Phase 1: Desk Study
Proposed New School, Haydon Bridge, Hexham
Faithful+Gould
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PHASE 1 DESK STUDY

PROPOSED NEW SCHOOL, HAYDON BRIDGE, HEXHAM

TABLE OF CONTENTS

APPENDICES

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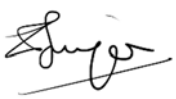
		D Simpson *Principal Geotechnical Engineer*	

1 EXECUTIVE SUMMARY

Site Address	Queen Elizabeth High School, Whetstone Bridge Road, Hexham NE46 3JB
Site Description	The desk study area is located on a parcel of land attached to Whetstone Bridge Road, Hexham. It currently consists of a school complex with large, five-storey main building, connected buildings and associated outbuildings, large lawn areas and sports pitches, artificial turf areas, a hotel and wedding venue (the Hexham Winter Gardens), a former tennis court area now used as an educational garden, and areas of mixed woodland. The site perimeter is mostly wooded. The site is raised above Allendale Road to the south, and slopes slightly downward from west to east. Large areas are flattened for use as sports pitches, but undeveloped areas of woodland are sloped and undulating. An electrical substation is present in the southeast of the site.
Site History *On Site* *Offsite*	The earliest maps (1865) show that the site was mostly undeveloped, with a large country house and estate occupying the centre of the site. This was converted to a hydropathic therapy centre in the late 19th century, a training college in the 1960s and to its current use as a hotel and wedding venue in the 21st century. School buildings have been present in the east of the site since the 1980s. From the earliest mapping the area around the site was predominantly agricultural and wooded, with Hexham lying some distance away to the east. Hexham has expanded westward through the 19th and 20th centuries, though land is mostly residential and the area has seen little significant industry.
Proposed End Use	The proposed development is outlined to be a new school complex with associated parking, access roads and soft landscaping.
Environmental Setting *Landfill & Waste* *Regulated Industries* *Geology* *Hydrogeology* *Hydrology* *Flooding* *Radon Gas*	There are no Landfills or any facilities handling or managing waste within 500m of the site. There are 13no contemporary trade directory entries within 500m of the site. There are no fuel station entries within 500m of the site. The site is shown to be underlain by Carboniferous Stainmore Formation sand-, silt-, mud-, and thin limestones, and Lower Coal Measures sandstones. The drift deposits on site are likely to be glacial deposits of sandy, gravelly (boulder) clay with some lenses of sand and gravel, and glaciofluvial deposits of sand and gravel. Using the Environment Agency's Policy and Practice for the Protection of Groundwater the solid geology beneath the site is classified as a Secondary Aquifer – A. The overlying drift is classified as Unknown. The site does not lie within a source protection zone. There are four Ground Water Abstractions located within 1km of the site. The nearest surface water feature is an unnamed tertiary river located immediately north and west of the site. 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. The site is in an Intermediate Probability Radon Affected Area, as 1-3% of properties are above the Action Level. No radon protection measures are necessary for new buildings or extensions on the site.
Preliminary Geotechnical Assessment	Based on expected loadings and ground conditions, foundations are likely to be pads or strips, potentially deepened to load-bearing strata at appropriate depth.
Preliminary Mining Assessment	The site is within a Coal Mining Affected Area as defined by the Coal Authority, as a result a coal mining search report was required. The site is situated in an area where no seams are recorded to have been worked within the likely zone of physical influence on the surface. 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. There is no knowledge of any shafts or adits within 20m of the site or the boundary of the site. There are no tips or lagoons in the vicinity of the site. It is unlikely that coal will be worked in the foreseeable future. The site is within a Non-Coal Mining Affected Area of Great Britain, with risk classification Rare (A).
Preliminary Contamination Assessment	The desk study has shown that the site is may have been exposed to contamination, with construction / demolition waste and possibly oils or fuel from vehicle spills the most likely source local to the structures. Asbestos may also be present on the site from previous building cladding and roofing or dumping from adjacent sites.
Potential Sources of Ground Gas	Made ground is expected on site, therefore ground gas assessment is recommended due to the nature of the development.
Phase Two Recommendations	• A series of small percussive boreholes with insitu testing and samples. • Gas monitoring comprising six visits over three months. • A series of machine dug trial pits for sampling, insitu soakaways and CBRs. • Geotechnical testing. • Chemical testing.

2 INTRODUCTION AND SCOPE OF INVESTIGATION

Solmek were instructed by Faithful+Gould to undertake a desk study on a parcel of land at Queen Elizabeth High School, Whetstone Bridge Road, Hexham NE46 3JB. The proposed development is outlined to be a new school complex with associated parking, access roads and soft landscaping.

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 the Environment Agency's guidance document *Model Procedures for the Management of Land Contamination* (CLR 11, 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, *"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 392380, 563970 and covers an area of approximately 9.88Ha. The area is located at Queen Elizabeth High School, Whetstone Bridge Road, Hexham NE46 3JB.
The preliminary site inspection was undertaken on the 14th October 2018 and site photographs are presented in Appendix A.

3.2 Site Description

The desk study area is located on a parcel of land attached to Whetstone Bridge Road, Hexham. It currently consists of a school complex with large, five-storey main building, connected buildings and associated outbuildings, large lawn areas and sports pitches, artificial turf areas, a hotel and wedding venue (the Hexham Winter Gardens), a former tennis court area now used as an educational garden, and areas of mixed woodland. The site perimeter is mostly wooded, with particular abundance of horse-chestnut (*Aesculus hippocastanum*), holly (*Ilex aquifolium*), European yew (*Taxus baccata*) and other conifers. The site is raised above Allendale Road to the south, and slopes slightly downward from west to east. Large areas are flattened for use as sports pitches, but undeveloped areas of woodland are sloped and undulating. An electrical substation is present in the southeast of the site.

The site is bound by the Allendale Road (B6305) to the south and Whetstone Bridge Road to the east.

3.3 Off Site Features

The site lies on the edge of the town of Hexham, and houses occupy land immediately north and east of the site. Most land to the west, northwest and southwest is undeveloped agricultural and forest land.

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 1865 to 2018. 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
1865 1:10,560	Westfield House present in centre of site, with fields surrounding. Otherwise undeveloped.	Largely agricultural land. Town of Hexham within 500m to east.
1895 1:2,500 and 1896 1:2,500 and 1898 1:10,560	Westfield House building extended; relabelled as Tynedale Hydropathic.	Houses and nurseries present immediately northeast of site. Old Quarry marked 750m southwest. No other significant change.
1922 1:2,500 and 1924 1:10,560	Tynedale Hydropathic relabelled Hexham Hydropathic. Treeline established on western boundary of site.	Expansion of Hexham with houses now present immediately east of site.
1938-52 1:10,560	No significant change.	Houses present immediately north of site. No other significant change.
1957 1:10,000	No significant change.	No significant change.
1962-63 1:2,500 and 1966-67 1:10,000	Buildings onsite relabelled Northern Counties Training College of Cookery & Domestic Science. Tennis Courts added in northwest and centre of site.	Further expansion of Hexham, with new houses within 250m north, southeast and west.
1985-89 1:2,500 and 1980-88 1:10,000	Existing buildings relabelled Queen Elizabeth High School. Additional buildings in eastern portion of site labelled Queen Elizabeth County Senior Grammar School. Electrical Substation present in southeast corner of site.	Depot 500m northeast. No other significant change.
1994 1:2,500	No significant change.	No significant change.
2000 1:10,000	No significant change.	No significant change.
2018 1:10,000	No significant change.	No significant change.

4.2 Potential contamination sources identified via historical plans

Contamination from historical land uses within a 250m radius of 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. Historically road construction used ash as a sub-base material.

Agricultural from pesticides and fertilizers used on the ground to grow and protect crops. Along with possible fuel leakages from farm vehicles.

Electrical substation may have produced contaminants including Polychlorinated Biphenyls (PCBs).

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): 1:50 000 geological map series Sheet 19, Hexham, Solid Edition (1975)
- BRE Publication BR211 Radon: Guidance on Protective Measures for New Dwellings

5.2 Landfill and Waste

There are no Landfills or any other facilities handling or managing waste located within 500m of the site.

5.3 Regulated Industries

The Envirocheck Report indicates that there are 13no Contemporary Trade Directory Entries located within 500m of the site. The nearest of these is 157m northeast of the site, Robson Partners, listed as road haulage services with inactive status.

The Envirocheck Report indicates that there are no Recorded Fuel Sites located within 500m of the site.

The Envirocheck Report indicates that there are no records of any Pollution controls located within 500m of the site.

The Envirocheck Report indicates that there are no sites dealing with Hazardous, Explosive or Radioactive Substances, including Control of Major Accident Hazard (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) sites, 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 site is shown to be underlain by solid geology of Carboniferous Stainmore Formation (SMGP), consisting of cyclic beds of sandstones, siltstones, mudstones, thin limestones and some coals, and the Lower Coal Measures (LCM), here consisting mostly of sandstones.

The drift deposits on site are likely to be glacial deposits of sandy, gravelly (boulder) clay with some lenses of sand and gravel, and glaciofluvial deposits of sand and gravel.

A fault runs through the site, running 115° NW-SE, with unknown direction of throw.

Few recorded boreholes can be located near the site, but the nearest available BGS datasets have been searched, reviewed and provided (Appendix D) to give further information regarding potential ground conditions.

BGS Borehole NY96SW90, drilled approximately 450m northeast of the site, summarised the site ground conditions as topsoil to 0.50mbgl, underlain by firm to stiff mottled brown stony clay becoming darker and stiffer with depth to 3.50mbgl, where the borehole terminated.

BGS Borehole NY96SW146, drilled approximately 500m southeast of the site, summarised the site ground conditions as made ground: tarmac on ash and stony fill material to 0.35mbgl, underlain by made ground: loose moist soil, ash sand stone and clay materials to 0.75mbgl, medium dense clayey sandy gravel and cobbles to 4.15mbgl, stiff very sandy clay to 5.05mbgl, and very stiff dark brown sandy gravlley clay with some cobbles to 6.00mbgl, where the borehole terminated.

5.5 Mining & Quarrying

The site is within a Coal Mining Affected Area as defined by 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 15th October 2018 is presented in Appendix D.

The mining report highlights that the site is situated in an area where no seams are recorded to have been worked within the likely zone of physical influence on the surface.

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

The report concludes by stating that, in their opinion, it is unlikely that coal will be worked in the foreseeable future.

The Envirocheck Report indicates that there is one BGS recorded Mineral Site located within 1km of the site. The nearest is located 342m southwest of the site at Woodley Field, with the commodity listed as sandstone (opencast).

The site is within a Non-Coal Mining Affected Area of Great Britain, as defined by the British Geological Survey and National Geoscience Information Service.

Risk associated with the region is given the classification Rare (A). This classification indicates that the rock types present in this area are such that minor mineral veins may be present within them on which it is possible that there have been attempts to work these by underground methods and/or it is possible that small scale underground extraction of other materials may have occurred. All such occurrences are likely to be restricted in size and infrequent.

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

5.6 Geological Hazards and Instability

The Envirocheck report presents the maximum hazard ratings of ground stability hazards located on site as follows:

TABLE 2.: POTENTIAL GROUND STABILITY HAZARDS

Hazard	Description	Hazard Potential
Collapsible Ground	Some kinds of natural deposit can collapse, i.e. they undergo a rapid reduction in volume, when a load is placed on them and/or they become saturated with water. Such collapse can cause damage to property. A property affected by collapse of even a few millimetres may experience the following kinds of problem: • structural damage to foundations and to the fabric of the building • damage to underground service connections, i.e. water, gas or electricity • cracks in the walls, floors or ceilings of a building • tilting of walls or of entire buildings	Very Low
Compressible Ground	Certain ground materials may compress if loaded by overlying structures or if groundwater level changes, resulting in depression of the ground and disturbance of foundations. Peat, alluvium and laminated clays are common types of deposits associated with various degrees of compressibility. A property affected by compressible ground may experience the following problems: • structural damage to foundations and to the fabric of the building • service connections (water, gas and electricity) may strain or break • cracks in the walls, floors or ceilings of a building • tilting of walls or buildings	No Hazard
Ground Dissolution	Ground dissolution occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits. The three common rocks that dissolve are rock-salt, gypsum and limestone (including chalk). Subsidence caused by sinkhole formation can cause structural damage. Properties affected by dissolution may experience a range of problems including: • cracking of walls • structural tilting or distortion with minor to major structural damage • partial collapse • damage to infrastructure such as roads, driveways, pipes and drains	No Hazard
Landslides	Landslides occur ultimately due to the effect of gravity, although other factors such as geology, topography, weathering, drainage and man-made construction can all contribute to the overall stability of a slope. Common causes of damage due to landslide relate to: • removal of ground that is supporting a property • stretching or compression of a building as the ground moves • material falling onto the property from above • material flowing into the property from upslope	Very Low
Running Sand	Some rocks can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage. Running sand hazards can occur where excavations in the sand go below the water table, or around leaking drains or mains water supply pipes. A property affected by running sand may experience the following problems: • access paths and roads may be broken and disrupted • service connections to water, gas and electricity supplies may break • structural damage to foundations and to the fabric of the building if uneven sinking occurs under the foundations	Very Low
Shrinking or Swelling Clay	Many soils contain clay minerals that absorb water when wet, causing increase in volume (swell), and lose water as they dry, causing decrease in volume (shrink). This shrink–swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage). A property affected by shrink–swell may experience the following problems: • cracking in walls, concrete floors, paths or roads • upward bulging of solid floors • tilting of walls or floors	Very Low

Hazard potential is given as according to BGS GeoSure datasets, based on assessment by BGS geologists and geochemists.

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 Secondary Aquifer – A. The overlying drift is classified as Unknown.

The groundwater vulnerability is categorised as High (U), due to soil information for urban areas, restored mineral workings and some remote areas being based on fewer observations than elsewhere. These soils are therefore assumed to be highly permeable in the absence of site-specific information.

The site does not lie within a Source Protection Zone.

The Envirocheck Report indicates that there are four Water Abstraction Sites located within 1km of the site. The nearest of these is located 150m east of the site, by Mr R Hull for production of energy; hydroelectric power generation.

5.8 Hydrology

The nearest surface water feature is an unnamed tertiary river located immediately north of the site, along much of its northern boundary.

The Envirocheck Report states there are seven Discharge Consent entries within 500m of the site. The entry lists sewage discharges – storm overflow / storm tank – water company by Northumbrian Water Limited in May 1973, with Transferred status, 33m 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.

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 immediately south 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.

5.10 Sensitive Land Use

The site is within 2000m of the boundaries of Ancient Woodland. An unnamed area of ancient and semi-natural woodland is present within 86m to the south of the site.

The site is within the boundaries of Green Belt land. Land adopted as part of Tynedale District Council (now Northumberland Council)'s Core Strategy covers the site, as does an unadopted submission draft of Northumberland Council's Core Strategy (2017).

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

5.11 Radon Gas

The site is in an Intermediate Probability Radon Affected Area, as 1-3% of properties are 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.

6 CONCEPTUAL SITE MODEL

6.1 General

Based on the information presented in the preceding Sections, and in accordance with the CLR11 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, ground conditions are likely to be made ground comprising of hardstanding and topsoils. The drift deposits on site are likely to comprise of boulder clay deposits overlying a sandstone, siltstone and mudstone bedrock.

6.3 Potential Buried Obstructions

Based on the site history, buried obstructions are possible. Relic foundations, cobbles, bricks and stone blocks are the most likely obstructions.

6.4 Mining Assessment

The site is within a Coal Mining Reporting Area as defined by the Coal Authority.

The general guidance and good practice for assessing if a seam is within influencing distance to the surface is if rock cover (not including made ground and drift) is greater than 10x the worked thickness of the coal seam, then generally no void migration will reach the interface of the rock and drift deposits/made ground and thus no instability via a crown hole tyre collapse will occur.

From the Coal Mining Report, no worked seams are recorded within the likely zone of physical influence on the surface. The above guidance therefore suggests that no void migration will affect the surface at the site in question.

The site is not within a Non-Coal Mining Affected Area.

The site is within a Non-Coal Mining Affected Area. Risk associated with the region is given the classification Rare (A), meaning that minor mineral veins may be present and it is possible that attempts have been made to work them, but that such occurrences are likely to be restricted in size and infrequent.

6.5 Preliminary Geotechnical Assessment

Trees are present around the site perimeter and therefore foundations may need deepening accordingly.

Due to the slopes currently present on the site, some earthworks comprising cut and fill and possibly retaining structures may be required to create a level surface for the development, should the existing flat level need extending.

Given the expected ground conditions noted in the sections above, the use of strip or pad foundations for the new development is anticipated at present. Where loose made ground or soft/loose natural deposits are encountered, foundations will need to be taken through the made ground/disturbed ground into underlying natural strata of adequate bearing capacity.

For any new proposed new roadway, foundations should consist of suitably compacted and graded fill to be used to form a sub-base, base and binding course beneath the road surface course. The road design and choice of materials should be undertaken in line with the guidance “Specification for Highway Works”.

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 is may have been exposed to contamination, with construction /

demolition waste and possibly oils or fuel from vehicle spills the most likely source local to the structures. Asbestos may also be present on the site from previous building cladding and roofing or dumping from adjacent sites.

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

TABLE 2: POTENTIAL PRIORITY CONTAMINANTS

Inorganic Contaminants	Organic Contaminants
Antimony, Arsenic, Boron, Cadmium, Chromium, Lead, Mercury, Nickel, Zinc, Selenium, Free Cyanide, Soluble Sulphate, pH, Asbestos	Phenol, Organic Matter, speciated PAH, TPH CWG and PCB

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 3: POTENTIAL GROUND GAS POLLUTION LINKAGES

Potential Sources	Potential Pathway	Receptor

Made ground (CO_2, CO and CH_4). Burial Grounds/Sewage Works (CO_2 and CH_4).	Ingress and accumulation into buildings from vertical and horizontal migration	Future users of site are likely to include adults and children. Construction workers (in particular utility workers).
Preliminary Comparison of Consequence versus Probability		
	Classification	**Justification**
Probability *(Based on Table 8.1, CIRIA C665, 2007)*	LOW LIKELIHOOD	Ground gas from made ground.
		No landfills located within 500m radius of the site.
		No coal mining in area.
		No sewage works or burial ground nearby.
Consequence *(Based on Table 8.2, CIRIA C665, 2007)*	MEDIUM	Development on existing school grounds. Possible leaching of contaminants to secondary aquifer. Chronic health effects are possible to regular users of site, both adult and children (e.g. residents, workers)
	Risk	**Details**
Consequence vs. Probability *(Based on Table 8.3, CIRIA C665, 2007)*	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. *(Based on Table 8.4, CIRIA C665, 2007)*

Given the conditions noted above a ground gas assessment is considered necessary for the site to observe standing groundwater levels and to allow measurements to be made of hazardous gases and/or contamination levels in groundwater. Monitoring should be undertaken following site works on a minimum of six over three months, as according to Table 5.5 of CIRIA C665 “Assessing risks posed by hazardous ground gases to buildings.”

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 CLR11 – Model Procedures.

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 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.

