Mining & Quarrying

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

The coal mining search report conducted by David Bellis Consulting Surveyors dated 27th Oct 2025 is presented in Appendix D.

The mining report highlights that the site is situated in an area where Five seams have been worked within the likely zone of physical influence on the surface. The shallowest seam is the Yard seam last worked pre 1947 at a depth of 440m with a section thickness of 1.10m.

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

The report follows on to state that they have no knowledge of any shafts or adits within 20m of the site or the boundary of the site. Also, there are no tips or lagoons in the vicinity of the site.

The report concludes by stating that old workings are present, but all settlement is likely to have completed long ago. In their opinion it is unlikely that coal will be worked in the foreseeable future.

The Envirocheck Report indicates that there are 3 BGS recorded Mineral Sites located within 1km of the site. The nearest is located 422m West of the site with the commodity listed as Dolomite.

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

5.6 BGS Estimated Soil Chemistry

The Envirocheck report sets out the BGS Estimated Soil Chemistry for several metals on-site. These are summarised below in Table 2, with specific reference to the proposed end-use threshold of the site, utilising LQM derived Suitable for Use Levels (S4ULs), whilst the lead value relates to the Category 4 Screening Level (March 2014) developed by Contaminated Land: Applications In Real Environments (CL: AIRE).

TABLE 2: SUMMARY OF BGS ESTIMATED SOIL CHEMISTRY

Contaminant	Estimated Concentration (mg/kg)	Residential with Home Grown Produce threshold (mg/kg)
Arsenic	15-25	37
Cadmium	<1.8	11
Chromium	60-90	910
Lead	100-200	200
Nickel	15-30	180

It can be seen from Table 2 that the estimated background levels of lead may already be in excess of the relevant threshold for the proposed end-use (Residential with HGP), however site-specific contamination testing would be required to verify this.

5.7 Hydrogeology

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

The groundwater vulnerability is categorised as Principal Bedrock Aquifer – Medium Vulnerability.

The site lies within a Source Protection Zone. This SPZ is a Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.

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

The Water Framework Directive for the site states the waterbody as the Wear Magnesian Limestone. The overall rating and chemical rating were both classified as Poor in 2019. The quantitative measure was classified as good in the same year.

5.8 Hydrology

The nearest surface water feature is an unnamed river located 178m south of the site.

The Envirocheck report states the Water Framework Directive catchment of the site is the Don from Source to tidal limit, within the Tyne Lower and Estuary operational catchment.

The Envirocheck Report states there are 2 Licensed Discharge Consents entries within 500m of the site. The closest was a storm tank 364m northeast of the site.

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

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

5.9 Flooding

The Envirocheck Report states the site is not at risk of Flooding or Extreme Flooding from Rivers and the Seas without defences, however based on fluvial models the land 225m southeast of the site is shown to be at risk.

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

The Envirocheck Report states that there is Potential for Groundwater Flooding – significant risk, problems unlikely.

5.10 Sensitive Land Use

A Local Nature Reserve is located 960m north of the site.

An area of Green Belt land is located 11m south of the site.

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

5.11 Radon Gas

The site is in a Radon Affected Area, as 1-3% of properties are estimated to be at or above the Action Level.

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

5.12 Unexploded Ordnance (UXO)

An Unexploded Bomb Risk Map has been obtained from ZeticaUXO to provide an initial assessment of UXO risks to the site. The map is appended as Figure 5.

The map indicates the site is within an area of low risk, defined as an area having 15 bombs per 1000acre or less

In addition, with respect to possible military targets, a military site etc is noted ca. 100m northwest of the site.

6 CONCEPTUAL SITE MODEL

6.1 General

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

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

6.2 Likely Ground Conditions

It is expected that, based on available information, the site is expected to be underlain by topsoil overlying glacial clays of significant thickness overlying Magnesian Limestone.

With respect to the likely groundwater regime of the site, based on the information gathered, and subject to confirmation via intrusive works, this can be characterised as medium vulnerability.

Low permeability glacial tills may contain discontinuous lenses of perched groundwater but are unlikely to contain significant groundwater. The underlying sandstone rockhead, designated as a Principal Aquifer, is likely to contain significant groundwater.

The drift deposits are recorded as comprising sand and clay. It is unlikely that groundwater will be present within this stratum. The underlying sandstone rockhead, designated as productive strata, is likely to contain significant groundwater.

6.3 Potential Buried Obstructions

Based on the site history, buried obstructions are possible and cannot be wholly discounted. Relic foundations, cobbles, bricks, and stone blocks are the most likely obstructions.

6.4 Coal Mining Risk Assessment

The site is within a Coal Mining Reporting Area as defined by the Mining Remediation Authority (formerly the Coal Authority).

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

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

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

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

From the Coal Mining Report, the shallowest known worked coal seam is the Yard seam at 440m depth with a section thickness of 1.10m. In this situation the Yard seam is at a sufficient depth to give a ratio well in excess of 10x the seam thickness.

Given the absence of shallow coal seams within influencing distance to the surface, and the site's location outside of a Development High Risk Area, no further investigation into historical coal mining is considered necessary.

6.5 Preliminary Geotechnical Assessment

The proposed development is understood to comprise a new two storey house.

Given the expected ground conditions noted in the sections above, the use of shallow foundations for the new development may be possible. However, it is noted that the site has been recently cleared of trees and there remain mature trees adjacent to the boundaries. It is therefore likely that a piled foundation solution may be required to accommodate for the shrinkability of the soils and the age and type of removed and remaining trees.

Given the flood risk potential for the site (Section 5.9) allowance for possibility of shallow or surface groundwater needs to be considered during foundation design and construction.

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

6.6 Preliminary Contamination Assessment

The desk study has shown that the site may have been exposed to something other than minimal contamination, with construction waste the most likely source local to the structures.

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

TABLE 3: POTENTIAL PRIORITY CONTAMINANTS

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

In view of the type of aquifer that the site rests upon and given that the site is located within a SPZ, consideration should also be given to groundwater and/or leachate testing for the same suite of determinants as listed above.

It should be noted that the above potential contaminants are considered to be commonly associated with the specified past land uses of the site, and adjacent land use. Risk assessment should be undertaken for contamination identified during intrusive investigation.

Potential pathways which link the potential contaminants to end users of the site and controlled waters (receptors) include the following:

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

6.7 Potential Sources of Ground Gas

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

- Made Ground
- Quarries, Infilled Clay Pits & Infilled Ponds
- Underlying Natural Strata (alluvium, peat and chalk)
- Petrol re-fuelling sites (which also includes Volatile Organic Compounds)
- Landfill (on and off-site)
- Coal measures

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

TABLE 4: POTENTIAL GROUND GAS POLLUTION LINKAGES

Potential Sources	Potential Pathway	Receptor
Infilled land within 250m	Ingress and Accumulation into buildings from vertical and horizontal migration	Future users of site are likely to include adults and children.
Preliminary Comparison of Consequence versus Probability		
	Classification	Justification
Probability <i>(Based on Table 8.1, CIRIA C665, 2007)</i>	LOW/MEDIUM LIKELIHOOD	No ground gas from made ground.
		Infilled land within 250m
		Some coal mining in area.
Consequence <i>(Based on Table 8.2, CIRIA C665, 2007)</i>	HIGH	Residential development.
	Risk	Details
Consequence vs. Probability <i>(Based on Table 8.3, CIRIA C665, 2007)</i>	LOW/MODERATE RISK	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the long term. <i>(Based on Table 8.4, CIRIA C665, 2007)</i>

A source of hazardous gases has been identified and as such gas monitoring will be required.

6.8 Risk Assessment for Contaminated Land

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

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

6.9 Conceptual Site Model

The proposed development is currently understood to comprise a residential development of a new two storey house in a plot of land behind 39 Sunderland Road.

The conceptual model collates the salient aspects of the site to form a model which should enable comparison after fieldwork and testing. This model identifies the potential pollution linkages that may influence the proposed development and geotechnical considerations.

The risk ratings are based on the current potential liabilities and likely potential future liabilities. The risks posed by the geotechnical and contamination aspects of the site will be revised following site works, and any mitigating action required added.

The Preliminary Conceptual Model has been undertaken in accordance with CIRIA C552. The Preliminary Conceptual Model assesses the consequence and the likelihood of a risk being realised to provide a risk classification, which is then used to produce the Preliminary Conceptual Model. Full details of the tables used to assess consequence, likelihood and risk classification are presented in Appendix E/F.

TABLE 5: PRELIMINARY CONCEPTUAL MODEL

Source	Pathway	Receptor	Risk Rating	Comments
Asphyxiating or explosive ground gases - Infilled land recorded within 250m - In Radon Affected Area	Ground gas migration - Migration through permeable soils - Inhalation	Future site users Adult and child residents	Moderate /Low	Gas monitoring required.
		Users during development Construction workers	Low	
Areas of contamination - Potential contaminants in made ground - Potential construction waste	- Inhalation - Dust ingestion - Dermal contact	Future site users Adult and child residents	Low	Soft landscaping proposed providing a pathway – contamination testing required to quantify risks.
		Users during development Construction workers	Low	Contamination testing required to determine risks posed during construction. Consideration to be given to Health and Safety Executive Guidance. <i>Protection of Workers and the General Public During the Development of Contaminated Land.</i>
	- Inhalation - Dust ingestion	Users of surrounding sites Transient adult workers	Low	Potential low risk during construction from dust generation. Contamination testing required to quantify the risks.
		Drift geology Unproductive Strata	Very Low	Low sensitivity aquifer unlikely to contain significant groundwater.
	Leaching of mobilised contaminants	Solid geology Principal Aquifer	Low	High sensitivity Aquifer located beneath low permeability drift deposits.
		Surface water features River 178m south.	Low	Very limited potential for contamination from site to reach surface water, either via surface run-off or groundwater movement.
	- Drainage - Lateral migration - Accumulation of contaminated sediment	Vegetation None proposed	Low	Gardens proposed, contamination results to be assessed against phytotoxic thresholds.
Areas of contamination above service fabric or BRE Special Digest 1 thresholds	Direct contact	Construction Materials Concrete	Low	pH and sulphates to be assessed during Site Investigation.
	Direct contact	Construction Materials Service Fabric	Low	Consideration to be given to Pipe Material Table (Appendix E) during Site Investigation.

7 PROPOSED PHASE 2 INTRUSIVE WORKS

A Phase 2 Site Investigation should be undertaken to verify the assumptions made in the Preliminary Conceptual Site Model and to provide data for foundation design.

An outline ground investigation strategy is summarised below, based on the preliminary conceptual site model and information obtained during the desk study.

7.1 Site Investigation Rationale

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

- Non targeted (BS10175) – If no obvious hotspots or potential sources of contamination have been outlined in the desk study, it would be recommended to utilise a stratified random pattern of sampling locations.
- Targeted (CLR4) – If a possible hotspot is suspected on the site, it is recommended to adopt a targeted approach to sample the immediate vicinity of the hotspot. Highly focussed sampling consisting of several samples within the area of the hotspot may be necessary to delineate the extent of the hotspot.

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

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

7.2 Site Specific Sampling Rationale

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

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

7.3 Proposed Methods of Investigation

The methods of investigation outlined within Table 6 are considered necessary to address the risks outlined within the Conceptual Model. The locations of these investigation positions will be set out in line with the proposed sampling methodology outlined in Section 7.2.

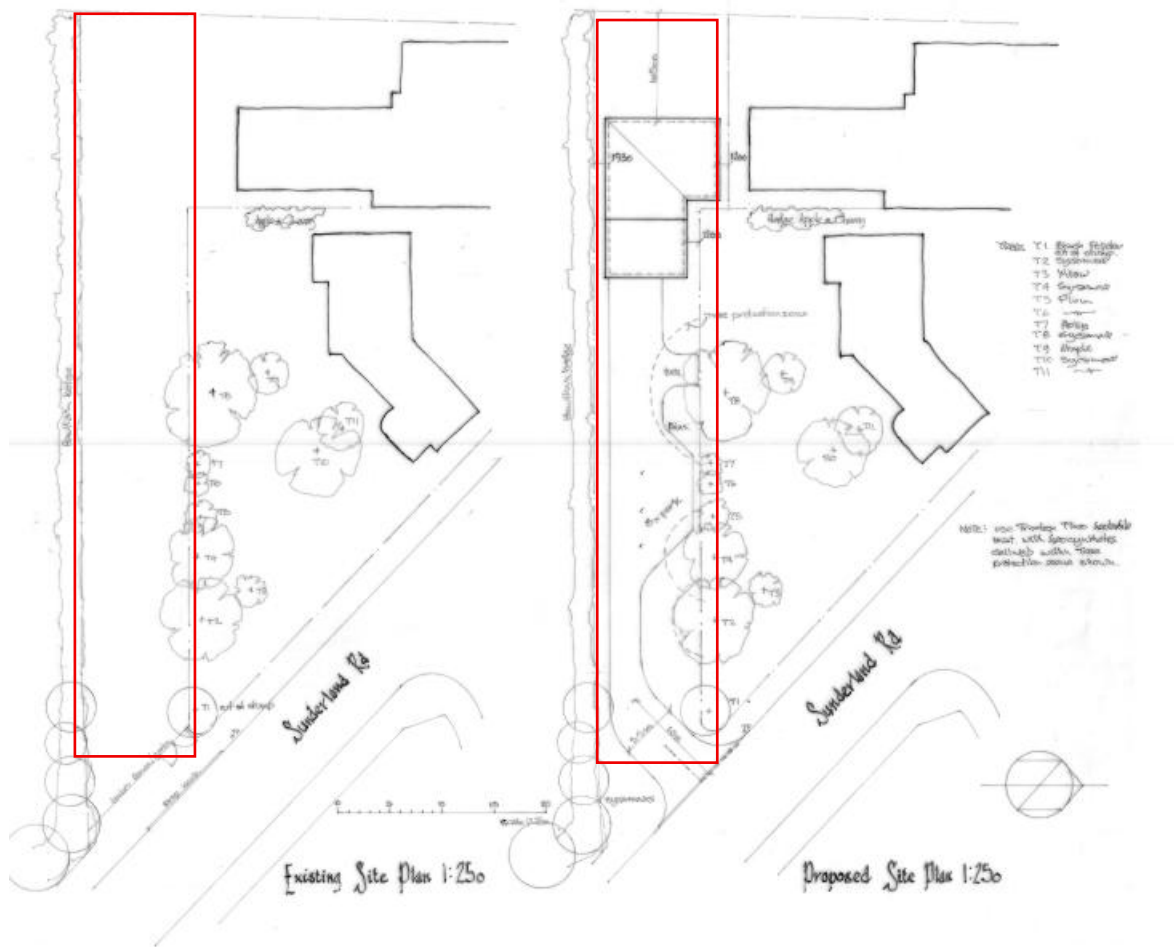
TABLE 6: SITE INVESTIGATION RECOMMENDATIONS

Proposed method of investigation	Purpose	Comments
Trees survey	• Existing and recently cut down trees to be surveyed to determine foundation depths and the requirement for piles.	
A series of boreholes	• To determine shallow ground conditions. • To collect soil samples for geotechnical and chemical testing. • To observe soils profile, localised variations in materials and presence of groundwater.	• Ensure positions are CAT scanned, and service plans inspected prior to any excavation. • Hand vanes to be taken in cohesive deposits. • SPT samples in granular strata and rock head. • Disturbed and jar samples to be

		undertaken for chemical testing.
Gas/groundwater monitoring wells	To observe standing groundwater levels and to allow measurements to be made of hazardous gases and/or contamination levels in groundwater.	Monitoring to be undertaken following site works on a minimum of four/six occasions.
Chemical testing	To allow the potential risks identified within the conceptual model to be addressed.	Chemical soils and leachates testing to cover potential priority contaminants from Table 2.
Geotechnical testing	To confirm material properties and to provide concrete classification of materials.	Tests may include sulphate analysis, pH, moisture content, Atterberg limit determination, particle size distribution tests. Further tests may be required depending on the materials encountered.

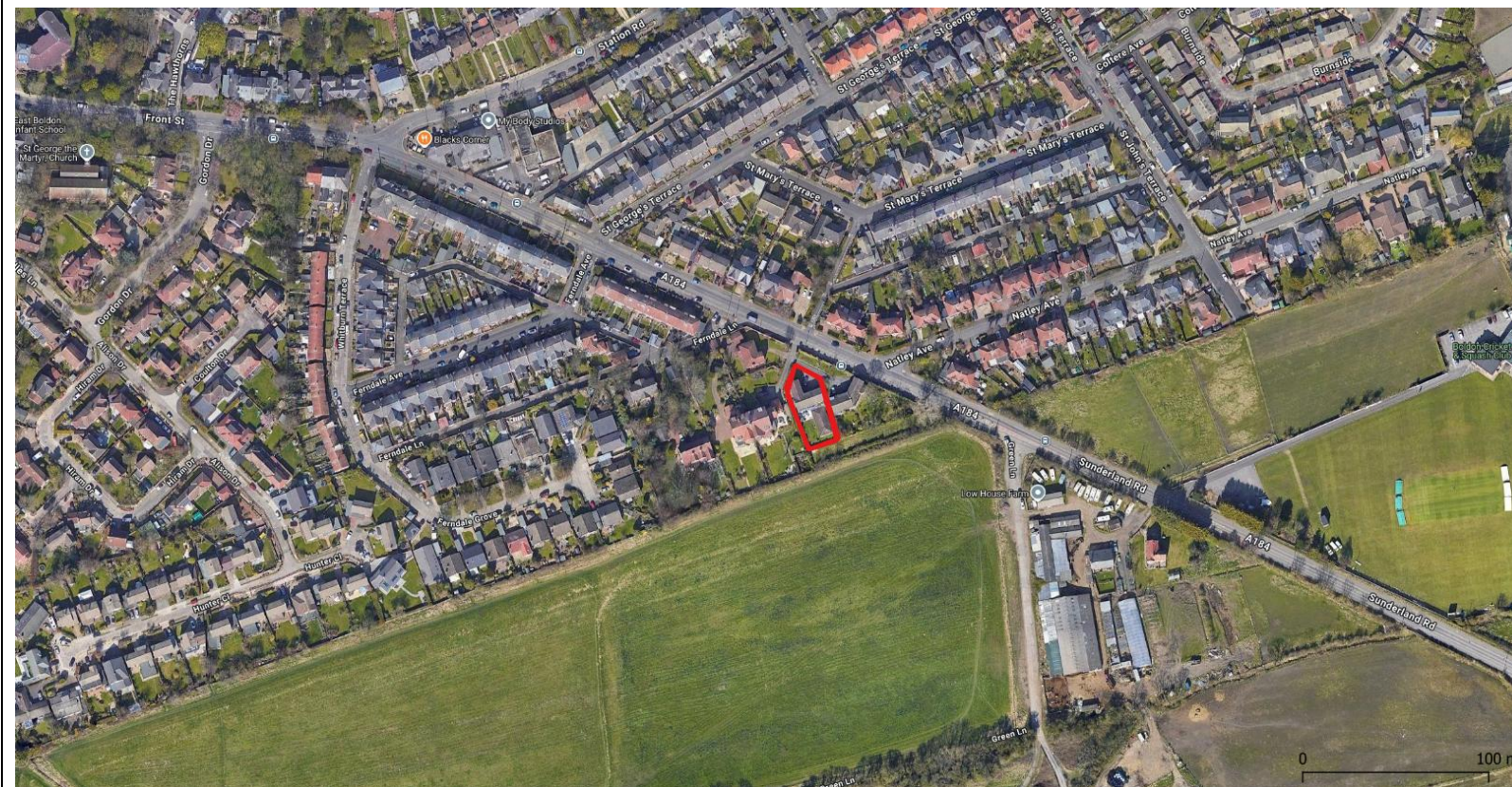
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APPENDIX A



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Title
Site Location Plan
Project
39 Sunderland Road, East Boldon
Client
Mr Phil Hartley
Date
27/10/2025
Fig No.
Figure 1
Scale
On map
Key
Approx. Site Boundary
N
Solmek Ltd. 12 Yarm Road Stockton-on-Tees TS18 3NA Tel: +44 (0) 1642 607083 Fax: +44 (0) 1642 612355 e-mail: south@solmek.com www.solmek.com  SOLMEK



Contains Maps® Imagery ©Google 2025

Title
Site Satellite Image
Project
39 Sunderland Road, East Boldon
Client
Mr Phil Hartley
Date
27/10/2025
Fig No.
Figure 2
Scale
On map
Key
Approx. Site Boundary
N
Solmek Ltd. 12 Yarm Road Stockton-on-Tees TS18 3NA Tel: +44 (0) 1642 607083 Fax: +44 (0) 1642 612355 e-mail: south@solmek.com www.solmek.com
SOLMEK



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Title

Drift Geology Map

Project

39 Sunderland Road, East Boldon

Client

Mr Phil Hartley

Date

27/10/2025

Fig No.

Figure 3

Scale

Scale on map

Key

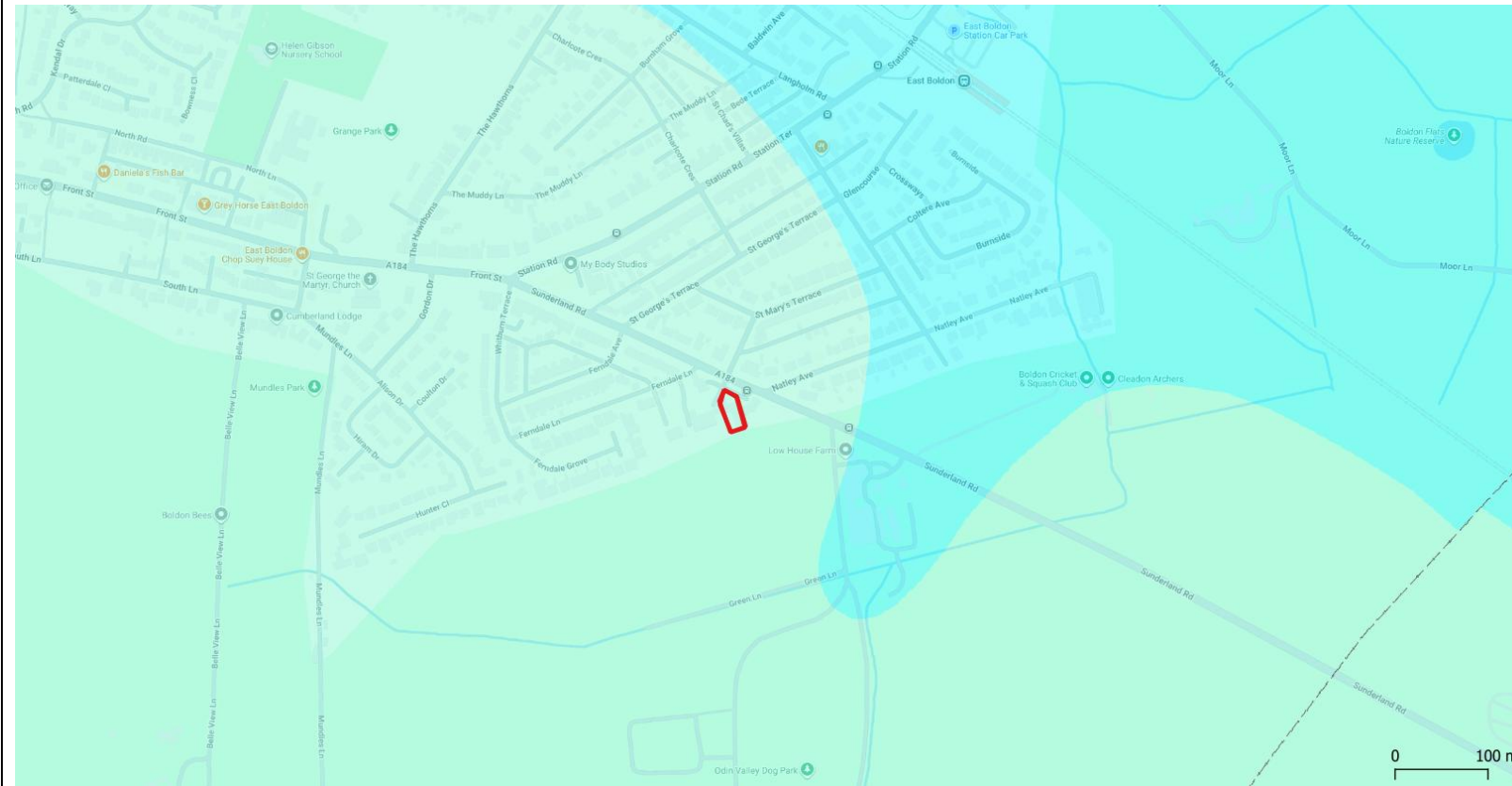
-  Site Boundary
-  Glacial Till
-  Pelaw Clay
-  Made Ground

↑
N

Solmek Ltd.
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e-mail: south@solmek.com
www.solmek.com





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Title	Solid Geology Map
Project	39 Sunderland Road, East Boldon
Client	Mr Phil Hartley
Date	27/10/2025
Fig No.	Figure 4
Scale	On map
Key	 Site Boundary  Ford Dolostone.  Geological Fault  Coal Outcrop  Raisby Dolostone.  N
Solmek Ltd. 12 Yarm Road Stockton-on-Tees TS18 3NA Tel: +44 (0) 1642 607083 Fax: +44 (0) 1642 612355 e-mail: south@solmek.com www.solmek.com  SOLMEK	

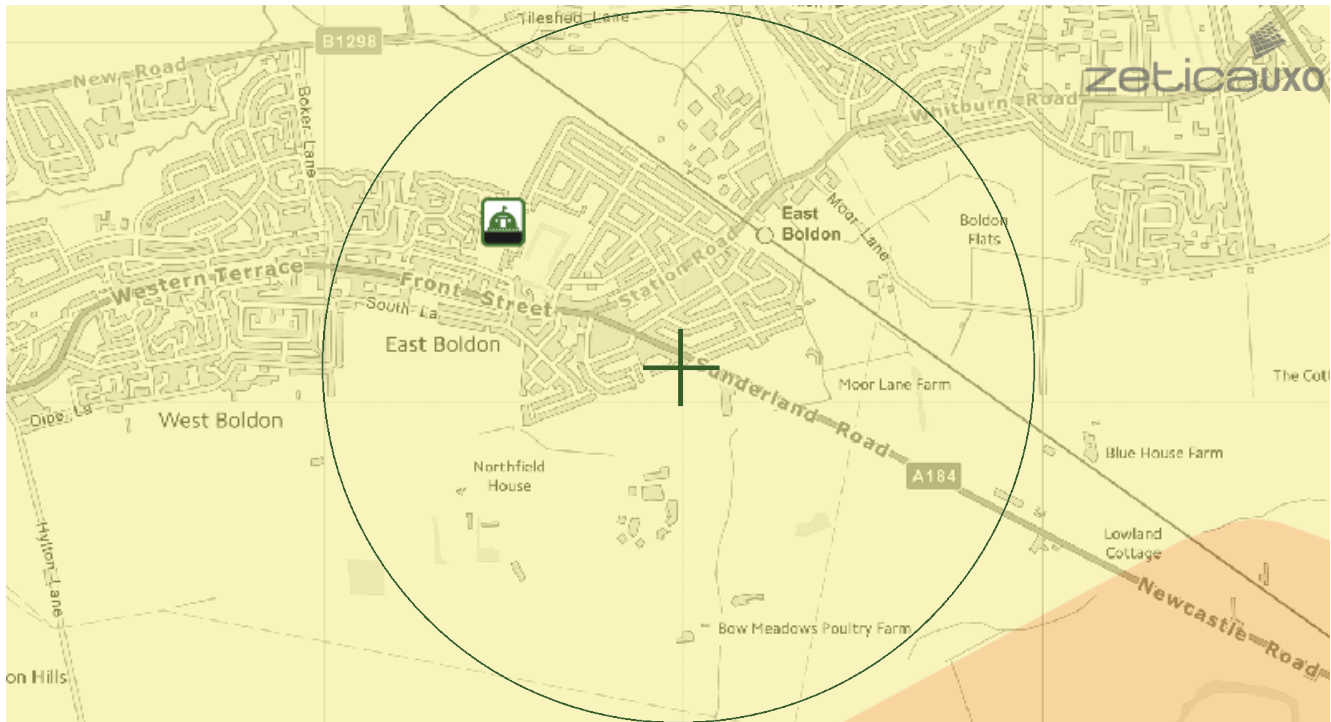
Figure 5

UNEXPLODED BOMB RISK MAP



SITE LOCATION

Map Centre: 436956,561102



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- **High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- **Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- **Low:** Areas indicated as having 15 bombs per 1000acre or less.



How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density. Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.



Figure 6: Photo taken of the gate to site onto Sunderland Road looking east.



Figure 7: Photo taken at the entrance to the site. Taken from the east looking west.

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Site walkover Photos.	October 2025	
Project		
39 Sunderland Road, East Boldon		
Client		
Mr Phil Hartley		
Key		



Figure 8: photo of site taken from the western end looking east.



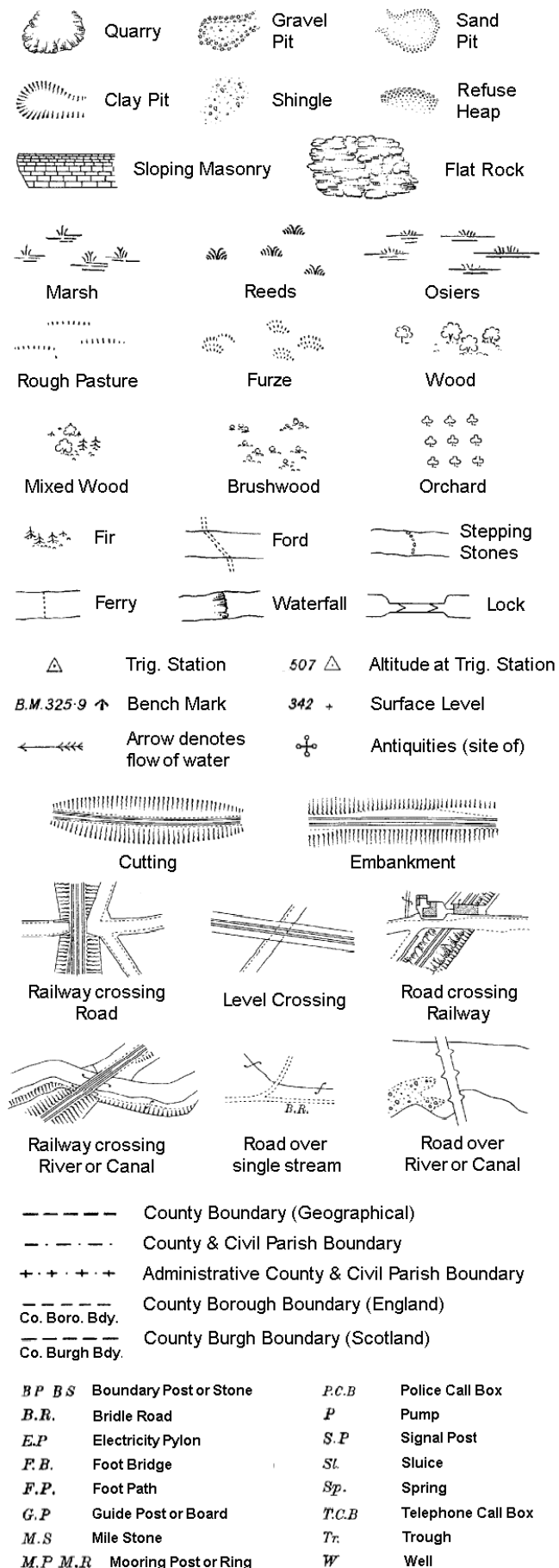
Figure 9: Example of tree stumps present across the site.

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Site walkover Photos.	October 2025	
Project		
39 Sunderland Road, East Boldon		
Client		
Mr Phil Hartley		
Key		

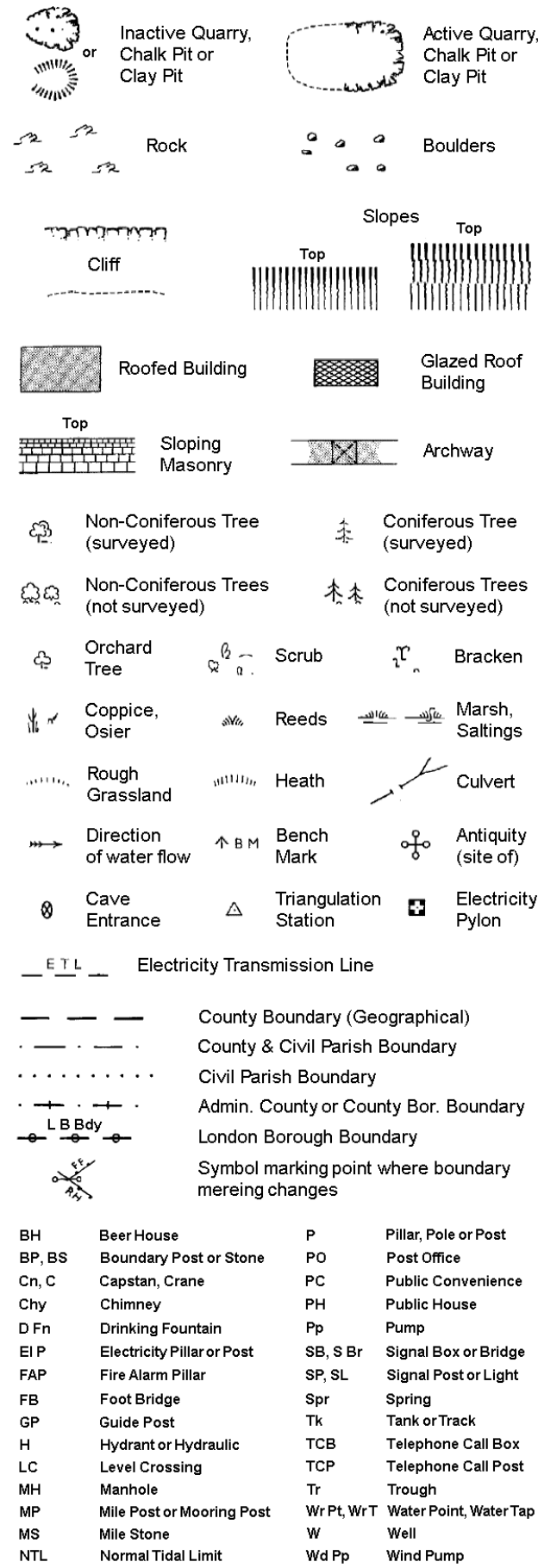
APPENDIX B

Historical Mapping Legends

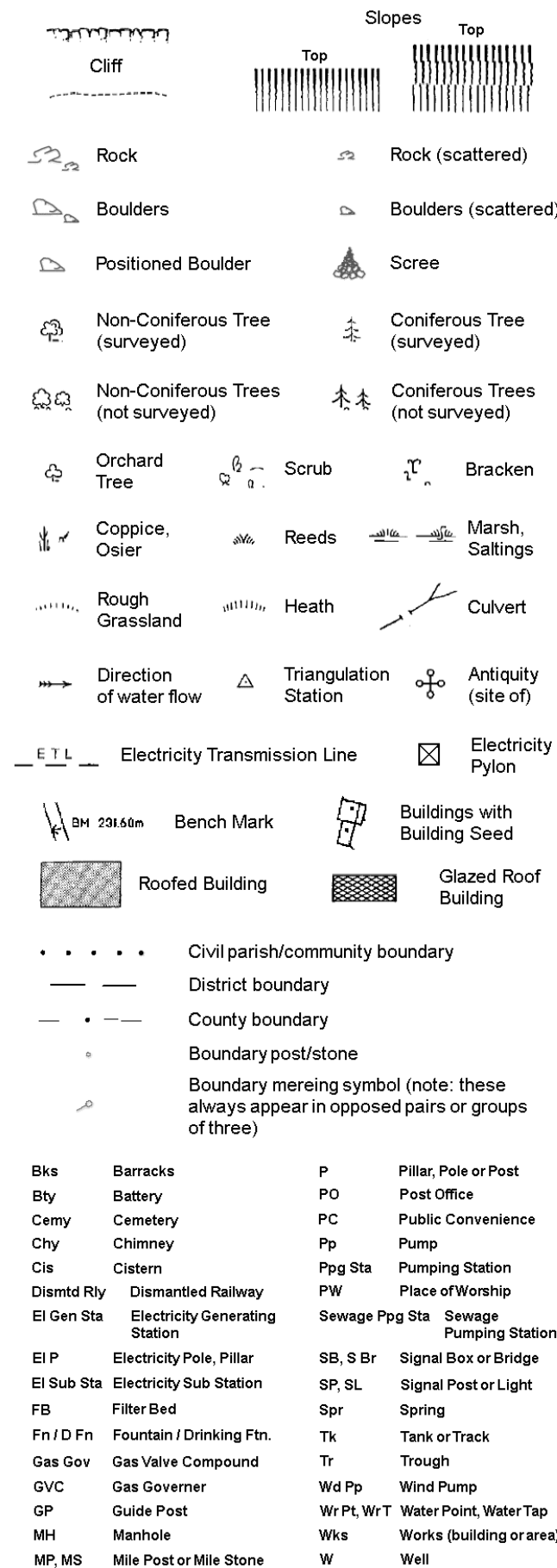
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



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



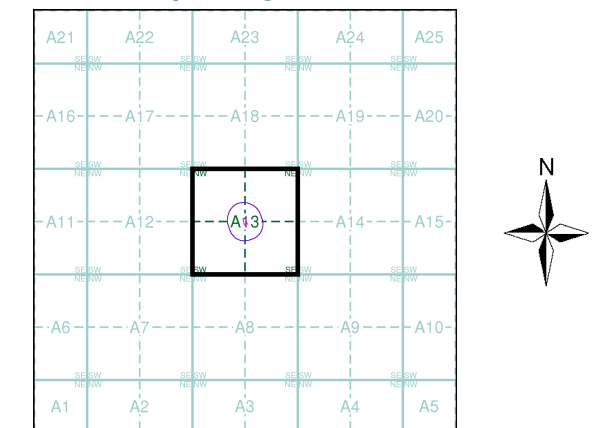
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Durham	1:2,500	1876 - 1885	2
Durham	1:2,500	1896	3
Durham	1:2,500	1919	4
Durham	1:2,500	1939	5
Ordnance Survey Plan	1:1,250	1958 - 1959	6
Additional SIMs	1:1,250	1958 - 1992	7
Ordnance Survey Plan	1:2,500	1959	8
Ordnance Survey Plan	1:1,250	1966 - 1973	9
Supply of Unpublished Survey Information	1:1,250	1974	10
Supply of Unpublished Survey Information	1:1,250	1974	11
Large-Scale National Grid Data	1:1,250	1993	12
Historical Aerial Photography	1:2,500	1999	13

Historical Map - Segment A13



Order Details

Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA



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



Durham

Published 1876 - 1885

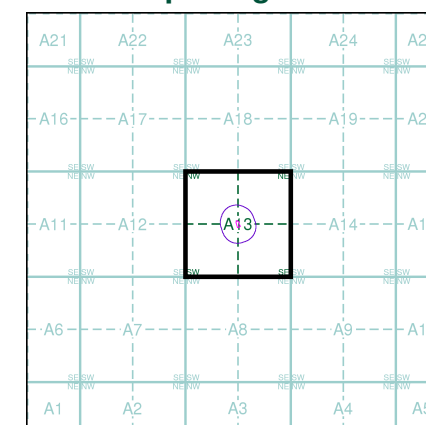
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

008_01
1876
1:2,500
008_05
1885
1:2,500

Historical Map - Segment A13



Order Details

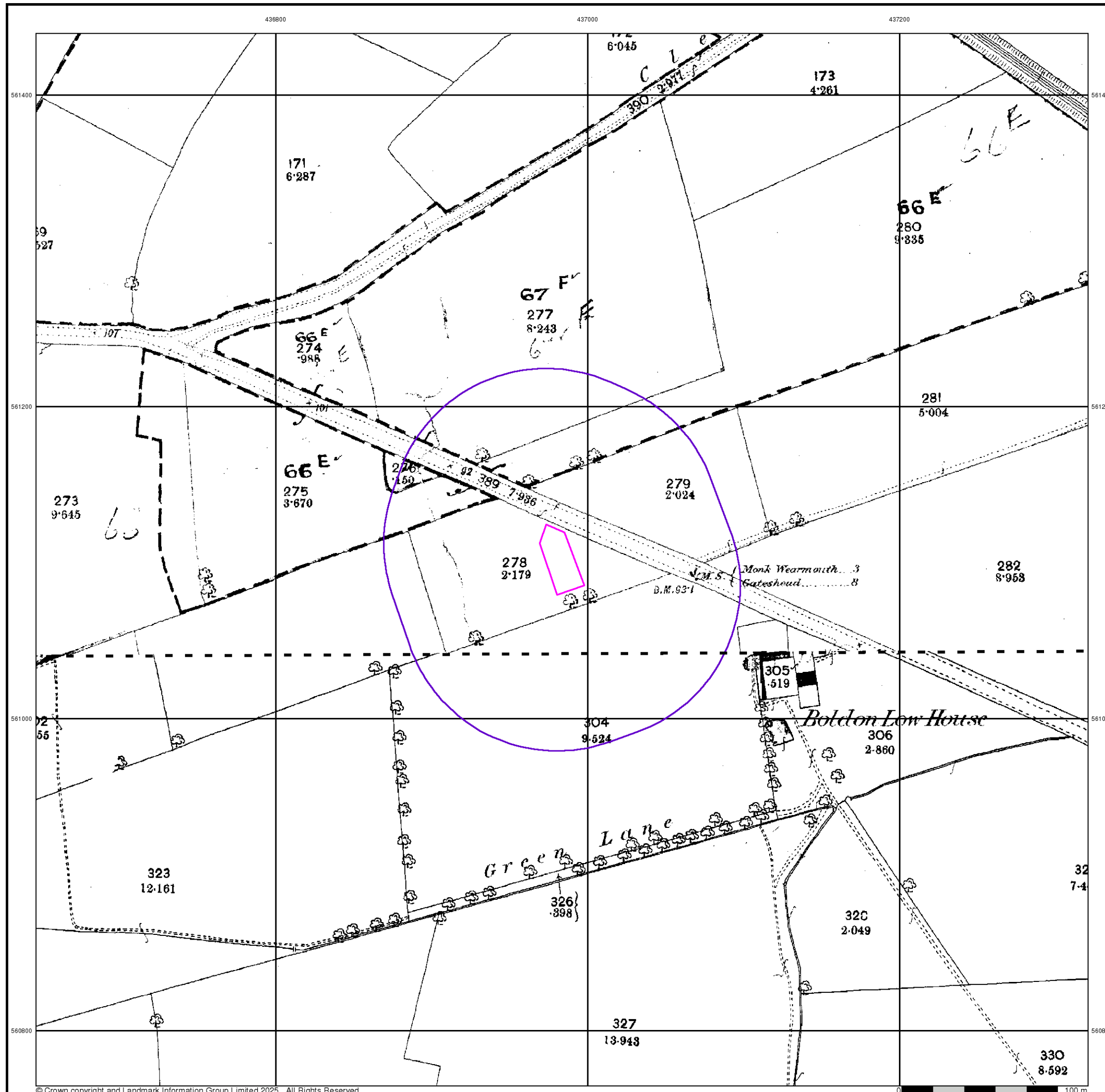
Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA

Landmark
INFORMATION GROUP

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





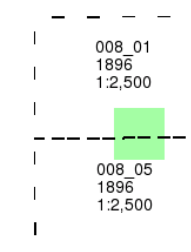
Durham

Published 1896

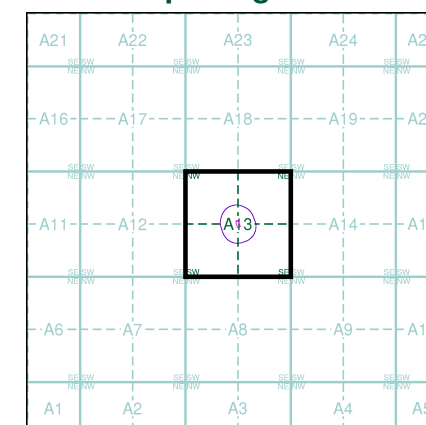
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

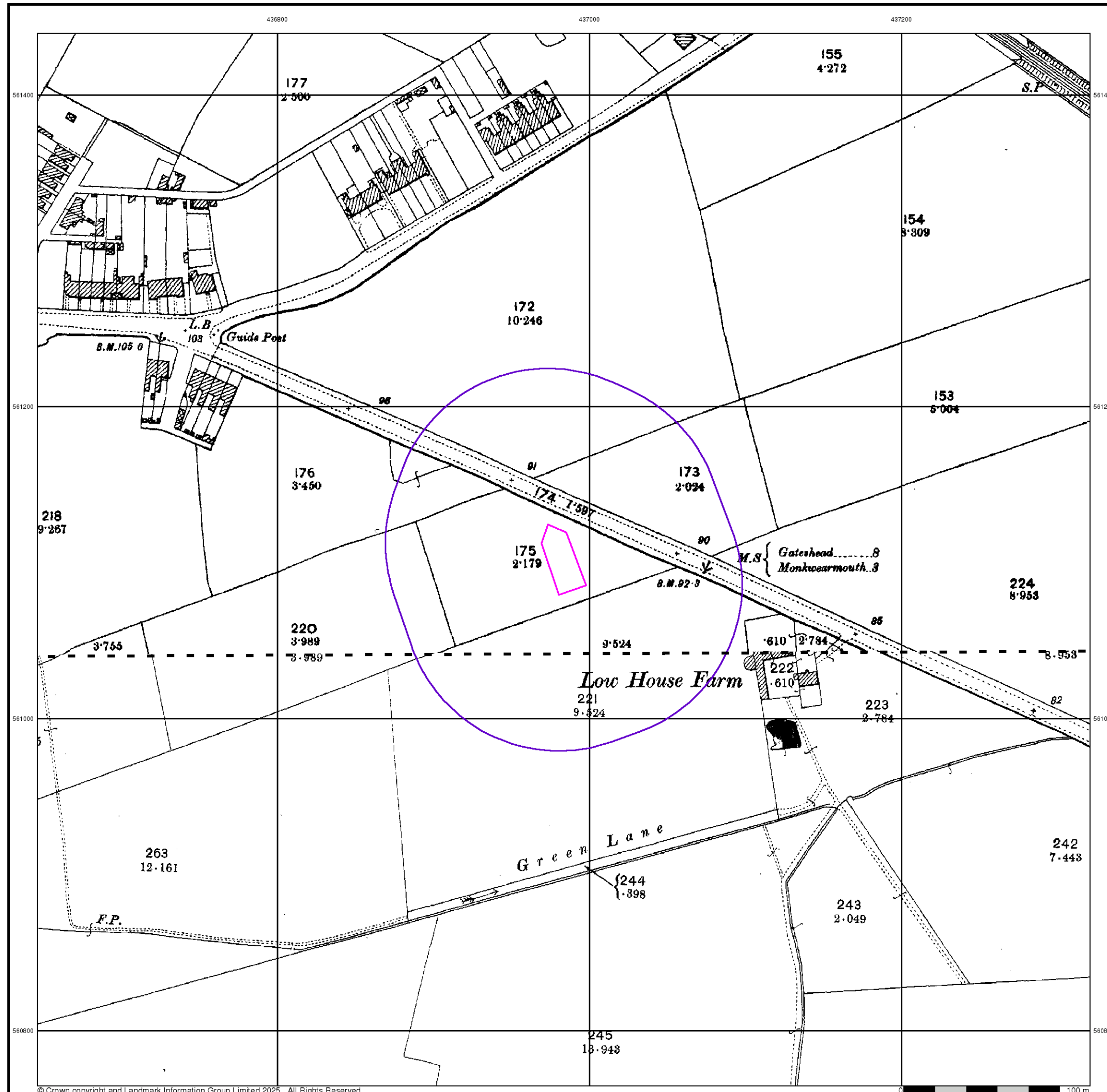
Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA

Landmark
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Web: www.envirocheck.co.uk





Durham

Published 1919

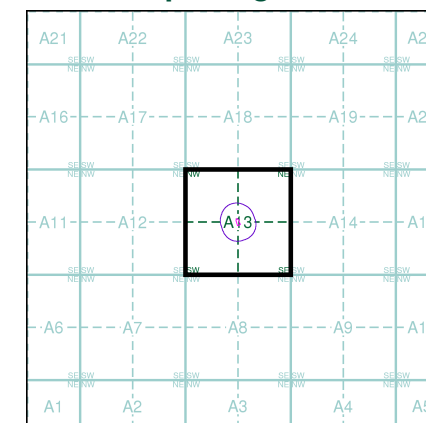
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

008_01
1919
1:2,500
008_05
1919
1:2,500

Historical Map - Segment A13



Order Details

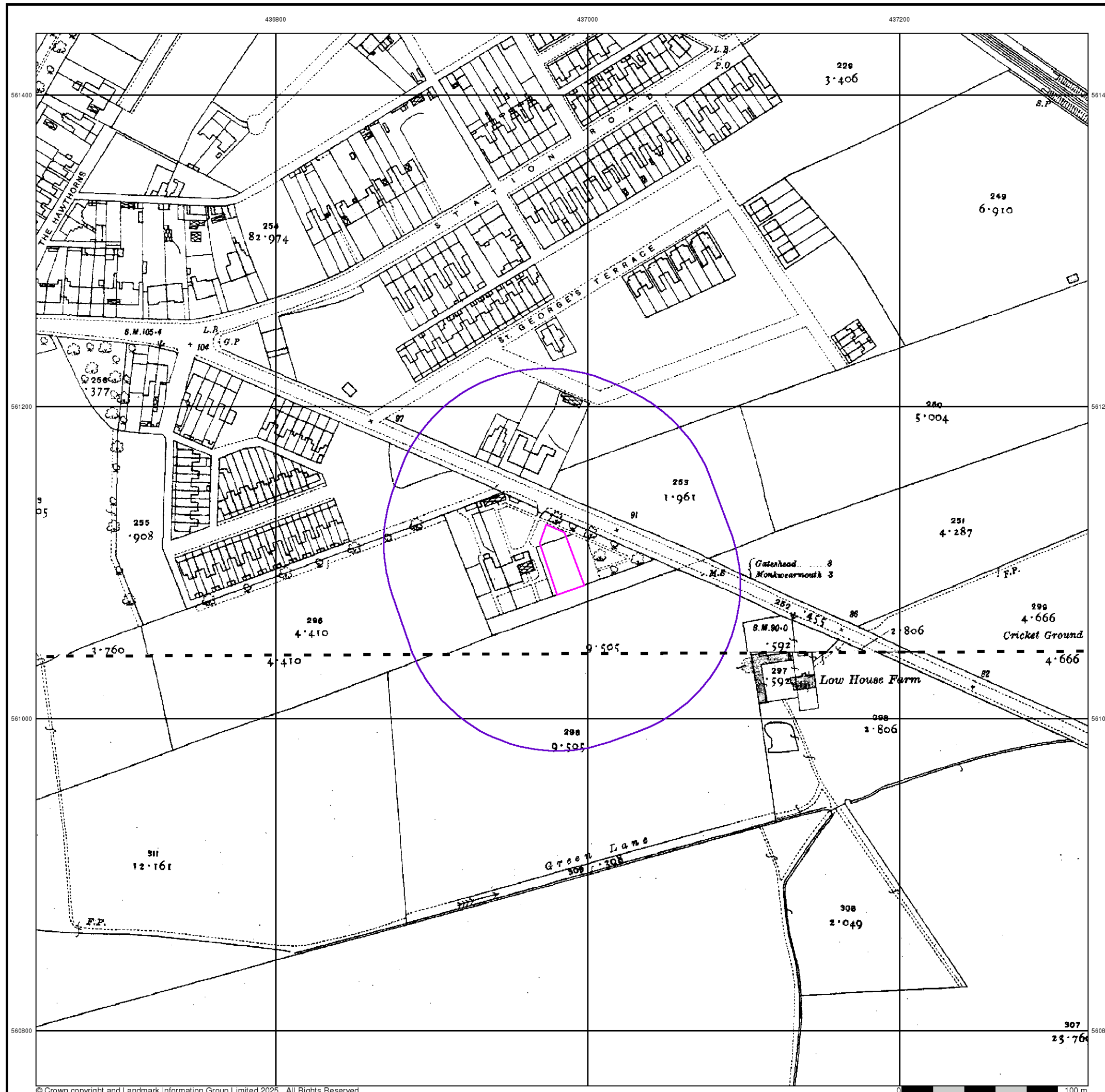
Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

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Durham

Published 1939

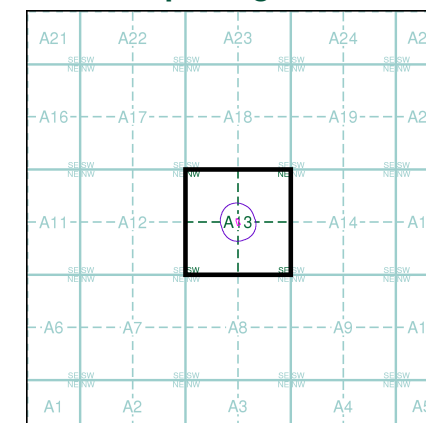
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

008_01
1939
1:2,500
008_05
1939
1:2,500

Historical Map - Segment A13



Order Details

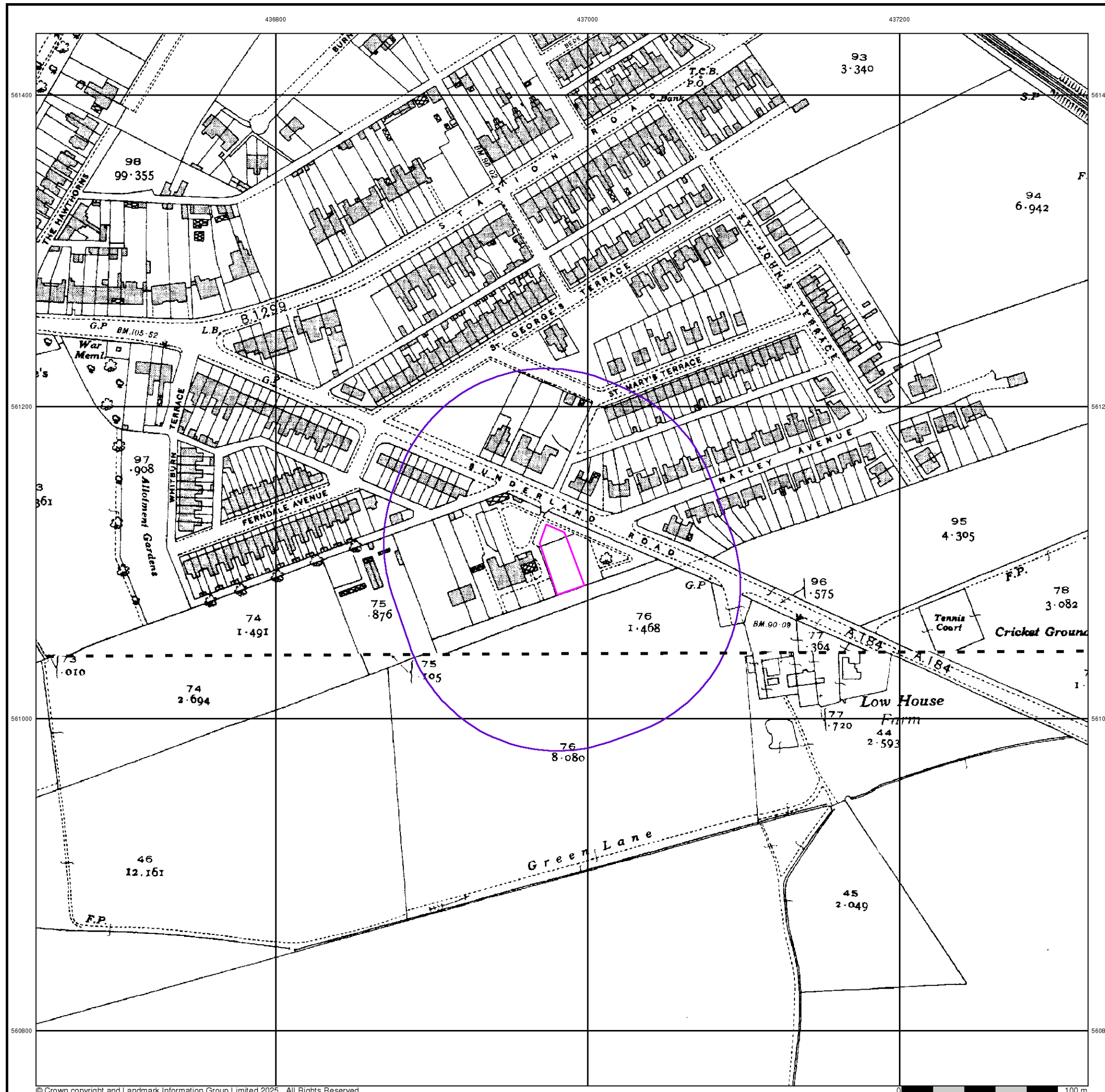
Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

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Ordnance Survey Plan

Published 1958 - 1959

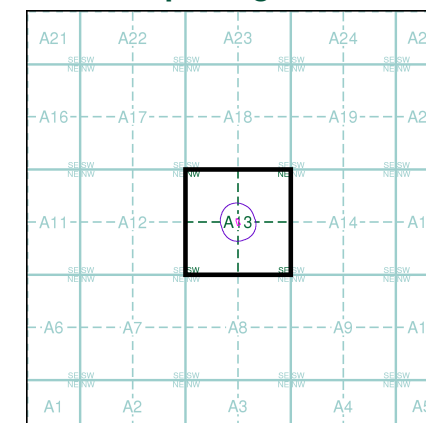
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

NZ3661SE 1959 1:1,250	NZ3761SW 1958 1:1,250
NZ3660NE 1958 1:1,250	NZ3760NW 1958 1:1,250

Historical Map - Segment A13



Order Details

Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

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Additional SIMs

Published 1958 - 1992

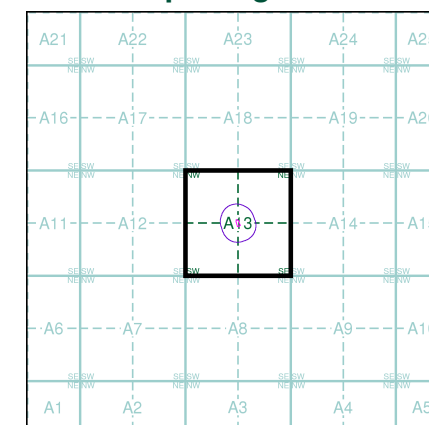
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

NZ3661SE	NZ3761SW
1989	1992
1:1,250	1:1,250
	NZ3760NW
	1958
	1:1,250

Historical Map - Segment A13



Order Details

Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

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Tel: 0844 844 9952
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Ordnance Survey Plan

Published 1959

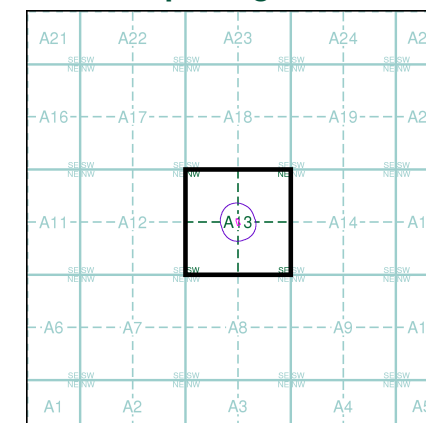
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

NZ3661 1959 1:2,500	NZ3761 1959 1:2,500
NZ3660 1959 1:2,500	NZ3760 1959 1:2,500

Historical Map - Segment A13



Order Details

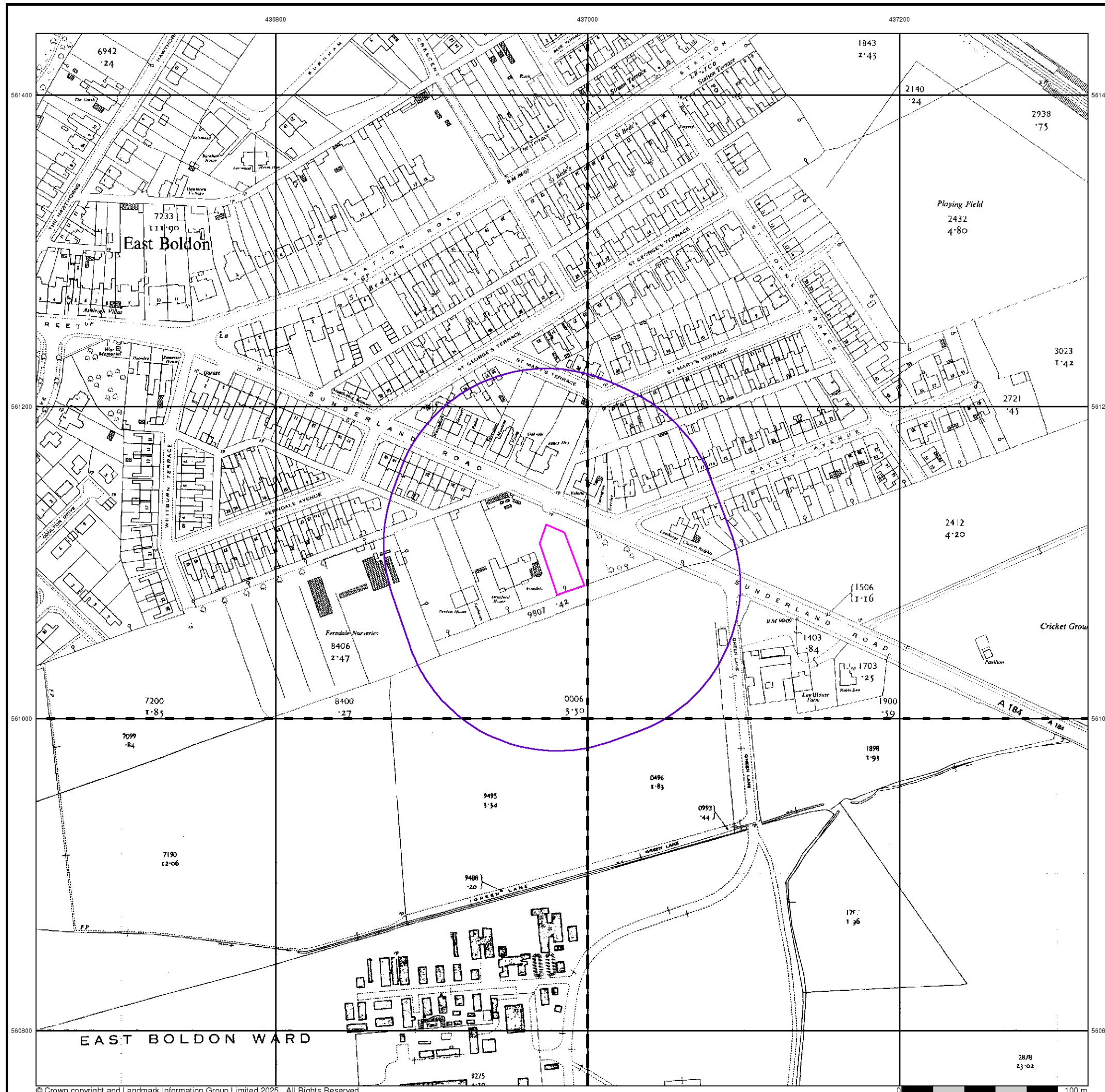
Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