TABLE 4: PRELIMINARY CONCEPTUAL MODEL

Source	Pathway	Receptor
Ground gas • Made ground • No landfills (including historic) within 250m The site is not in a Radon Affected area.	**Ground gas migration** Through underlying soils and ingress into structures Underlying rock strata	**Users of the site after development is complete** • Adult and infant householders
Contamination from historic land use • Construction and demolition waste • PCBs from electrical substations onsite	Dermal absorption	**Users of the site after development is complete** • Adult and infant householders
	Inhalation of soils Soil ingestion	**Users of the site during development** • Construction workforce • Nearby residents
	Contaminated water contact Windblown dust contact	**Users of surrounding sites** • Residential housing adjacent to site boundary
	Uptake via roots and leaf surfaces	**Vegetation** • Trees present on site. • Trees possible as part of soft landscaping. • No garden areas proposed
	Slow seepage/leaching contaminants - (soils of high leaching potential)	**Groundwater** • Bedrock is Secondary Aquifer – A. • Superficial deposits are Secondary Aquifer – Undiff. • Site is not in a **SPZ**
	Slow seepage/leaching contaminants - (soils of high leaching potential) Accumulation of contaminated sediments	**Surface water** • None on site • Rivers located immediately north and west of site
	Direct contact	**Construction materials** • Concrete • Service fabric

Risk Classification

Very High	High	Moderate	Moderate/Low	Low	Very Low

7 PROPOSED PHASE TWO 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.

TABLE 5: SITE INVESTIGATION RECOMMENDATIONS

Proposed method of investigation	Purpose	Comments
Hand dug trial pits	Hand dug trial pits to 1.2m to ensure positions are clear of underground services.	To be undertaken prior to the drilling of all boreholes.
A series of small percussive boreholes to ca. 6.00mbgl	• 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.
Trial pitting to ca. 3.00mbgl	• To assess the shallow ground conditions and obtain samples for chemical testing. • To undertake insitu hand shear vanes. • To undertake soakaway tests and insitu CBR testing.	• Ensure positions are CAT scanned and service plans inspected prior to investigation. Trial pits required to accompany the boreholes.
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 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 3.
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 and triaxial testing. Further tests may be required depending on the materials encountered.

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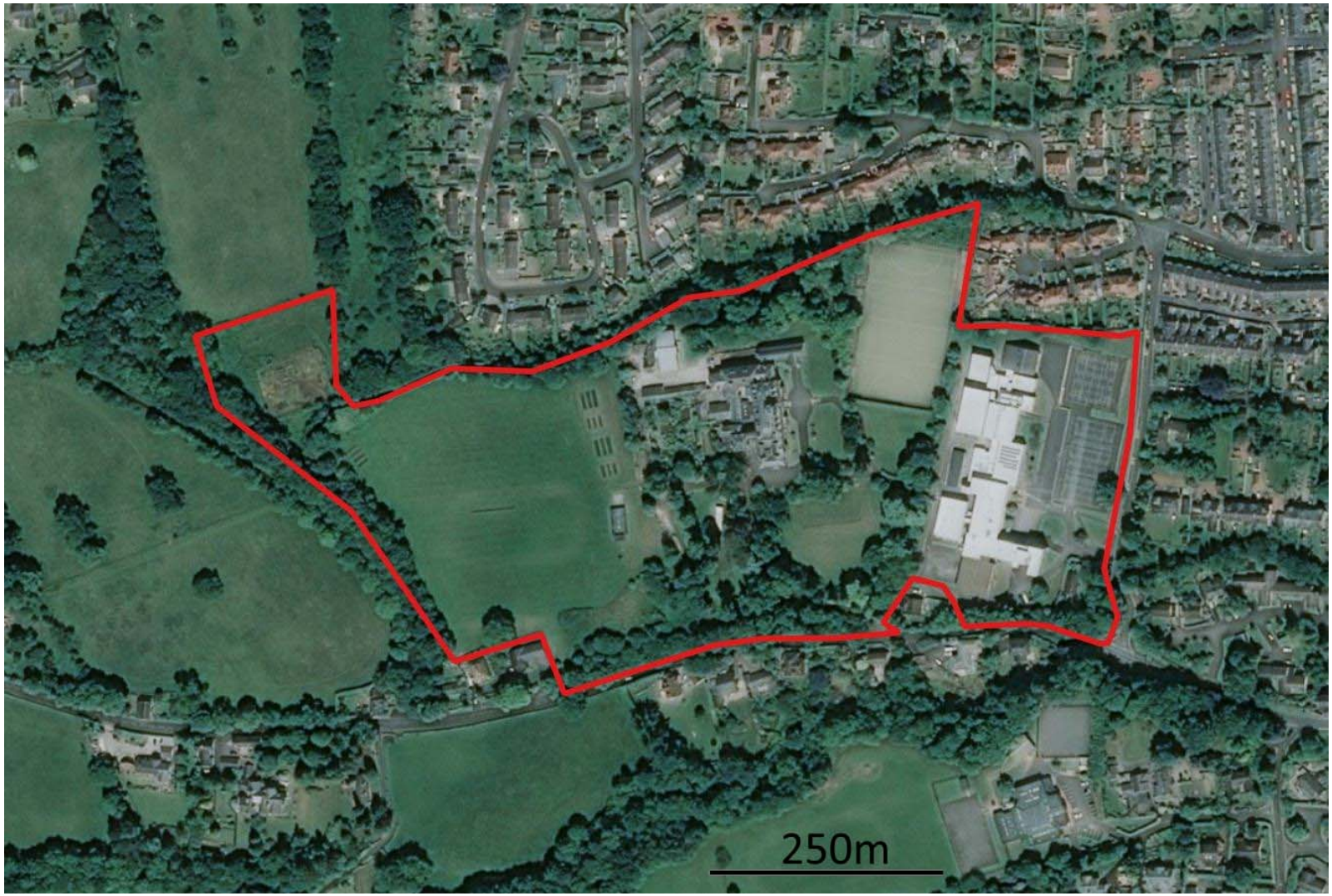
Appendix A
Drawings & Photographs



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Title

Site Satellite Map

Project

Proposed New School, Haydon Bridge, Hexham

Client

Faithful+Gould

Date

October 2018

Fig No.

Figure 1

Scale

On map

Key

Approx. Site Boundary

N

Solmek Ltd.
12 Yarm Road
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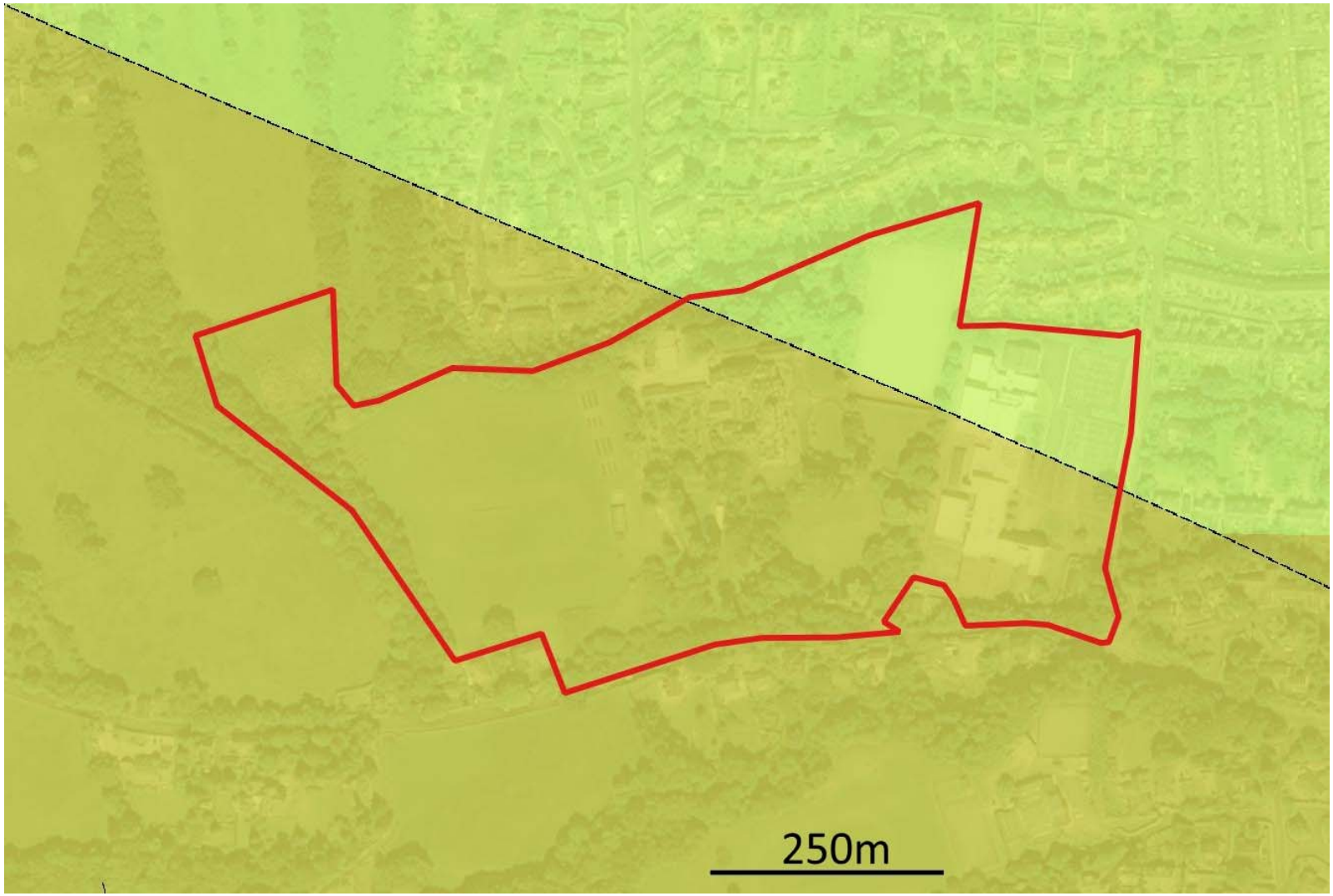

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Title

Solid Geology Map

Project

Proposed New School, Haydon Bridge, Hexham

Client

Faithful+Gould

Date

October 2018

Fig No.

Figure 2

Scale

On map

Key

- Approx. Site Boundary
- Stainmore Formation - mud-, sand- and limestones
- Lower Coal Measures - sandstones
- Geological fault

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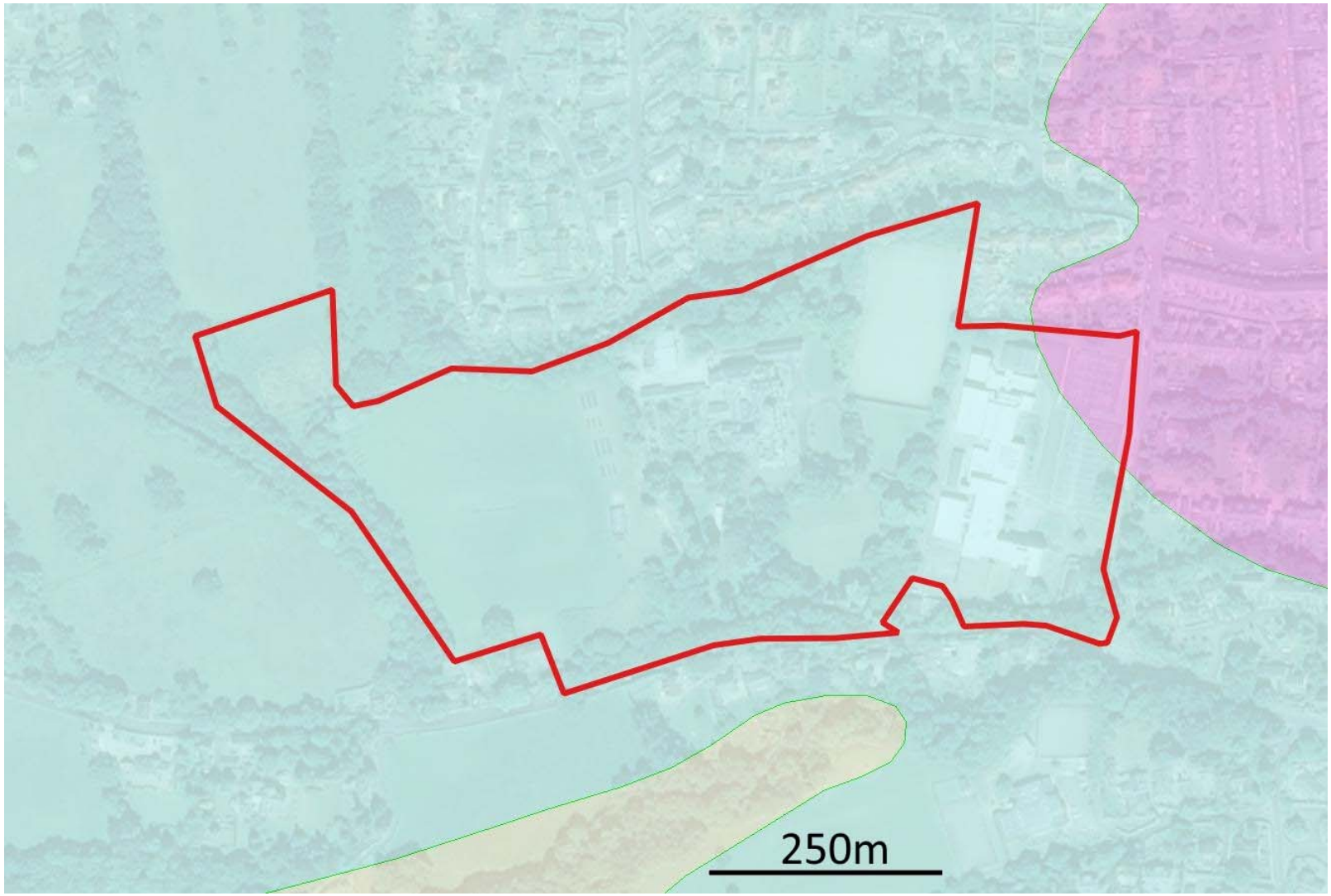

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Title

Superficial Deposit / Drift Map

Project

Proposed New School, Haydon Bridge, Hexham

Client

Faithful+Gould

Date

October 2018

Fig No.

Figure 3

Scale

On map

Key

- Approx. Site Boundary
- Glacial deposits – boulder clay
- Alluvium – mixed clay to gravel
- Glaciofluvial deposits – sand and gravel

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Figure 4: View of the main school building in the east of the site from Whetstone Bridge Road, looking southwest

Figure 5: View of the Hexham Winter Gardens main building in the centre of the site, looking north

Title	**Date**
Figures 4 & 5	October 2018
Project	
Proposed New School, Haydon Bridge, Hexham	
Client	
Faithful+Gould	

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Figure 6: View along the southern boundary of the site, showing boundary treeline and raised level above Allendale Road (B6305), looking east

Figure 7: View of driveway off Allendale Road towards Hexham Winter Gardens building, looking north

Title	**Date**
Figures 6 & 7	October 2018
Project	
Proposed New School, Haydon Bridge, Hexham	
Client	
Faithful+Gould	

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Figure 8: View of rugby pitches in the west of the site, showing relatively level ground and boundary woodland (background), looking northwest

Figure 9: View of far northwest of the site, a former tennis court area recently or currently used as a community and educational garden, looking northwest

Title	**Date**
Figures 8 & 9	October 2018
Project	
Proposed New School, Haydon Bridge, Hexham	
Client	
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Figure 10: View of hedge-bound pathway along the north boundary of the site, showing narrow path and access to rugby pitches, looking west

Figure 11: View of hockey pitch in the north of the site, showing pitch next to wooded areas in the centre of the site, looking south

Title	**Date**
Figures 10 & 11	October 2018
Project	
Proposed New School, Haydon Bridge, Hexham	
Client	
Faithful+Gould	

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Figure 12: View of levelled lawn area with surrounding trees, both conifer and broad-leaf, including horse-chestnut, yew, holly and sycamore, looking east

Figure 13: View of electrical sub-station in the far southeast of the site, with surrounding vegetation, by roadside, looking north from Allendale Road

Title	**Date**
Figures 12 & 13	October 2018
Project	
Proposed New School, Haydon Bridge, Hexham	
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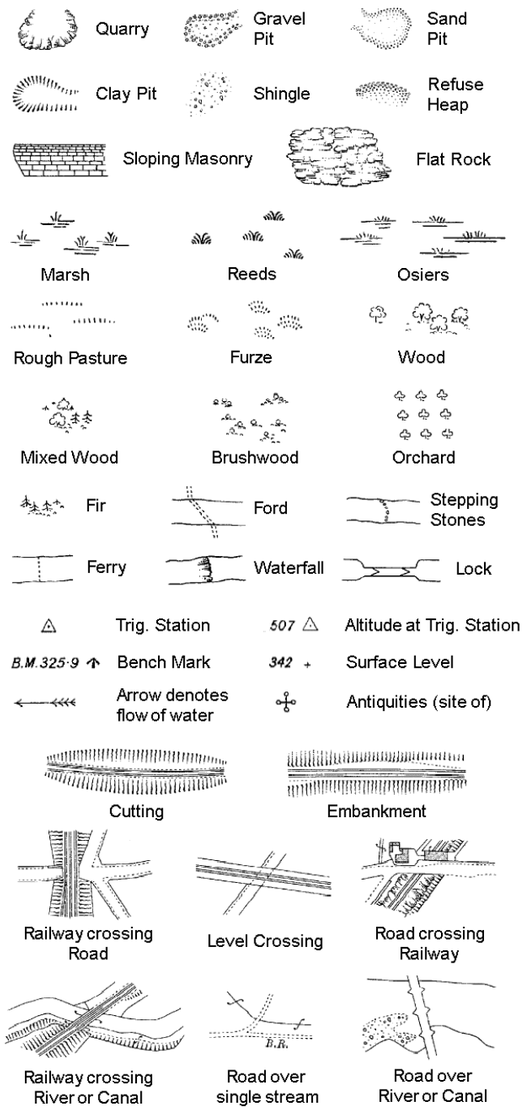
Appendix B
Historical Maps

Historical Mapping Legends

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



County Boundary (Geographical)

County & Civil Parish Boundary

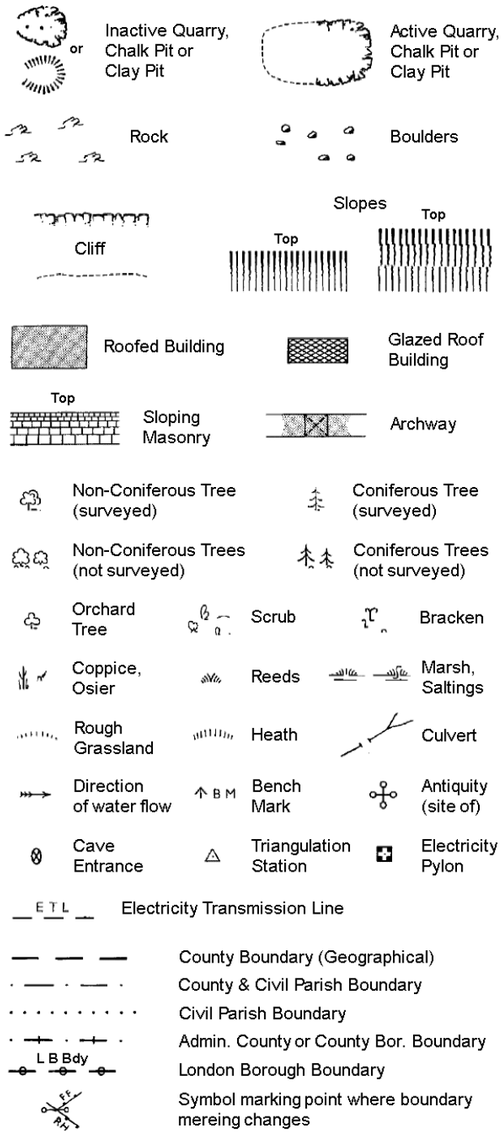
Administrative County & Civil Parish Boundary

Co. Boro. Bdy. County Borough Boundary (England)

Co. Burgh Bdy. County Burgh Boundary (Scotland)

B P B S	Boundary Post or Stone	P.C.B	Police Call Box
B.R.	Bridle Road	P	Pump
E.P	Electricity Pylon	S.P	Signal Post
F.B.	Foot Bridge	St.	Sluice
F.P.	Foot Path	Sp.	Spring
G.P	Guide Post or Board	T.C.B	Telephone Call Box
M.S	Mile Stone	Tr.	Trough
M.P M.R	Mooring Post or Ring	W	Well

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



County Boundary (Geographical)

County & Civil Parish Boundary

Civil Parish Boundary

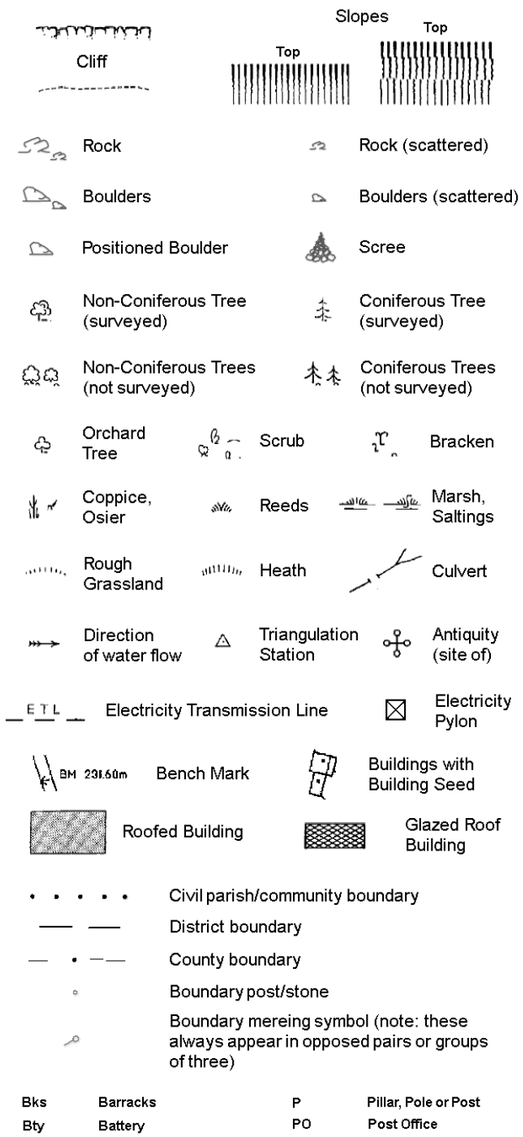
Admin. County or County Bor. Boundary

L B Bdy London Borough Boundary

Symbol marking point where boundary mereing changes

BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
El P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

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



Civil parish/community boundary

District boundary

County boundary

Boundary post/stone

Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governer	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

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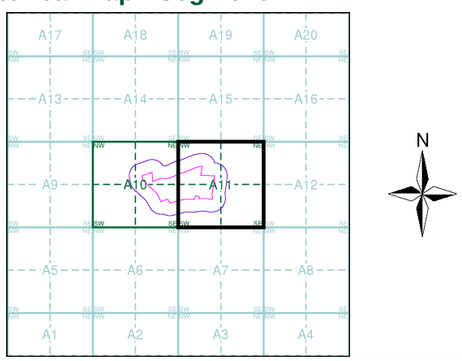
Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Northumberland	1:2,500	1895	2
Northumberland	1:2,500	1896	3
Northumberland	1:2,500	1922	4
Ordnance Survey Plan	1:2,500	1963	5
Ordnance Survey Plan	1:2,500	1970 - 1984	6
Additional SIMs	1:2,500	1978 - 1986	7
Additional SIMs	1:2,500	1985 - 1989	8
Additional SIMs	1:2,500	1986 - 1989	9
Ordnance Survey Plan	1:2,500	1988	10
Additional SIMs	1:2,500	1988	11
Additional SIMs	1:2,500	1989	12
Large-Scale National Grid Data	1:2,500	1994	13
Large-Scale National Grid Data	1:2,500	1995	14
Large-Scale National Grid Data	1:2,500	1995	15
Large-Scale National Grid Data	1:2,500	1996	16

Historical Map - Segment A11



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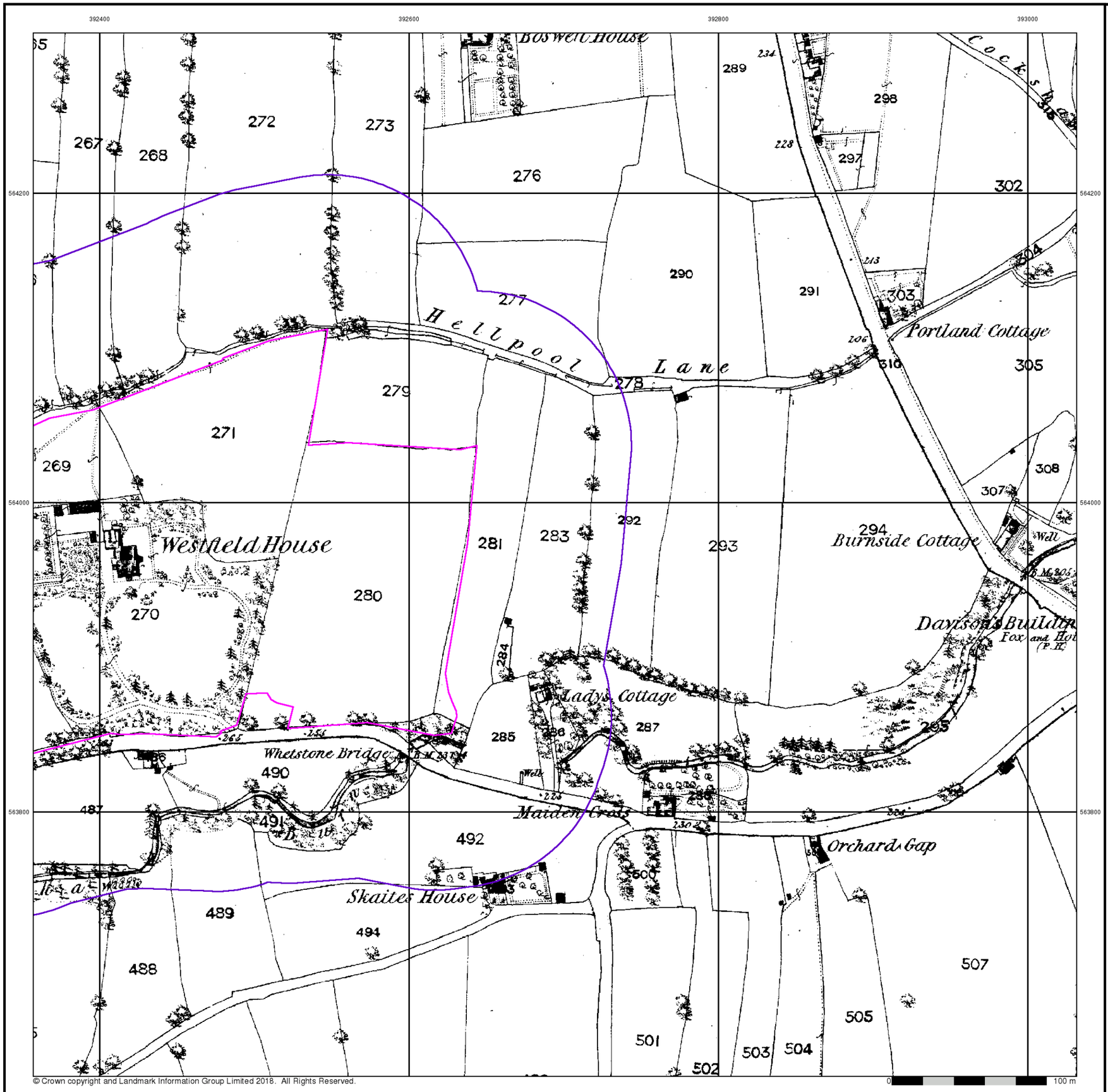
National Grid Reference:	392380, 563970
Slice:	A
Site Area (Ha):	9.88
Search Buffer (m):	100

Site Details

Hexham Queen Elizabeth High School, Whetstone Bridge Road, HEXHAM, NE46 3JB

Landmark INFORMATION GROUP

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



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Northumberland

Published 1895

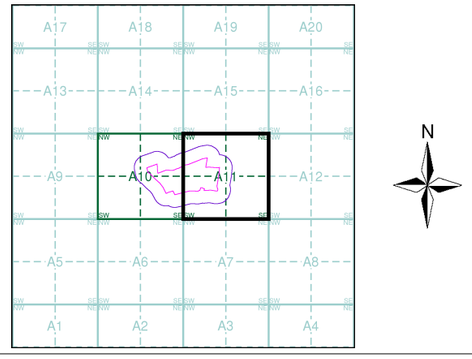
Source map scale - 1:2,500

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)

094_06
1895
1:2,500

Historical Map - Segment A11



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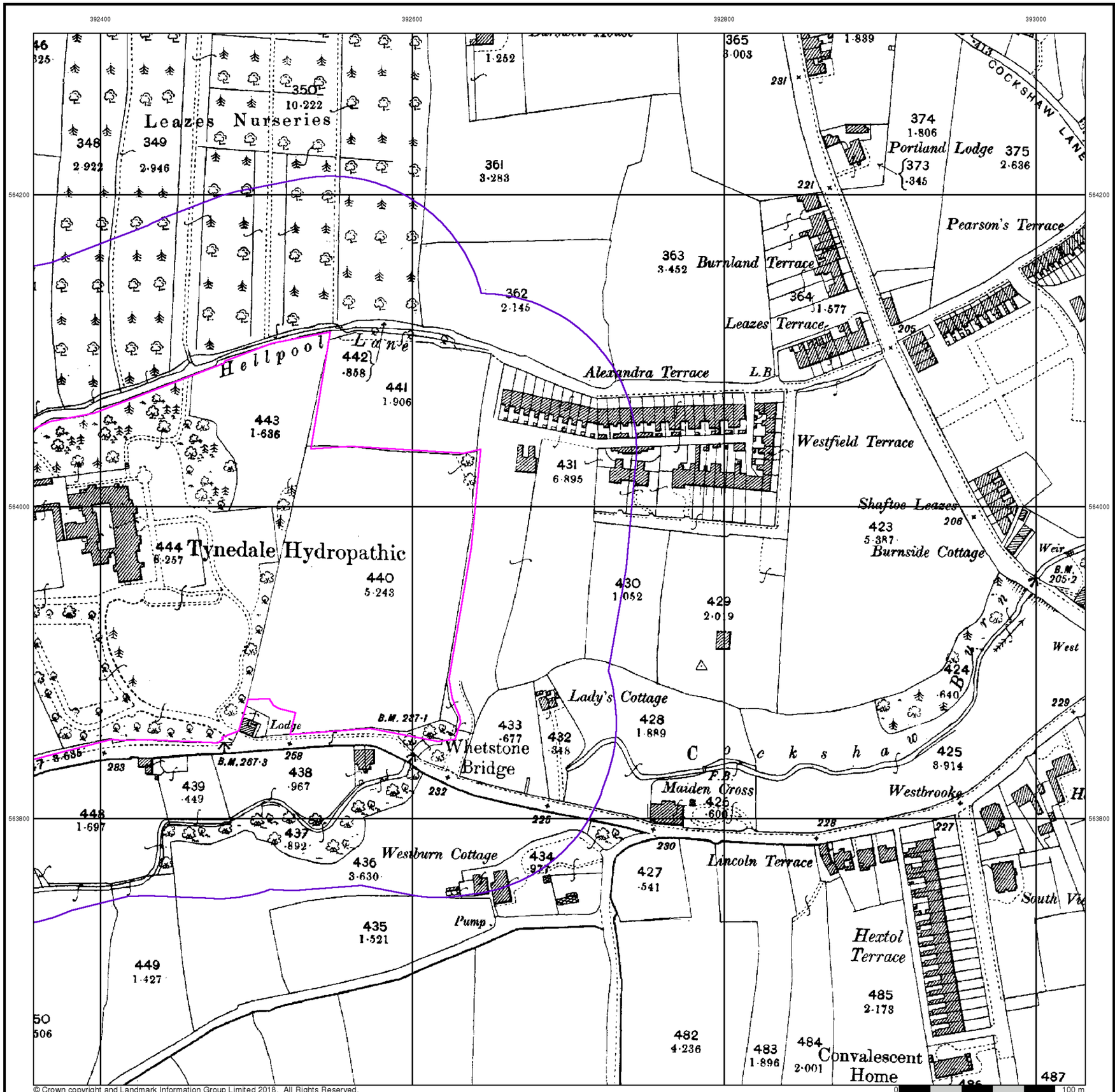

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Northumberland

Published 1896

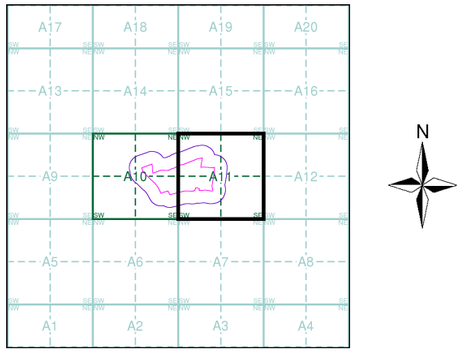
Source map scale - 1:2,500

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)

094_06
1896
1:2,500

Historical Map - Segment A11



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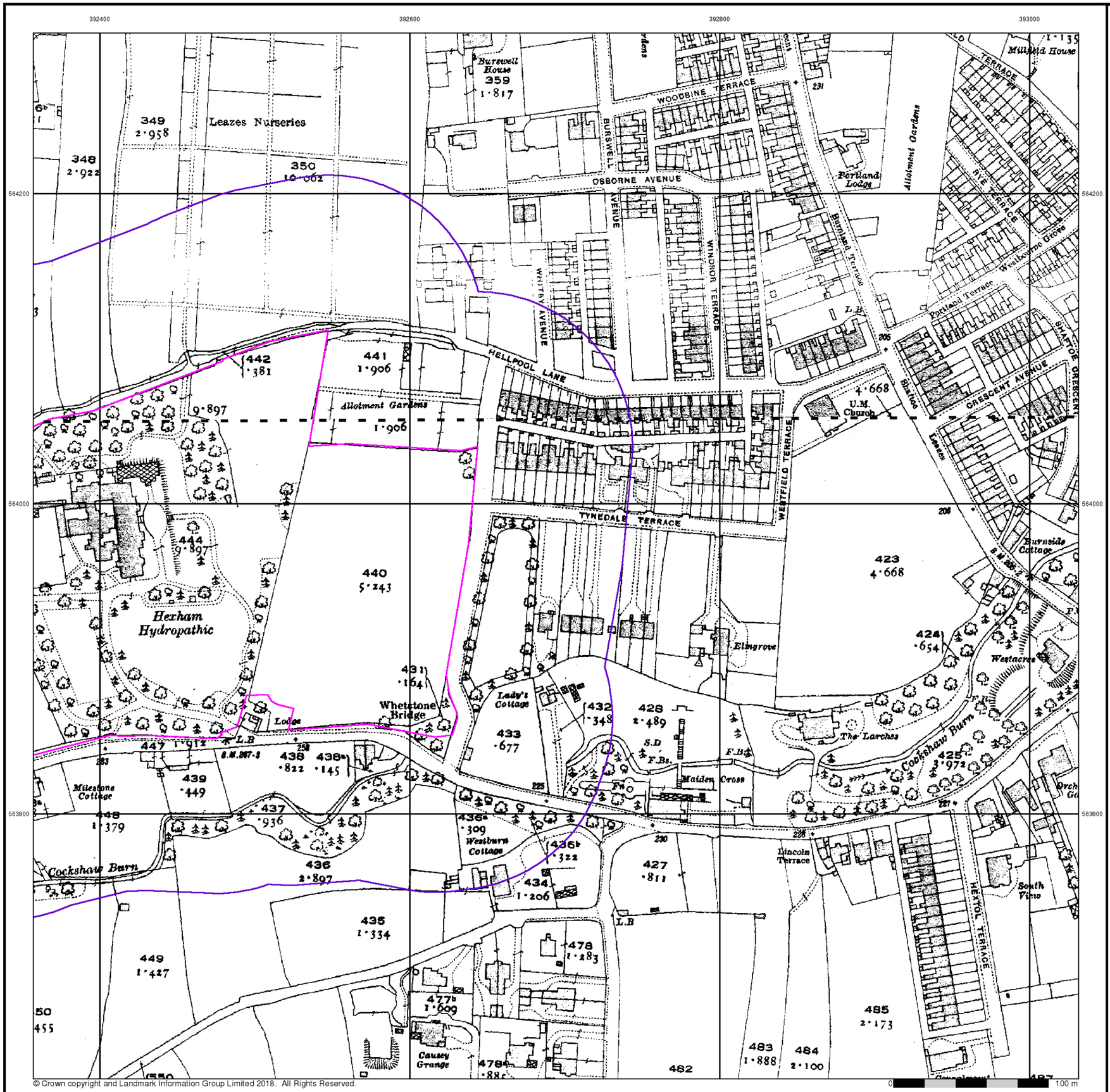

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Northumberland

Published 1922

Source map scale - 1:2,500

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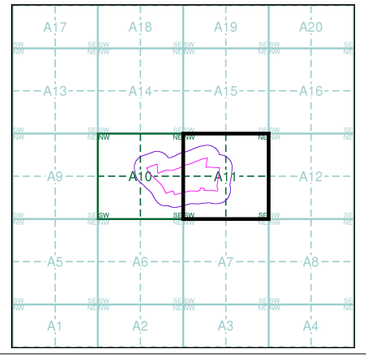
Map Name(s) and Date(s)

091_11
1922
1:2,500

091_15
1922
1:2,500

Historical Map - Segment A11



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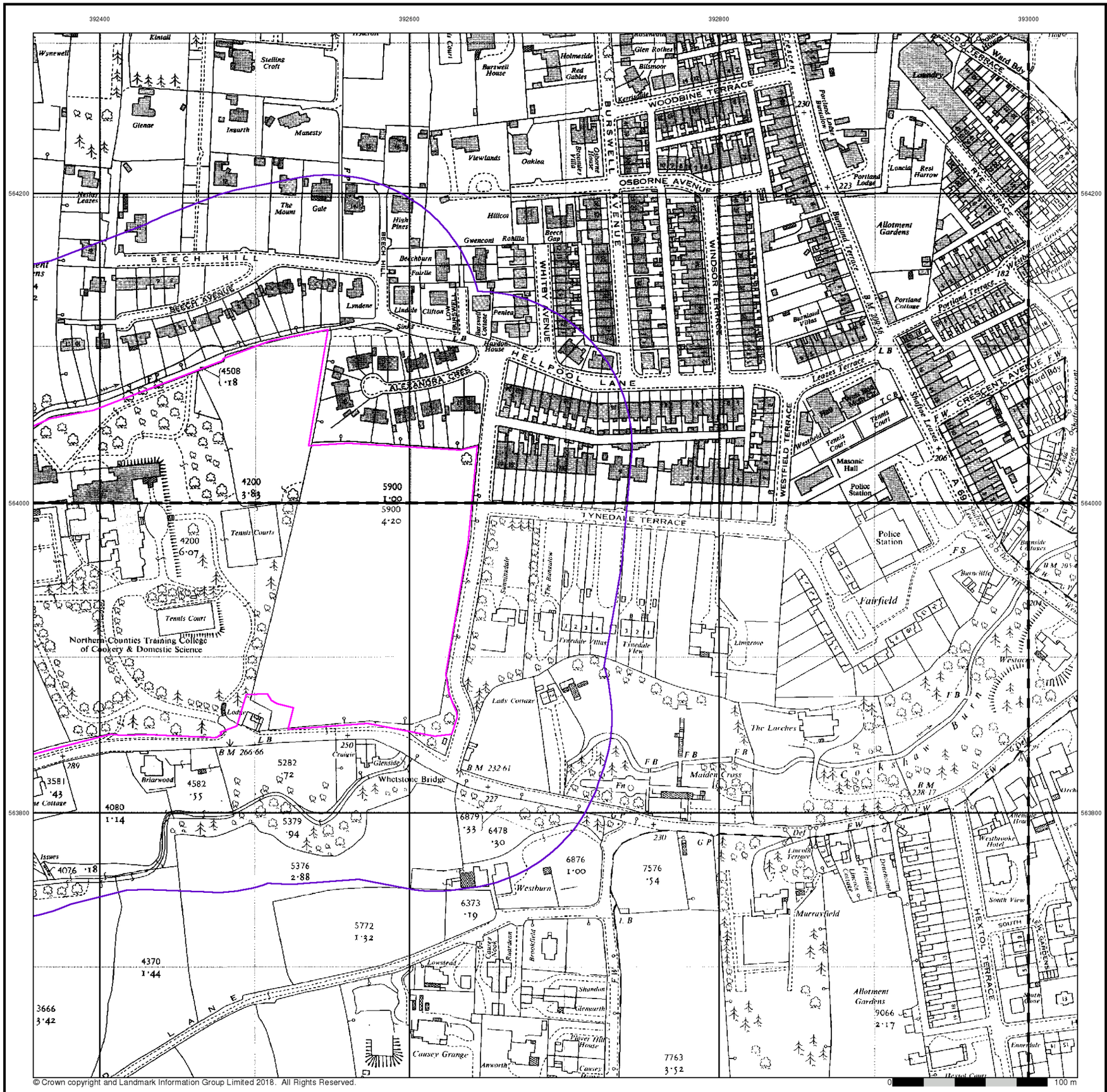