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Landmark
INFORMATION GROUP

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Ordnance Survey Plan

Published 1966 - 1973

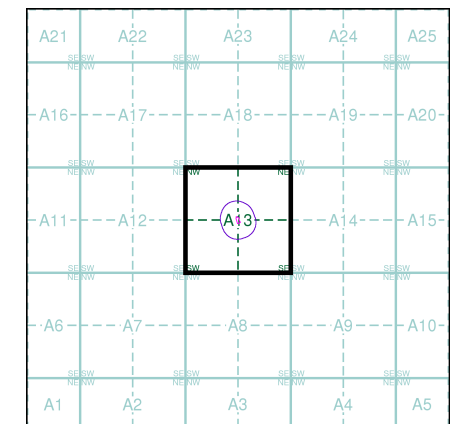
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

NZ3661SE 1967 1:1,250	NZ3761SW 1966 1:1,250
NZ3660NE 1973 1:1,250	

Historical Map - Segment A13



Order Details

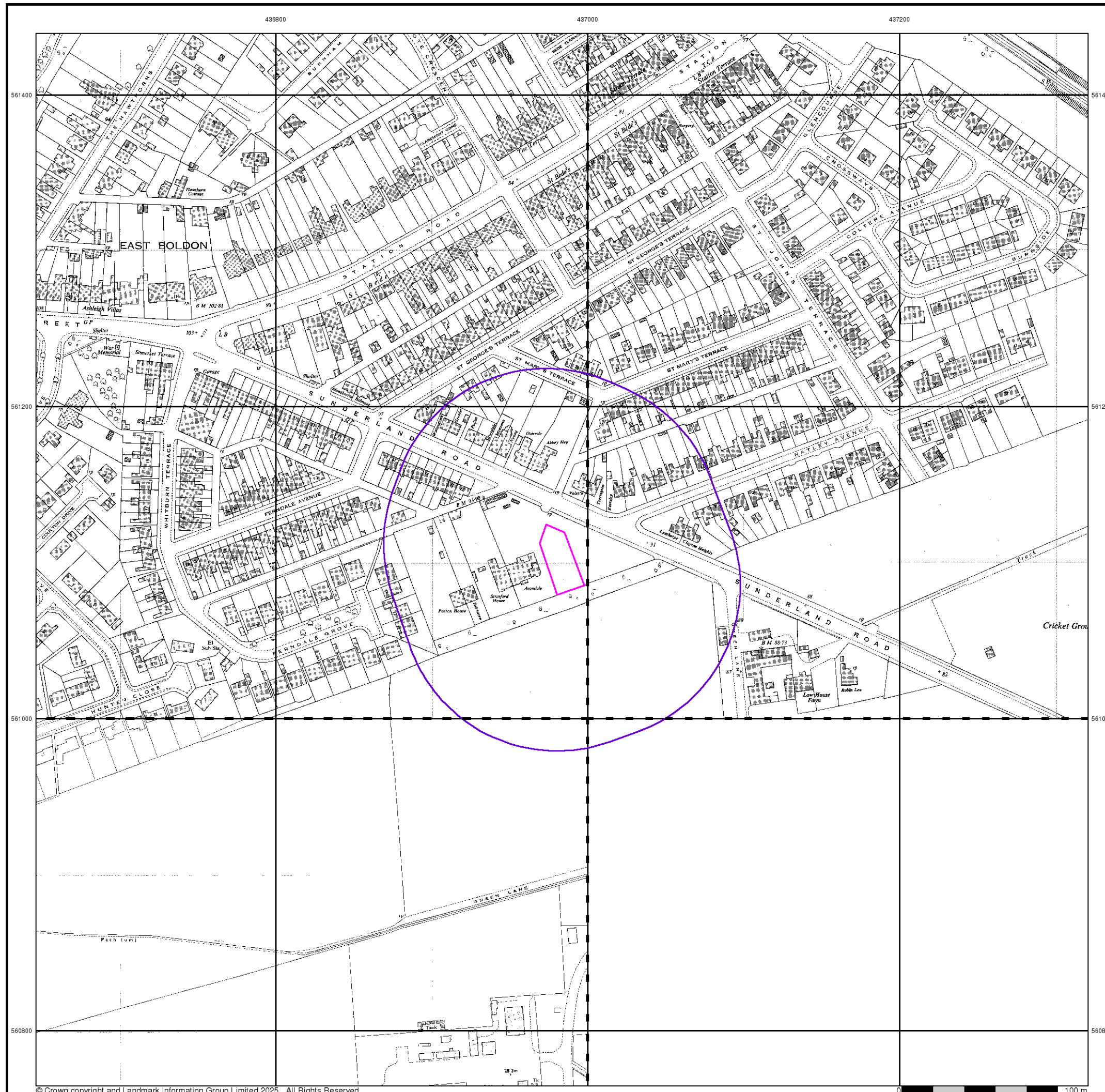
Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

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Supply of Unpublished Survey Information

Published 1974

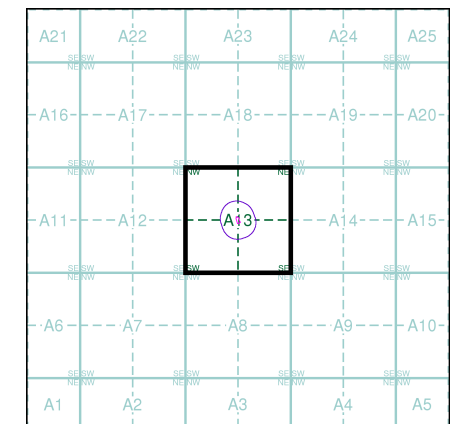
Source map scale - 1:1,250

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

NZ3661SE 1974 1:1,250	NZ3761SW 1974 1:1,250
	NZ3760NW 1974 1:1,250

Historical Map - Segment A13



Order Details

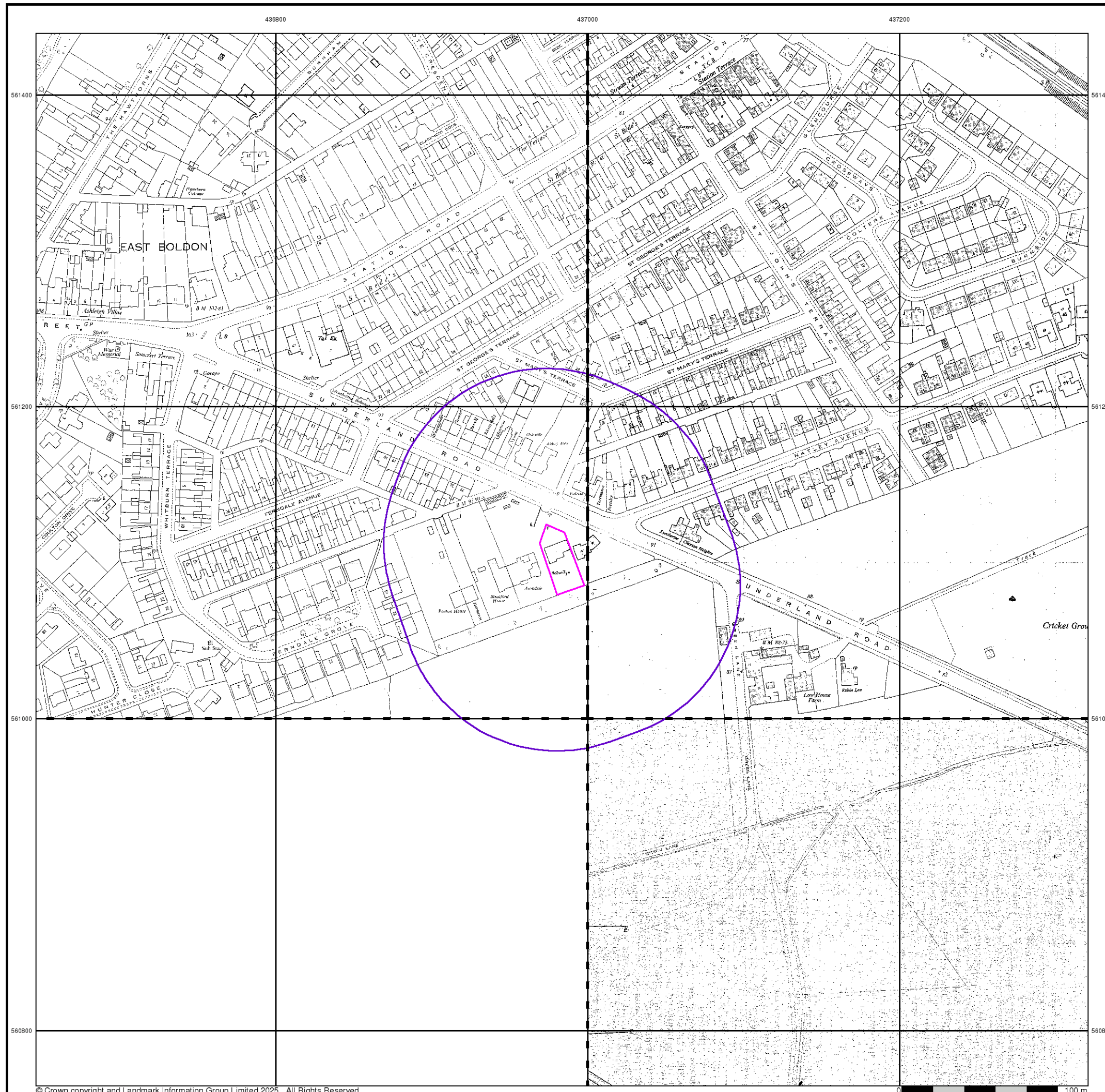
Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA

Landmark
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Fax: 0844 844 9951
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Supply of Unpublished Survey Information

Published 1974

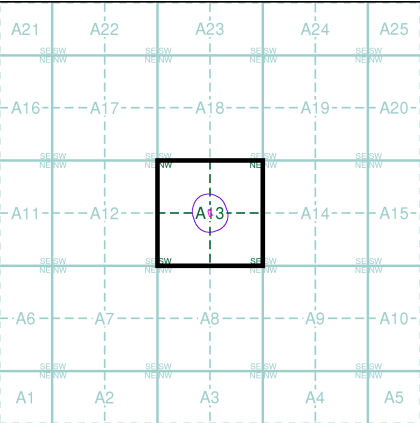
Source map scale - 1:1,250

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

NZ3661SE	NZ3761SW
1974	1974
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

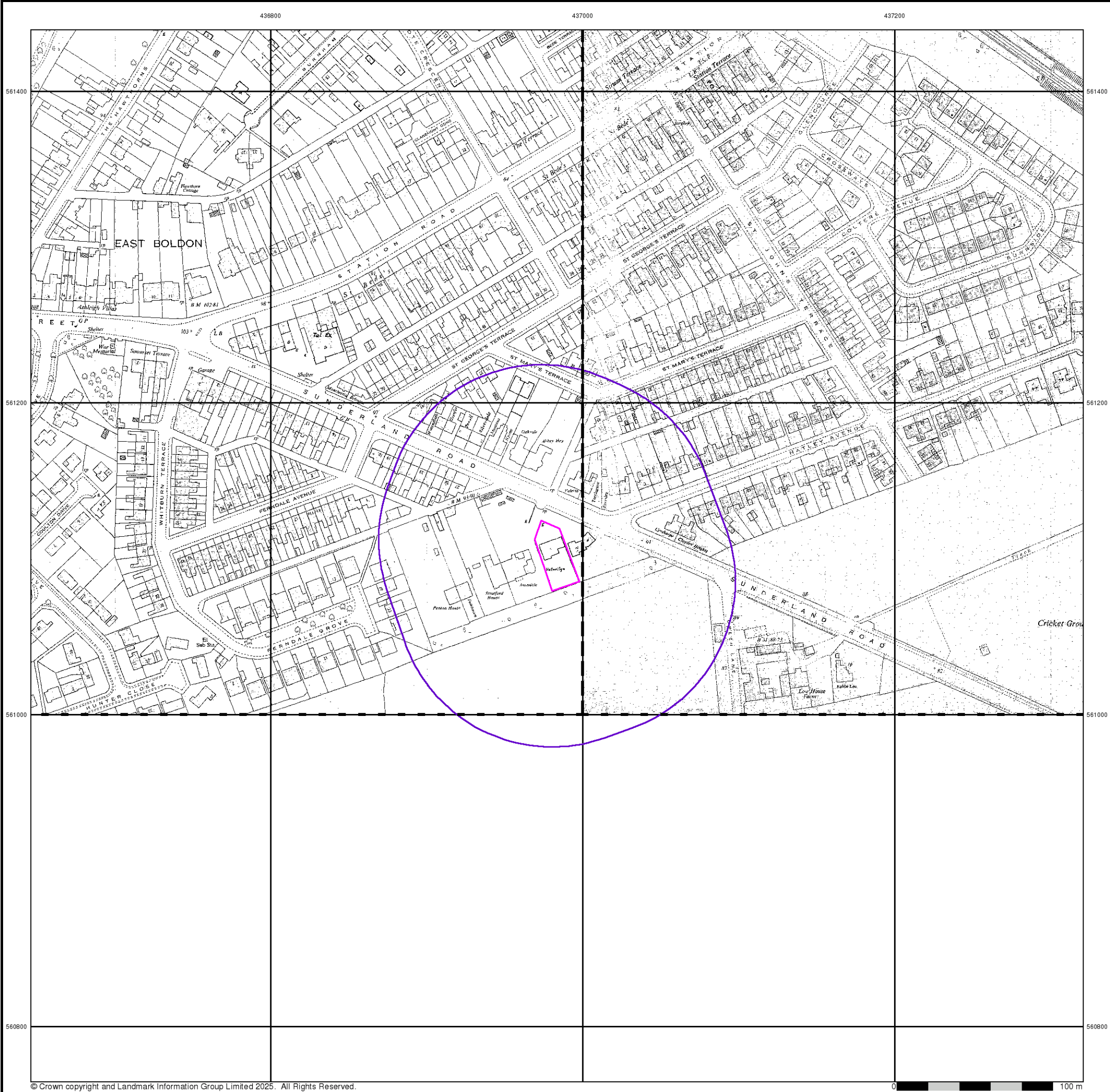
Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

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





Large-Scale National Grid Data

Published 1993

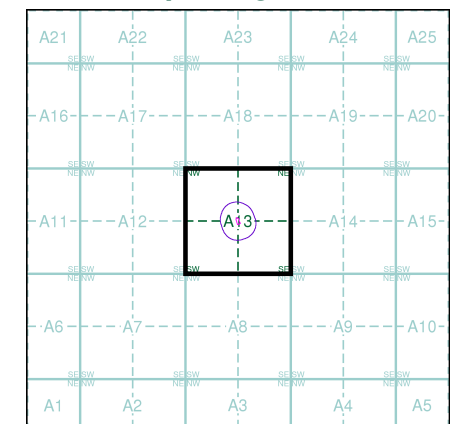
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

NZ3661SE 1993 1:1,250	NZ3761SW 1993 1:1,250
NZ3660NE 1993 1:1,250	NZ3760NW 1993 1:1,250

Historical Map - Segment A13



Order Details

Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA

Landmark
INFORMATION GROUP

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

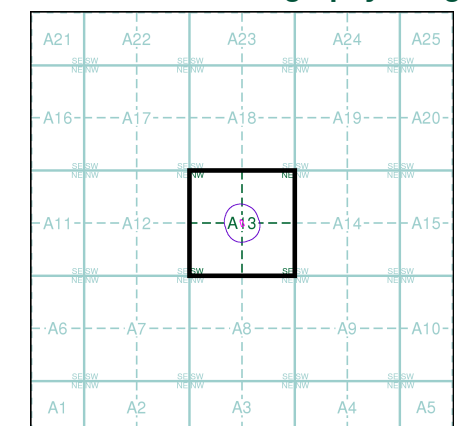


Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 100

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA

Landmark
INFORMATION GROUP

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





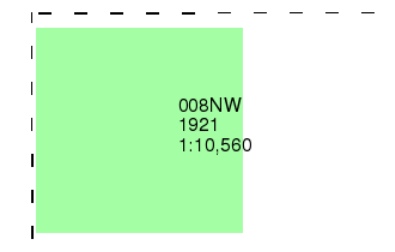
Durham

Published 1921

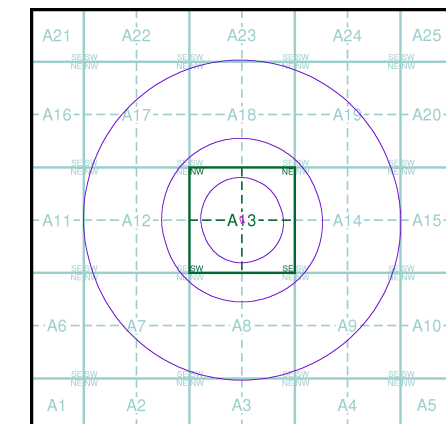
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA



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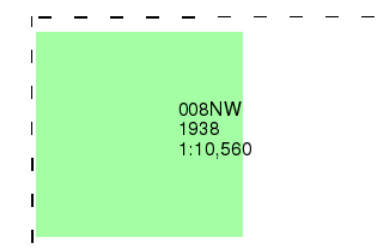
Durham

Published 1938

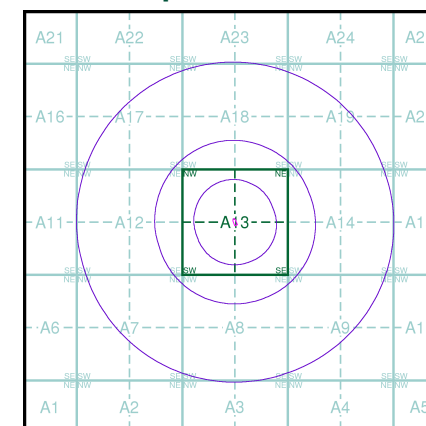
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

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Ordnance Survey Plan

Published 1951

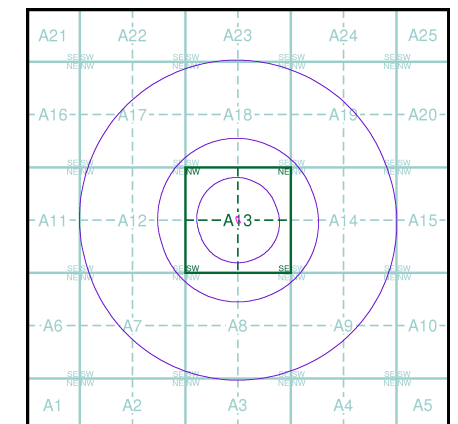
Source map scale - 1:10,000

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Map Name(s) and Date(s)

NZ36SE
1951
1:10,560
NZ35NE
1951
1:10,560

Historical Map - Slice A



Order Details

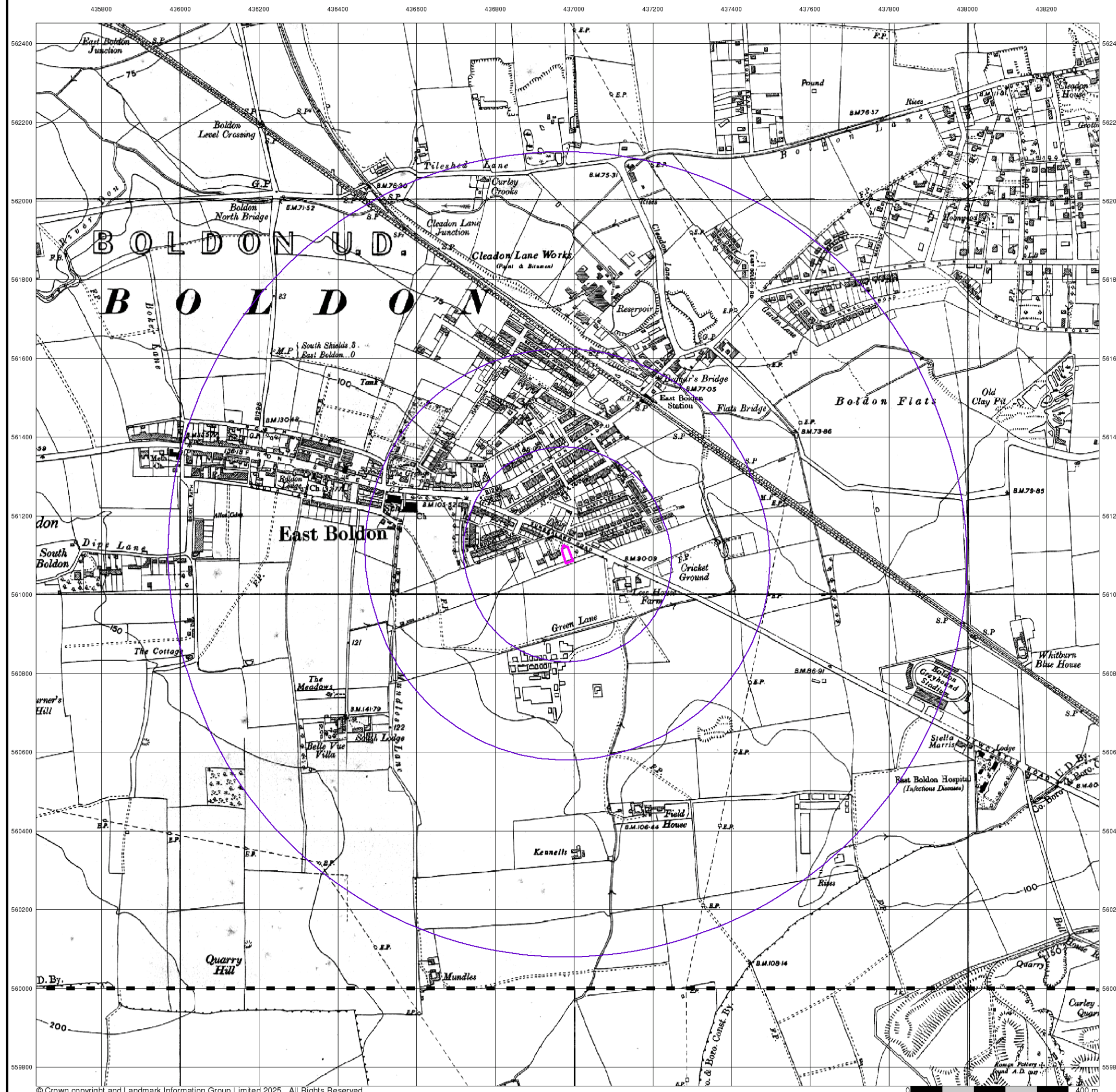
Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

Site Details

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Ordnance Survey Plan

Published 1967 - 1968

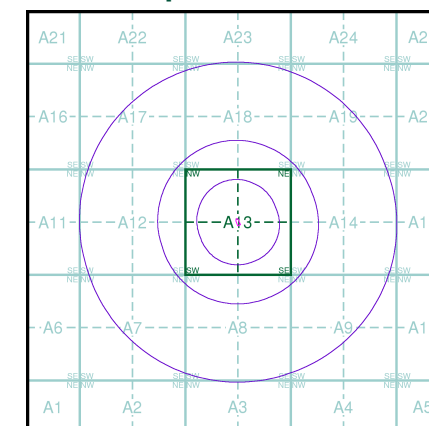
Source map scale - 1:10,000

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

Map Name(s) and Date(s)

NZ36SE	1968
1:10,560	
NZ35NE	1967
1:10,560	

Historical Map - Slice A



Order Details

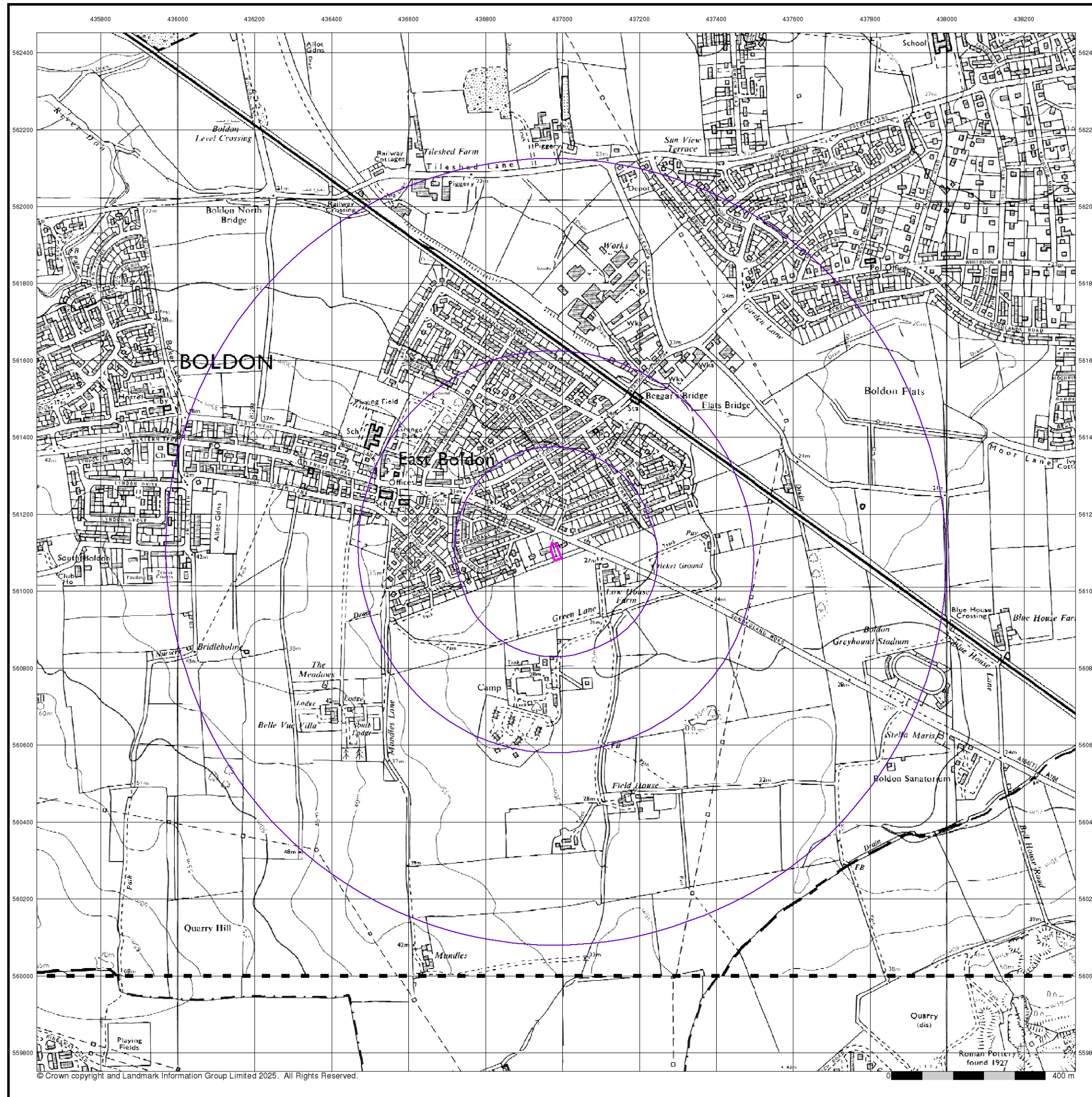
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Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

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Ordnance Survey Plan

Published 1974 - 1977

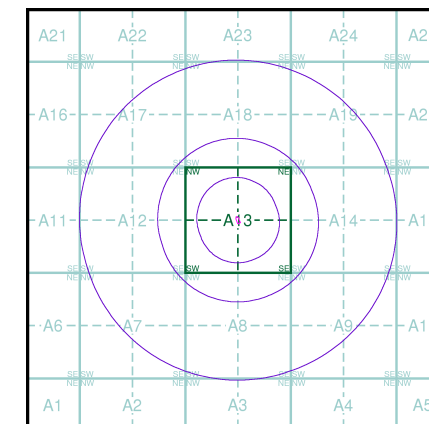
Source map scale - 1:10,000

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

Map Name(s) and Date(s)

NZ36SE	1977
1:10,000	
NZ35NE	1974
1:10,000	

Historical Map - Slice A



Order Details

Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

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Newcastle-upon-Tyne

Published 1977

Source map scale - 1:25,000

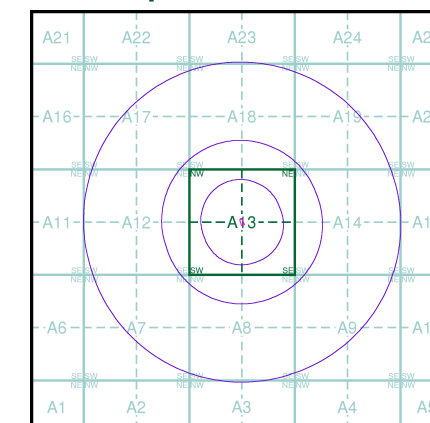
These maps were produced by the Russian military during the Cold War between 1950 and 1997, and cover 103 towns and cities throughout the U.K. The maps are produced at 1:25,000, 1:10,000 and 1:5,000 scale, and show detailed land use, with colour-coded areas for development, green areas, and non-developed areas. Buildings are coloured black and important building uses (such as hospitals, post offices, factories etc.) are numbered, with a numbered key describing their use.

They were produced by the Russians for the benefit of navigation, as well as strategic military sites and transport hubs, for use if they were to have invaded the U.K. The detailed information provided indicates that the areas were surveyed using land-based personnel, on the ground, in the cities that are mapped.