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Ordnance Survey Plan

Published 1963

Source map scale - 1:2,500

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Map Name(s) and Date(s)

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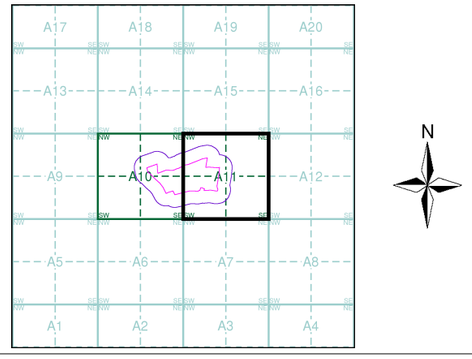
NY9263 1963 1:2,500	NY9363 1963 1:2,500

Historical Map - Segment A11



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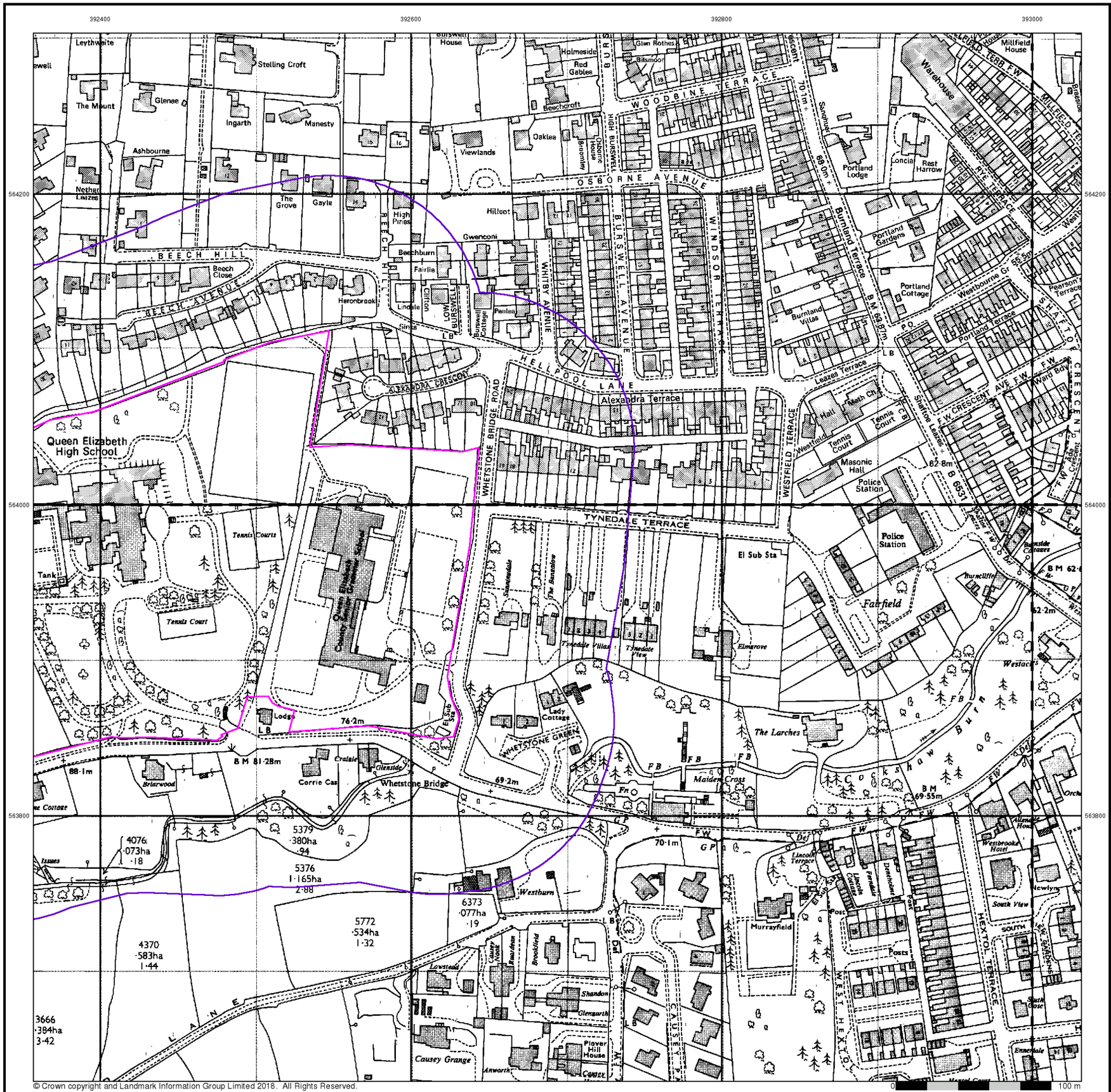

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Ordnance Survey Plan

Published 1970 - 1984

Source map scale - 1:2,500

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Map Name(s) and Date(s)

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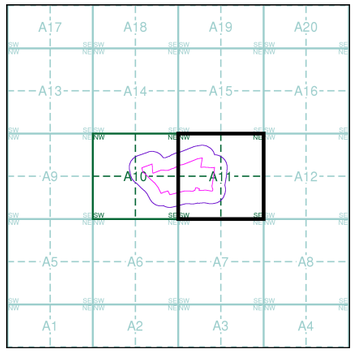
NY9263 1970 1:2,500	NY9363 1970 1:2,500

Historical Map - Segment A11



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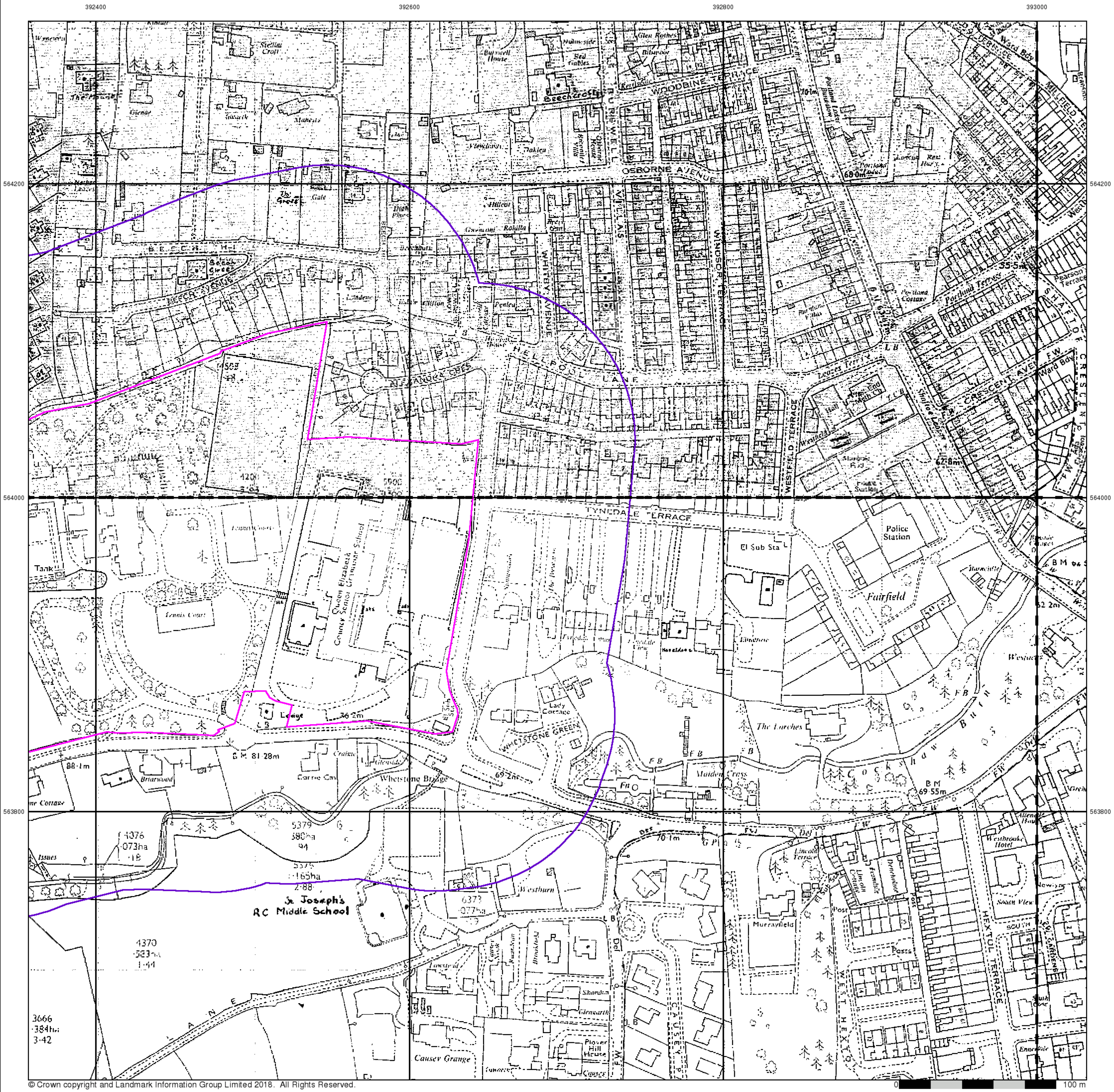

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Additional SIMs

Published 1978 - 1986

Source map scale - 1:2,500

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)

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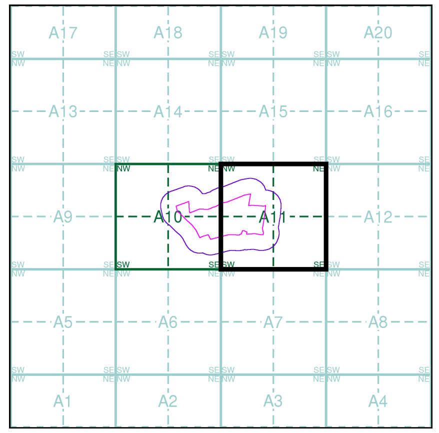
NY9263 1979 1:2,500	NY9363 1980 1:2,500

Historical Map - Segment A11



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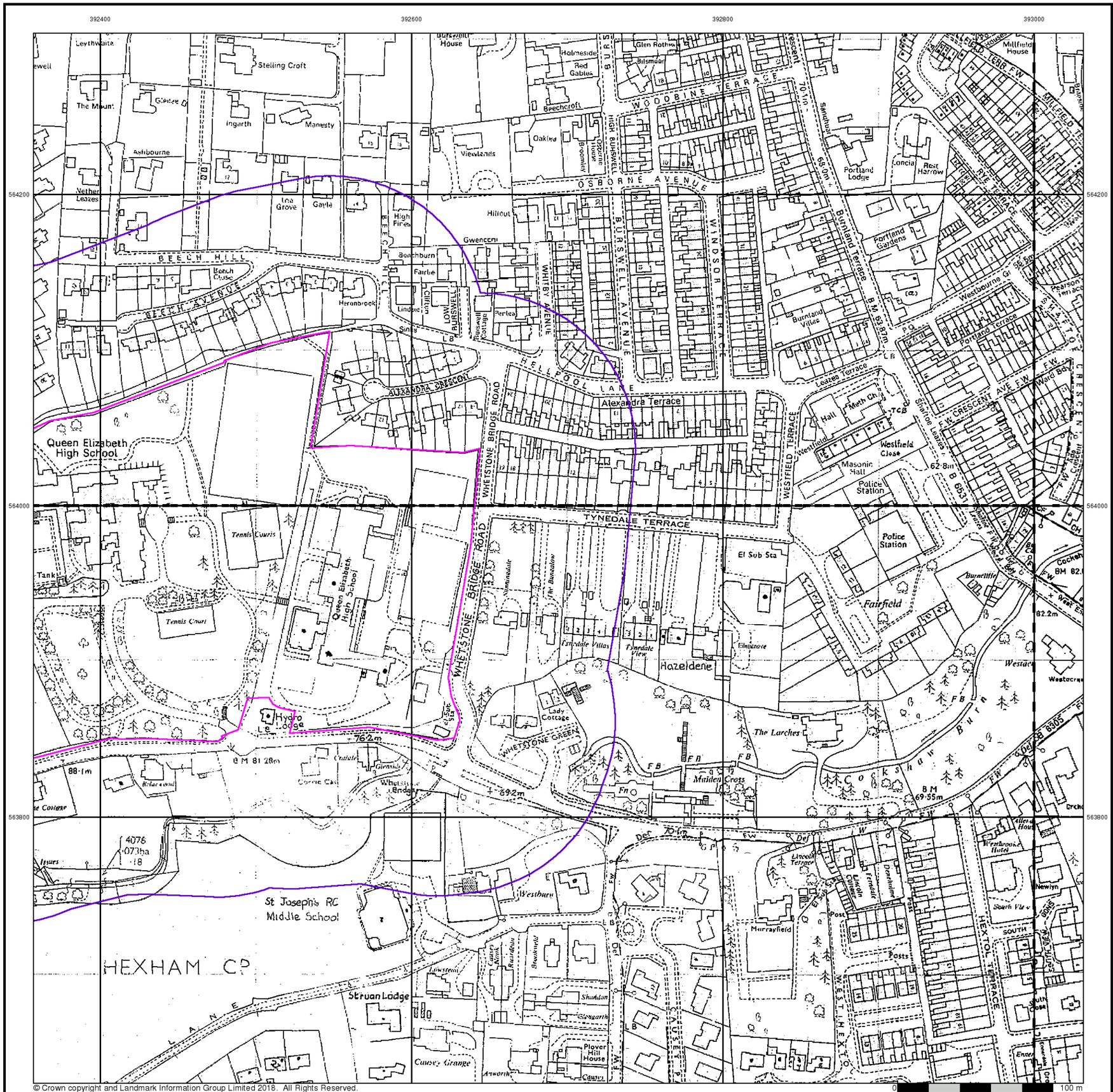

SOLMEK

Additional SIMs

Published 1985 - 1989

Source map scale - 1:2,500

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Map Name(s) and Date(s)

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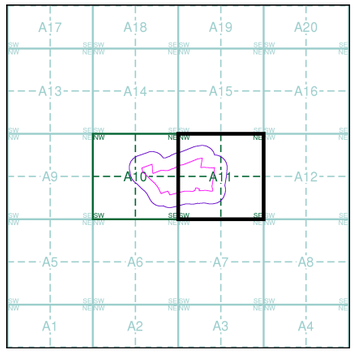
NY9263 1985 1:2,500	NY9363 1989 1:2,500

Historical Map - Segment A11



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Site Area (Ha):	9.88
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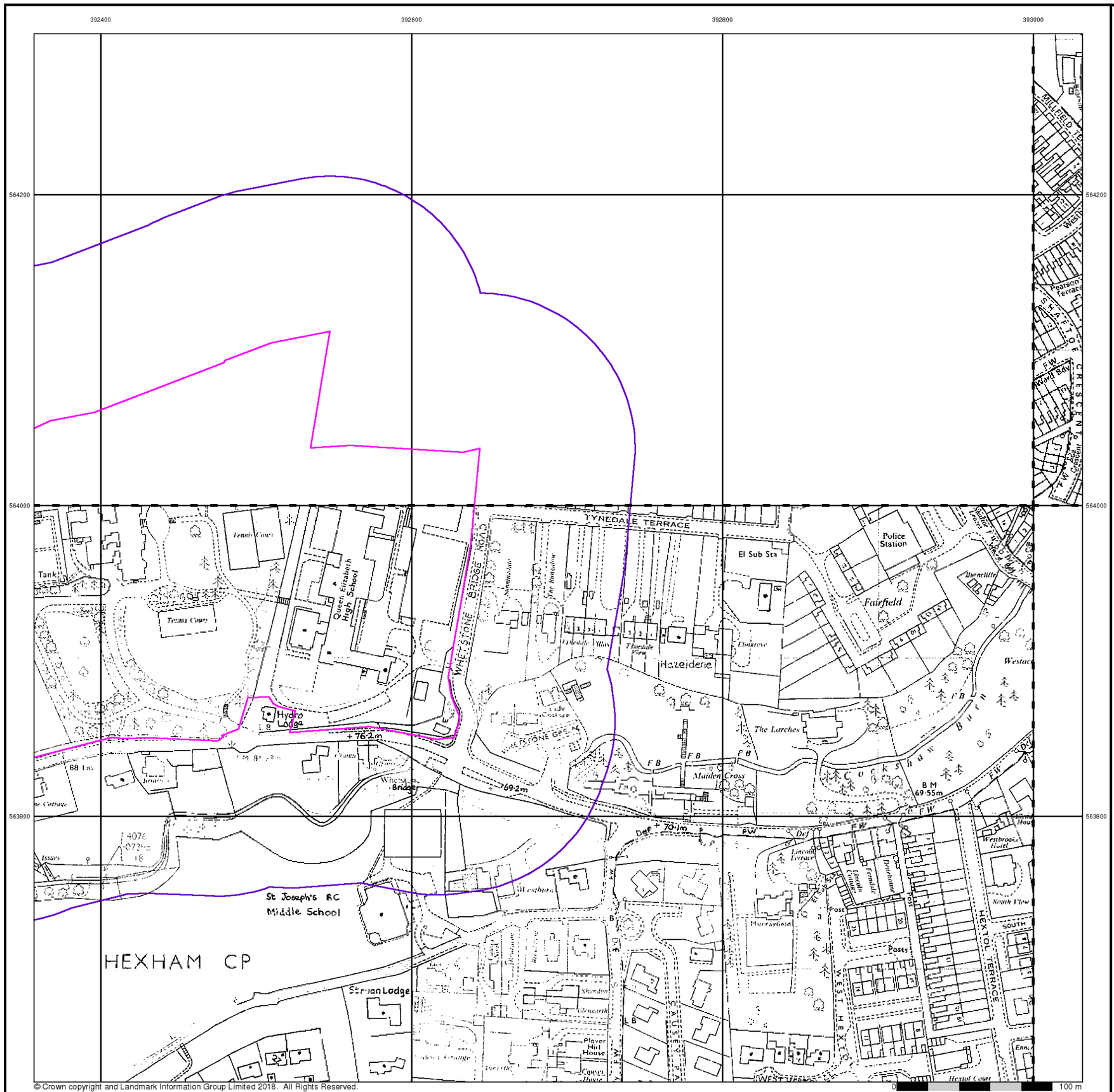
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



SOLMEK

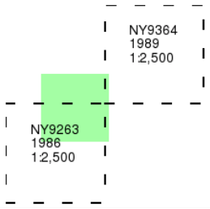
Additional SIMs

Published 1986 - 1989

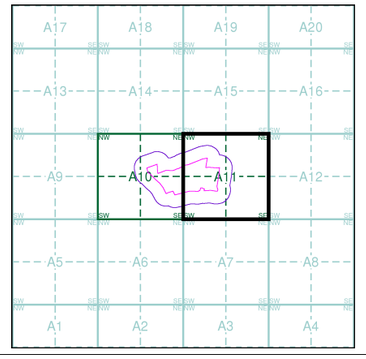
Source map scale - 1:2,500

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)



Historical Map - Segment A11



Order Details

Order Number:	182713331_1_1
Customer Ref:	S181019
National Grid Reference:	392380, 563970
Slice:	A
Site Area (Ha):	9.88
Search Buffer (m):	100

Site Details

Hexham Queen Elizabeth High School, Whetstone Bridge Road, HEXHAM, NE46 3JB

Landmark INFORMATION GROUP
Tel: 0844 844 9952
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Ordnance Survey Plan

Published 1988

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.