Map Name(s) and Date(s)

NZ36
1977
1:25,000
NZ35
1977
1:25,000

Russian Map - Slice A



Order Details

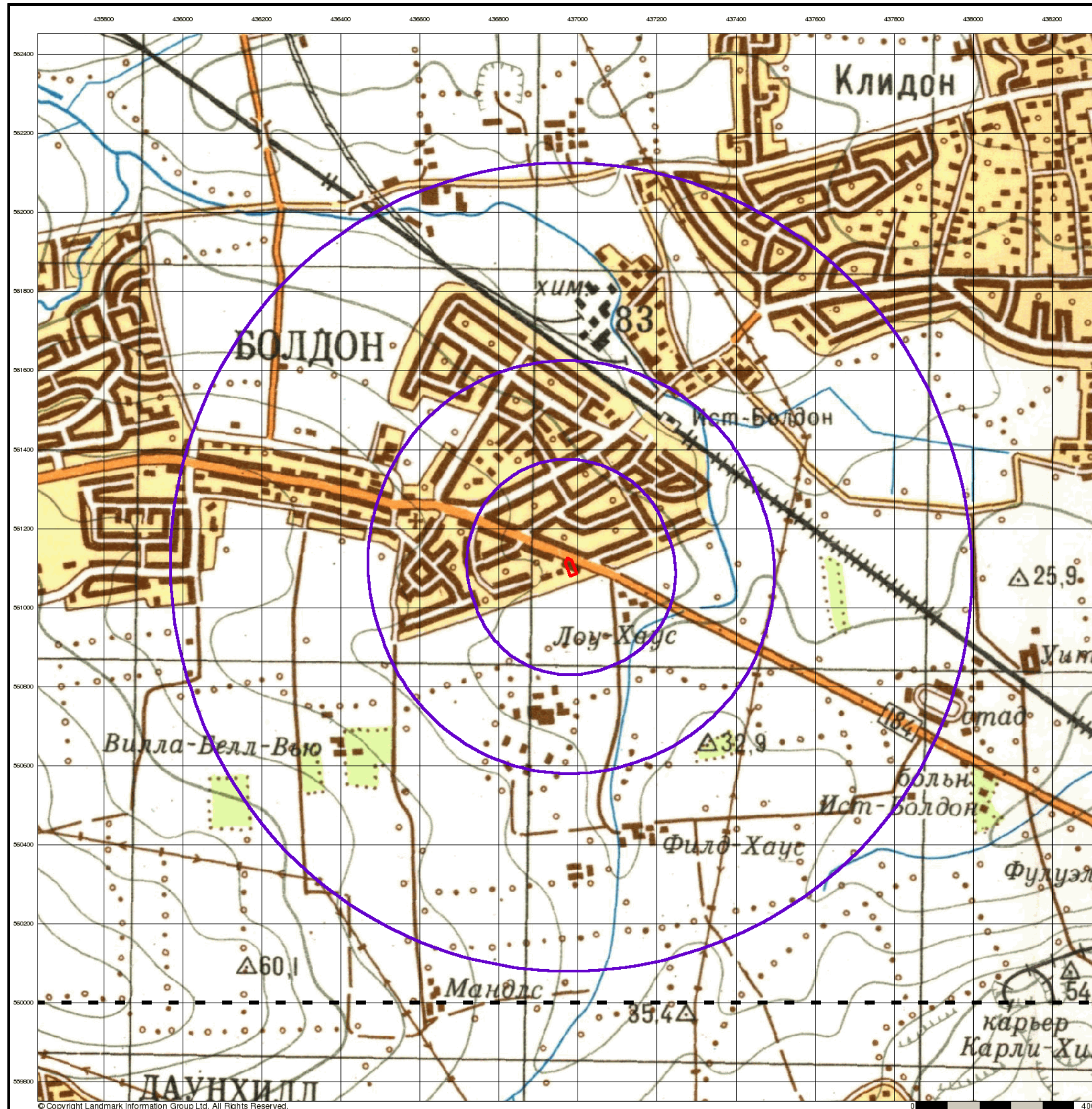
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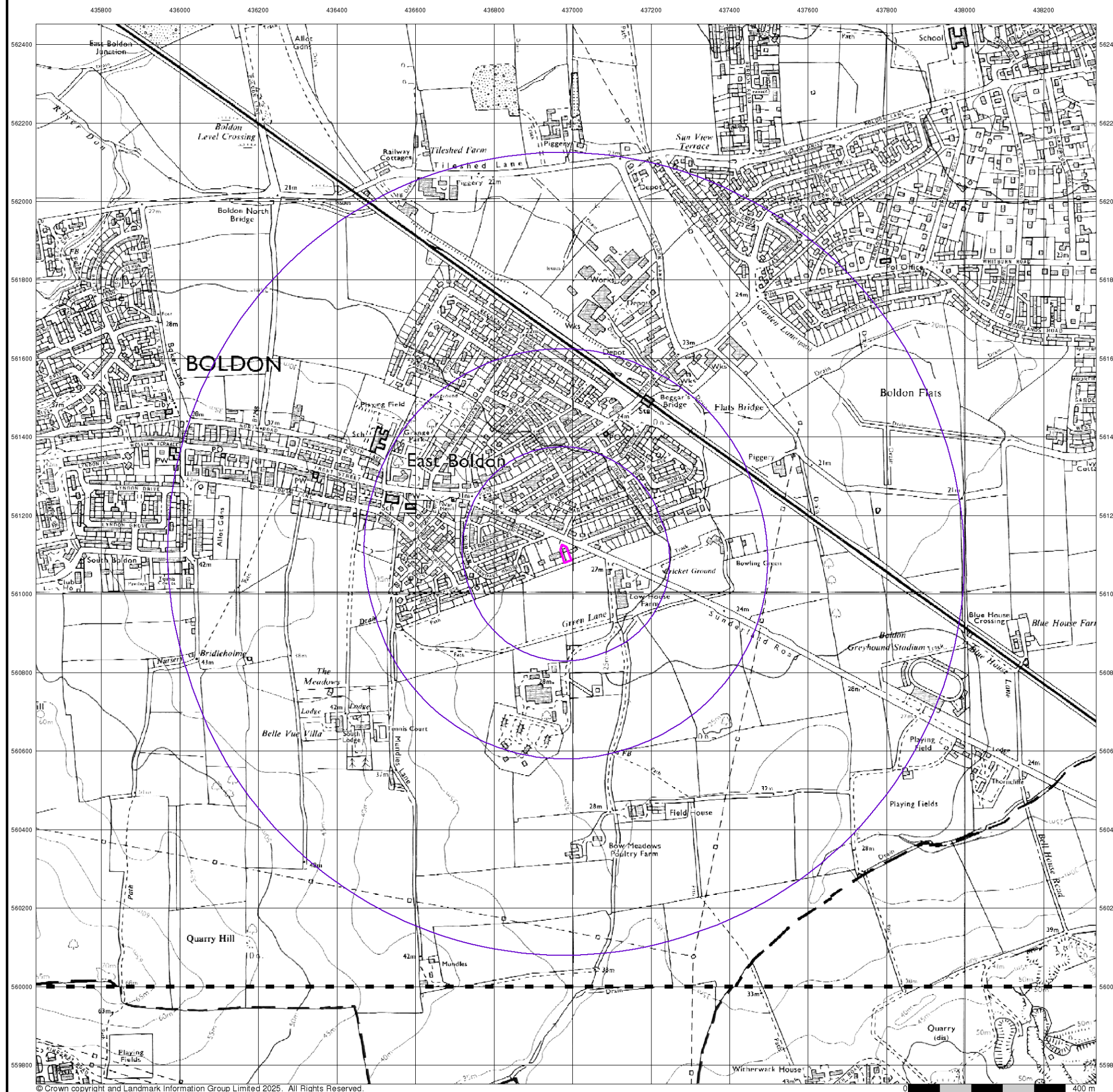
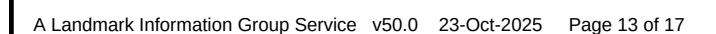
Site Details

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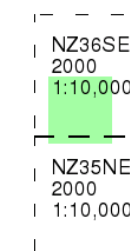
10k Raster Mapping

Published 2000

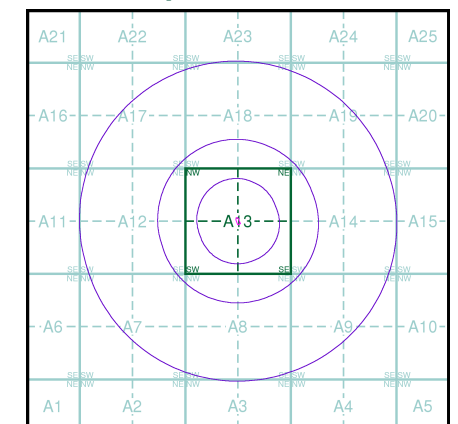
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

Site Details

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INFORMATION GROUP

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10k Raster Mapping

Published 2006

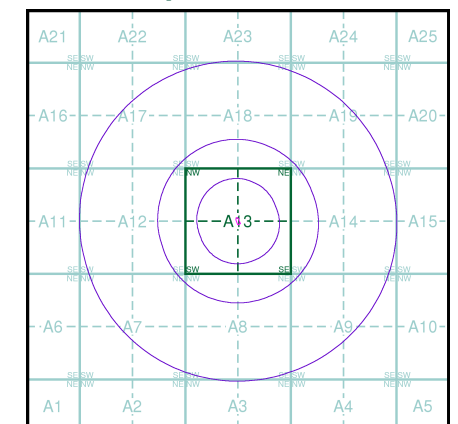
Source map scale - 1:10,000

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

Map Name(s) and Date(s)

NZ36SE	2006
1:10,000	
NZ35NE	2006
1:10,000	

Historical Map - Slice A



Order Details

Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

Site Details

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VectorMap Local

Published 2025

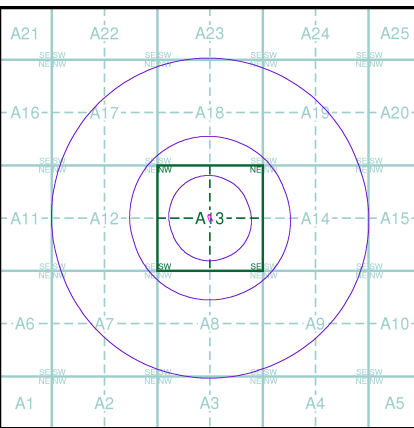
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

NZ36SE
2025
Variable
NZ35NE
2025
Variable

Historical Map - Slice A



Order Details

Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
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Site Details

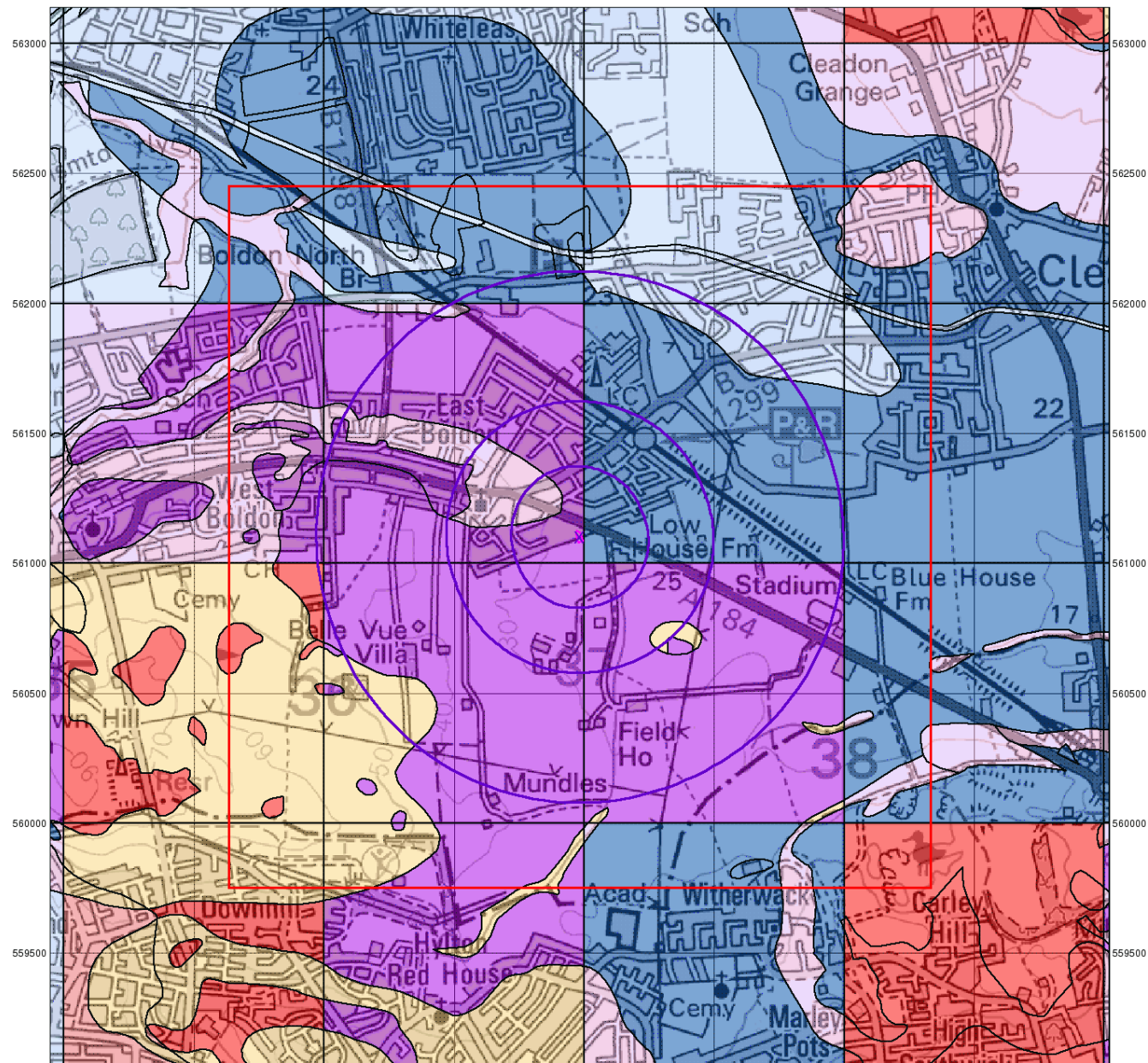
39, Sunderland Road, EAST BOLDON, NE36 0NA



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APPENDIX C

435000 435500 436000 436500 437000 437500 438000 438500 439000



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0 1 km



Groundwater Vulnerability

General

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

Agency and Hydrological

Bedrock Aquifers

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

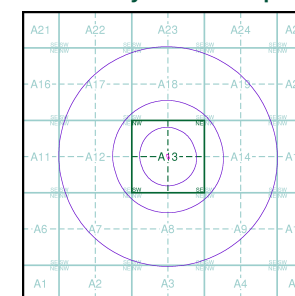
Superficial Aquifers

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

Unproductive Aquifer

Soluble Rock

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 388607273_1_1
 Customer Ref: 15340
 National Grid Reference: 436980, 561100
 Slice: A
 Site Area (Ha): 0.08
 Search Buffer (m): 1000

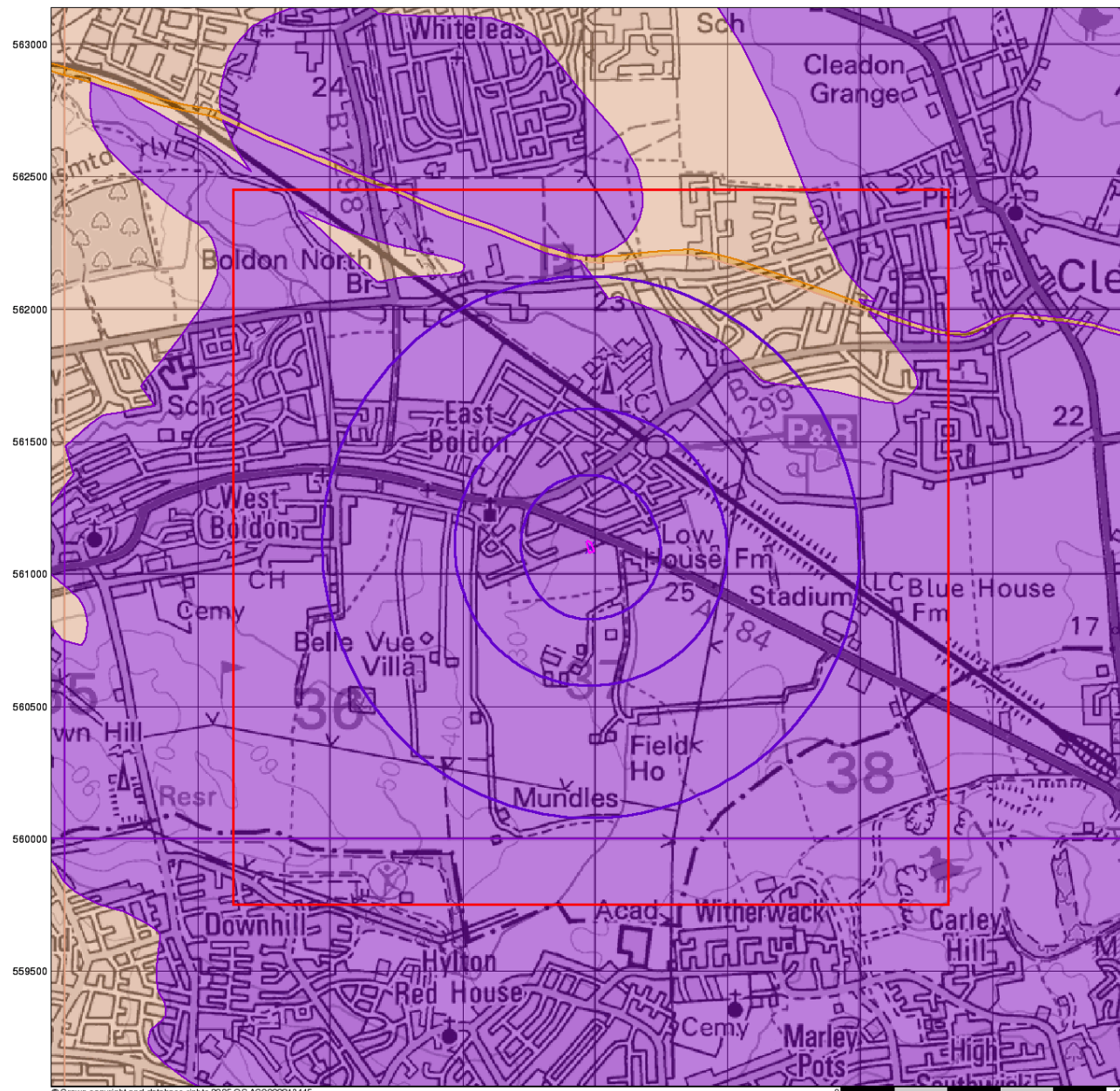
Site Details

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0 1 km



Bedrock Aquifer Designation

General

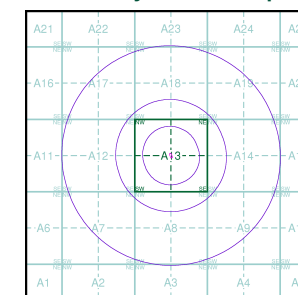
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

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

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

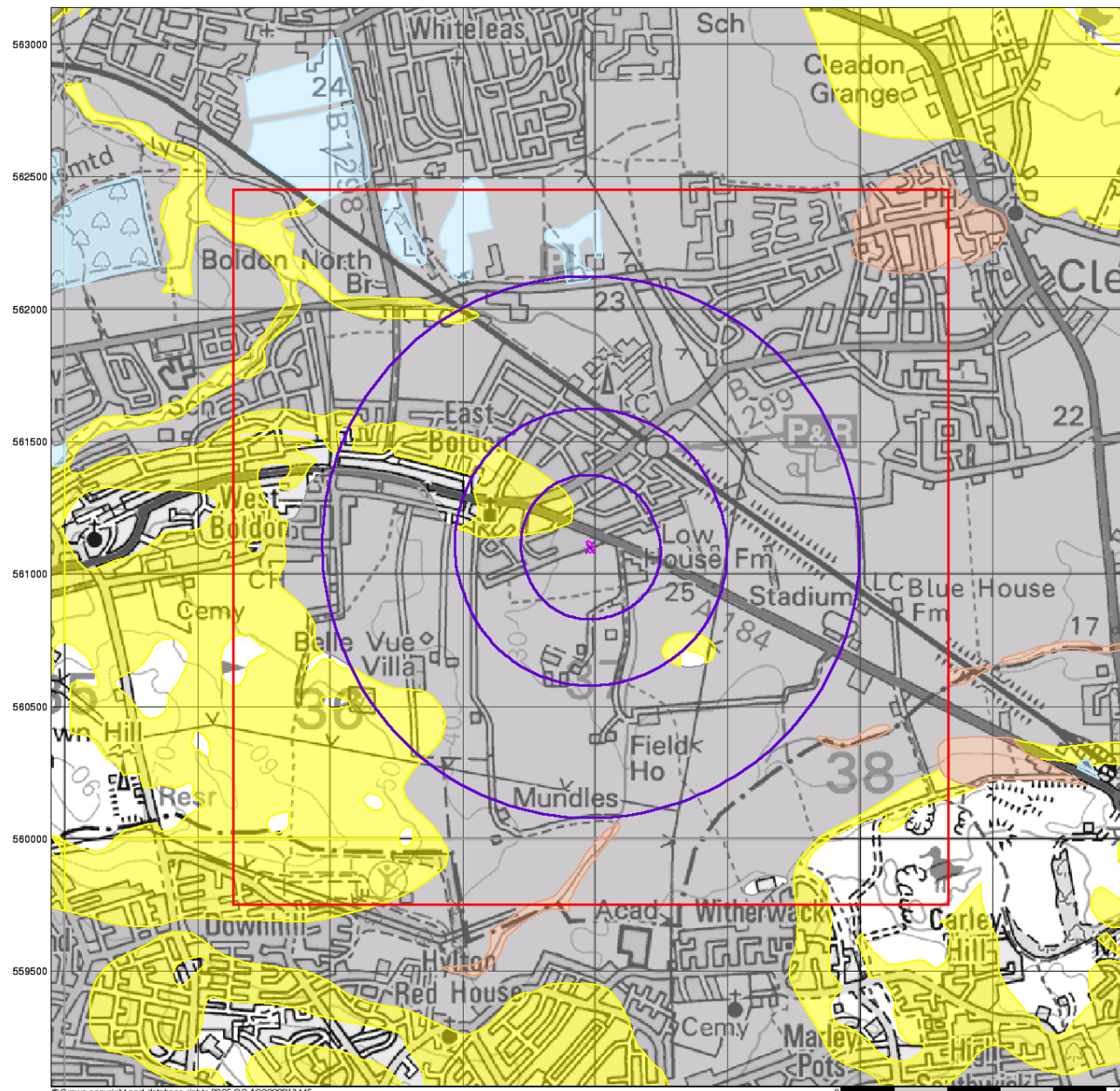
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0 1 km



Superficial Aquifer Designation

General

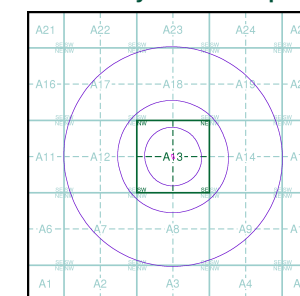
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

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

Site Sensitivity Context Map - Slice A



Order Details

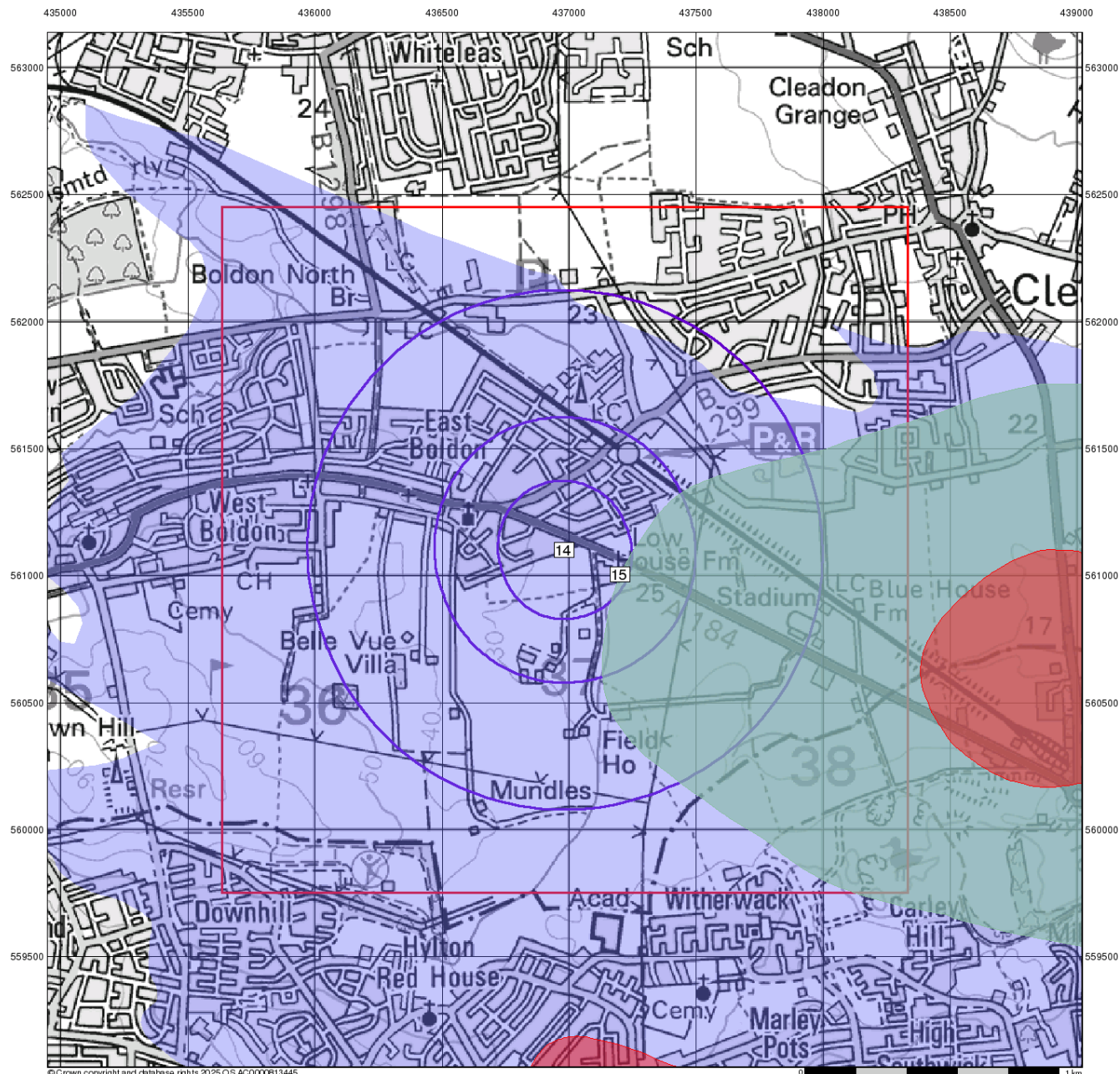
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 Customer Ref: 15340
 National Grid Reference: 436980, 561100
 Slice: A
 Site Area (Ha): 0.08
 Search Buffer (m): 1000

Site Details

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Source Protection Zones

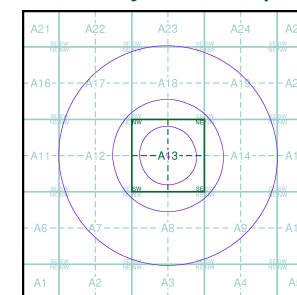
General

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

Agency and Hydrological

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

Site Sensitivity Context Map - Slice A



Order Details

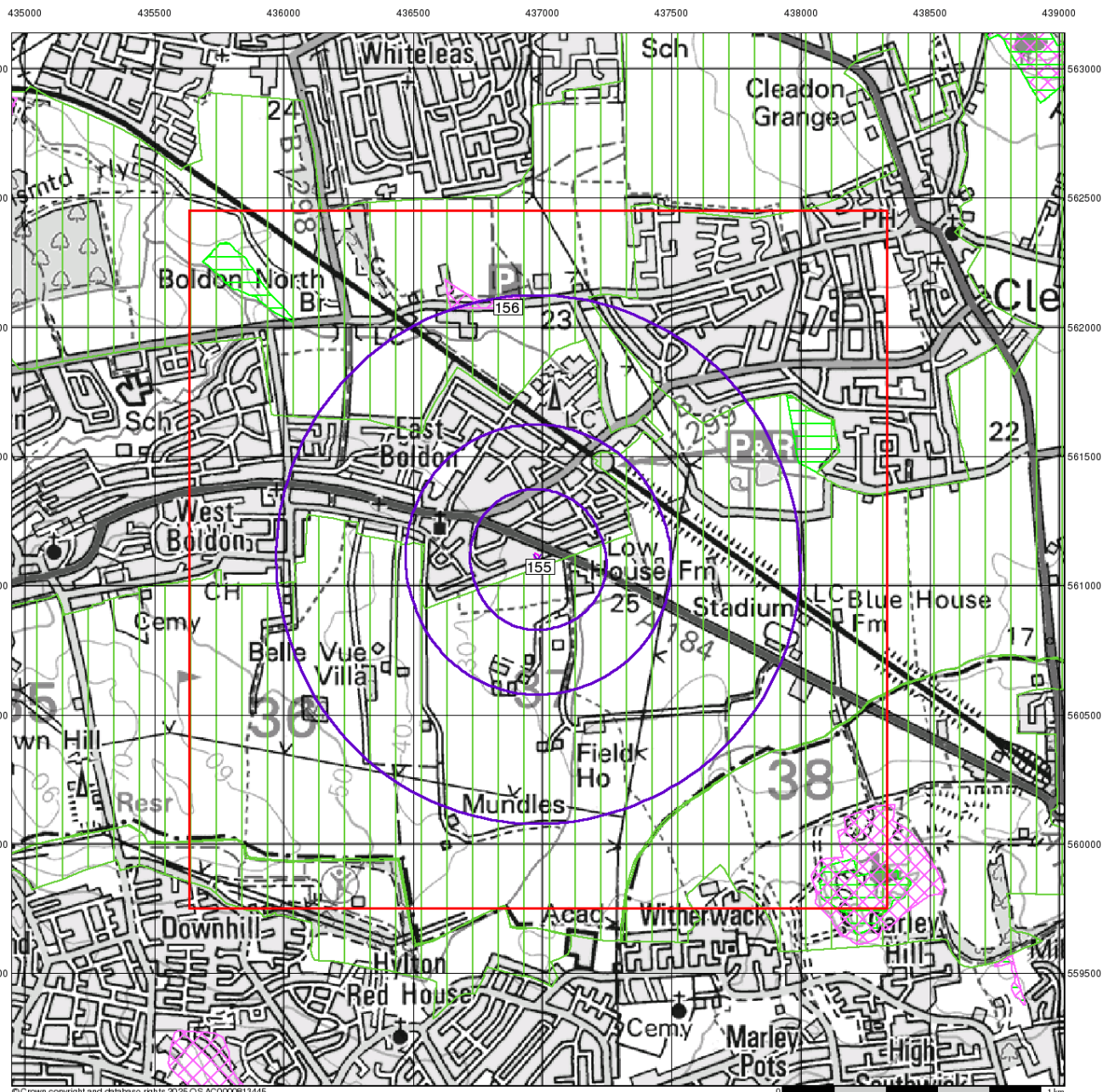
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 National Grid Reference: 436980, 561100
 Slice: A
 Site Area (Ha): 0.08
 Search Buffer (m): 1000

Site Details

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Sensitive Land Uses

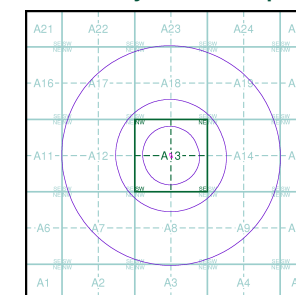
General

- ◊ Specified Site ○ Specified Buffer(s) X Bearing Reference Point
- Slice B Map ID

Sensitive Land Uses

- | | |
|---|--|
| ■ Ancient Woodland | N National Park |
| A Area of Adopted Green Belt | N Nitrate Sensitive Area |
| A Area of Unadopted Green Belt | V Nitrate Vulnerable Zone |
| A Area of Outstanding Natural Beauty | R Ramsar Site |
| E Environmentally Sensitive Area | S Site of Special Scientific Interest |
| F Forest Park | S Special Area of Conservation |
| L Local Nature Reserve | P Special Protection Area |
| M Marine Nature Reserve | W World Heritage Sites |
| N National Nature Reserve | |

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 388607273_1_1
 Customer Ref: 15340
 National Grid Reference: 436980, 561100
 Slice: A
 Site Area (Ha): 0.08
 Search Buffer (m): 1000

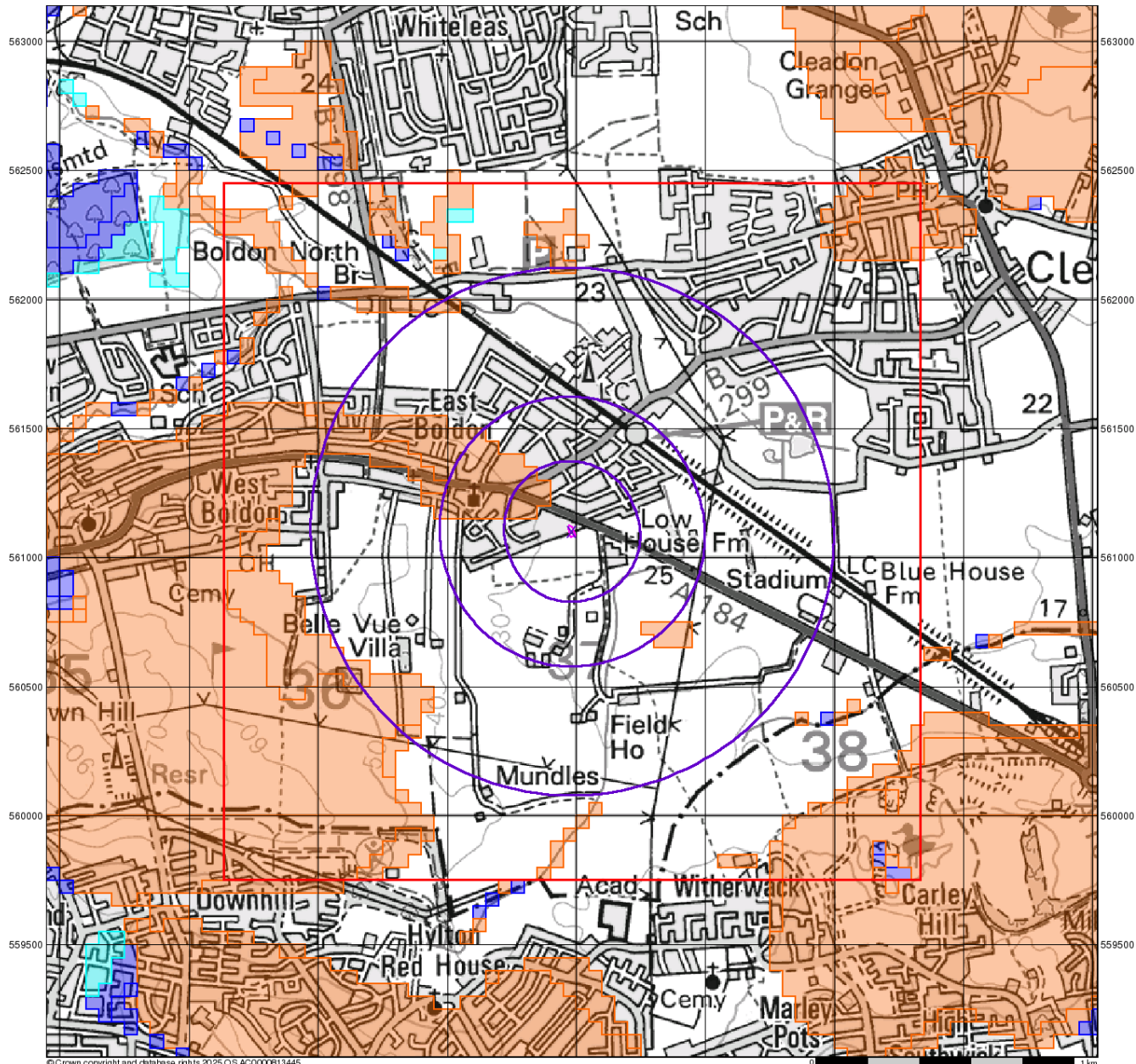
Site Details

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BGS Flood GFS Data

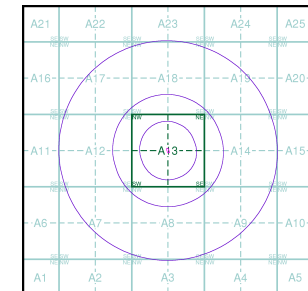
General

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

Agency and Hydrological (Flood)

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

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA

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Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

388607273_1_1

Customer Reference:

15340

National Grid Reference:

436980, 561100

Slice:

A

Site Area (Ha):

0.08

Search Buffer (m):

1000

Site Details:

39, Sunderland Road
EAST BOLDON
NE36 0NA

Client Details:

Mr R Woods
Solmek Ltd
12 Yarm Road
Stockton on Tees
Cleveland
TS18 3NA

Report Section	Page Number
Summary	-
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Waste	17
Hazardous Substances	-
Geological	19
Industrial Land Use	22
Sensitive Land Use	29
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Data Suppliers	36
Useful Contacts	37

Introduction

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

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Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and Public Health England. The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of Radon Affected Area status.