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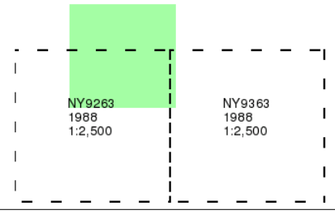
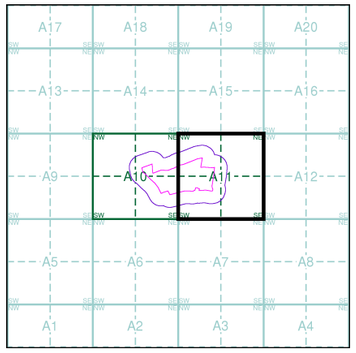


Historical Map - Segment A11



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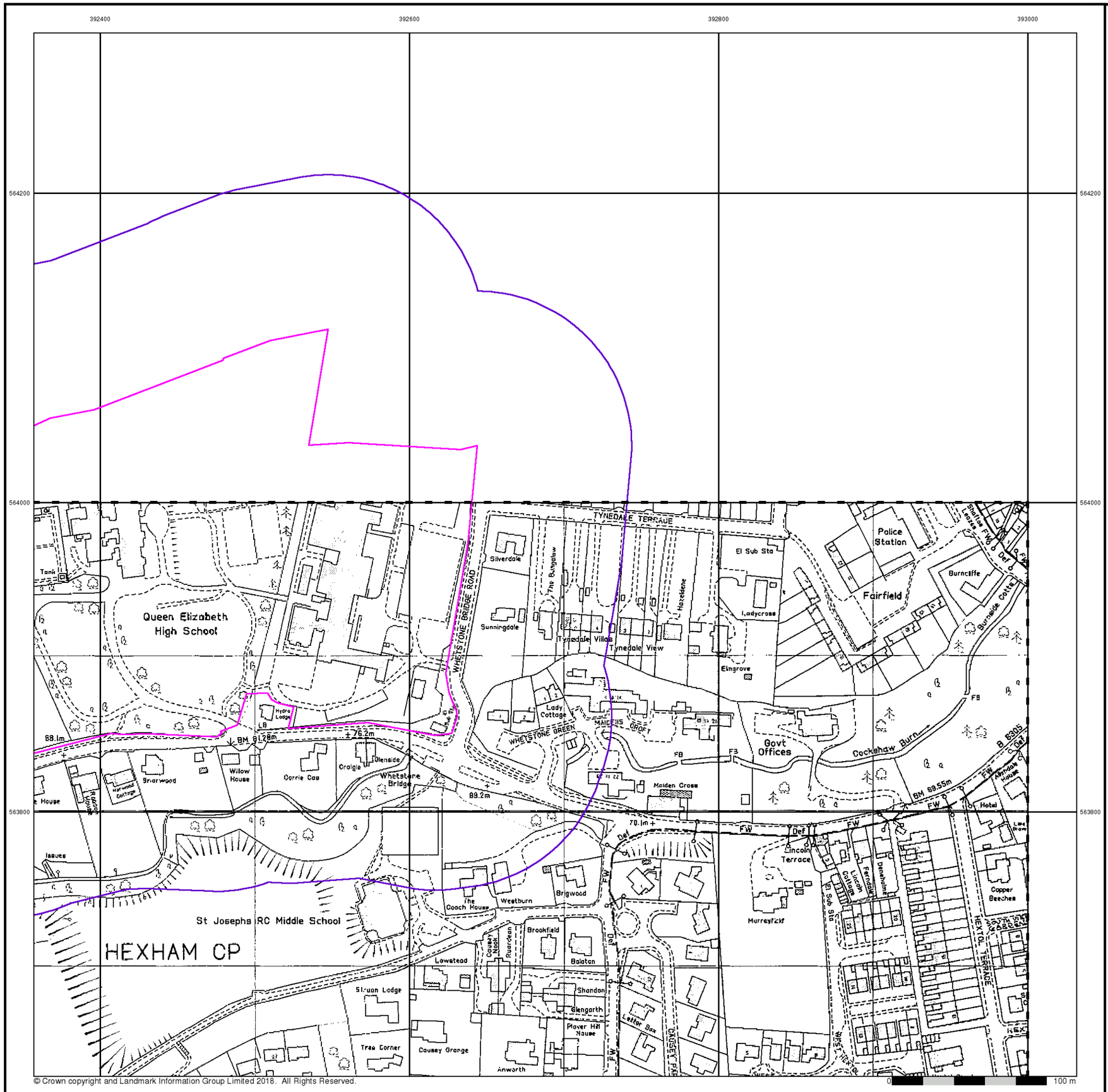

SOLMEK

Additional SIMs

Published 1988

Source map scale - 1:2,500

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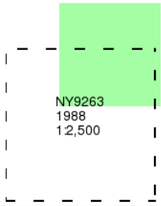
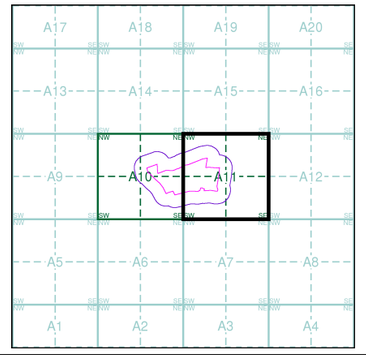


Historical Map - Segment A11



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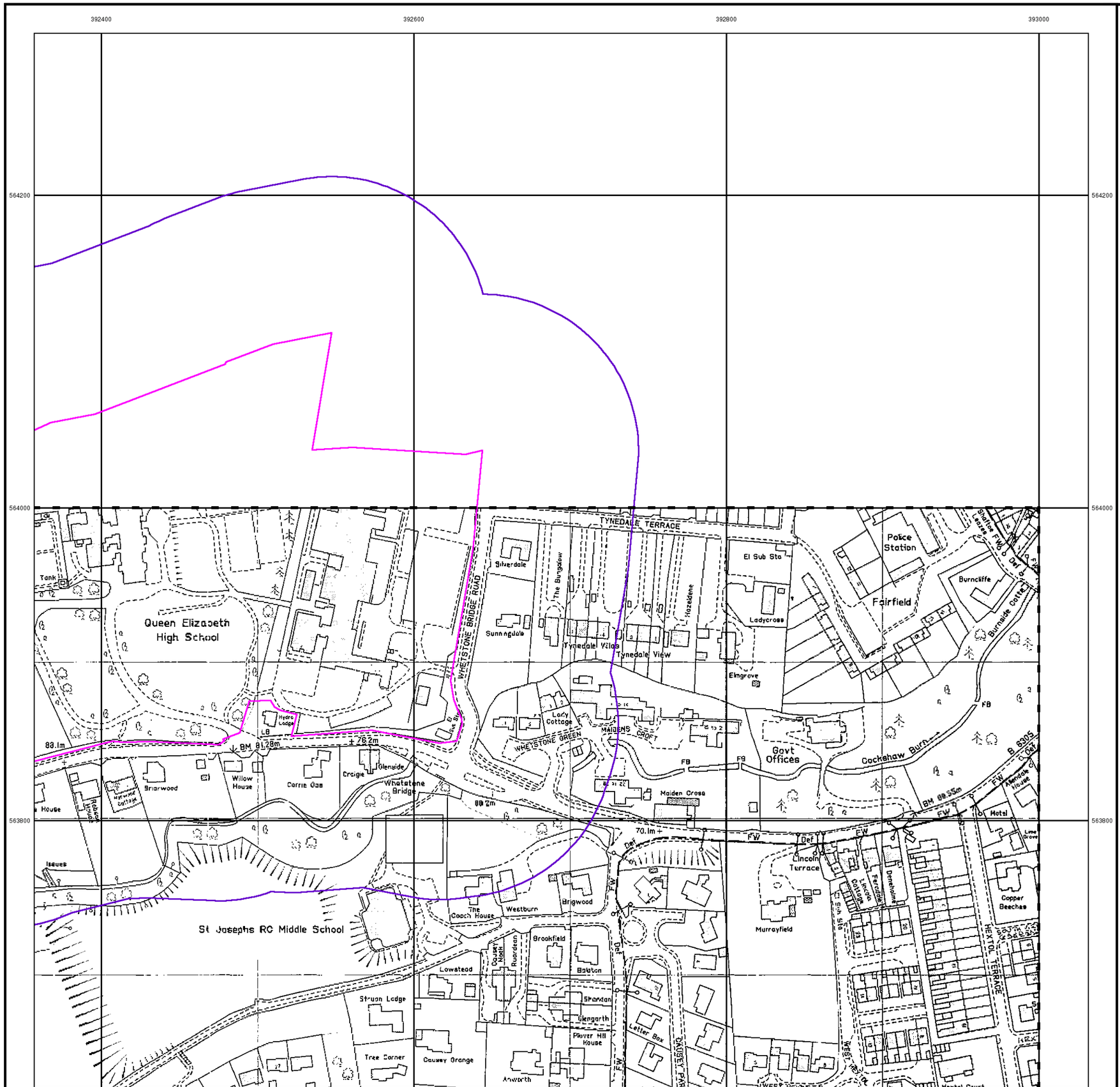

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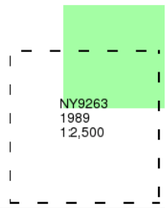
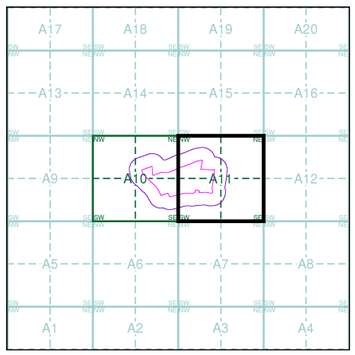


Historical Map - Segment A11



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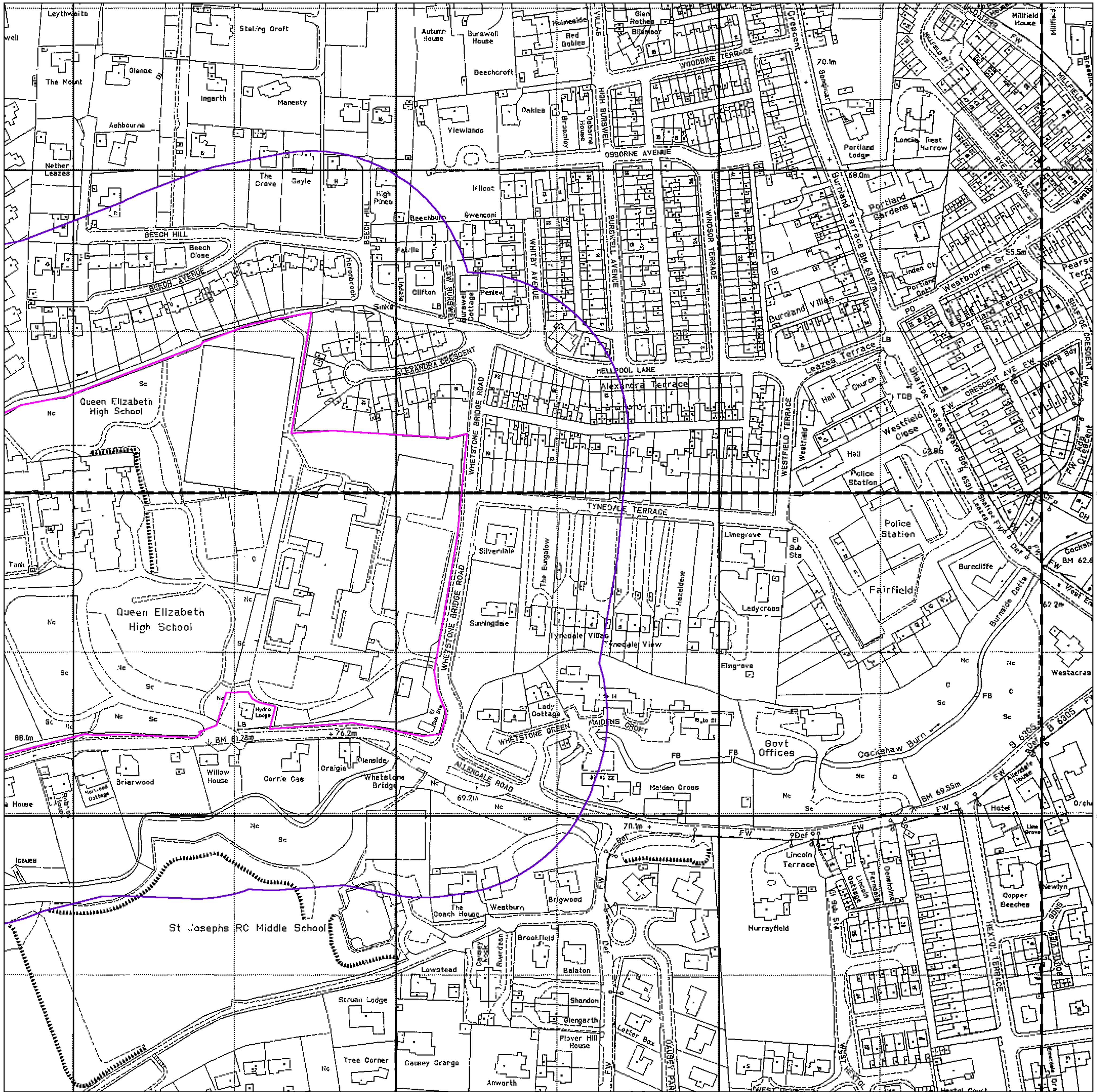
Hexham Queen Elizabeth High School, Whetstone Bridge Road, HEXHAM, NE46 3JB

392400 392600 392800 393000



SOLMEK

Large-Scale National Grid Data

Published 1994

Source map scale - 1:2,500

'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.

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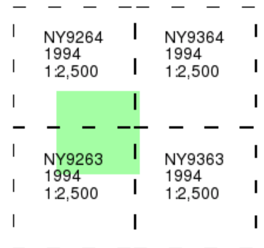
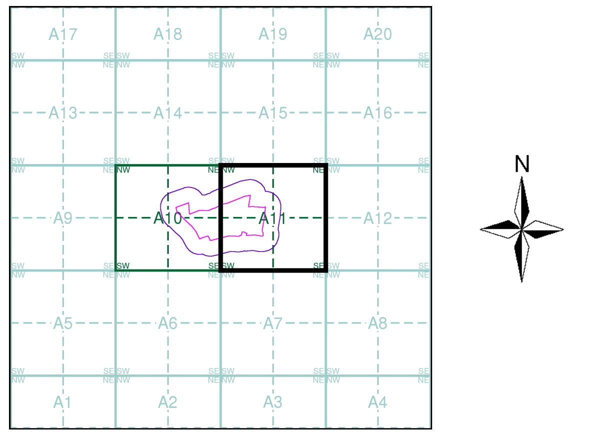


Historical Map - Segment A11



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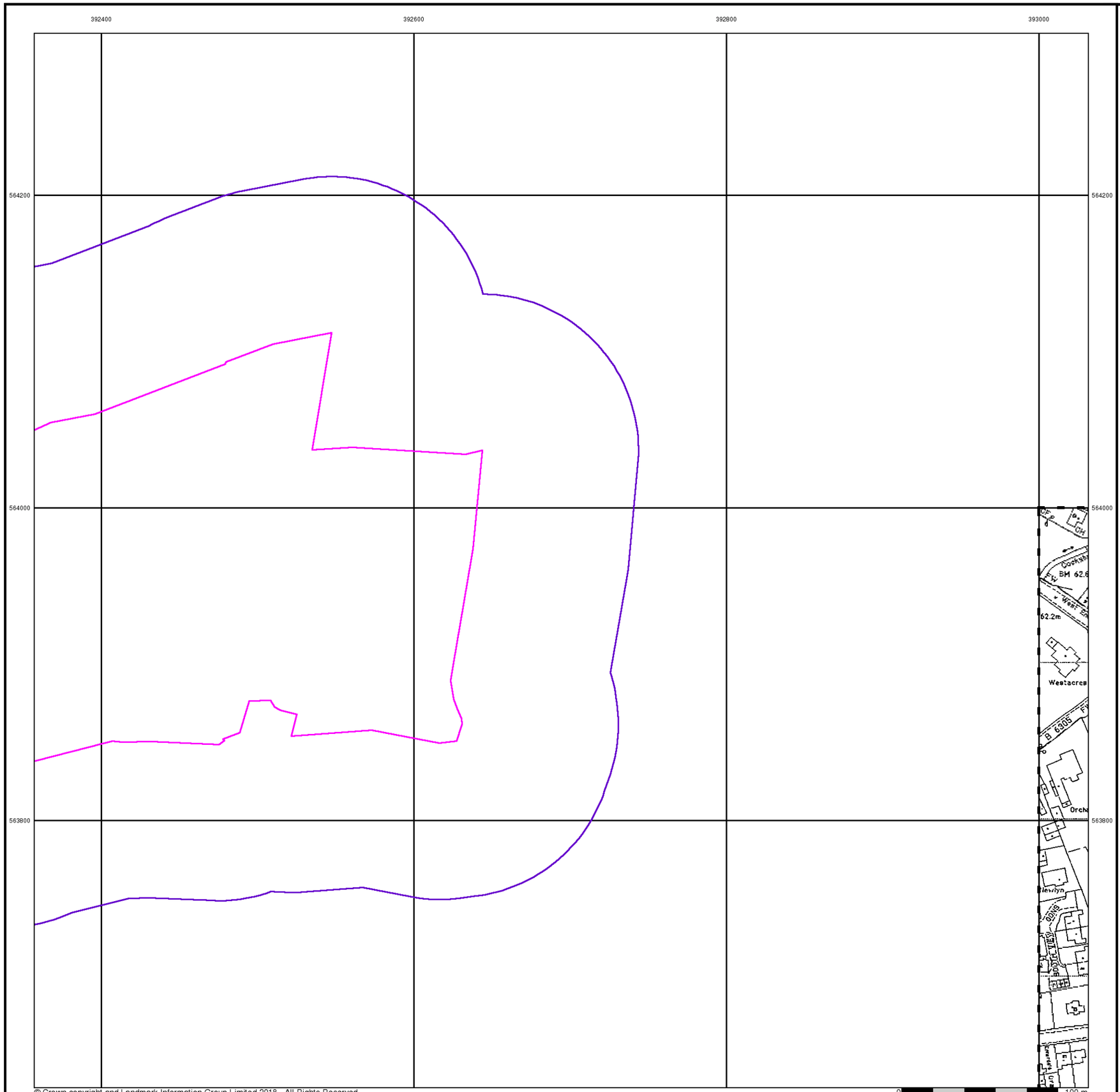