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Report Version v53.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1		Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1			2	11
Prosecutions					
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 4				3
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 4		Yes		
Pollution Incidents to Controlled Waters	pg 5			1	4
Historical Prosecutions					
Registered Radioactive Substances					
Substantiated Pollution Incident Register					
Water Abstractions	pg 6				(*1)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 6	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk	pg 6	1	n/a	n/a	n/a
Groundwater Vulnerability - Local Information		1	n/a	n/a	n/a
Bedrock Aquifer Designations	pg 6	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 6	Yes	n/a	n/a	n/a
Source Protection Zones	pg 6	1	1		
Extreme Flooding from Rivers or Sea without Defences	pg 6		Yes	n/a	n/a
Flooding from Rivers or Sea without Defences	pg 6		Yes	n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 7		6	24	54
Water Framework Directive - Catchment	pg 16	Yes			Yes
Water Framework Directive - Groundwater	pg 16	Yes			Yes
Water Framework Directive - Surface Waters					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites	pg 17				1
Historical Landfill Sites	pg 17				2
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)	pg 17				3
Local Authority Landfill Coverage	pg 18	1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)	pg 18			2	2
Potentially Infilled Land (Water)	pg 18		1	1	2
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 19	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 19	Yes	Yes	Yes	Yes
BGS Recorded Mineral Sites	pg 20			1	2
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas	pg 21	Yes	n/a	n/a	n/a
Mining Instability	pg 21	Yes	n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 21	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards	pg 21	Yes		n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 21	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 21		Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 21	Yes	Yes	n/a	n/a
Radon Potential - Radon Affected Areas	pg 21	Yes	n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 22		2	9	32
Fuel Station Entries					
Points of Interest - Commercial Services	pg 25			2	16
Points of Interest - Education and Health	pg 27				1
Points of Interest - Manufacturing and Production	pg 27		1		11
Points of Interest - Public Infrastructure					
Points of Interest - Recreational and Environmental	pg 28			4	3
Underground Electrical Cables					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt	pg 29		1		
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves	pg 29				1
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones					
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (NW)	106	1	436900 561200
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NE (SE)	420	1	437250 560750
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12NE (W)	489	1	436500 561250
1	Discharge Consents Operator: Northumbrian Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: East Boldon Cso No 6, 9 St Johns Terrace, East Boldon, Tyne And Wear, Ne36 0ln Authority: Environment Agency, North East Region Catchment Area: Tyne (Lower)/Team/Don Reference: 235/F/0616 Permit Version: 1 Effective Date: 12th October 1964 Issued Date: 12th October 1964 Revocation Date: 6th March 2019 Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Don Status: Transferred from Rivers (Prevention of Pollution) Act 1951-1961 Positional Accuracy: Located by supplier to within 100m	A13NE (NE)	364	2	437300 561300
2	Discharge Consents Operator: Northumbrian Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: East Boldon Cso No 6, 9 St Johns Terrace, East Boldon, Tyne And Wear, Ne36 0ln Authority: Environment Agency, North East Region Catchment Area: Not Supplied Reference: 235/F/0616 Permit Version: 2 Effective Date: 7th March 2019 Issued Date: 7th March 2019 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Don Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A14NW (NE)	406	2	437323 561344
3	Discharge Consents Operator: H Phipps Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: South Lodge, Belle View Lane, East Boldon, Newcastle Upon Tyne Authority: Environment Agency, North East Region Catchment Area: Tyne (Lower)/Team/Don Reference: 235/1110 Permit Version: 1 Effective Date: 20th January 1992 Issued Date: 20th January 1992 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Don Tributary Status: New Consent, by Application (Water Resources Act 1991, Section 88) Positional Accuracy: Located by supplier to within 100m	A12SE (SW)	556	2	436500 560800

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	Discharge Consents Operator: Victoria Lillie Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: The Stables, Field House Farm, East Boldon, East Boldon, Ne3 0bx Authority: Environment Agency, North East Region Catchment Area: Not Supplied Reference: 245/1380 Permit Version: 1 Effective Date: 23rd May 2005 Issued Date: 23rd May 2005 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Into Cut Throat Dene Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A8NE (S)	673	2	437190 560440
5	Discharge Consents Operator: Stores, Thomas Mr Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Tiledshed Manor Farm, Tiledshed Lane, East Bolden, Tyne & Wear, Ne36 0bp Authority: Environment Agency, North East Region Catchment Area: Not Supplied Reference: 235/2001 Permit Version: 1 Effective Date: 3rd February 2006 Issued Date: 3rd February 2006 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tiledshed Burn (Unnamed Trib.) Status: New Consent, by Application (Water Resources Act 1991, Section 88) Positional Accuracy: Located by supplier to within 10m	A18NW (N)	892	2	436690 561970
6	Discharge Consents Operator: Northumbrian Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Burdon Road Cso Jalna, Boldon Lane, Sunderland, Tyne & Wear, Sr6 7rt Authority: Environment Agency, North East Region Catchment Area: Not Supplied Reference: 235/1279 Permit Version: 2 Effective Date: 27th August 2010 Issued Date: 8th March 1994 Revocation Date: 27th February 2019 Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Don Tributary Status: New Consent, by Application (Water Resources Act 1991, Section 88) Positional Accuracy: Located by supplier to within 10m	A18NE (N)	925	2	437112 562039
6	Discharge Consents Operator: Northumbrian Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Burdon Road Cso Jalna, Boldon Lane, Sunderland, Tyne & Wear, Sr6 7rt Authority: Environment Agency, North East Region Catchment Area: Not Supplied Reference: 235/1279 Permit Version: 3 Effective Date: 28th February 2019 Issued Date: 28th February 2019 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Don Tributary Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A18NE (N)	940	2	437125 562052

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	Discharge Consents Operator: Northumbrian Water Limited Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Chambersfield Sewage Pumping Statio, Cleadon, Sunderland, Tyne And Wear Authority: Environment Agency, North East Region Catchment Area: Tyne (Lower)/Team/Don Reference: 235/0464 Permit Version: 1 Effective Date: 1st June 1987 Issued Date: 1st June 1987 Revocation Date: 9th October 1996 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Don Tributary Of Status: Authorisation revoked Positional Accuracy: Located by supplier to within 100m	A17NE (NW)	947	2	436590 561990
7	Discharge Consents Operator: Northumbrian Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Burdon Road Cso Jalna, Boldon Lane, Sunderland, Tyne & Wear, Sr6 7rt Authority: Environment Agency, North East Region Catchment Area: Not Supplied Reference: 235/1279 Permit Version: 3 Effective Date: 28th February 2019 Issued Date: 28th February 2019 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Don Tributary Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A17NE (NW)	951	2	436595 561997
7	Discharge Consents Operator: Northumbrian Water Limited Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Cleadon Lea Pumping Station, Cleadon, Sunderland Authority: Environment Agency, North East Region Catchment Area: Tyne (Lower)/Team/Don Reference: 235/1493 Permit Version: 1 Effective Date: 29th November 1994 Issued Date: 29th November 1994 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Don Tributary Status: New Consent, by Application (Water Resources Act 1991, Section 88) Positional Accuracy: Located by supplier to within 10m	A17NE (NW)	951	2	436595 561997
7	Discharge Consents Operator: Northumbrian Water Limited Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Cleadon Village Pumping Station, Cleadon, Sunderland Authority: Environment Agency, North East Region Catchment Area: Tyne (Lower)/Team/Don Reference: 235/1494 Permit Version: 1 Effective Date: 29th November 1994 Issued Date: 29th November 1994 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Don Tributary Status: New Consent, by Application (Water Resources Act 1991, Section 88) Positional Accuracy: Located by supplier to within 10m	A17NE (NW)	951	2	436595 561997

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	Discharge Consents Operator: Northumbrian Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Burdon Road Cso Jalna, Boldon Lane, Sunderland, Tyne & Wear, Sr6 7rt Authority: Environment Agency, North East Region Catchment Area: Not Supplied Reference: 235/1279 Permit Version: 2 Effective Date: 27th August 2010 Issued Date: 8th March 1994 Revocation Date: 27th February 2019 Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Don Tributary Status: New Consent, by Application (Water Resources Act 1991, Section 88) Positional Accuracy: Located by supplier to within 10m	A17NE (NW)	951	2	436595 561997
7	Discharge Consents Operator: Northumbrian Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Burdon Road Cso Jalna, Boldon Lane, Sunderland, Tyne & Wear, Sr6 7rt Authority: Environment Agency, North East Region Catchment Area: Tyne (Lower)/Team/Don Reference: 235/1279 Permit Version: 1 Effective Date: 8th March 1994 Issued Date: 8th March 1994 Revocation Date: 26th August 2010 Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Don Tributary Status: New Consent, by Application (Water Resources Act 1991, Section 88) Positional Accuracy: Located by supplier to within 10m	A17NE (NW)	964	2	436570 562000
8	Local Authority Pollution Prevention and Controls Name: G O'Brien & Sons (Nationwide Demolition Contractors) Ltd Location: Cleadon House, Cleadon Lane, East Boldon, Ne36 0aj Authority: South Tyneside Metropolitan Borough Council, Environmental Health Department Permit Reference: STC/EPR/10/01 Dated: 31st January 1997 Process Type: Local Authority Pollution Prevention and Control Description: PG3/16 Mobile screening and crushing processes Status: Permitted Positional Accuracy: Located by supplier to within 100m	A18SE (N)	619	3	437200 561700
9	Local Authority Pollution Prevention and Controls Name: Lafarge Redland Aggregates Ltd Location: East Boldon Batching Plant, Moor Lane, EAST BOLDON, Tyne and Wear, NE36 0AQ Authority: South Tyneside Metropolitan Borough Council, Environmental Health Department Permit Reference: 030/3.1(B) Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG3/1Blending, packing, loading and use of bulk cement Status: Authorisation revoked Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	663	3	437411 561627
10	Local Authority Pollution Prevention and Controls Name: Roger Bullivant Ltd Location: Cleadon Lane, EAST BOLDON, Tyne and Wear, NE36 0AJ Authority: South Tyneside Metropolitan Borough Council, Environmental Health Department Permit Reference: PPC/08/6 Dated: 29th April 1999 Process Type: Local Authority Pollution Prevention and Control Description: PG3/1Blending, packing, loading and use of bulk cement Status: Permitted Positional Accuracy: Manually positioned to the address or location	A18SE (N)	681	3	437205 561764
	Nearest Surface Water Feature	A13SE (S)	178	-	437035 560910

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
11	Pollution Incidents to Controlled Waters Property Type: Surface Water Sewers Location: E Boldon Authority: Environment Agency, North East Region Pollutant: Not Given Note: Don Tributary Incident Date: 21st January 1992 Incident Reference: 235/001044 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Water Company Surface Water Overflow Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m	A13NE (NE)	361	2	437300 561295
12	Pollution Incidents to Controlled Waters Property Type: Pumping Station Overflow Location: EAST BOLDON Authority: Environment Agency, North East Region Pollutant: Not Given Note: Tiled Burn Incident Date: 25th February 1993 Incident Reference: 235/001751 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Water Company Pumping Station Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A17NE (NW)	861	2	436600 561900
13	Pollution Incidents to Controlled Waters Property Type: Pumping Station Overflow Location: Boldon Authority: Environment Agency, North East Region Pollutant: Not Given Note: Tiled Burn Incident Date: 25th October 1993 Incident Reference: 235/002158 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Water Company Pumping Station Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m	A17NE (NW)	989	2	436505 561995
13	Pollution Incidents to Controlled Waters Property Type: Surface Water Sewers Location: Boldon Authority: Environment Agency, North East Region Pollutant: Not Given Note: Don Tributary Incident Date: 30th October 1990 Incident Reference: 235/000353 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Water Company Surface Water Overflow Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m	A17NE (NW)	991	2	436500 561995
13	Pollution Incidents to Controlled Waters Property Type: Miscellaneous Premises: Unknown Location: Cleadon Lane Authority: Environment Agency, North East Region Pollutant: Not Given Note: Tiled Burn Incident Date: 21st March 1994 Incident Reference: 235/002285 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A17NE (NW)	996	2	436500 562000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Northumbrian Water Ltd Licence Number: 1/24/05/035 Permit Version: 100 Location: Borehole - Magnesian Limestone - Fulwell Authority: Environment Agency, North East Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 5455 Yearly Rate (m3): 1827492 Details: Within The Authorised Area Of Supply Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 8th April 1968 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1952	2	438880 560570
	Groundwater Vulnerability Map Combined Principle Bedrock Aquifer - Medium Vulnerability Classification: Medium Combined Vulnerability: Productive Bedrock Aquifer, Unproductive Superficial Aquifer Combined Aquifer: Low Pollutant Speed: Well Connected Fractures Bedrock Flow: <300 mm/year Dilution: <40% Baseflow Index: <90% Superficial Patchiness: 3-10m Superficial Thickness: Low Superficial Recharge:	A13SW (NW)	0	2	436982 561101
	Groundwater Vulnerability - Soluble Rock Risk Classification: Significant Risk - Problems Unlikely	A13SW (NW)	0	2	436982 561101
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13SW (NW)	0	2	436982 561101
	Superficial Aquifer Designations Aquifer Designation: Unproductive Strata	A13SW (NW)	0	2	436982 561101
14	Source Protection Zones Name: Not Supplied Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.	A13SW (NW)	0	2	436982 561101
15	Source Protection Zones Name: Not Supplied Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone II (Outer Protection Zone): Either 25% of the source area or a 400 day travel time whichever is greater.	A13SE (SE)	220	2	437202 561004
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SE (SE)	225	2	437155 560925
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SE (SE)	226	2	437150 560920
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
16	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 351.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A13SE (S)	178	4	437035 560910
17	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 17.6 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A13SE (SE)	209	4	437151 560944
18	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 19.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A13SE (SE)	219	4	437161 560939
19	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 9.7 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A13SE (SE)	219	4	437161 560939
20	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 81.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A13SE (SE)	221	4	437168 560945
21	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 491.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A13SE (SE)	222	4	437149 560924
22	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 48.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A13SE (SE)	273	4	437245 560972
23	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 264.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A13SW (SW)	284	4	436813 560850
24	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 15.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A13SE (E)	312	4	437292 560982

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
25	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 24.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A13SE (E)	325	4	437307 560986
26	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 80.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14SW (E)	347	4	437330 560989
27	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 113.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (E)	369	4	437339 561226
28	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.7 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (E)	370	4	437336 561238
29	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 104.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (E)	371	4	437334 561243
30	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 51.2 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (E)	387	4	437381 561135
31	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 80.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14SW (E)	388	4	437385 561079
32	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 188.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14SW (E)	389	4	437386 561083
33	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 1.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14SW (E)	389	4	437386 561085

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
34	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 4.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (NE)	407	4	437324 561344
35	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 29.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (NE)	411	4	437327 561347
36	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14SW (E)	418	4	437408 561008
37	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 15.7 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (NE)	432	4	437332 561376
38	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 66.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (NE)	444	4	437335 561391
39	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 24.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A12SE (SW)	446	4	436565 560918
40	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A12SE (SW)	447	4	436566 560914
41	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 18.6 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A12SE (SW)	461	4	436548 560921
42	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 109.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A12SE (W)	478	4	436527 560931

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
43	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 198.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A19SW (NE)	485	4	437333 561457
44	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 48.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A19SW (NE)	485	4	437333 561457
45	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 357.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A18SE (NE)	495	4	437304 561497
46	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 42.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14SW (E)	554	4	437551 561064
47	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 89.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (E)	562	4	437543 561220
48	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 22.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14SW (E)	571	4	437568 561102
49	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 35.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14SW (E)	571	4	437568 561102
50	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 56.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (E)	574	4	437570 561124
51	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (E)	623	4	437614 561177

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
52	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 23.2 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (E)	623	4	437609 561201
53	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 149.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (E)	623	4	437608 561205
54	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 41.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (E)	625	4	437617 561173
55	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 17.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (E)	631	4	437626 561136
56	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 135.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A19SW (NE)	641	4	437517 561477
57	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 6.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (E)	642	4	437638 561124
58	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.3 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A8NE (S)	644	4	437101 560447
59	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 27.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A8NE (S)	650	4	437103 560441
60	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 134.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A8SE (S)	678	4	437108 560414

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
61	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A8SE (S)	678	4	437108 560414
62	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 87.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A18NE (N)	681	4	437107 561792
63	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 87.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A8SE (S)	684	4	437109 560408
64	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 78.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A18NW (N)	711	4	436980 561835
65	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 9.0 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A18NE (N)	739	4	437054 561859
66	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 154.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NE (E)	745	4	437742 561117
67	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 60.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A18NE (N)	745	4	437047 561865
68	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 283.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A8SE (S)	768	4	437102 560322
69	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 17.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A19SW (NE)	775	4	437628 561551

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
70	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 128.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A19SW (NE)	775	4	437628 561551
71	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 58.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A19SW (NE)	784	4	437645 561542
72	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A19SW (NE)	784	4	437643 561543
73	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 12.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A18NE (N)	784	4	437005 561907
74	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 43.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A18NE (N)	793	4	437056 561913
75	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 461.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A18NE (N)	795	4	437000 561918
76	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 35.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A18NE (N)	795	4	437000 561918
77	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 81.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A19SE (NE)	797	4	437685 561499
78	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 50.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NE (NE)	814	4	437735 561435

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
79	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 31.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 2	A14NE (E)	815	4	437757 561380
80	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 42.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 2	A14NE (E)	817	4	437762 561373
81	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A18NE (N)	820	4	437024 561942
82	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 3.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A18NE (N)	822	4	437023 561945
83	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 12.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NE (E)	824	4	437804 561257
84	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 143.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A18NE (N)	825	4	437025 561947
85	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 90.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NE (E)	827	4	437803 561270
86	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 63.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NE (E)	850	4	437802 561360
87	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 16.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NE (E)	858	4	437784 561428

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
88	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 3.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NE (E)	871	4	437801 561423
89	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 146.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NE (E)	873	4	437801 561427
90	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 231.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A19SE (NE)	902	4	437739 561613
91	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 52.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A19SE (NE)	902	4	437739 561613
92	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A17NE (NW)	952	4	436595 561997
93	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 16.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A17NE (NW)	954	4	436588 561997
94	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 37.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A17NE (NW)	961	4	436571 561997
95	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A17NE (NW)	961	4	436571 561997
96	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 62.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A17NE (NW)	965	4	436575 562003

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
97	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 41.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A17NE (NW)	969	4	436535 561988
98	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 110.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A17NE (NW)	973	4	436497 561972
99	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 117.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cut Throat Dene Catchment Name: Wear Primacy: 1	A9SW (SE)	994	4	437651 560338
	Water Framework Directive - Catchment Class Code: River Catchment WaterBody Name: Don from Source to Tidal Limit WaterBody ID: GB103023075690 Operational Catchment: Tyne Lower and Estuary Management: Tyne Catchment: Tyne Catchment Name: Tyne	A13SW (NW)	0	2	436982 561101
	Water Framework Directive - Catchment Class Code: Coastal Catchment WaterBody Name: Not Supplied WaterBody ID: 365 Operational Catchment: Wear Lower and Estuary Management: Wear Catchment: Wear Catchment Name: Not Supplied	A9NW (SE)	813	2	437550 560490
	Water Framework Directive - Groundwater Waterbody Name: Wear Magnesian Limestone Waterbody ID: GB40301G703900 URL Address: https://environment.data.gov.uk/catchment-planning/WaterBody/GB40301G703900 Overall Rating: Poor Chemical Rating: Poor Quantitative: Good Measure: 2019	A13SW (NW)	0	2	436982 561101
	Water Framework Directive - Groundwater Waterbody Name: Tyne Carboniferous Limestone and Coal Measures Waterbody ID: GB40302G701500 URL Address: https://environment.data.gov.uk/catchment-planning/WaterBody/GB40302G701500 Overall Rating: Poor Chemical Rating: Poor Quantitative: Good Measure: 2019	A19NW (NE)	908	2	437470 561887

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
100	BGS Recorded Landfill Sites Site Name: Tiledsheds Lane Location: EAST BOLDON, Tyne & Wear Authority: British Geological Survey, National Geoscience Information Service Ground Water: Information not available Surface Water: Information not available Geology: N/A Positional Accuracy: Positioned by the supplier Boundary Accuracy: Moderate	A18NW (N)	958	-	436886 562078
101	Historical Landfill Sites Licence Holder: Not Supplied Location: Moor Lane, Boldon Name: Boldon Flatts Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD06278 First Input Date: Not Supplied Last Input Date: Not Supplied Specified Waste: Not Supplied Type: EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: Not Supplied BGS Ref: Not Supplied Other Ref: ST 002	A19SW (NE)	631	2	437508 561472
102	Historical Landfill Sites Licence Holder: Not Supplied Location: Tiledshed Lane, Boldon Name: Tiledshed Piggery Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD06286 First Input Date: 31st December 1953 Last Input Date: Not Supplied Specified Waste: Not Supplied Type: EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: Not Supplied BGS Ref: 1225 Other Ref: ST 018	A18NW (N)	957	2	436887 562078
103	Licensed Waste Management Facilities (Locations) Licence Number: 103879 Location: Cleadon House, Cleadon Lane, Cleadon House, East Boldon, Tyne & Wear, NE36 0AJ Operator Name: G O' BRIEN & SONS (NATIONWIDE DEMOLITION CONTRACTORS) LIMITED Operator Location: Not Supplied Authority: Environment Agency - North East Region, North East Area Site Category: HCl Waste TS + treatment Licence Status: Surrendered Issued: 28th February 2012 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: 17th July 2023 IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A18SE (N)	590	2	437030 561711
104	Licensed Waste Management Facilities (Locations) Licence Number: 64174 Location: Tile Shed Farm, Tiledshed Lane, East Boldon, Tyne & Wear, NE36 0BP Operator Name: TIME RIGHT LIMITED Operator Location: Not Supplied Authority: Environment Agency - North East Region, North East Area Site Category: Household, Commercial And Industrial Transfer Stations Licence Status: Issued Issued: 29th September 2006 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A18NW (N)	902	2	436690 561980

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
104	Licensed Waste Management Facilities (Locations) Licence Number: 64174 Location: Tile Shed Farm, Tiledshed Lane, East Boldon, Tyne & Wear, NE36 0BP Operator Name: TIME RIGHT LIMITED Operator Location: Not Supplied Authority: Environment Agency - North East Region, North East Area Site Category: Incinerators Licence Status: Expired Issued: 29th September 2006 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A18NW (N)	902	2	436690 561980
	Local Authority Landfill Coverage Name: South Tyneside Metropolitan Borough Council - Has no landfill data to supply		0	5	436982 561101
105	Potentially Infilled Land (Non-Water) Bearing Ref: W Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1987	A12NE (W)	414	-	436569 561219
106	Potentially Infilled Land (Non-Water) Bearing Ref: NE Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1987	A18SE (NE)	439	-	437164 561520
107	Potentially Infilled Land (Non-Water) Bearing Ref: SE Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1987	A8NE (SE)	538	-	437313 560651
108	Potentially Infilled Land (Non-Water) Bearing Ref: N Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1987	A18NW (N)	956	-	436885 562076
109	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1951	A13SE (SE)	157	-	437116 560983
110	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1898	A18SW (N)	320	-	436974 561444
111	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1951	A18NE (N)	792	-	437045 561913
112	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1951	A18NE (N)	897	-	437160 562002

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Zechstein Group	A13SW (NW)	0	1	436982 561101
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SW (NW)	0	1	436982 561101
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NW (NW)	97	1	436910 561197
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A8NE (SE)	437	1	437276 560749
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A8NE (S)	580	1	437000 560500
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A19SW (NE)	747	1	437531 561629
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A19SW (NE)	885	1	437590 561765

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: 100 - 200 mg/kg Nickel 30 - 45 mg/kg Concentration:	A18NE (N)	917	1	437051 562038
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: 100 - 200 mg/kg Nickel 15 - 30 mg/kg Concentration:	A17NE (NW)	943	1	436554 561969
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 15 - 30 mg/kg Concentration:	A17NE (NW)	996	1	436500 562000
113	BGS Recorded Mineral Sites Site Name: East Boldon Location: Boldon, South Shields, Tyne And Wear Source: British Geological Survey, National Geoscience Information Service Reference: 99221 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Permian Geology: Ford Formation (Middle Magnesian Limestone) Commodity: Dolomite Positional Accuracy: Located by supplier to within 10m	A12NE (W)	422	1	436563 561224
114	BGS Recorded Mineral Sites Site Name: Field House Location: Boldon, South Shields, Tyne And Wear Source: British Geological Survey, National Geoscience Information Service Reference: 99222 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Permian Geology: Ford Formation (Middle Magnesian Limestone) Commodity: Dolomite Positional Accuracy: Located by supplier to within 10m	A9NW (SE)	555	1	437347 560655
115	BGS Recorded Mineral Sites Site Name: Cleadon Lane Brick Works Location: Cleadon, South Shields, Tyne And Wear Source: British Geological Survey, National Geoscience Information Service Reference: 99261 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Pelaw Clay Member Commodity: Common Clay and Shale Positional Accuracy: Located by supplier to within 10m	A18SE (NE)	616	1	437298 561649
	BGS Measured Urban Soil Chemistry No data available				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.	A13SW (NW)	0	6	436982 561101
	Mining Instability Mining Evidence: Inconclusive Coal Mining Source: Ove Arup & Partners Boundary Quality: As Supplied	A13SW (NW)	0	-	436982 561101
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	436982 561101
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	436982 561101
	Potential for Ground Dissolution Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	436982 561101
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	436982 561101
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	436982 561101
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	97	1	436910 561197
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	436982 561101
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	97	1	436910 561197
	Radon Potential - Radon Affected Areas Affected Area: The property is in an Intermediate probability radon area (1 to 3% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	436982 561101
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	436982 561101

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
116	Contemporary Trade Directory Entries Name: Swim Leisure Pools Location: Helvellyn, Sunderland Rd, East Boldon, Tyne & Wear, NE36 0NA Classification: Swimming Pool Contractors, Repairers & Service Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A13SE (E)	123	-	437120 561077
117	Contemporary Trade Directory Entries Name: Diamond Business Systems Location: 1, St. Bedes, East Boldon, Tyne and Wear, NE36 0LE Classification: Copying & Duplicating Machines & Supplies Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (NW)	221	-	436784 561239
118	Contemporary Trade Directory Entries Name: Easychill Ltd Location: 4, Station Road, East Boldon, Tyne and Wear, NE36 0LD Classification: Air Conditioning & Refrigeration Contractors Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (NW)	251	-	436789 561294
119	Contemporary Trade Directory Entries Name: Longbank Dental Laboratory Location: 2-3, Station Terrace, East Boldon, Tyne and Wear, NE36 0LJ Classification: Medical & Dental Laboratories Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (N)	289	-	437072 561396
119	Contemporary Trade Directory Entries Name: Ceramic Art Ltd Location: 9, Station Terrace, East Boldon, Tyne and Wear, NE36 0LJ Classification: Ceramic Manufacturers, Supplies & Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (N)	327	-	437108 561422
120	Contemporary Trade Directory Entries Name: Main Road Garage Location: Station Approach, East Boldon, Tyne & Wear, NE36 0AB Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned to the address or location	A18SE (NE)	470	-	437172 561550
120	Contemporary Trade Directory Entries Name: Bell Car Sales Ltd Location: Station Approach, EAST BOLDON, Tyne and Wear, NE36 0AB Classification: Car Dealers Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SE (NE)	471	-	437173 561551
121	Contemporary Trade Directory Entries Name: G Baxter Location: Unit 8, Cleadon Lane Industrial Estate, East Boldon, Tyne and Wear, NE36 0AH Classification: Car Body Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SE (N)	486	-	437119 561588
122	Contemporary Trade Directory Entries Name: J T Dove Location: Unit 3, Station Approach, East Boldon, NE36 0AB Classification: Builders' Merchants Status: Active Positional Accuracy: Automatically positioned to the address	A18SE (NE)	495	-	437234 561546
122	Contemporary Trade Directory Entries Name: Willis Engineering Location: Station Approach, East Boldon, NE36 0AB Classification: Plastics - Injection Moulding Status: Active Positional Accuracy: Automatically positioned to the address	A18SE (NE)	497	-	437230 561551
122	Contemporary Trade Directory Entries Name: A & C Kelly Ltd Location: Station Approach, Cleadon Lane Ind ESt, East Boldon, Tyne and Wear, NE36 0AD Classification: Metal Workers Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A18SE (NE)	499	-	437219 561560

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
122	Contemporary Trade Directory Entries Name: J & J Trade Windows Location: 2-3, Station Approach, East Boldon, NE36 0AB Classification: Window Frame Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SE (NE)	515	-	437258 561555
123	Contemporary Trade Directory Entries Name: Bodyline Motor Services Location: Station Approach, East Boldon, Tyne & Wear, NE36 0AB Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A18SE (NE)	505	-	437224 561564
123	Contemporary Trade Directory Entries Name: Auto Motive Enterprises Location: Station Approach, East Boldon, Tyne and Wear, NE36 0AB Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A18SE (NE)	522	-	437236 561576
123	Contemporary Trade Directory Entries Name: Elite Recycling Location: Station Approach, East Boldon, Tyne And Wear, NE36 0AB Classification: Recycling Services Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A18SE (NE)	538	-	437261 561581
123	Contemporary Trade Directory Entries Name: Refresh Location: 8, Station Approach, East Boldon, Tyne and Wear, NE36 0AB Classification: Dry Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SE (NE)	538	-	437261 561581
123	Contemporary Trade Directory Entries Name: Station Garage Location: Station Approach, East Boldon, Tyne and Wear, NE36 0AB Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	A18SE (NE)	552	-	437269 561593
123	Contemporary Trade Directory Entries Name: Metalcraft Location: 3, Station Approach, East Boldon, Tyne and Wear, NE36 0AB Classification: Wrought Ironwork Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SE (NE)	553	-	437249 561605
123	Contemporary Trade Directory Entries Name: Renault Nissan Clinic Location: Kingston, Cleadon Lane, East Boldon, Tyne and Wear, NE36 0AJ Classification: Mechanical Engineers Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SE (NE)	572	-	437244 561628
124	Contemporary Trade Directory Entries Name: J G Turnbull Ltd Location: Station Approach, East Boldon, Tyne and Wear, NE36 0AD Classification: Metal Workers Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SE (N)	508	-	437052 561626
125	Contemporary Trade Directory Entries Name: Marronworth Ltd Location: 14, Front Street, East Boldon, NE36 0SN Classification: Engineers - General Status: Inactive Positional Accuracy: Automatically positioned to the address	A12NE (W)	532	-	436471 561297
126	Contemporary Trade Directory Entries Name: Mayflower Glass Ltd Location: Moor Lane, East Boldon, Tyne and Wear, NE36 0AQ Classification: Glass Products - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A19SW (NE)	581	-	437331 561585
126	Contemporary Trade Directory Entries Name: The Glass Works Location: Moor Lane, EAST BOLDON, Tyne and Wear, NE36 0AQ Classification: Glass Products - Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	A19SW (NE)	581	-	437331 561585

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
127	Contemporary Trade Directory Entries Name: Boldon Tyre Services Location: Cleadon Lane, East Boldon, Tyne And Wear, NE36 0AJ Classification: Tyre Dealers Status: Active Positional Accuracy: Manually positioned to the address or location	A18SE (NE)	596	-	437241 561657
127	Contemporary Trade Directory Entries Name: Manic Motors Location: Cleadon La, East Boldon, Tyne and Wear, NE36 0AJ Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A18SE (NE)	616	-	437243 561678
128	Contemporary Trade Directory Entries Name: Modern & Traditional Location: Cleadon Lane, East Boldon, Tyne and Wear, NE36 0AJ Classification: Wood Products, Except Furniture - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned in the proximity of the address	A18SE (N)	603	-	437186 561688
128	Contemporary Trade Directory Entries Name: Stanley F Cutter Ltd Location: CLEADON LANE, EAST BOLDON, NE36 0AJ Classification: Hydraulic Equipment & Accessories - Sales & Service Status: Active Positional Accuracy: Automatically positioned to the address	A18SE (N)	620	-	437206 561699
129	Contemporary Trade Directory Entries Name: Rb Underpinning & Mini-Piling Division Location: Cleadon House, Cleadon Lane, East Boldon, Tyne and Wear, NE36 0AJ Classification: Road Haulage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SE (N)	622	-	437071 561738
129	Contemporary Trade Directory Entries Name: O'Brien & Sons (Ndc) Ltd Location: Cleadon House, Cleadon Lane, East Boldon, Tyne and Wear, NE36 0AJ Classification: Scrap Metal Merchants Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SE (N)	622	-	437071 561738
129	Contemporary Trade Directory Entries Name: Spray Mek Auto Location: Oak Ho, Cleadon Indust Est, East Boldon, Tyne & Wear, NE36 0AE Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A18NE (N)	665	-	437056 561784
130	Contemporary Trade Directory Entries Name: Lafarge Aggregates Ltd Location: Moor Lane, East Boldon, Tyne and Wear, NE36 0AQ Classification: Sand, Gravel & Other Aggregates Status: Inactive Positional Accuracy: Automatically positioned to the address	A19SW (NE)	632	-	437436 561562
130	Contemporary Trade Directory Entries Name: Lafarge Aggregates Ltd Location: Moor Lane, East Boldon, Tyne and Wear, NE36 0AQ Classification: Concrete & Mortar Ready Mixed Status: Inactive Positional Accuracy: Automatically positioned to the address	A19SW (NE)	632	-	437436 561562
130	Contemporary Trade Directory Entries Name: Lafarge Location: Moor Lane, East Boldon, Tyne and Wear, NE36 0AQ Classification: Concrete Manufacturers & Distributors Status: Inactive Positional Accuracy: Automatically positioned to the address	A19SW (NE)	633	-	437436 561562
131	Contemporary Trade Directory Entries Name: Mem Environmental Services Location: 2 Cleadon La, East Boldon, Tyne and Wear, NE36 0AJ Classification: Commercial Cleaning Services Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A18SE (N)	646	-	437232 561716
131	Contemporary Trade Directory Entries Name: Boldon Auto Spares Location: Unit 9, Oake House Estate, Cleadon La, East Boldon, Tyne & Wear, NE36 0AE Classification: Salvage Dealers Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A18SE (N)	678	-	437225 561754

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
131	Contemporary Trade Directory Entries Name: Racewright Automotive Ltd Location: Cleadon Ia, East Boldon, Tyne And Wear, NE36 0AJ Classification: Car Body Repairs Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A18SE (N)	681	-	437205 561764
132	Contemporary Trade Directory Entries Name: Power Protection Services Ltd Location: 89, Ravensbourne Avenue, East Boldon, Tyne and Wear, NE36 0EG Classification: Electrical Engineers Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SE (NW)	656	-	436585 561652
133	Contemporary Trade Directory Entries Name: The Oven Cleaners Location: 10, North Road, East Boldon, Tyne and Wear, NE36 0DL Classification: Oven cleaning Status: Active Positional Accuracy: Automatically positioned to the address	A12NE (NW)	663	-	436359 561373
134	Contemporary Trade Directory Entries Name: Borcon Concrete Services Ltd Location: Belle Vue Villa, Belle Vue Lane, East Boldon, Tyne and Wear, NE36 0AN Classification: Concrete Contractors Status: Inactive Positional Accuracy: Automatically positioned to the address	A7NE (SW)	713	-	436408 560654
135	Contemporary Trade Directory Entries Name: Truro Haulage Ltd Location: cleadon La, East Boldon, Tyne and Wear, NE36 0AX Classification: Road Haulage Services Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A18NE (N)	736	-	437220 561818
135	Contemporary Trade Directory Entries Name: Crowns Sports Location: Cleadon La, East Boldon, Tyne and Wear, NE36 0AJ Classification: Sports Equipment Manufacturers & Distributors Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A18NE (N)	737	-	437222 561818
136	Contemporary Trade Directory Entries Name: Inhouse Interiors Location: 82-84, Front Street, East Boldon, Tyne and Wear, NE36 0SG Classification: Soft Furnishings - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A12NW (W)	856	-	436155 561376
137	Contemporary Trade Directory Entries Name: Pet Services Location: Tile Shed Lane, East Boldon, Tyne And Wear, NE36 0BP Classification: Pet Cemeteries & Crematoria Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A18NW (N)	990	-	436670 562066
138	Points of Interest - Commercial Services Name: Metalcraft Location: 3 Station Road, East Boldon, NE36 0LD Category: Construction Services Class Code: Metalworkers Including Blacksmiths Positional Accuracy: Positioned to address or location	A13NW (NW)	259	7	436779 561295
139	Points of Interest - Commercial Services Name: Boldon Tyre Services Location: Unit 7g-7h, Cleadon Lane Industrial Estate, East Boldon, NE36 0AH Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SE (N)	467	7	437137 561561
139	Points of Interest - Commercial Services Name: Ed's Autos Location: Boldon Lane, South Shields, NE34 0NB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SE (N)	552	7	437159 561644
140	Points of Interest - Commercial Services Name: Station Garage Location: Station Approach, East Boldon, NE36 0AB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SE (NE)	532	7	437269 561569

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
140	Points of Interest - Commercial Services Name: Auto Motive Enterprises Location: Map House, Station Approach, East Boldon, NE36 0AB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SE (NE)	538	7	437261 561581
140	Points of Interest - Commercial Services Name: Station Garage Location: Station Approach, East Boldon, NE36 0AB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SE (NE)	552	7	437269 561593
140	Points of Interest - Commercial Services Name: Station Garage Location: Station Approach, East Boldon, NE36 0AB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SE (NE)	552	7	437269 561593
140	Points of Interest - Commercial Services Name: Metalcraft Location: 3 Station Approach, East Boldon, NE36 0AB Category: Construction Services Class Code: Metalworkers Including Blacksmiths Positional Accuracy: Positioned to address or location	A18SE (NE)	553	7	437249 561605
140	Points of Interest - Commercial Services Name: Artistic Ironcraft Location: 1 Station Approach, East Boldon, NE36 0AB Category: Construction Services Class Code: Metalworkers Including Blacksmiths Positional Accuracy: Positioned to address or location	A18SE (NE)	563	7	437256 561612
140	Points of Interest - Commercial Services Name: Millbank Location: Braeside, Cleadon Lane, East Boldon, NE36 0AJ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SE (NE)	574	7	437242 561633
140	Points of Interest - Commercial Services Name: Manic Motors Location: Braeside, Cleadon Lane, East Boldon, NE36 0AJ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SE (NE)	574	7	437242 561633
141	Points of Interest - Commercial Services Name: Millbank Motors Location: Oake House, Cleadon Lane, East Boldon, NE36 0AE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SE (N)	541	7	437053 561659
141	Points of Interest - Commercial Services Name: Rb Underpinning & Mini-Piling Division Location: Cleadon House, Cleadon Lane, East Boldon, NE36 0AJ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18SE (N)	622	7	437071 561738
141	Points of Interest - Commercial Services Name: O'Brien & Sons (Ndc) Ltd Location: Cleadon House, Cleadon Lane, East Boldon, NE36 0AJ Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A18SE (N)	622	7	437071 561738
142	Points of Interest - Commercial Services Name: Truro Haulage Ltd Location: Cleadon Lane, East Boldon, NE36 0AJ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18NE (N)	744	7	437143 561849
143	Points of Interest - Commercial Services Name: Thompson Freight Services Location: 18 Bridle Path, East Boldon, NE36 0PE Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A12NW (W)	921	7	436057 561237

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
143	Points of Interest - Commercial Services Name: Thompson Freight Services Location: 18 Bridle Path, East Boldon, NE36 0PE Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A12NW (W)	921	7	436057 561237
144	Points of Interest - Commercial Services Name: Steve Hetherington Location: The Bungalow, North Road, East Boldon, NE36 0DJ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12NW (W)	988	7	436029 561415
145	Points of Interest - Education and Health Name: Pet Cremation Services Location: Pet Cremation Services North East Ltd, Tiledshed Lane, East Boldon, NE36 0BP Category: Animal Welfare Class Code: Pet Cemeteries and Crematoria Positional Accuracy: Positioned to address or location	A18NW (N)	902	7	436688 561980
146	Points of Interest - Manufacturing and Production Name: Tank Location: NE36 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A13SE (SE)	191	7	437133 560951
147	Points of Interest - Manufacturing and Production Name: Works Location: NE36 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18SE (NE)	550	7	437279 561584
147	Points of Interest - Manufacturing and Production Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18SE (NE)	556	7	437286 561586
147	Points of Interest - Manufacturing and Production Name: Works Location: NE36 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	605	7	437351 561601
147	Points of Interest - Manufacturing and Production Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	606	7	437351 561602
148	Points of Interest - Manufacturing and Production Name: Industrial Estate Location: NE36 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A18SE (N)	600	7	437040 561720
149	Points of Interest - Manufacturing and Production Name: Piggery Location: SR6 Category: Farming Class Code: Livestock Farming Positional Accuracy: Positioned to an adjacent address or location	A14NW (E)	603	7	437562 561296
150	Points of Interest - Manufacturing and Production Name: Cleadon Lane Industrial Estate Location: NE36 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A18NW (N)	660	7	436978 561784
151	Points of Interest - Manufacturing and Production Name: Bow Meadows Poultry Farm Location: NE36 Category: Farming Class Code: Poultry Farming, Equipment and Supplies Positional Accuracy: Positioned to address or location	A8SE (S)	707	7	437064 560378

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
151	Points of Interest - Manufacturing and Production Name: Bow Meadows Poultry Farm Location: NE36 Category: Farming Class Code: Poultry Farming, Equipment and Supplies Positional Accuracy: Positioned to an adjacent address or location	A8SE (S)	733	7	437040 560349
152	Points of Interest - Manufacturing and Production Name: Tank Location: NE36 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A18NW (N)	907	7	436709 561992
152	Points of Interest - Manufacturing and Production Name: Tank Location: NE36 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A18NW (N)	917	7	436687 561995
153	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A18SW (NW)	436	7	436718 561477
153	Points of Interest - Recreational and Environmental Name: Playground Location: The Hawthorns, NE36 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A18SW (NW)	440	7	436709 561476
153	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A18SW (NW)	503	7	436653 561512
153	Points of Interest - Recreational and Environmental Name: Playground Location: NE36 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A17SE (NW)	508	7	436645 561511
154	Points of Interest - Recreational and Environmental Name: Play Area Location: NE36 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	441	7	436529 561118
154	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	500	7	436470 561110
154	Points of Interest - Recreational and Environmental Name: Playground Location: Nr Mundles Lane, NE36 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	508	7	436462 561113

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
155	Areas of Adopted Green Belt Authority: South Tyneside Metropolitan Borough Council, Planning Department Plan Name: Core Strategy Status: Adopted Plan Date: 30th June 2007	A13SE (S)	11	5	436992 561072
156	Local Nature Reserves Name: Tiledsheds Multiple Area: N Area (m2): 12705.91 Source: Natural England Designation Date: 1st January 1997	A18NW (N)	960	9	436869 562078

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices South Tyneside Metropolitan Borough Council - Neighbourhood Services Environment Agency - Head Office Gateshead Metropolitan Borough Council - Environmental Health Department Sunderland City Metropolitan Borough Council - Environmental Health Department North Tyneside Metropolitan Borough Council - Environmental Health Department	January 2024 November 2023 October 2017 October 2017 October 2025	Annual Rolling Update Annually Annual Rolling Update Annually Annual Rolling Update
Discharge Consents Environment Agency - North East Region	July 2025	Quarterly
Enforcement and Prohibition Notices Environment Agency - North East Region	March 2013	
Integrated Pollution Controls Environment Agency - North East Region	January 2009	
Integrated Pollution Prevention And Control Environment Agency - North East Region	April 2025	Bi-Annually
Local Authority Integrated Pollution Prevention And Control North Tyneside Metropolitan Borough Council - Environmental Health Department South Tyneside Metropolitan Borough Council - Environmental Health Department Sunderland City Metropolitan Borough Council - Environmental Health Department Gateshead Metropolitan Borough Council - Environmental Health Department	April 2014 March 2024 May 2016 October 2014	Variable Variable Variable Variable
Local Authority Pollution Prevention and Controls North Tyneside Metropolitan Borough Council - Environmental Health Department South Tyneside Metropolitan Borough Council - Environmental Health Department Sunderland City Metropolitan Borough Council - Environmental Health Department Gateshead Metropolitan Borough Council - Environmental Health Department	April 2014 March 2024 May 2016 October 2014	Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements North Tyneside Metropolitan Borough Council - Environmental Health Department South Tyneside Metropolitan Borough Council - Environmental Health Department Sunderland City Metropolitan Borough Council - Environmental Health Department Gateshead Metropolitan Borough Council - Environmental Health Department	April 2014 March 2024 May 2016 October 2014	Variable Variable Variable Variable
Nearest Surface Water Feature Ordnance Survey	August 2025	
Pollution Incidents to Controlled Waters Environment Agency - North East Region	December 1998	
Historical Prosecutions Environment Agency, North East Region	March 2013	Not Applicable
Registered Radioactive Substances Environment Agency - Head Office Environment Agency - North East Region	May 2023 May 2023	
Substantiated Pollution Incident Register Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	July 2025 July 2025	Quarterly Quarterly
Water Abstractions Environment Agency - North East Region	July 2025	Quarterly
Water Industry Act Referrals Environment Agency - North East Region	October 2017	
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Groundwater Vulnerability - Soluble Rock Risk Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	As notified

Agency & Hydrological	Version	Update Cycle
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Source Protection Zones Environment Agency - Head Office	August 2025	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2023	
Flood Water Storage Areas Environment Agency - Head Office	June 2025	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	
OS Water Network Lines Ordnance Survey	July 2025	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water Suitability Environment Agency - Head Office	February 2016	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified
Water Framework Directive - Catchment Environment Agency - Head Office	July 2025	Annually
Water Framework Directive - Groundwater Environment Agency - Head Office	July 2025	Annually

Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites Environment Agency - Head Office	April 2025	Bi-Annually
Integrated Pollution Control Registered Waste Sites Environment Agency - North East Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	July 2025 July 2025	Quarterly Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	April 2025 April 2025	Bi-Annually Bi-Annually
Local Authority Landfill Coverage Gateshead Metropolitan Borough Council - Development Control North Tyneside Metropolitan Borough Council - Environmental Health Department South Tyneside Metropolitan Borough Council - Planning Department Sunderland City Metropolitan Borough Council - Environmental Health Department	February 2003 February 2003 February 2003 February 2003	Not Applicable Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Gateshead Metropolitan Borough Council - Development Control North Tyneside Metropolitan Borough Council - Environmental Health Department South Tyneside Metropolitan Borough Council - Planning Department Sunderland City Metropolitan Borough Council - Environmental Health Department	October 2018 October 2018 October 2018 October 2018	
Potentially Infilled Land (Non-Water) Landmark Information Group Limited	December 1999	
Potentially Infilled Land (Water) Landmark Information Group Limited	December 1999	
Registered Landfill Sites Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	March 2006 March 2006	Not Applicable Not Applicable
Registered Waste Transfer Sites Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	April 2018 April 2018	
Registered Waste Treatment or Disposal Sites Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	June 2015 June 2015	

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	June 2025	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements Gateshead Metropolitan Borough Council - Development Control North Tyneside Metropolitan Borough Council - Development Function South Tyneside Metropolitan Borough Council - Planning Department Sunderland City Metropolitan Borough Council - Planning	February 2016 July 2023 June 2023 June 2023	Variable Variable Variable Variable
Planning Hazardous Substance Consents Gateshead Metropolitan Borough Council - Development Control North Tyneside Metropolitan Borough Council - Development Function South Tyneside Metropolitan Borough Council - Planning Department Sunderland City Metropolitan Borough Council - Planning	August 2022 February 2016 February 2016 February 2016	Variable Variable Variable Variable
Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	April 2025	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	February 2023	
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	November 2024	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	November 2024	Annually

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	June 2025	Quarterly
Fuel Station Entries Green Street Advisor (UK) Ltd	August 2025	Quarterly
Points of Interest - Commercial Services PointX	September 2025	Quarterly
Points of Interest - Education and Health PointX	September 2025	Quarterly
Points of Interest - Manufacturing and Production PointX	September 2025	Quarterly
Points of Interest - Public Infrastructure PointX	September 2025	Quarterly
Points of Interest - Recreational and Environmental PointX	September 2025	Quarterly
Underground Electrical Cables National Grid	January 2024	

Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	September 2025	Bi-Annually
Areas of Adopted Green Belt Gateshead Metropolitan Borough Council - Development Control North Tyneside Metropolitan Borough Council South Tyneside Metropolitan Borough Council - Planning Department Sunderland City Metropolitan Borough Council - Planning	July 2025 July 2025 July 2025 July 2025	Quarterly Quarterly Quarterly Quarterly
Areas of Unadopted Green Belt Gateshead Metropolitan Borough Council - Development Control North Tyneside Metropolitan Borough Council South Tyneside Metropolitan Borough Council - Planning Department Sunderland City Metropolitan Borough Council - Planning	July 2025 July 2025 July 2025 July 2025	Quarterly Quarterly Quarterly Quarterly
Areas of Outstanding Natural Beauty Natural England	May 2025	Bi-Annually
Environmentally Sensitive Areas Natural England	August 2023	
Forest Parks Forestry Commission	May 2023	Not Applicable
Local Nature Reserves Natural England	August 2025	Bi-Annually
Marine Nature Reserves Natural England	August 2025	Bi-Annually
National Nature Reserves Natural England	July 2025	Bi-Annually
National Parks Natural England	September 2025	Annually
Nitrate Sensitive Areas Natural England	April 2023	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Environment Agency - Head Office	April 2016 November 2024	Annually
Ramsar Sites Natural England	August 2025	Bi-Annually
Sites of Special Scientific Interest Natural England	May 2025	Bi-Annually
Special Areas of Conservation Natural England	July 2025	Bi-Annually
Special Protection Areas Natural England	May 2025	Bi-Annually

A selection of organisations who provide data within this report

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

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	South Tyneside Metropolitan Borough Council - Environmental Health Department Central Library Building, Prince George Square, South Shields, Tyne And Wear, NE33 2PE	Telephone: 0191 427 1717 Fax: 0191 427 7171 Website: www.s-tyneside-mbc.gov.uk
4	Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.co.uk
5	South Tyneside Metropolitan Borough Council - Planning Department Town Hall & Civic Offices, Westoe Road, South Shields, Tyne & Wear, NE33 2RL	Telephone: 0191 427 1717 Fax: 0191 427 7171 Website: www.s-tyneside-mbc.gov.uk
6	The Coal Authority - Property Searches 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Telephone: 0345 762 6848 Fax: 01623 637 338 Email: groundstability@coal.gov.uk Website: www2.groundstability.com
7	PointX 5-6 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
8	Sunderland City Metropolitan Borough Council - Planning PO Box 107, Civic Centre, Sunderland, Tyne & Wear, SR2 7DN	Telephone: 0191 553 1000 Fax: 0191 553 1099 Website: www.sunderland.gov.uk
9	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Landmark Information Group, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0330 036 6618 Fax: 0844 844 9951 Email: helpdesk@landmark.co.uk Website: www.landmark.co.uk

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

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Types at Location
- Pylon
- Overhead Transmission Line

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Historical Prosecutions
- Prosecutions
- Registered Radioactive Substance
- River Network or Water Feature
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

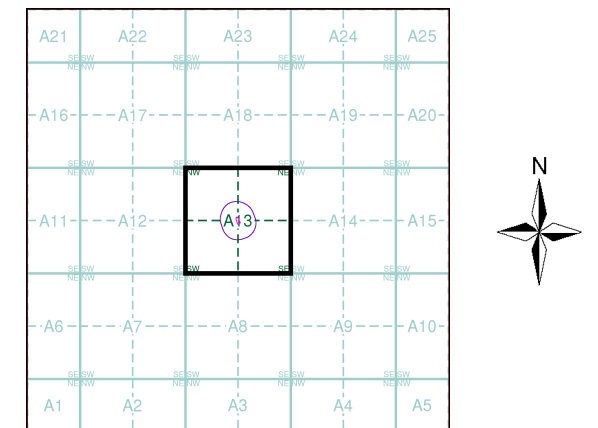
Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement
- BGS Recorded Mineral Site
- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Geological

- BGS Recorded Mineral Site

Site Sensitivity Map - Segment A13



Order Details

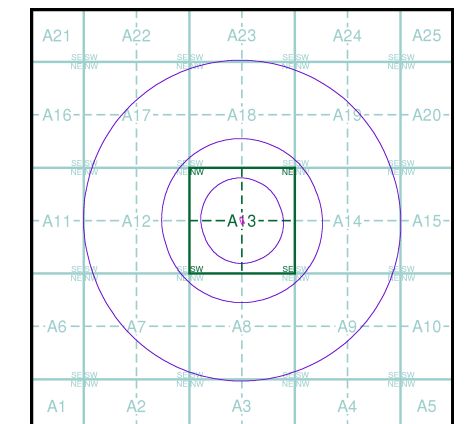
Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Plot Buffer (m): 100

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA

- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Type at Location
- Agency and Hydrological**
- Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Historical Prosecutions
 - Prosecutions
 - Registered Radioactive Substance
 - River Network or Water Feature
 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral
- Waste**
- BGS Recorded Landfill Site (Location)
 - BGS Recorded Landfill Site
 - EA Historic Landfill (Buffered Point)
 - EA Historic Landfill (Polygon)
 - Integrated Pollution Control Registered Waste Site
 - Licensed Waste Management Facility (Landfill Boundary)
 - Licensed Waste Management Facility (Location)
 - Local Authority Recorded Landfill Site (Location)
 - Local Authority Recorded Landfill Site
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Registered Landfill Site
 - Registered Landfill Site (Location)
 - Registered Landfill Site (Point Buffered to 100m)
 - Registered Landfill Site (Point Buffered to 250m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site
- Hazardous Substances**
- COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
 - BGS Recorded Mineral Site
- Geological**

Site Sensitivity Map - Slice A

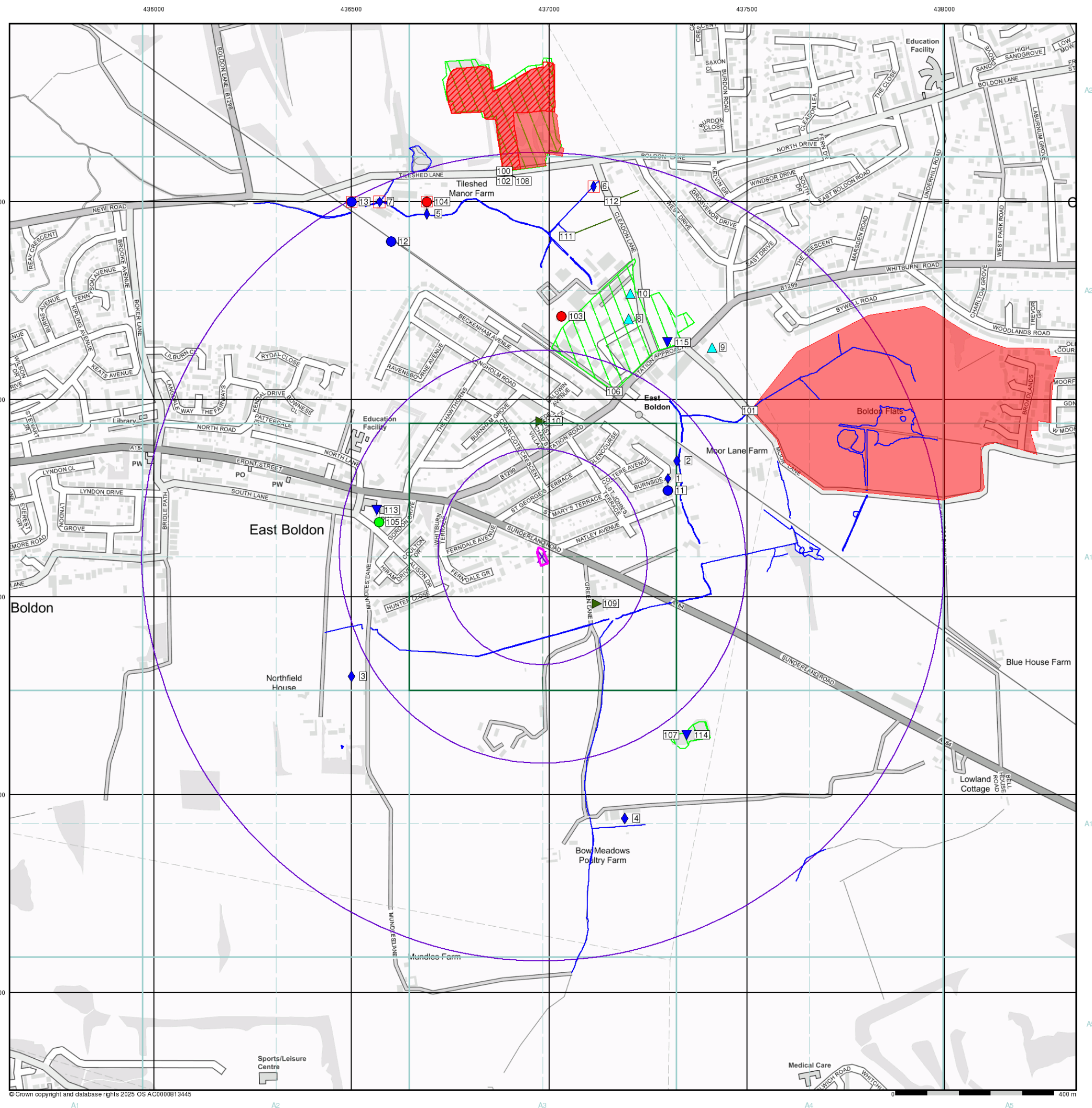


Order Details

Order Number: 388607273_1_1
 Customer Ref: 15340
 National Grid Reference: 436980, 561100
 Slice: A
 Site Area (Ha): 0.08
 Search Buffer (m): 1000

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA





Industrial Land Use Map

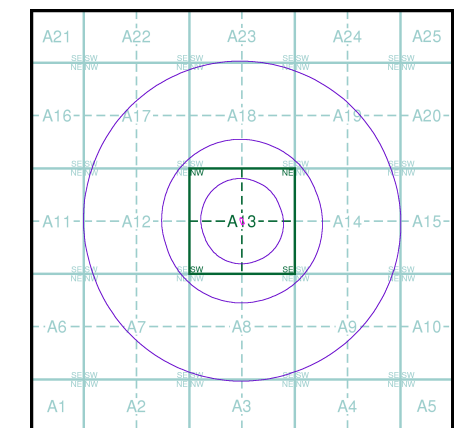
General

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

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Points of Interest - Commercial Services
- Points of Interest - Education and Health
- Points of Interest - Manufacturing and Production
- Points of Interest - Public Infrastructure
- Points of Interest - Recreational and Environmental
- Underground Electrical Cables

Industrial Land Use Map - Slice A



Order Details

Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA

Landmark
INFORMATION GROUP

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

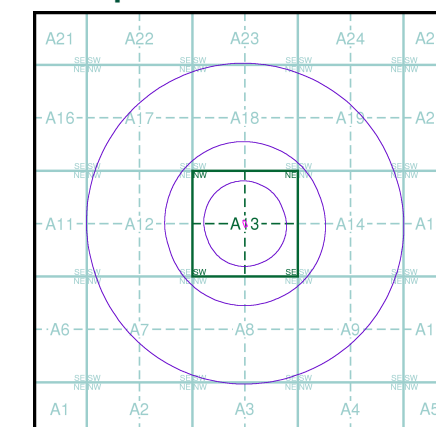
General

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

Agency and Hydrological (Flood)