SOLMEK

Large-Scale National Grid Data

Published 1995

Source map scale - 1:2,500

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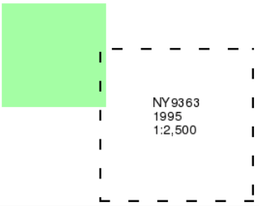
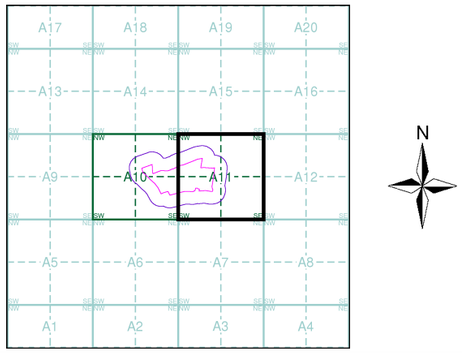


Historical Map - Segment A11



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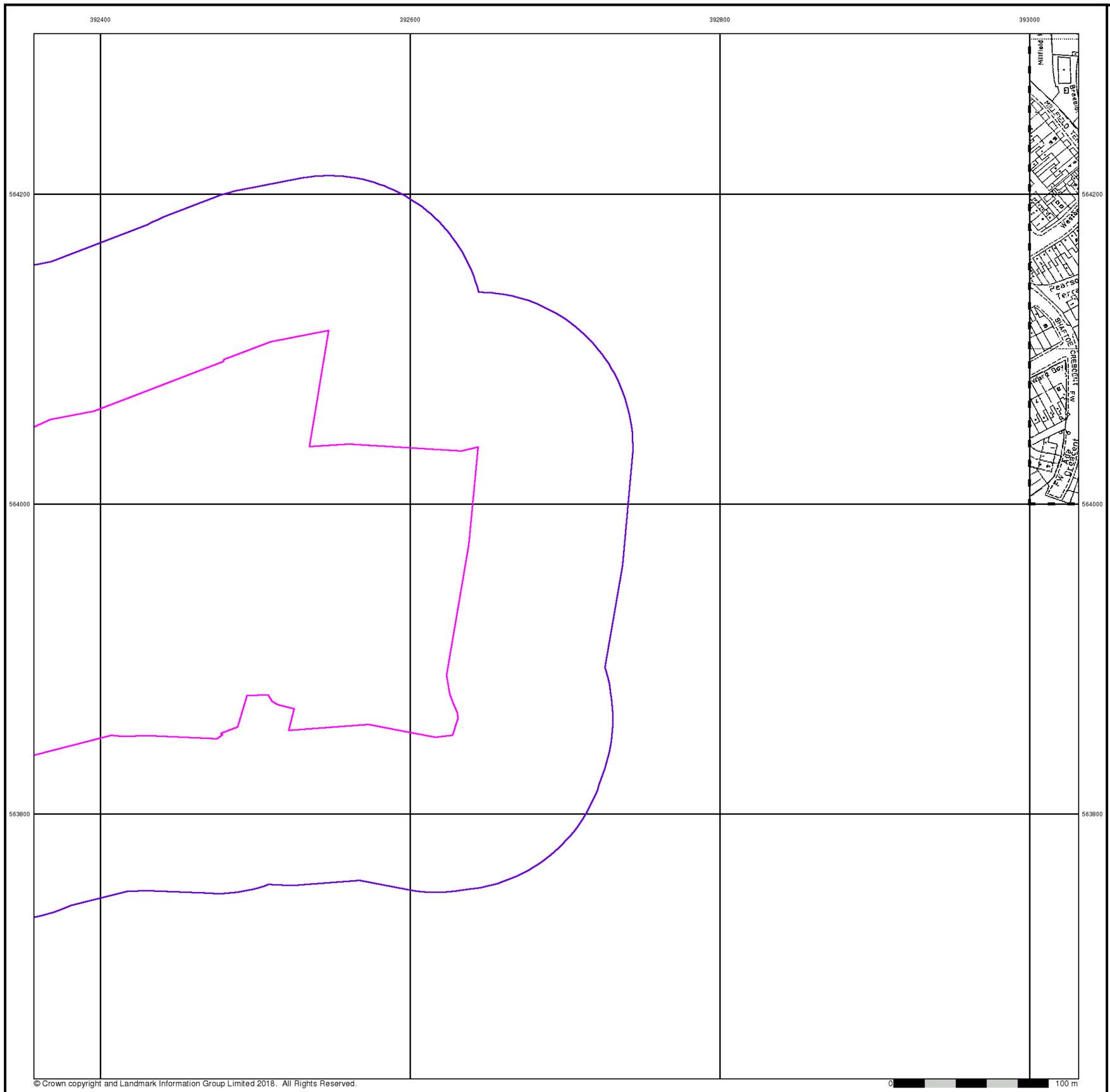

SOLMEK

Large-Scale National Grid Data

Published 1995

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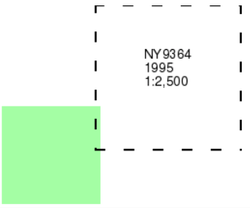
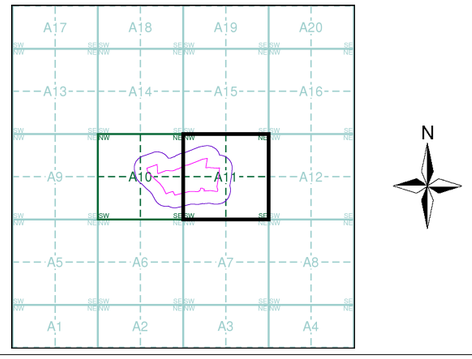


Historical Map - Segment A11



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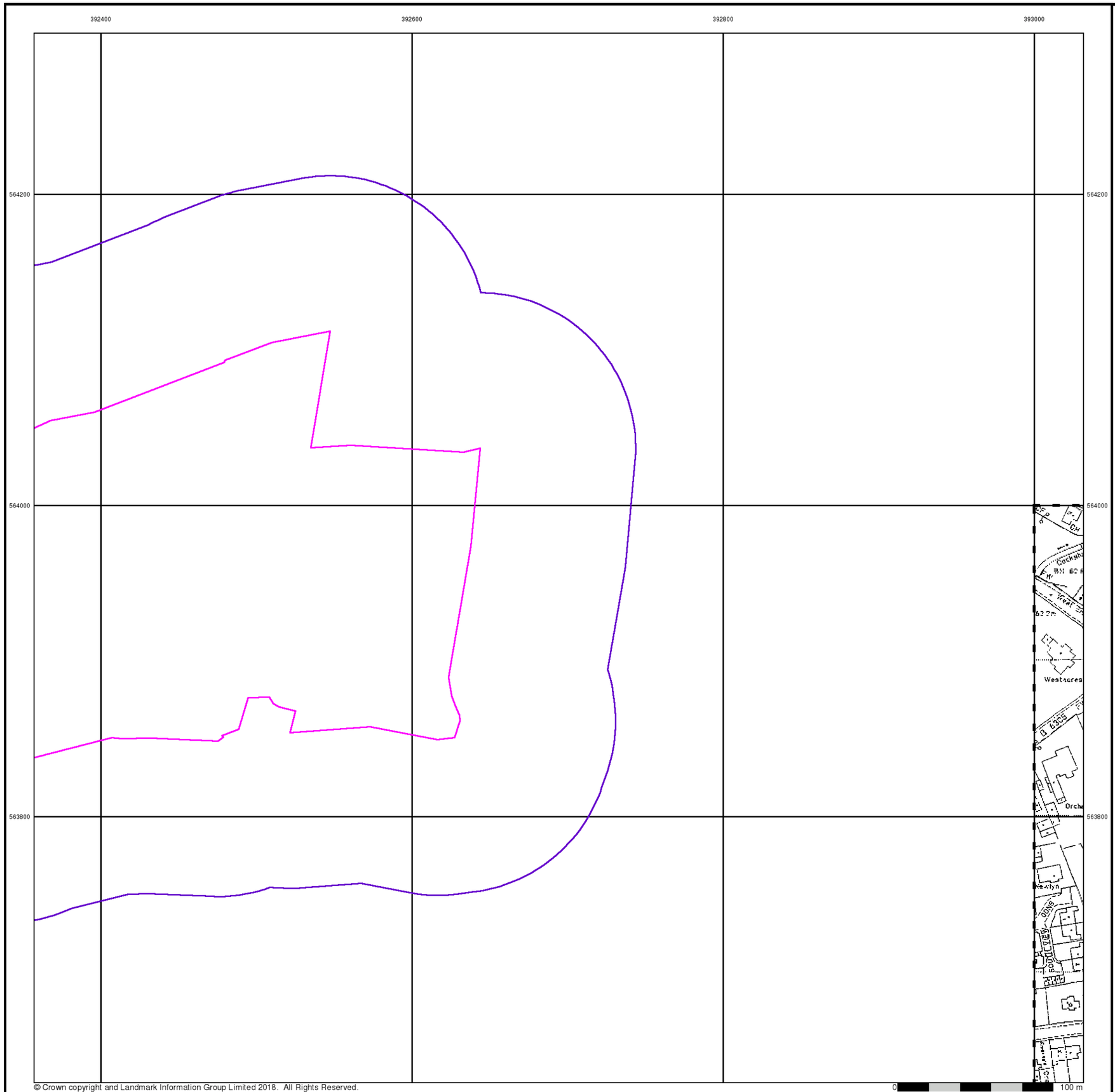

SOLMEK

Large-Scale National Grid Data

Published 1996

Source map scale - 1:2,500

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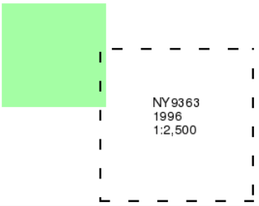
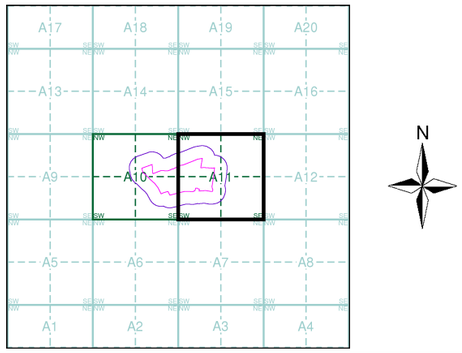


Historical Map - Segment A11



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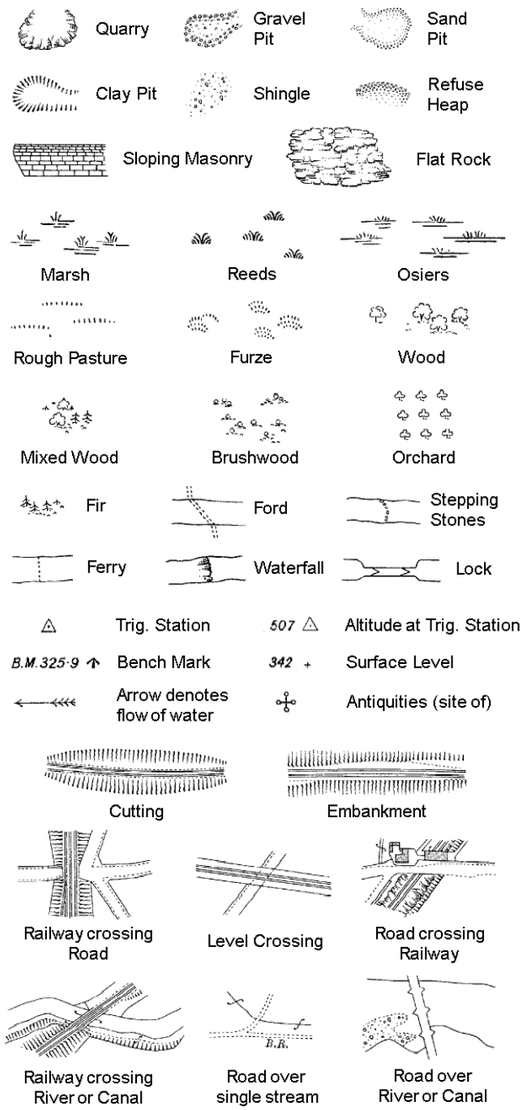
Historical Mapping Legends

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



County Boundary (Geographical)

County & Civil Parish Boundary

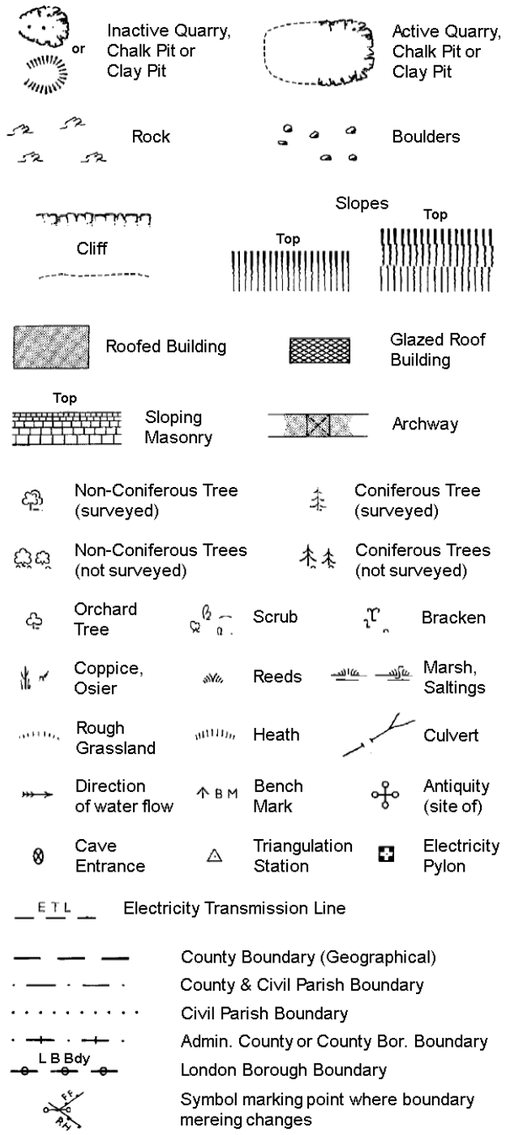
Administrative County & Civil Parish Boundary

Co. Boro. Bdy. County Borough Boundary (England)

Co. Burgh Bdy. County Burgh Boundary (Scotland)

B P B S	Boundary Post or Stone	P.C.B	Police Call Box
B.R.	Bridle Road	P	Pump
E.P	Electricity Pylon	S.P	Signal Post
F.B.	Foot Bridge	St.	Sluice
F.P.	Foot Path	Sp.	Spring
G.P	Guide Post or Board	T.C.B	Telephone Call Box
M.S	Mile Stone	Tr.	Trough
M.P M.R	Mooring Post or Ring	W	Well

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



County Boundary (Geographical)

County & Civil Parish Boundary

Civil Parish Boundary

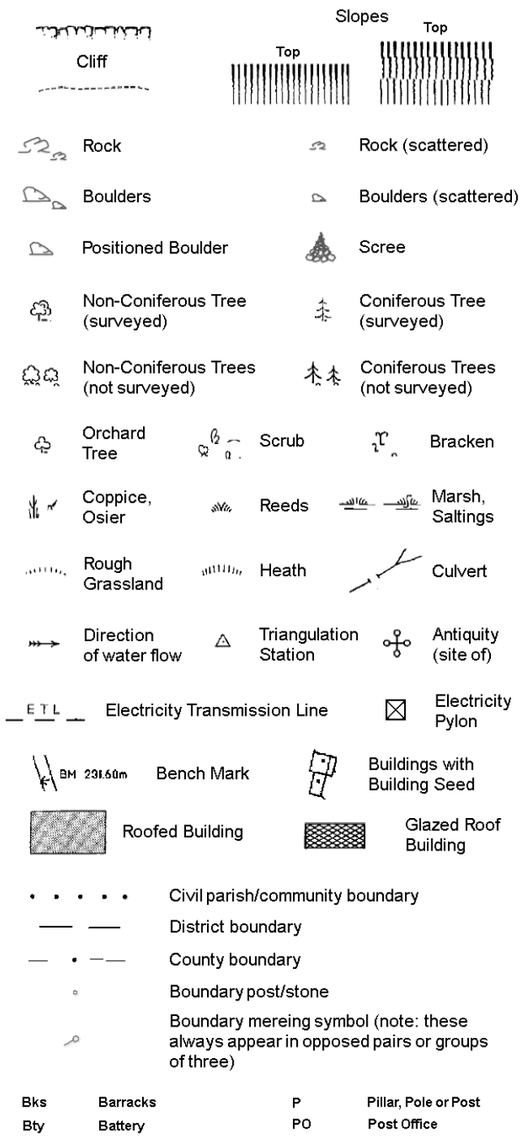
Admin. County or County Bor. Boundary

L B Bdy London Borough Boundary

Symbol marking point where boundary mereing changes

BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
El P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

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



Civil parish/community boundary

District boundary

County boundary

Boundary post/stone

Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

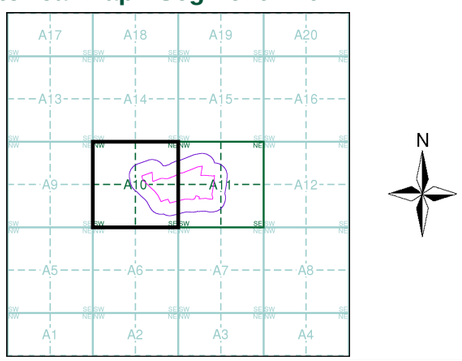
Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governer	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

SOLMEK

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Northumberland	1:2,500	1895	2
Northumberland	1:2,500	1896	3
Northumberland	1:2,500	1922	4
Ordnance Survey Plan	1:2,500	1962 - 1963	5
Additional SIMs	1:2,500	1962 - 1979	6
Ordnance Survey Plan	1:2,500	1970 - 1984	7
Additional SIMs	1:2,500	1985 - 1989	8
Additional SIMs	1:2,500	1986	9
Ordnance Survey Plan	1:2,500	1988	10
Additional SIMs	1:2,500	1988	11
Additional SIMs	1:2,500	1989	12
Large-Scale National Grid Data	1:2,500	1994	13

Historical Map - Segment A10



Order Details

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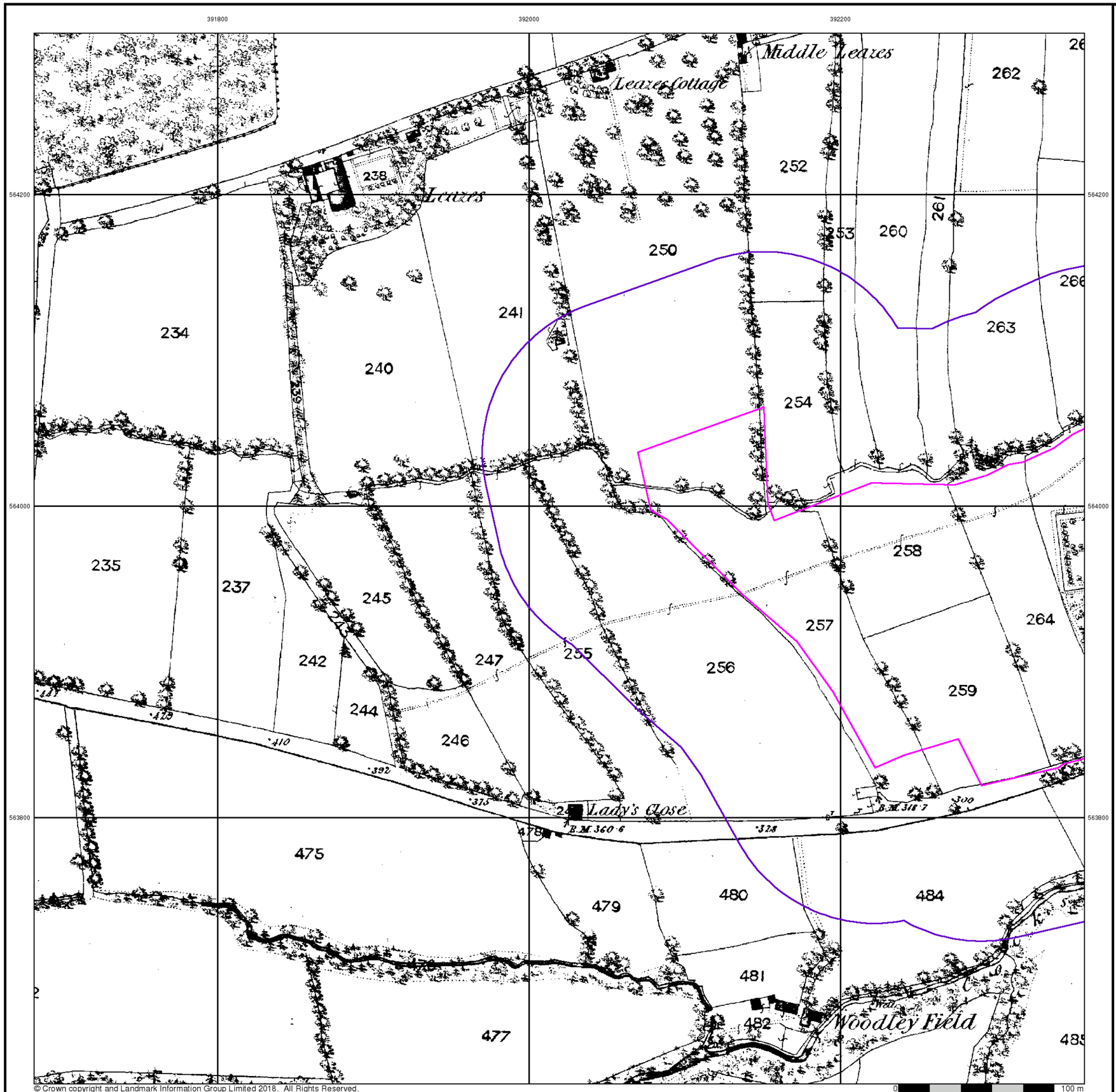

SOLMEK

Northumberland

Published 1895

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.