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

Flood Map - Slice A

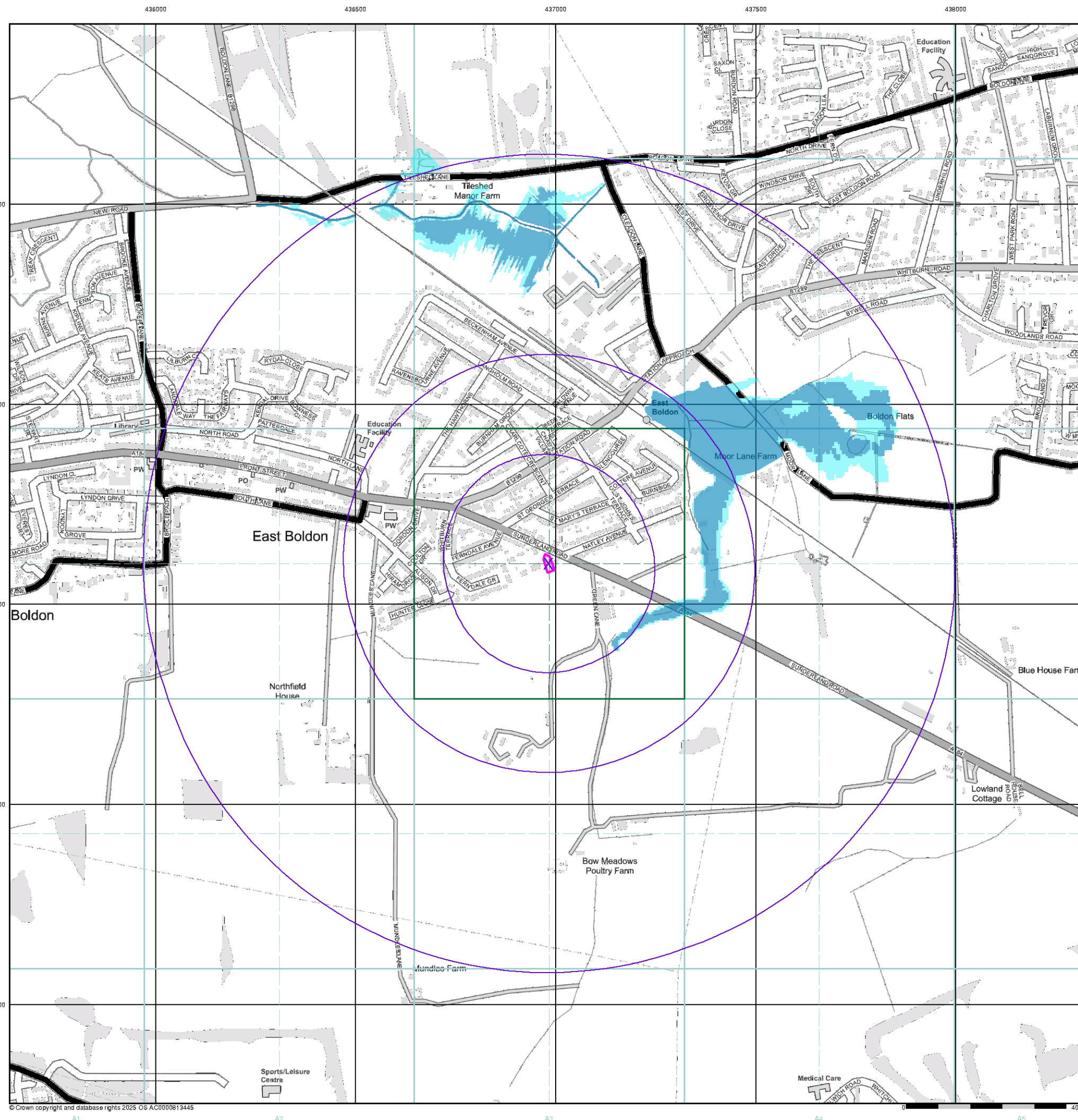


Order Details

Order Number: 388607273_1_1
 Customer Ref: 15340
 National Grid Reference: 436980, 561100
 Slice: A
 Site Area (Ha): 0.08
 Search Buffer (m): 1000

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA



General

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

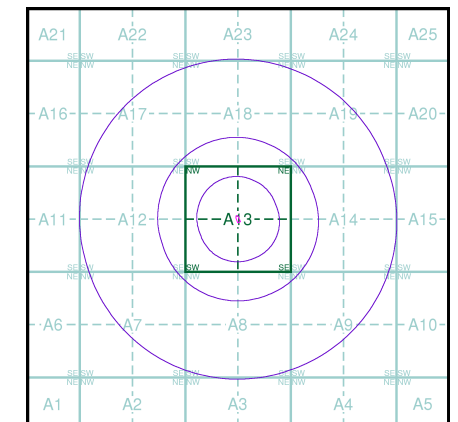
Agency and Hydrological (Boreholes)

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

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

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

Borehole Map - Slice A



Order Details

Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA

General

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

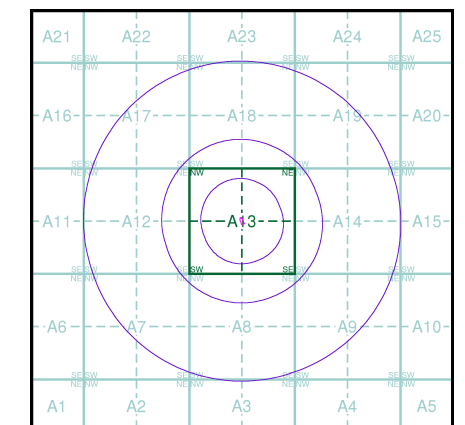
OS Water Network Data

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

Contours (height in meters)

- Standard Contour  105  Mean Low Water
- Master Contour  100  Mean High Water
- Spot Height  167.3

OS Water Network Map - Slice A

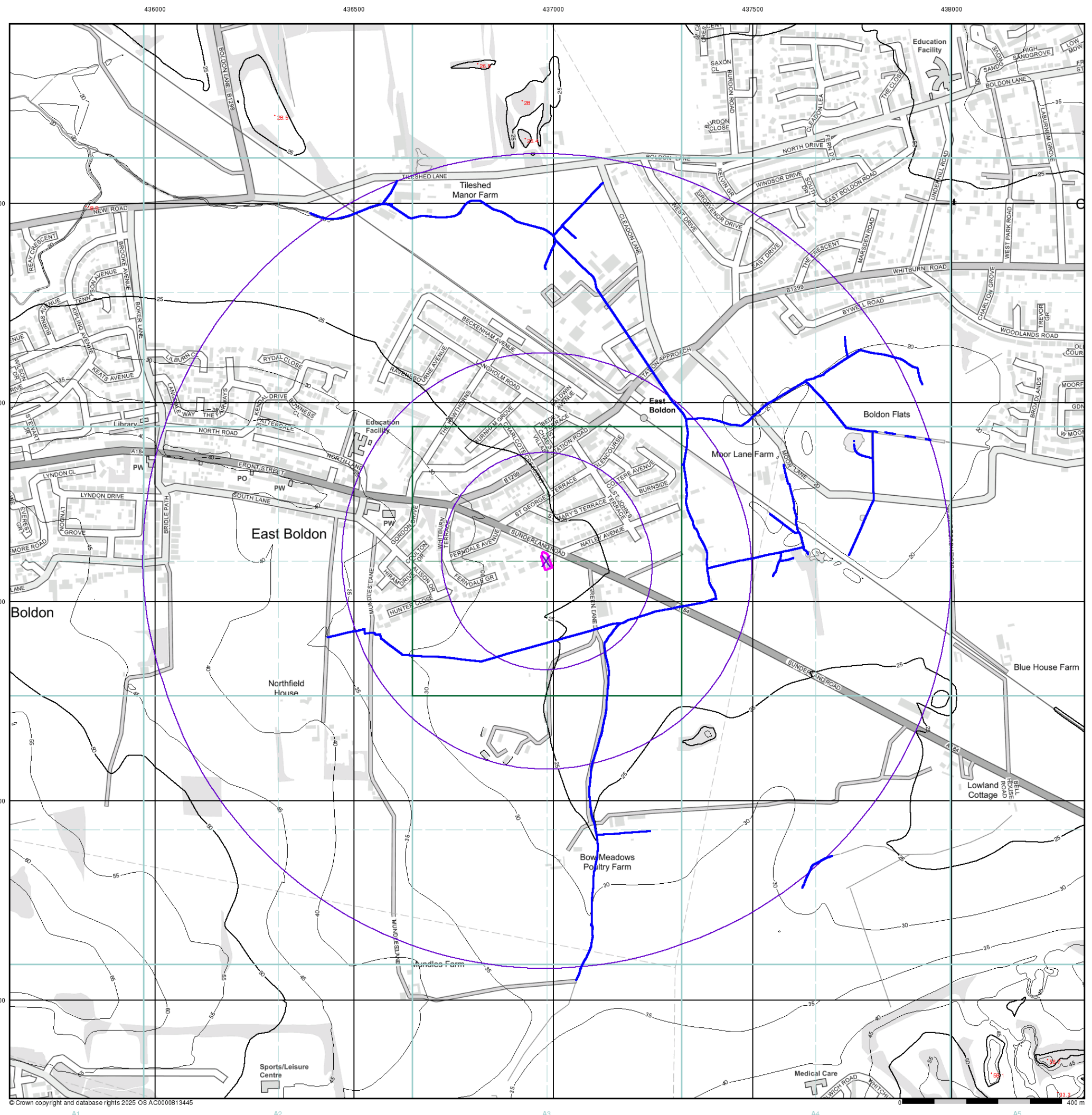


Order Details

Order Number: 388607273_1_1
 Customer Ref: 15340
 National Grid Reference: 436980, 561100
 Slice: A
 Site Area (Ha): 0.08
 Search Buffer (m): 1000

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA



General

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

Risk of Flooding from Surface Water

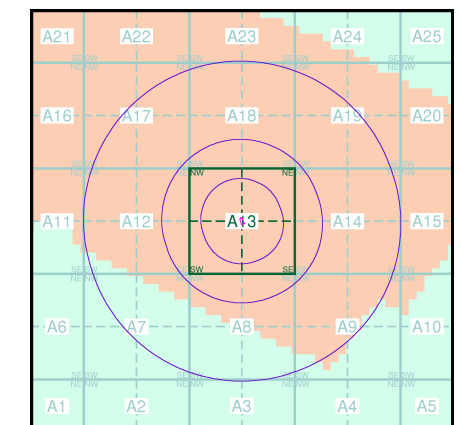
-  High - 30 Year Return
-  Medium - 100 Year Return
-  Low - 1000 Year Return

Suitability

See the suitability map below

-  National to county
-  County to town
-  Town to street
-  Street to parcels of land
-  Property

EAN/RW Suitability Map - Slice A



Order Details

Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA

WFD Surface Waters Map

General

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

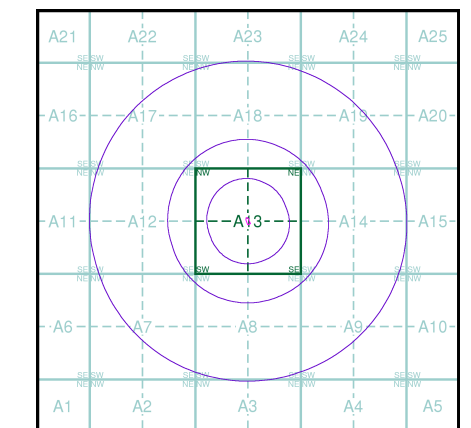
Water Framework Directive - Surface Water Quality

-  High
 Good
 Moderate
 Poor
 Bad

Contours (height in meters)

- Standard Contour     Mean Low Water
Master Contour     Mean High Water
Spot Height  167.3

WFD Surface Waters Map - Slice A

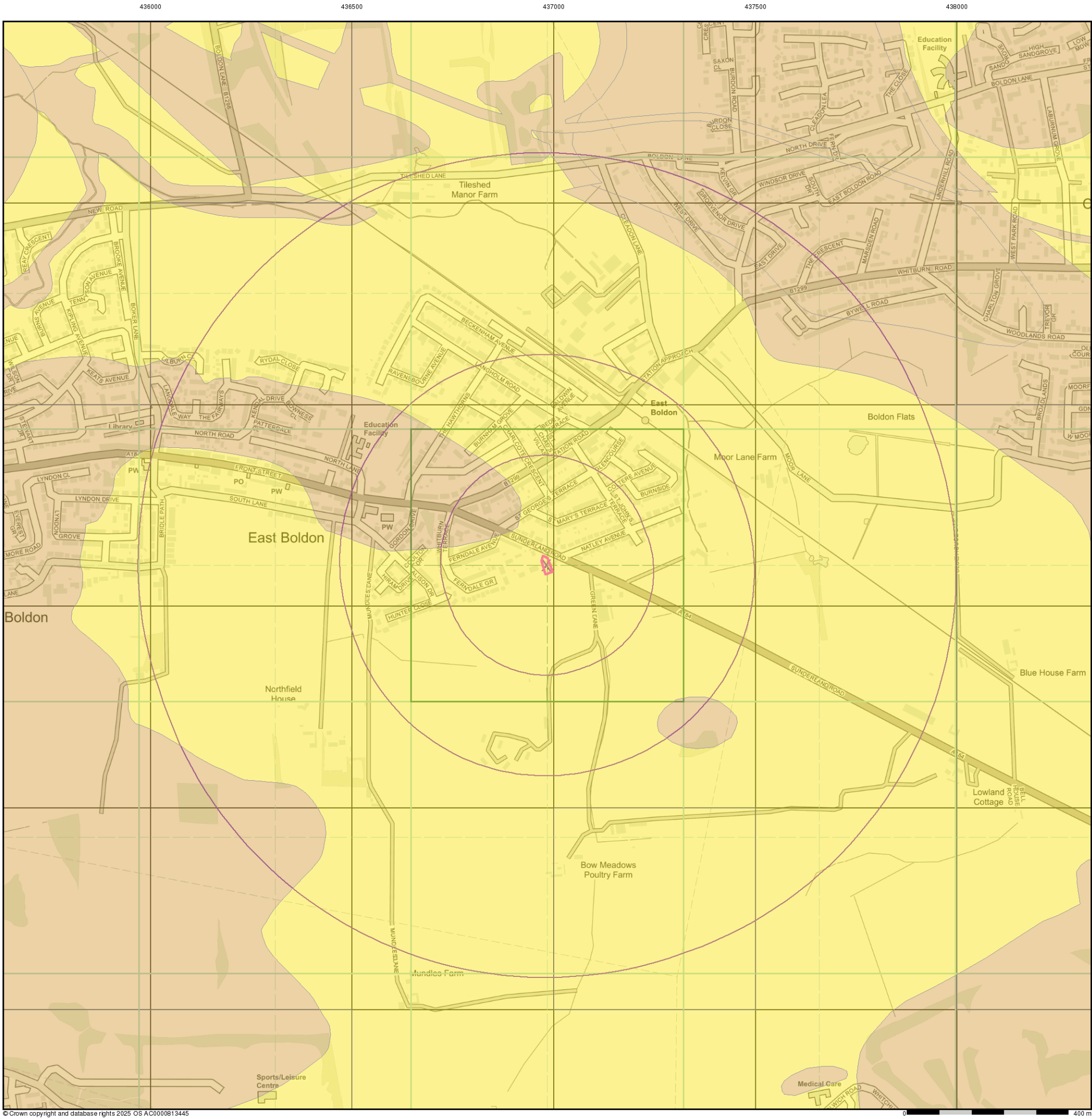


Order Details

Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA

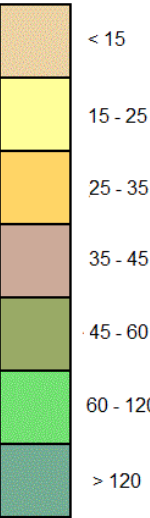


General

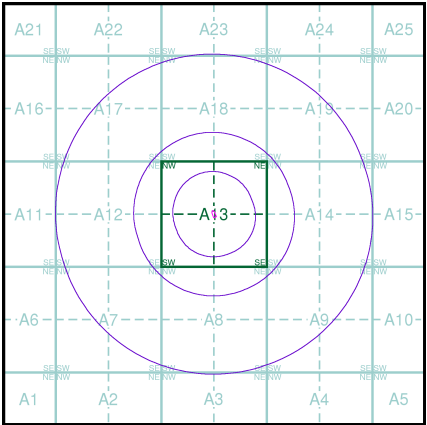
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg



Estimated Soil Chemistry Arsenic - Slice A



Order Details

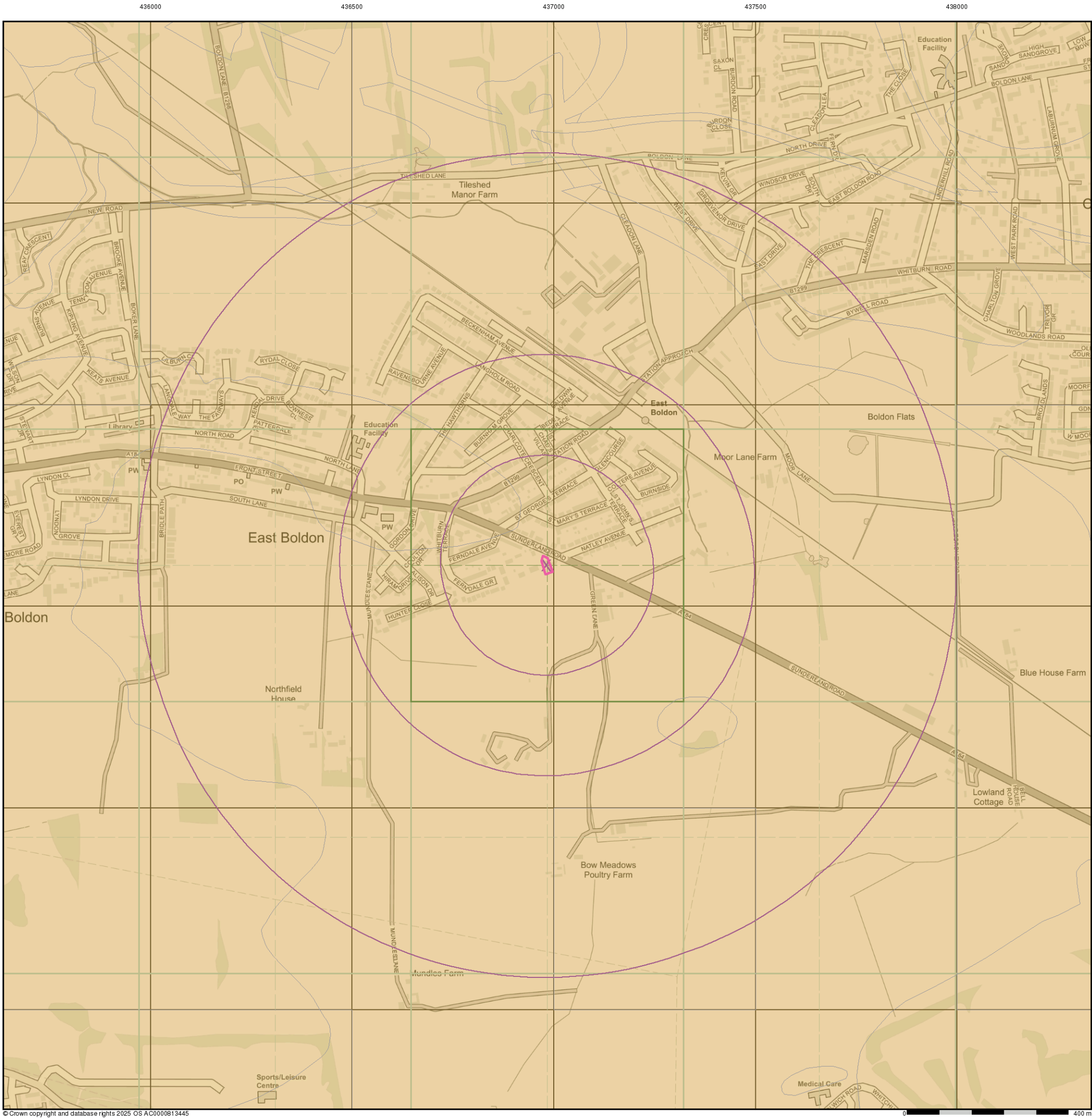
Order Details: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA



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

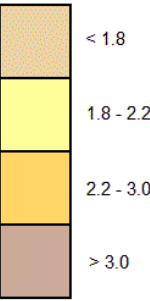


General

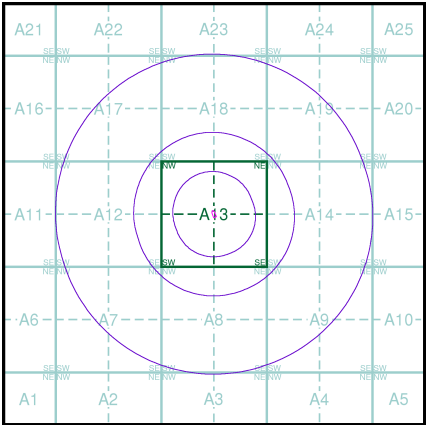
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg



Estimated Soil Chemistry Cadmium - Slice A



Order Details

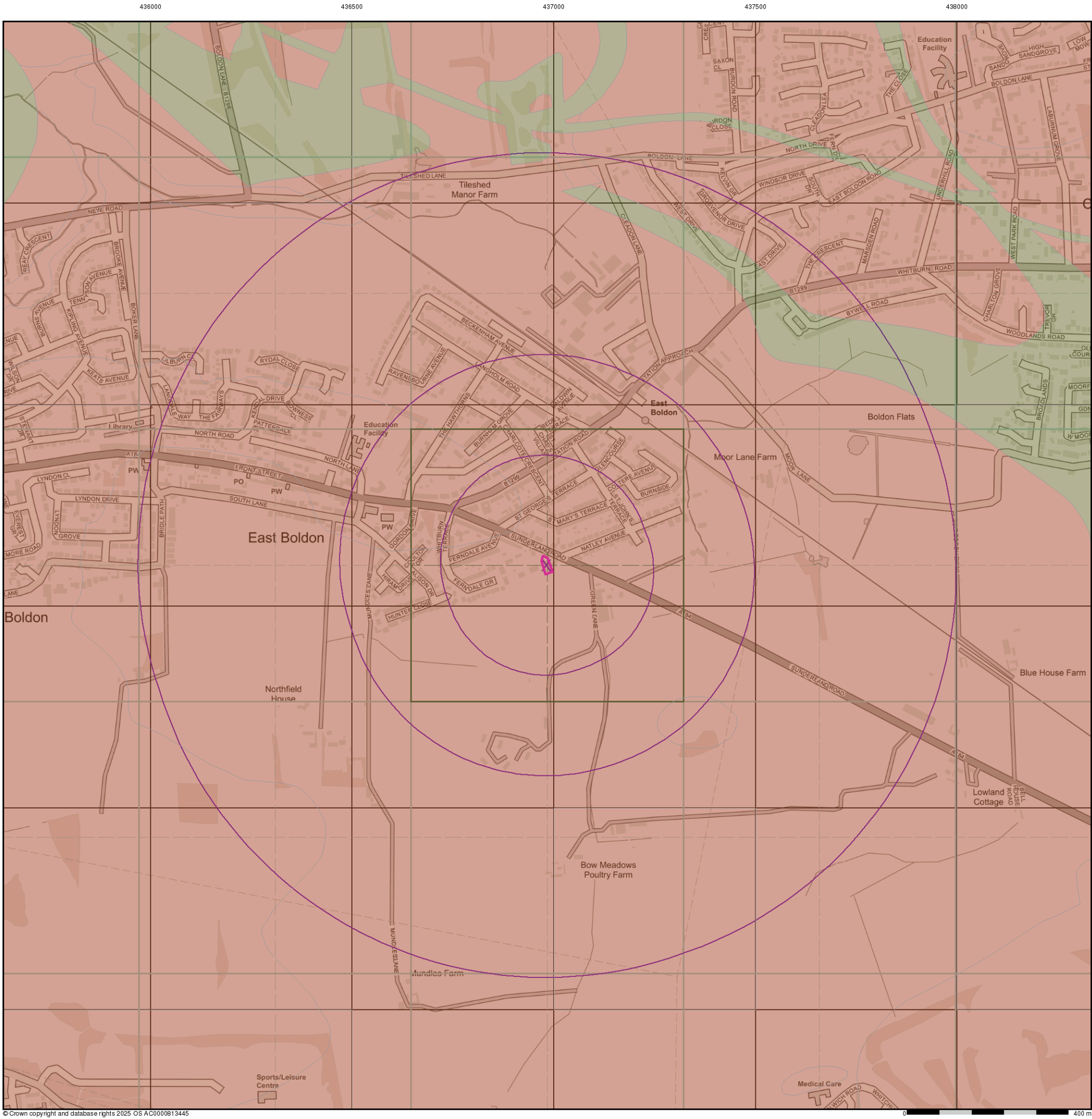
Order Details: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA



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

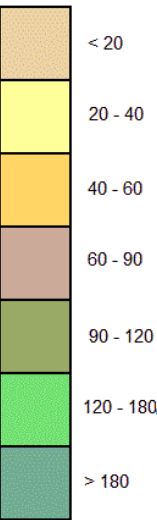


General

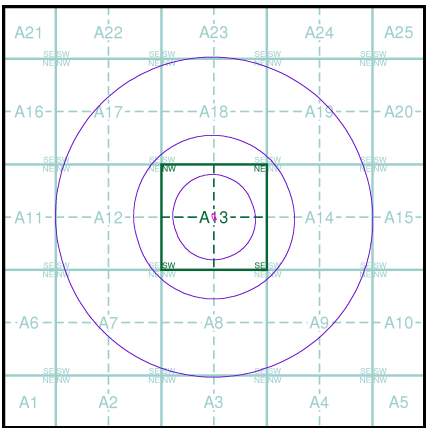
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg



Estimated Soil Chemistry Chromium - Slice A



Order Details

Order Details: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA



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

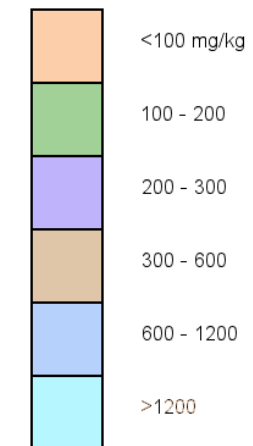


General

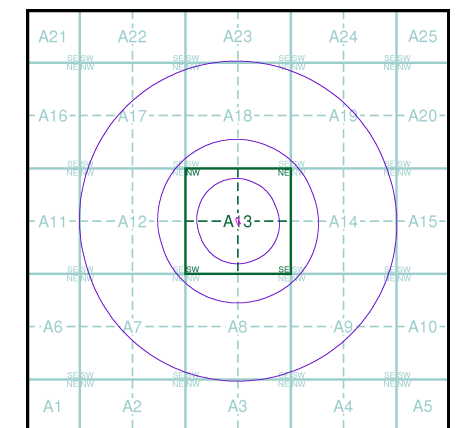
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg



Estimated Soil Chemistry Lead - Slice A



Order Details

Order Details: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA



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

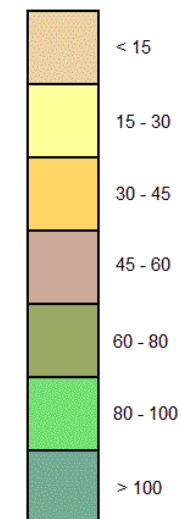


General

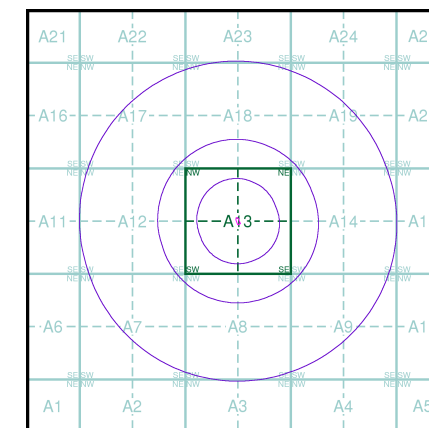
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg



Estimated Soil Chemistry Nickel - Slice A



Order Details

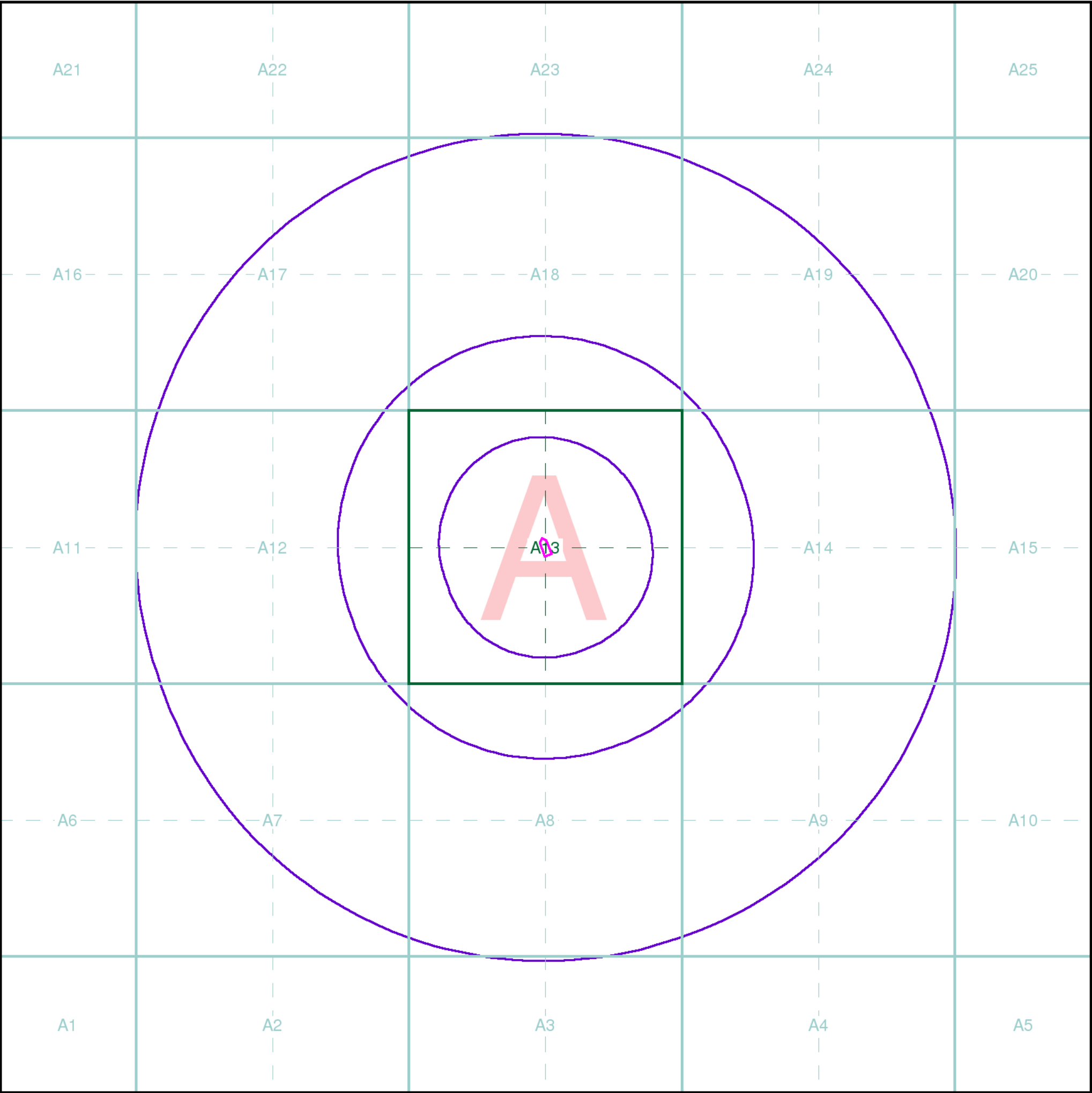
Order Details: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA

Landmark
INFORMATION GROUP

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



Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice
Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment
A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant
A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

Client Details

Mr R Woods, Solmek Ltd, 12 Yarm Road, Stockton on Tees, Cleveland, TS18 3NA

Order Details

Order Number: 388607273_1_1
Customer Ref: 15340
National Grid Reference: 436980, 561100
Site Area (Ha): 0.08
Search Buffer (m): 1000

Site Details

39, Sunderland Road, EAST BOLDON, NE36 0NA

Full Terms and Conditions can be found on the following link:
<http://www.landmarkinfo.co.uk/Terms/Show/515>

APPENDIX D

David Bellis Consulting Surveyors Ltd
8, Mornington Terrace
Harrogate
North Yorkshire
HG1 5DH



T: 01423 529911 F: 01423 529922
E: contact@coalsearchplus.com
W: www.coalsearchplus.com



Regulated Coal Mining Search Report

Incorporating Cheshire Brine Screening



SITE LOCATION AND COAL MINING FEATURE PLAN

ADDRESS: Land at, 39 Sunderland Road, East Boldon, NE36 0NA

SEARCH NUMBER: 477228

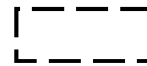


KEY

Property Boundary



50m property boundary buffer



Coal mining subsidence claims within 50m (section 7)



Mine entries within 20m (section 5)

Adits



Shafts



Symbols are indicative only and are not drawn to scale.