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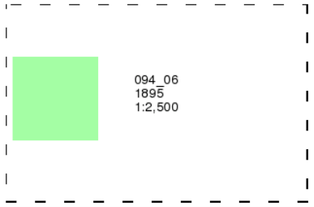
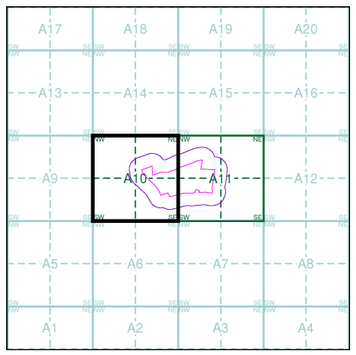


Historical Map - Segment A10



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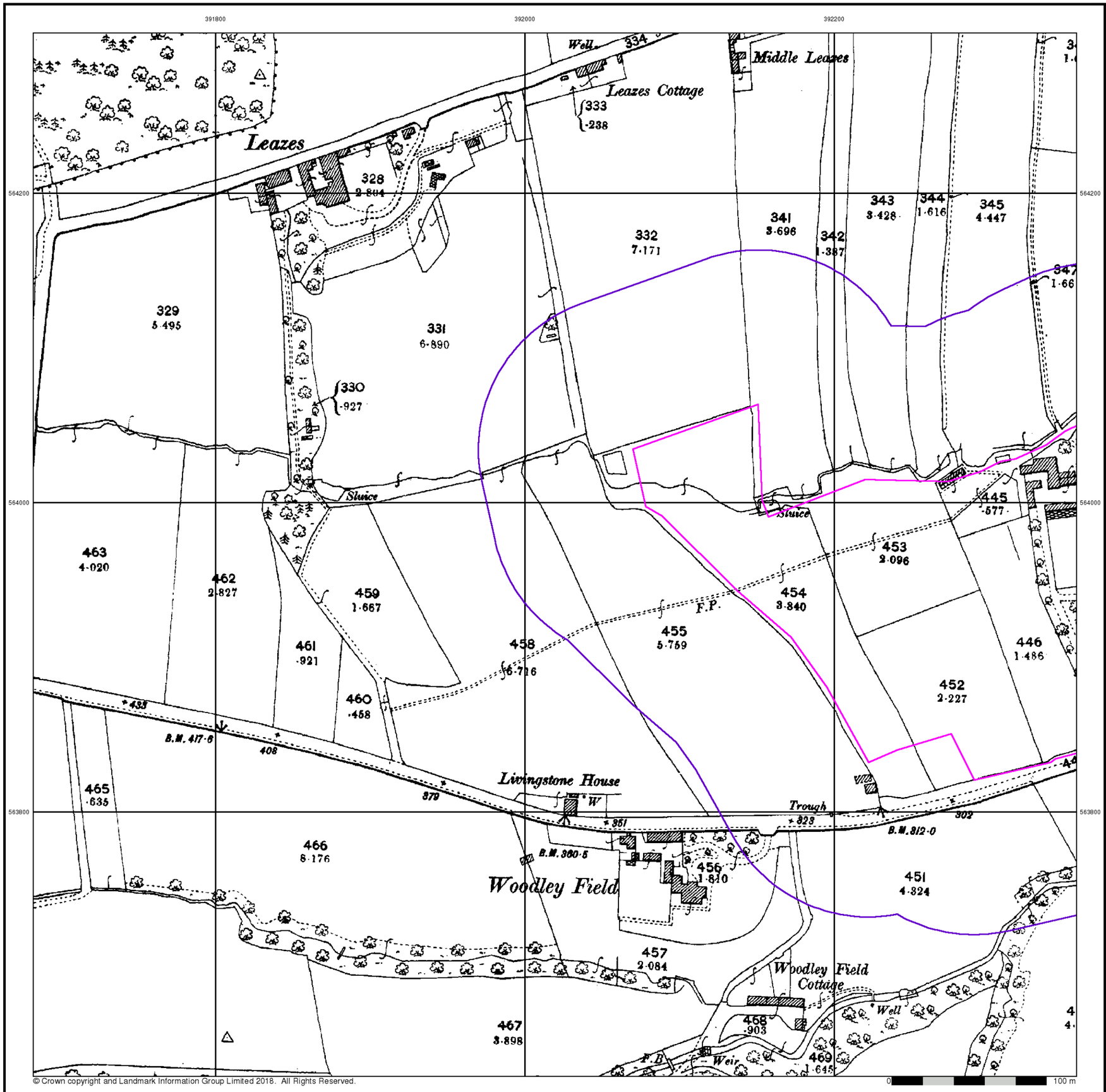

SOLMEK

Northumberland

Published 1896

Source map scale - 1:2,500

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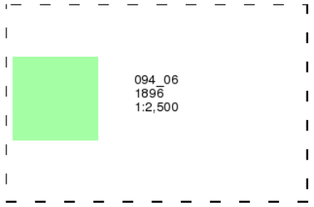
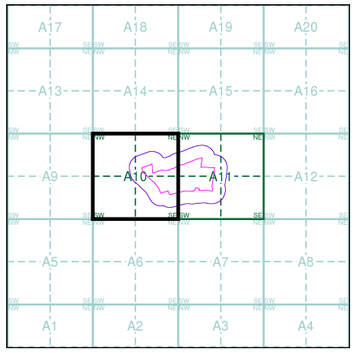


Historical Map - Segment A10



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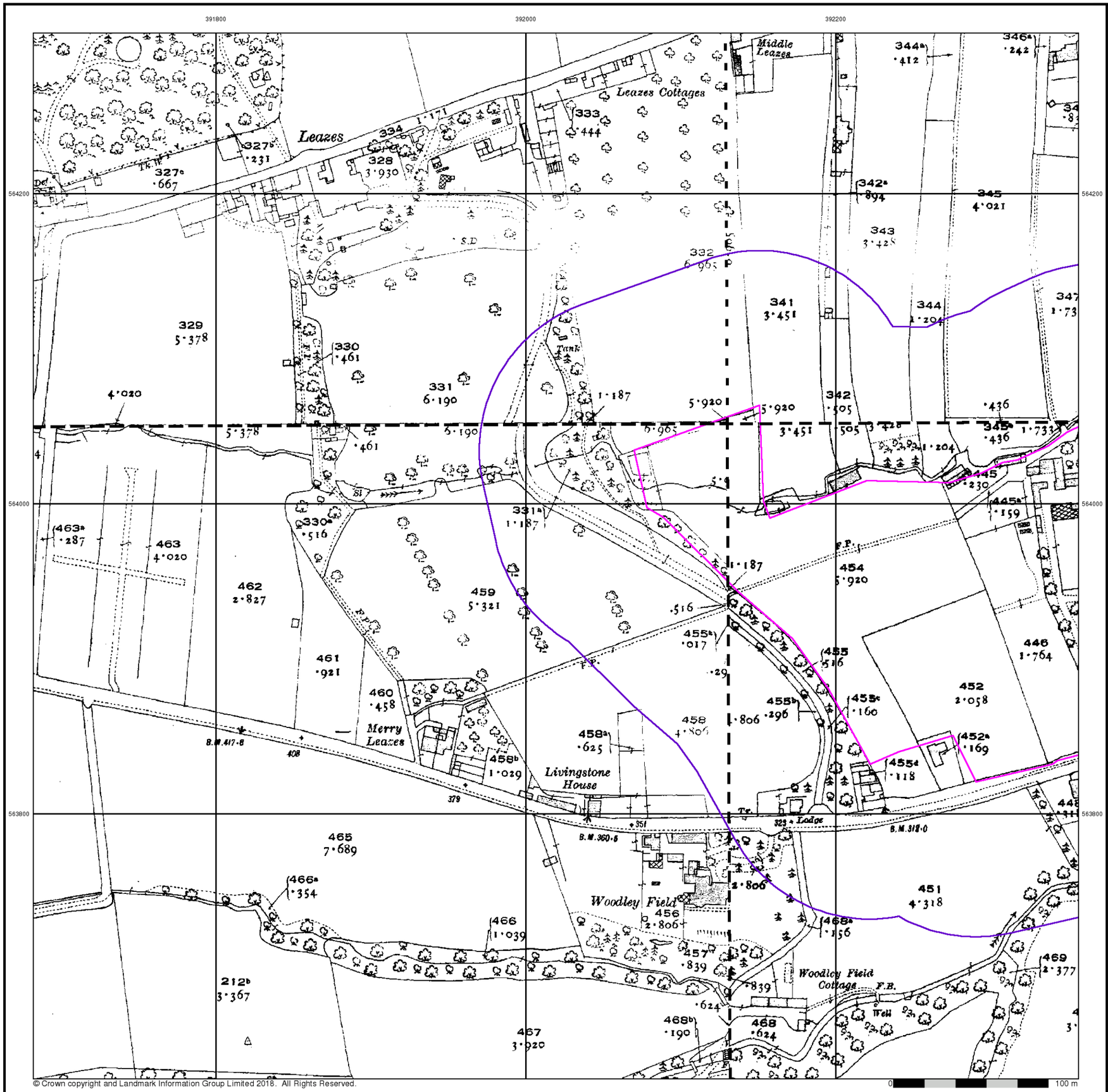


SOLMEK

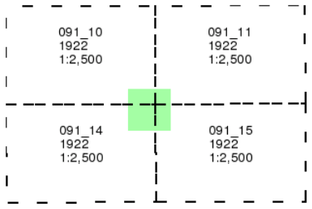
Northumberland

Published 1922

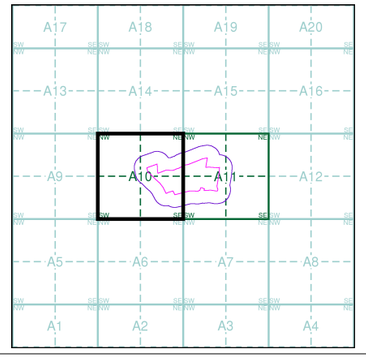
Source map scale - 1:2,500

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 A10



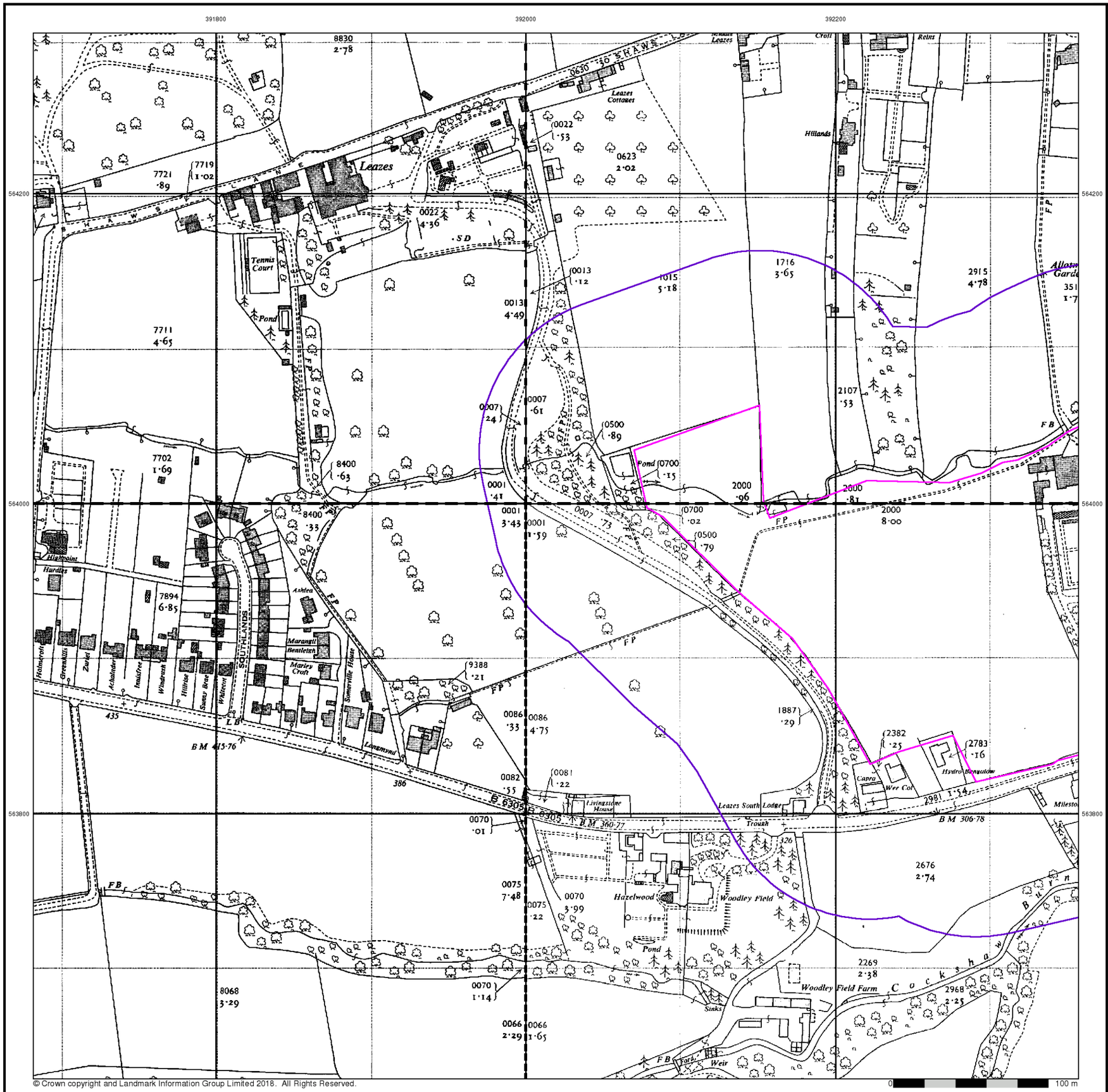
Order Details

Order Number:	182713331_1_1
Customer Ref:	S181019
National Grid Reference:	392380, 563970
Slice:	A
Site Area (Ha):	9.88
Search Buffer (m):	100

Site Details

Hexham Queen Elizabeth High School, Whetstone Bridge Road, HEXHAM, NE46 3JB

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



SOLMEK

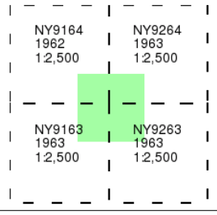
Ordnance Survey Plan

Published 1962 - 1963

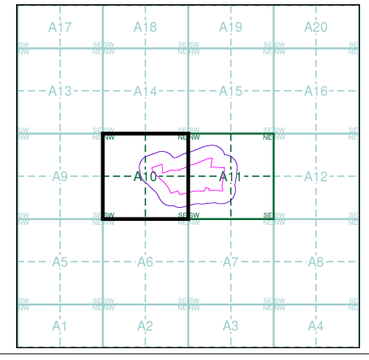
Source map scale - 1:2,500

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 A10



Order Details

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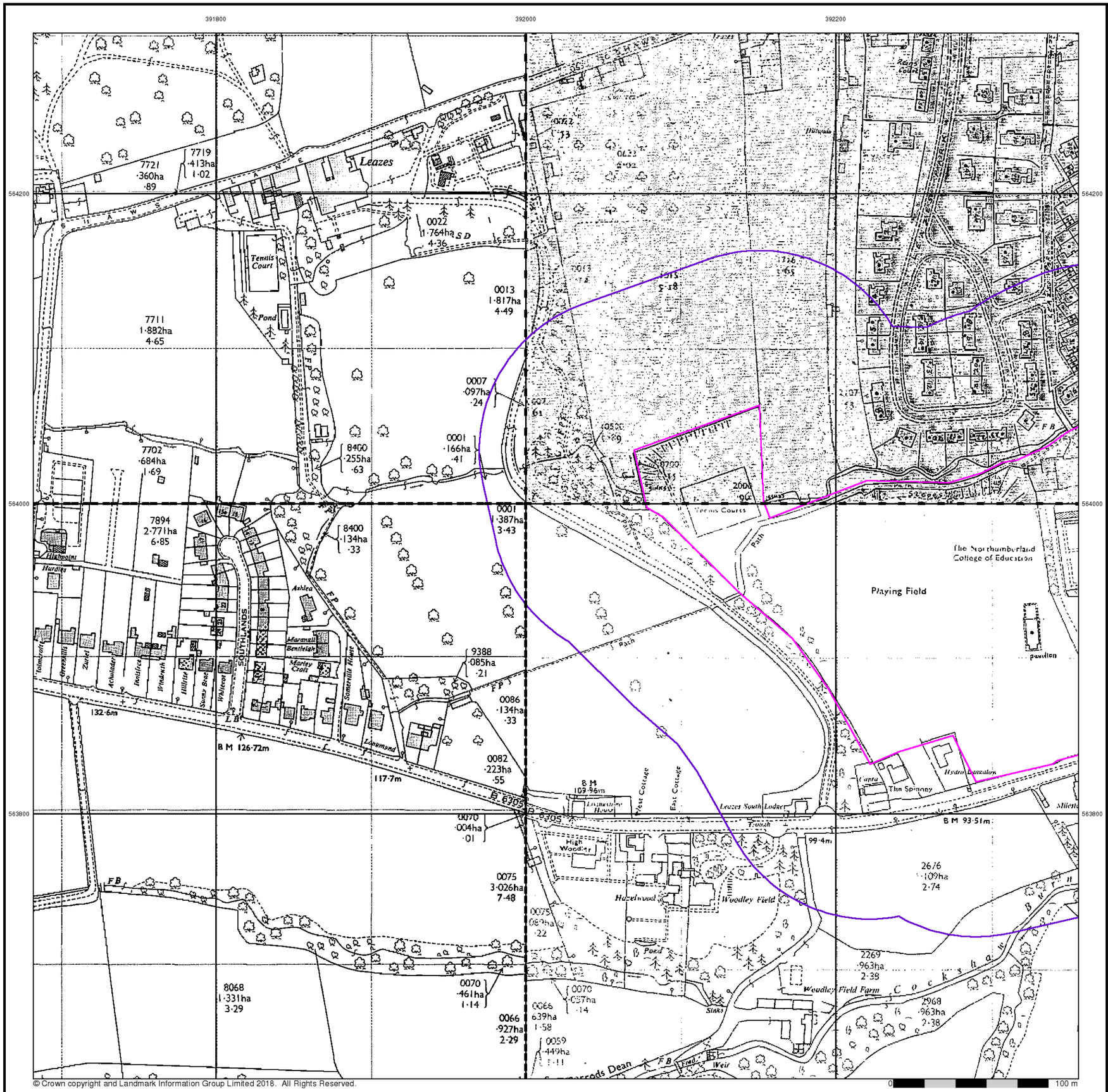