World Topographic Map - Sources: Esri, HERE, Garmin, Intermap, Increment P Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

This plan shows the location of the subject property and where relevant the location of mine entries and subsidence claims referred to in the attached CoalSearchPlus+ regulated coal mining search report. The plan must be viewed in conjunction with the detailed findings in the attached report. A coal mining risk rating, including recommended further action where appropriate, is given at the conclusion of the report. (section 8)

This plan shows reportable features relevant to the property only. Additional relevant coal mining aspects are reported upon within the report. The report and content of this plan are specific to the property under consideration. The report contents should not be used in relation to other property in the area.

Mine entries are reported if they are located within the property boundary or within 20m of it. (see report section 5 for detail)

Coal mining subsidence claims, made since 31st October 1994 and recorded by The Coal Authority, are reported for the subject property or property located within 50m of its boundary. Records of claims prior to this date are not normally retained by The Coal Authority and will not be reported. (see report section 7 for details)

Property owners have the benefit of the protection of the Coal Mining Subsidence Act 1991* in the event of the occurrence of damage from disused coal mine workings including from disused coal mine entries.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused shafts and adits). The emergency telephone number at all times is (01623) 646333. If you have any questions or queries regarding the content of this coal mining report please contact David Bellis Consulting Surveyors Ltd.

* Note The Coal Mining Subsidence Act 1991 does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester

Serial Number 477228

Client detail :

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

CoalSearchPlus+ by David Bellis Consulting
Surveyors Ltd
8 Mornington Terrace
Harrogate
North Yorkshire
HG1 5DH

Tel 01423 529911
Fax 01423 529922

Search produced by M J Peace

Property details:

Land at
39 Sunderland Road
East Boldon
NE36 0NA

Your ref : S251033 SOL10278**Purchaser :****Vendor :**

In accordance with your instructions received 24 Oct 2025 we have inspected plans and records of coal mine workings and have made enquiries with respect to Cheshire brine extraction in relation to the above property and can report as follows :

1. **SEAM DETAILS FOR PAST UNDERGROUND COAL MINING :** In relation to the property the undermentioned seam(s) have been worked within the likely zone of physical influence on the surface.

Seam	Depth (m)	Sect (cm)	Date	Remarks
Yard	440	110	Pre 1982	Adjacent
Maudlin	457	170	Pre 1960	Subjacent-partial extraction
Brass Thill	469	110	Pre 1976	Subjacent
Hutton	503	150	Pre 1972	Subjacent
Harvey	543	97	Pre 1978	Adjacent

2. **SEAM DETAILS FOR CURRENT AND FUTURE UNDERGROUND COAL MINING :** The undermentioned seam(s) are currently being worked, or licenses to work are being determined, or have been granted to work, within the likely zone of physical influence on the surface in relation to the property.

Seam	Depth (m)	Sect (cm)	Date	Remarks
				Coal in reserve - no workings currently planned.

3. UNDERLYING GEOLOGY :

The property is situated in an area of Pelaw Clay over Dolostone.

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There are no faults or abnormal features relevant to the property.

4. OPENCAST COAL MINING :

Past Opencast Workings : The property is not situated within the boundary of a former opencast coal mining site.

Present Opencast Workings : The property is not situated within 200m of the boundary of a currently operating opencast coal mining site.

Future Opencast Workings : The property is not situated within 800m of the boundary of an opencast site for which a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

5. MINE ENTRIES, MINE GAS, SURFACE HAZARDS AND ADDITIONAL INFORMATION :

The Mining Remediation Authority licensed Mine Entry dataset shows no evidence of any shafts or adits within 20 metres of the property or the boundary of the property.

There are no tips or lagoons in the vicinity of the Property.

The Mining Remediation Authority licensed Mine Gas data shows no record of mine gas emissions within the property or the property boundary requiring action.

The Mining Remediation Authority licensed Coal Mining Related Hazards data shows that the property has not been subject to remedial works by the Mining Remediation Authority, or its representatives, under the Coal Authority Emergency Surface Hazard Call Out Procedures

6. NOTICES IN RELATION TO FUTURE COAL MINING ACTIVITY :

Mining Remediation Authority data shows no intention to work coal by underground methods within influencing distance on the surface in the vicinity of the property for which section 46 notices have been issued under the Coal Mining Subsidence Act 1991.

7. PAST COAL MINING RELATED SUBSIDENCE :

A review of the records held by the Mining Remediation Authority has shown that there have been no coal mining related subsidence claims on the subject property since 31st October 1994. This is the period for which subsidence claims are reported for conveyancing purposes.

The records held by the Mining Remediation Authority show that one coal mining related subsidence claim has been made on adjacent property within 50m of the subject property boundary since 31st October 1994.

Where subsidence claims are revealed within 50m of the subject property a CoalSearchPlus+ claims buffer/analysis report is available. This report will provide additional information and opinion regarding the claims reported. Please enquire of your search provider if a report is required.

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8. CONCLUSION (COAL MINING) : In the light of the above facts we conclude that in relation to coal mining :

Old workings are present but all settlement is likely to have completed long ago.
In our opinion it is unlikely that coal will be worked in the foreseeable future.

COAL MINING RISK LEVEL : We recommend that the transaction is treated as :

Where this report is to be used for development purposes particular attention is drawn to the paragraphs below concerning the ownership of in situ coal, coal workings and the risks from mine gases.

Please note that the overall coal mining risk level above is based upon an assessment of the detailed information contained in the body of the report. The risk assessment must be used in conjunction with the detailed report.

If development of the property is being considered then all necessary enquiries and investigations should be completed prior to the commencement of works to ensure that proposals follow good engineering practice for development in mining areas. The Coal Authority has ownership of in situ coal, coal mines (both current and disused) and coal mine shafts and adits. Activities that intersect, enter or disturb any of the Coal Authority's interests require the written permission of the Authority.

Any development proposals should consider risks to the development, or adjacent property, of generating or displacing underground gases where coal seams or former mining works are disturbed. The need for effective measures to prevent gasses entering public properties should be assessed and properly addressed. These actions are necessary due to the public safety implications of development in these circumstances.

CHESHIRE BRINE EXTRACTION INFORMATION :

The property lies outside the Cheshire Brine Compensation District as prescribed by the Cheshire Brine Pumping (Compensation for Subsidence) Act 1952.

With respect to coal mining there is nothing to prevent a claim being made under the provisions of the Coal Mining Subsidence Act 1991 and subsequent legislation, but it must not be inferred that the Coal Authority or their licensees will necessarily accept that any damage has been caused as a result of mining subsidence.

If you require any further information please contact CoalSearchPlus+ on 01423 529911 or via our website www.coalsearchplus.com.

This report is prepared in accordance with the CoalSearchPlus+ terms and conditions as published on the CoalSearchPlus+ website (www.coalsearchplus.com) on the date of issue of this report.

This is a Coal Mining Search Report and is not to be interpreted as being part of an Environmental Assessment of the property.

We cannot be held responsible for the accuracy of the information provided to us by third party organisations.

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The information and/or material supplied is composed from data based in many cases on measurements and records of various standards of reliability and age. We cannot be held responsible for the accuracy of such information.

This search report is based upon the privately owned CoalSearchPlus+ mining record database, data supplied to CoalSearchPlus+ under license from the Coal Authority, and plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data. Organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining (Subsidence) Act 1991 and the Coal Industry Act 1994.

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of the Coal Authority Data in this report is made by David Bellis Consulting Surveyors Ltd trading as CoalSearchPlus+, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be copyright of the Coal Authority and permission should be sought from David Bellis Consulting Surveyors Ltd prior to any re-use.

Coal Authority Address : The Coal Authority, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, HG18 4RG
British Geological Survey Address : British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham NG12 5GG

May contain British Geological Survey Materials © NERC 2025

May contain public sector information licensed under the Open Government Licence v3.0

Coal Authority data supplied under license may contain Ordnance Survey information Crown Copyright © 100020315 [2025]

The information contained in this report relates to the property address given by the individual or organisation ordering the report. Where a plan indicating the property location and boundary is supplied with the instruction the report is based on that information. Where no plan is supplied the report is based on the property location as defined in publicly available mapping data. At all times it remains the responsibility of the instructing organisation or individual to define the boundary of the property.

Additional notes applicable to Residential Coal Mining Reports only:

David Bellis Consulting Surveyors Ltd is not aware of any personal or business relationship between the person conducting or preparing the search and any person involved in the sale of the property.

This report is a desk study of existing published geological and coal mining records, the CoalSearchPlus+ coal mining data base and data supplied under license by the Coal Authority. In order to compile this report enquiries have been made in relation to the following:

Past Coal Mining – the existence of any previously worked seams of coal within influencing distance on the surface in relation to the property including an indication of the depth and age of the workings,

A statement of shallow depth generally indicates records show that coal has been mined within 30m of the surface. In some circumstances coal classified as shallow may extend up to a depth of 50m.

A statement of moderate depth indicates records show that coal has been mined at between 30m and 500m depth.

A statement of 'at depth' indicates records show that coal has been mined at depths of over 500m.

Present Coal Mining - the existence of any currently worked seams of coal within influencing distance on the surface in relation to the property including an indication of the depth and age of the workings. The existence of coal that could be worked at some time in the future will be enquired into and detail of any relevant licenses disclosed where available.

Underlying Geology - the underlying geology of the property will be reviewed and briefly described in relation to coal mining.

Opencast Coal Mining - the existence of past present and future opencast coal mining, specifically :

- if the property is situated within the boundary of a former opencast site. In the case of old opencast workings it must be understood that the records are often unclear regarding the site boundary and or worked areas. Published records and data supplied under license by the Coal Authority will be reviewed to give our opinion of the existence of relevant former opencast coal workings.
- if the property is situated within 200m of the boundary of a currently operating opencast site.
- if the property is situated within 800m of the boundary of an opencast for which either a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

Mine Entries, Mine Gas, Surface Hazards and Additional Information – the existence of any mine entries within 20m of the property or the boundary of the property and its associated land and buildings (the definition of the boundary of the property is the responsibility of the individual or organisation ordering this report). Where a mine entry is found to exist the approximate location of the mine entry will be indicated on a plan. The existence of unworked coal will be enquired into and our opinion regarding the likelihood of it being worked at some time in the past will be given where relevant.

It will be reported if mine gas emissions relating to the property are recorded by The Coal Authority.

It will be reported if The Coal Authority has carried out work in relation to the property after a report of an alleged coal mining related hazard under the Coal Authority's Emergency Hazard Call Out procedures.

Any other relevant coal mining related features discovered will be noted.

Notices in relation to future coal mining activity – the existence of notices indicating an intention to work coal by underground methods in the future.

Past coal mining related subsidence – report if The Coal Authority licensed Claim Dataset shows record of a coal mining subsidence claim having been reported on the subject property or any other property within 50m of the boundary of the subject property since 31st October 1994. Where available claim detail information will be given for claims on the subject property only.

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Coal Mining Risk Level – the opinion of David Bellis Consulting Surveyors Ltd of the risk posed to the property from coal mining given all the information contained in the report. The risk to the property is given in relation to the majority of the housing stock in the immediate area.

Cheshire Brine – the location of the property in relation to the Cheshire Brine Compensation District.

Additional information, including answers to many frequently asked questions, can be found on the CoalSearchPlus+ website, www.coalsearchplus.com

Complaints Procedure

David Bellis Consulting Surveyors Ltd is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Mr M. Peace, Director, David Bellis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, North Yorkshire, HG1 5DH
Tel : 01423 529911 Fax : 01423 529922 Email : contact@coalsearchplus.com

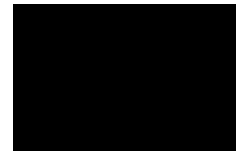
If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

Tel: 01722 333306, Website: www.tpos.co.uk, E-mail: admin@tpos.co.uk

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

Date : 27 Oct 2025

Signed :



Serial Number 477228**Important Consumer Protection Information**

This search has been produced by David Belis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, HG1 5DH (T: 01423 529911, F: 01423 529922, E: contact@coalsearchplus.com) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all products and services comply with industry registration rules and standards and relevant laws.
- Monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

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

Serial Number 477228**David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Terms and Conditions (Available in large print by request)**

1. Definitions.
 - a) The Service Provider is David Bellis Consulting Surveyors Ltd, trading as CoalSearchPlus+.
 - b) The Applicant is the Individual, Organisation, or appointed officer of said Organisation placing a Request with the Service Provider.
 - c) The Third Party Provider is any Organisation from which the Service Provider obtains data and/or information on behalf of the Applicant in the normal course of fulfilling the Applicants Request.
 - d) The request is a formal Request by the Applicant with CoalSearchPlus+ to retrieve specific data and/or information.
2. CoalSearchPlus+ accept Requests only on the basis that the Applicant is acting as a principal and is directly liable for payment of our invoice or account.
3. It is the policy of CoalSearchPlus+ to observe confidentiality with regard to the identity and affairs of our customers to the extent permitted by law, but, in common with other service providers, we may be required exceptionally to disclose information to governmental and other public authorities.
4. The placing of a Request by the Applicant with CoalSearchPlus+ confirms acceptance of these terms and conditions.
5. Any Order Form produced by CoalSearchPlus+, either printed or published on the CoalSearchPlus+ website, is an invitation to treat. The Applicant makes an offer to buy from CoalSearchPlus+ by the submission of a Request, subject to clause 10. Acceptable modes of transmission for a Request are facsimile (fax), telephone, electronic mail(e-mail), online transmission via the CoalSearchPlus+ website only, Royal Mail or courier appointed by the Applicant.
6. Orders will be accepted on order forms other than CoalSearchPlus+ forms however these will be accepted under the standard CoalSearchPlus+ terms and conditions only, subject to Clause 10.
7. CoalSearchPlus+ reserves the right to refuse any Request.
8. CoalSearchPlus+ reserves the right to cancel any Request at any time.
9. Proof of transmission of a Request by the Applicant does not constitute proof of receipt by CoalSearchPlus+.
10. It is the responsibility of the Applicant to ensure the accuracy, legibility, clarity and completeness of all data and/or information provided to CoalSearchPlus+ as part of the Request, including but not limited to, names, numbers, addresses, location plans, and boundary plans. This applies whether the Request is submitted on CoalSearchPlus+ order forms either printed or published on the CoalSearchPlus+ website or on the Applicants own order form.
11. CoalSearchPlus+ may request additional relevant data and/or information from the Applicant in the course of fulfilling a Request, including, but not limited to, names, numbers, addresses, location plans, and boundary plans.
12. CoalSearchPlus+ may request clarification of data and/or information supplied by the Applicant.
13. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified, CoalSearchPlus+ cannot be held responsible for any resultant loss or delay.
14. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified within a reasonable period of time, CoalSearchPlus+ reserves the right to cancel the Request in whole or in part. The Applicant remains liable for all fees, Taxes and Disbursements accrued prior to the cancellation.
15. CoalSearchPlus+ reserves the right to subcontract data and/or information retrieval to selected Organisations and/or Individuals. CoalSearchPlus+ is not required to reveal the identity of its Subcontractors.
16. CoalSearchPlus+ will, in the process of fulfilling the request, retrieve data and/or information from publicly and/or commercially available sources and the CoalSearchPlus+ mining database. The sources of data used will primarily be data held by The Coal Authority under an agreement with the Health and Safety Executive, data owned by the British Geological Survey and the CoalSearchPlus+ database.
17. A CoalSearchPlus+ mining report is a report of the interpretation of the data sources in 16. made by CoalSearchPlus+ staff.
18. CoalSearchPlus+ coal mining search reports are based upon the plans and records available from data sources detailed in 16. at the time the report was produced. It should be understood that third party organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining Subsidence Act 1994. CoalSearchPlus+ cannot be held responsible for changes to the future proposals and intentions of Third Parties.
19. The information and/or material supplied in a CoalSearchPlus+ coal mining report is composed from data based, in many cases, on measurements and records of various standards of reliability and age. In some instances (usually relating to older records) it is necessary for CoalSearchPlus+ to make assumptions regarding the 'best plot' position of mining features. For these reasons users of CoalSearchPlus+ reports should take the position of mining features detailed in reports to be indicative only.
20. The data and/or information that a coal mining search report is based on is constantly being updated. A CoalSearchPlus+ coal mining search report is based on the most up to date information available at the time that the report is produced however it cannot be guaranteed that the information and/or data will not become obsolete at some time in the future. Responsibility for the supply of accurate and up to date information to CoalSearchPlus+ lies with the data supplying organisations listed in 16.
21. A CoalSearchPlus+ coal mining search report relates only to coal mining and minerals worked in relation to coal mining. Other reports may be required in relation to other minerals.
22. A CoalSearchPlus+ coal mining search report is not a substitute for site investigation or a mining survey. Depending on the content of a coal mining search report, or whether development is intended, the Applicant must decide whether a site investigation or mining survey is required.
23. CoalSearchPlus+ coal mining reports comply with the Search Code.
24. All CoalSearchPlus+ reports are covered by professional indemnity insurance. The content of CoalSearchPlus+ coal mining search reports does not prevent any future claim being made by the Applicant against the Coal Authority in respect of coal mining related subsidence.

Serial Number 477228

25. Any liability in the instance of negligence by CoalSearchPlus+ or its employees in the interpretation of coal mining data and/or the production and provision of coal mining reports will be limited to the extent of the David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Professional Indemnity Insurance or the value of the loss caused by the negligence, whichever is the lower. The full extent of the CoalSearchPlus+ Professional Indemnity Insurance is £2 million. David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ will assume that the value of the property being reported upon does not exceed £2 million at the time the order is placed. It is the responsibility of The Applicant to inform David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ if the value of the property being reported upon is greater than £2 million. Professional Indemnity Insurance is provided to David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ by QBE UK Ltd.
26. All CoalSearchPlus+ coal mining search reports give the information detailed in the services section of the CoalSearchPlus+ website and summarised in the report. Further explanation of this information is available in the Glossary and/or the Frequently Asked Questions areas of the CoalSearchPlus+ website. Alternatively contact CoalSearchPlus+ who will be happy to explain the content of a report.
27. The Request is fulfilled when all reports, data and/or information requested by the Applicant have been retrieved and/or compiled by CoalSearchPlus+ and delivered by electronic mail (e-mail) or fax or post or a combination of these methods as required by the Applicant. Alternative delivery arrangements are at the discretion of CoalSearchPlus+.
28. If Requests for multiple reports, data and/or information relating to multiple addresses were made on a single order form these will be fulfilled individually by the delivery of the reports, data and/or information relating to each individual address being treated as an individual Request.
29. CoalSearchPlus+ is not responsible for any loss or misdelivery of retrieved data and/or information caused by failure of Royal Mail or internet service provider. Most retrieved data and/or information is archived by CoalSearchPlus+ and a copy may be requested by the Applicant. If the data and/or information could not be archived CoalSearchPlus+ reserves the right to treat the request as a new Request.
30. Delivery, by whatever agreed means, will be accompanied by an invoice. Delivery by electronic mail may be followed up with a paper invoice by post. Where Applicants have agreed account facilities with CoalSearchPlus+ invoicing may be on a monthly basis. In all cases the Applicant agrees to provide CoalSearchPlus+ with remuneration for the full amount shown on the invoice, including all Fees, Taxes and Disbursements.
31. The Applicant will be liable for payment of the full invoice amount within 14 days from the date of receipt of the invoice. CoalSearchPlus+ reserve the right to charge for costs and expenses incurred in recovering late payments and to charge interest at the rate of 8% above the Bank of England base rate per annum for the full period that the payments are overdue.
32. Where full payment of the invoice is not made by the Applicant within 14 days from receipt of the invoice CoalSearchPlus+ reserve the right to withdraw account facilities from the Applicant and cancel any individual agreements concerning fees or other Terms and Conditions that may have been made between the Applicant and CoalSearchPlus+.
33. Where possible the Applicant will receive Advance Notice of the cost of the Request, including all Fees, Taxes and Disbursements, prior to receipt of the invoice. This advance notice will take the form of the price for the service requested as published on the CoalSearchPlus+ website, or the price as individually agreed between CoalSearchPlus+ and the Applicant.
34. Additional Fees, Taxes and Disbursements may arise during the course of data and/or information retrieval, over and above Advance Notice costs as in clause 33. The Applicant is liable for any such additional costs. Where possible, the Applicant is notified of additional costs prior to fulfilment of the Request.
35. If the Applicant shall pay in advance of receipt of the invoice, then the Applicant remains liable for any underpayment.
36. Any overpayment on the part of the Applicant will be refunded. Arrangements for refunds are agreed on a case-by-case basis, through discussion between CoalSearchPlus+ and the Applicant.
37. The Applicant may cancel the Request in whole or in part at any time prior to Clause 27.
38. If the Applicant cancels the Request in whole or in part prior to Clause 27, the Applicant remains liable for all Fees, Taxes and Disbursements already accrued prior to the Cancellation.
39. CoalSearchPlus+ accept no liability for any loss incurred by the Applicant or the Applicants client where the Applicant is acting as an agent for a client, due to late fulfilment and delivery of the Request.
40. CoalSearchPlus+ accept no liability for any loss to the Applicant, or the Applicant's client where the Applicant is acting as an agent for a client, due to any negative outcome of a report provided in the process of the correct and accurate fulfilment of the Request.
41. Any disputes relating to the provision of coal mining search reports should be addressed to the Practice Principal, CoalSearchPlus+ in the first instance. Disputes will be settled according to the CoalSearchPlus+ complaints procedure detailed in each report.
42. Independent Dispute Resolution - If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website: www.tpos.co.uk email: admin@tpos.co.uk Tel: 01722 333306). We will cooperate fully with the Ombudsman during an investigation and comply with his final decision.
43. Third Party and subcontractor Terms and Conditions shall apply in addition to these clauses. Should any conflict arise between CoalSearchPlus+ Terms and Conditions and Third Party or Subcontractor Terms and Conditions, then CoalSearchPlus+ Terms and Conditions prevail unless and until CoalSearchPlus+ expressly states otherwise in writing and/or courts of England and Wales establish otherwise.
44. No variation to these Terms and Conditions is effective unless and until CoalSearchPlus+ expressly agrees in writing.
45. CoalSearchPlus+ reserves the right to alter these terms and conditions as appropriate, without notice, at any time. Such amended Terms and Conditions will become effective upon publication on the CoalSearchPlus+ website.
46. These Terms and conditions are subject to English Law and the exclusive jurisdiction of the courts of England and Wales.

APPENDIX E

UK BACKGROUND

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

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

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

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

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

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

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

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

PRELIMINARY CONCEPTUAL MODEL

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

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

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

PROBABILITY OF RISK BEING REALISED (C552 CIRIA, 2001)

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

RISK CLASSIFICATION MATRIX (C552 CIRIA, 2001)

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

HUMAN RECEPTORS

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

VEGETATION

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

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

GROUNDWATER AND SURFACE WATER RECEPTORS

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

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

Should a surface water receptor, such as a fresh water environment (river, canal, stream, lake etc), or marine environment be considered sensitive in relation to a site, then test results are compared with DEFRA & SEPA Environmental Quality Standards (2004). Many of the Environmental Quality Standards are hardness (CaCO_3) depended. Where no hardness values are available, Solmek assume conservative values (of between 0 and 50mg/l).

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

DETAILED QUANTITATIVE RISK ASSESSMENT (DQRA)

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

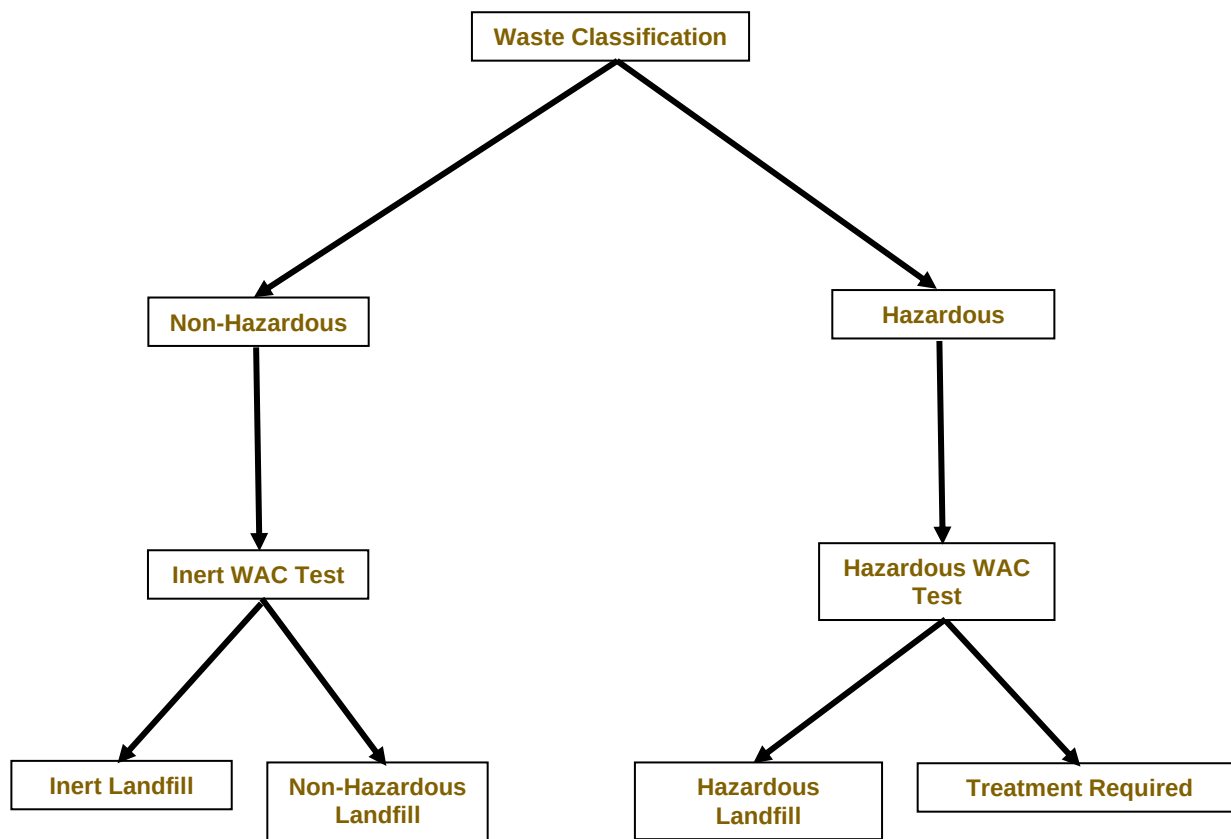
WASTE CLASSIFICATION AND WASTE ACCEPTANCE CRITERIA

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

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

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

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



CONSTRUCTION MATERIALS

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

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

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

REQUIREMENTS OF PARTIES WITHIN THE DEVELOPMENT PROCESS

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

RISKS & LIABILITIES FROM CONTAMINATION

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

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

APPENDIX F

♣Solmek conditions of offer, notes on limitations & basis for contract (ref: version1/2025)

These conditions accompany our tender and supercede any previous conditions issued. Solmek will prepare a report solely for the use of the Client (the party invoiced) and its agent(s). No reliance should be placed on the contents of this report, in whole or in part by 3rd parties. The report, its content and format and associated data are copyright, and the property of Solmek. Photocopying of part or all of the contents, transfer or reproduction of any kind is forbidden without written permission from Solmek. A charge may be levied against such approval, the same to be made at the discretion of Solmek.

Solmek cannot be held liable and do not warrant, or otherwise guarantee the validity of information provided by third parties and subsequently used in our reports. Solmek are not responsible for the action negligent of otherwise of subcontractors or third parties.

Site investigation is a process of sampling. The scope and size of an investigation may be considered proportional to levels of confidence regarding the ground and groundwater conditions. The exploratory holes undertaken investigate only a small volume of the ground in relation to the overall size of the site, and can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions as encountered within each of the exploratory holes. There may be different ground conditions elsewhere on the site which have not been identified by this investigation and which therefore have not been taken into account in this report. Reports are generally subject to the comments of the local authority and Environment Agency. The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that mobile contamination, ground gas levels and groundwater levels may vary owing to seasonal, tidal and/or weather related effects. Solmek cannot be held liable for any unrecorded or unforeseen obstructions between exploratory boreholes and trial pits. This includes instances where previous structures on the site (buried man made structures) or the presence of boulder clay (cobbles and/or boulder obstructions) have been anticipated. All types of piling operations should make allowance for obstructions within the construction budget to accommodate this. Unrecorded ancient mining may occur anywhere where seams that have been worked and influence the rock and soil above. Dissolution cavities can occur where gypsum or chalk is present. Rotary drilling is the recommended technique to prove the integrity of the rock.

Where the scope of the investigation is limited via access to information, time constraints, equipment limitations, testing, interpretation or by the client or his agents budgetary constraints, elements not set out in the proposal and excluded from the report are deemed to be omitted from the scope of the investigation.

Desk studies are generally prepared in accordance with RICS guidelines. Environmental site investigations are generally undertaken as 'exploratory investigations' in accordance with the definitions provided in paragraph 5.4 of BS 10175:2011 in order to confirm the conceptual assumptions. You are advised to familiarize yourself with the typical scope of such an investigation. No pumping of water will be undertaken unless a licence or facilities/equipment have been arranged by others.

Where the type, number or/and depth of exploratory hole is specified by others, Solmek cannot and will not be responsible for any subsequent shortfall or inadequacy in data, and any consequent shortfall in interpretation of environmental and geotechnical aspects which may be required at a later date in order to facilitate the design of permanent or temporary works.

All information acquired by Solmek in the course of investigation is the property of Solmek, and, only also becomes the joint property of the Client only on the complete settlement of all invoices relating to the project. Solmek reserve the right to use the information in commercial tendering and marketing, unless the Client expressly wishes otherwise in writing. The quoted rates do not include VAT, and payment terms are 30 days from dispatch of invoice from our offices. Quotes are subject to a site visit.

We have allowed for 1 mobilisation and normal working hours unless otherwise stated. The scope of the investigation may be reviewed following the desk study and/or fieldwork. The presence or otherwise of Japanese Knotweed or other invasive plants can be difficult to identify especially during winter months. If Japanese Knotweed or other invasive species are suspect, it should be confirmed by an ecologist. We have not allowed for acquiring services information, and cannot be responsible for damage to underground services or pipes not shown to us or not clearly shown on plans. Costs incurred will be passed on to you, and in commissioning Solmek you understand and accept that you/your agent have a contractual relationship with Solmek & you accept this. Our rates assume unobstructed, reasonably level and firm access to the exploratory positions and adequate clear working areas and headroom. We have priced on the basis that you or your client have the necessary permissions, wayleaves and approvals to access land. All boreholes and pits are backfilled with arisings except where gas monitoring pipes are installed with stopcock covers. Solmek are not responsible for any uneven surfaces as a result of siteworks and rutting and backfilled excavations may require re-levelling and/or making good by others after fieldwork is complete, and Solmek has not allowed for this. No price has been provided or requested for a return visit to remove pipework and covers. Hourly rates apply to consultancy only and do not include expenses unless otherwise shown. If warranties are required, legal costs incurred will be passed on to you assuming Solmek agree to complete such warranties, modified or otherwise and you understand and agree to pay all costs.

We reserve the right to pursue full payment of the invoice prior to release of any information including reports. We advise you/your client that we may elect to pursue our statutory rights under late payment legislation, and will apply 8% to the base rate for unreasonably late payments. Solmek are exempt from the CIS Scheme. Solmek offer to undertake work only in strict accordance with conditions covered by our current insurances, which are available for inspection. Solmek are not responsible for acts, negligent or otherwise of subcontractors and as a matter of policy cannot indemnify any other parties. Professional indemnity Insurance is limited to ten times the invoice net total except where stated otherwise by Solmek. Solmek give notice that consequential loss as a direct or indirect result of Solmek's activities or omission of the same are excluded.