SOLMEK

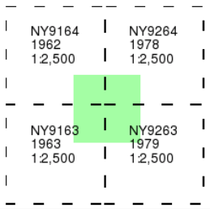
Additional SIMs

Published 1962 - 1979

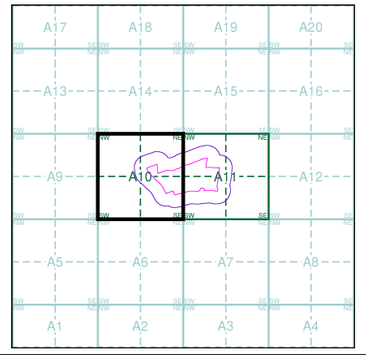
Source map scale - 1:2,500

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)



Historical Map - Segment A10



Order Details

Order Number:	182713331_1_1
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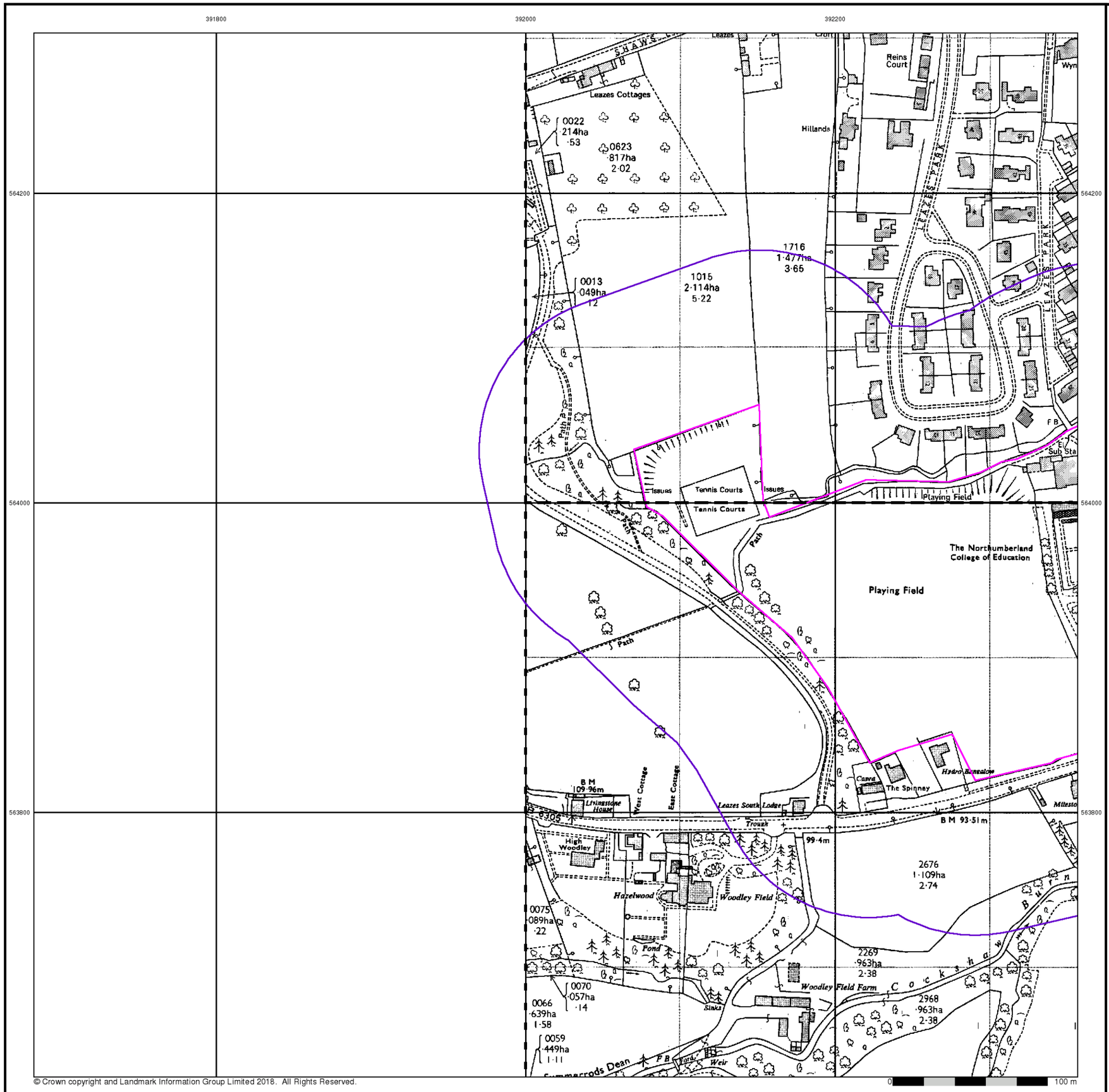


SOLMEK

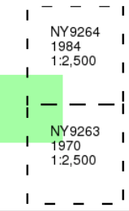
Ordnance Survey Plan

Published 1970 - 1984

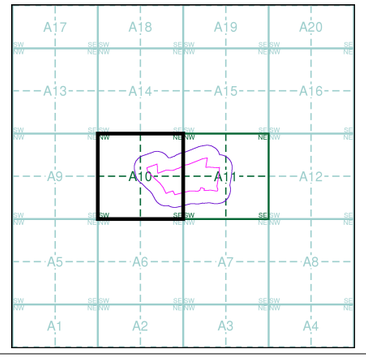
Source map scale - 1:2,500

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 A10



Order Details

Order Number:	182713331_1_1
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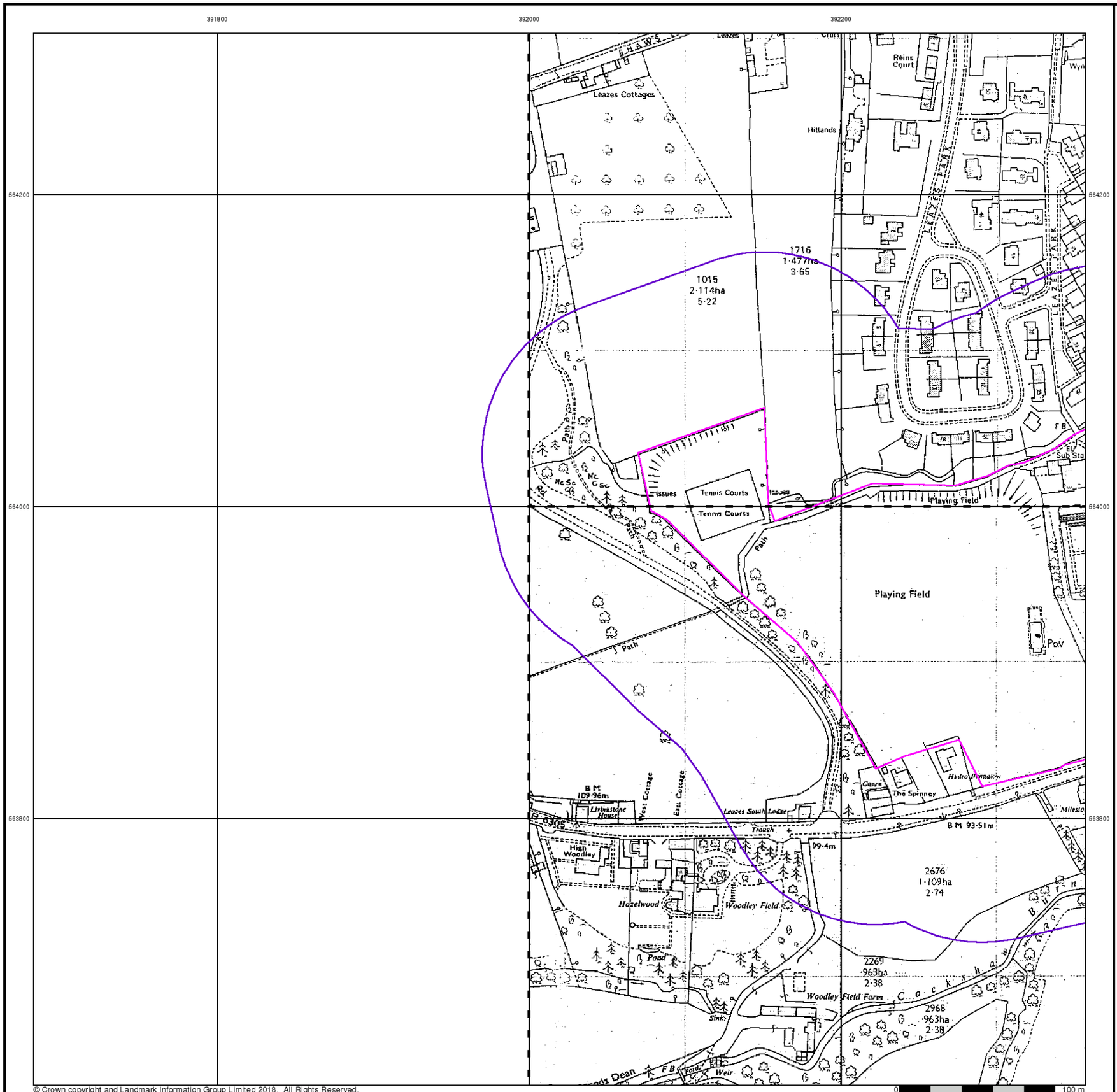


SOLMEK

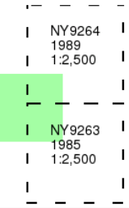
Additional SIMs

Published 1985 - 1989

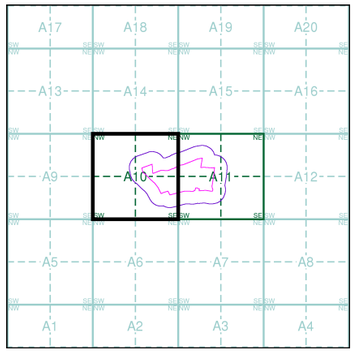
Source map scale - 1:2,500

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)



Historical Map - Segment A10



Order Details

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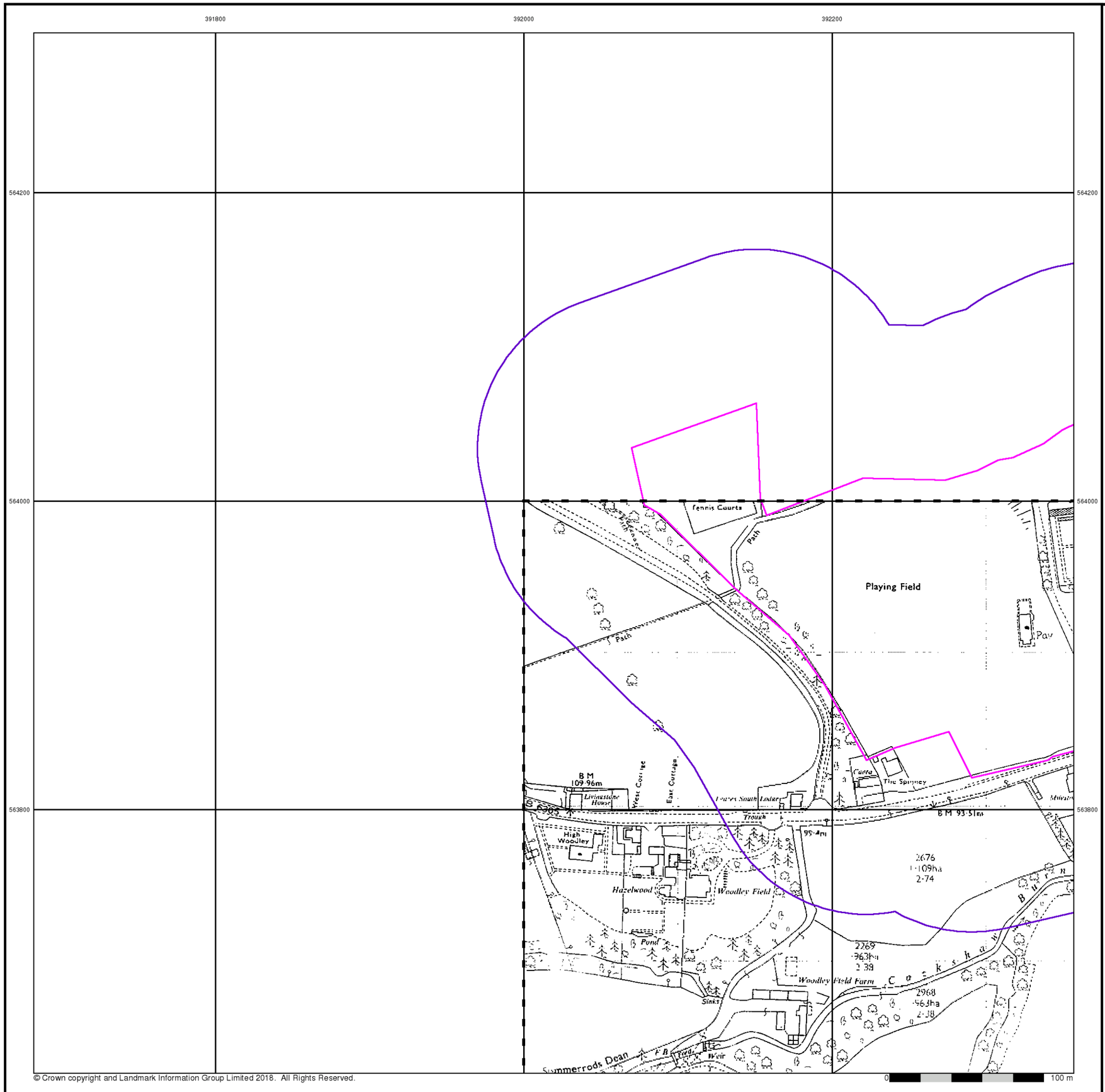

SOLMEK

Additional SIMs

Published 1986

Source map scale - 1:2,500

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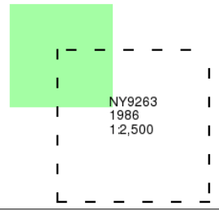
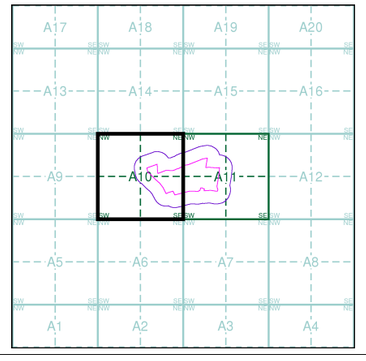
Map Name(s) and Date(s)



Historical Map - Segment A10



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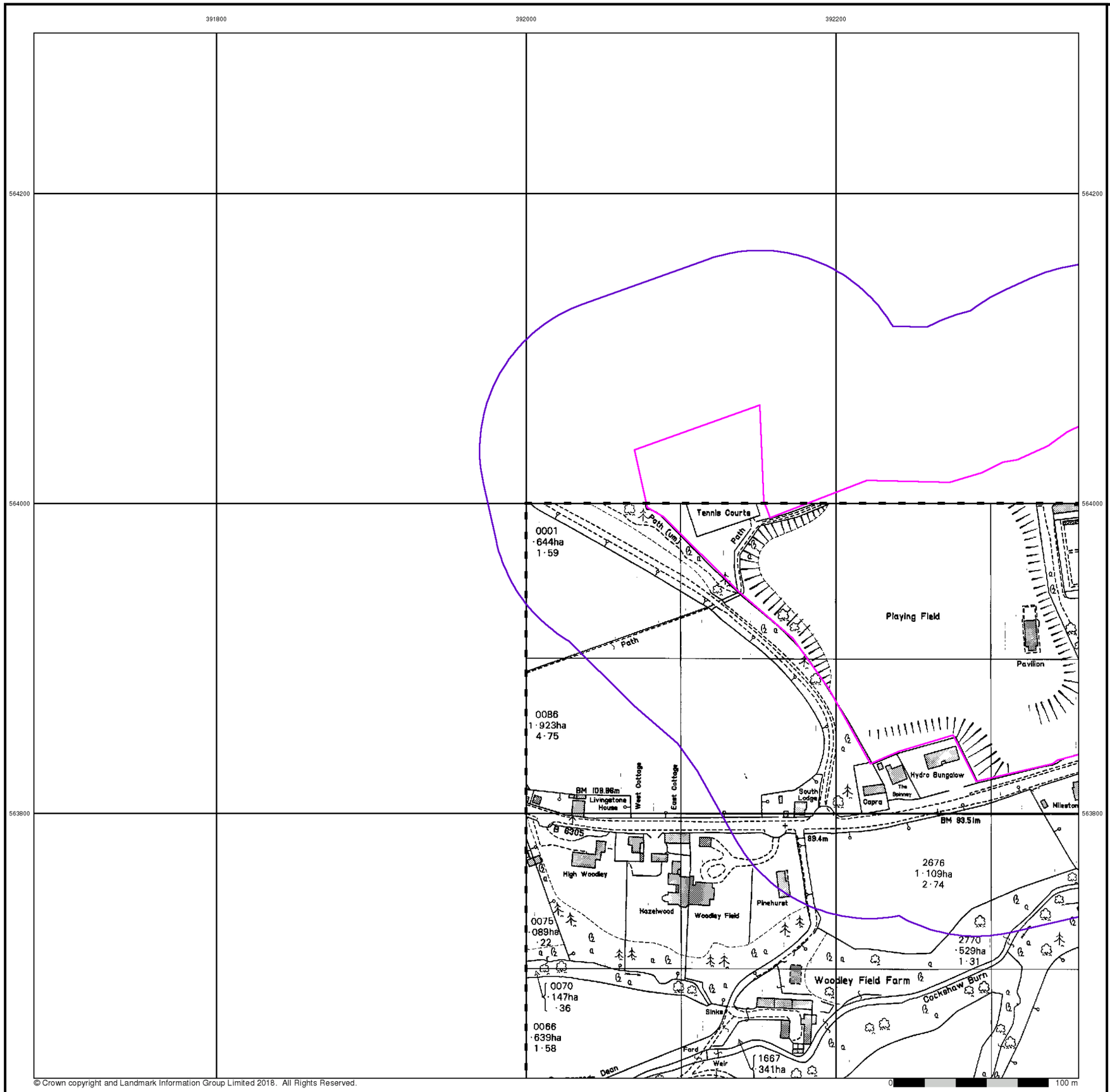

SOLMEK

Ordnance Survey Plan

Published 1988

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.

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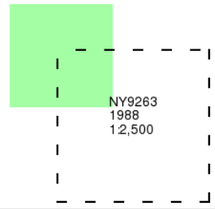
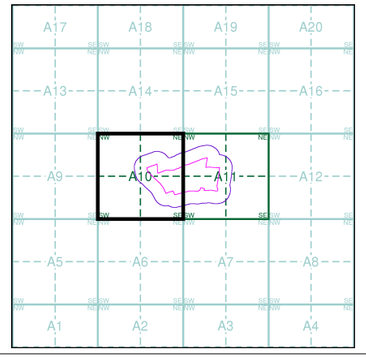


Historical Map - Segment A10



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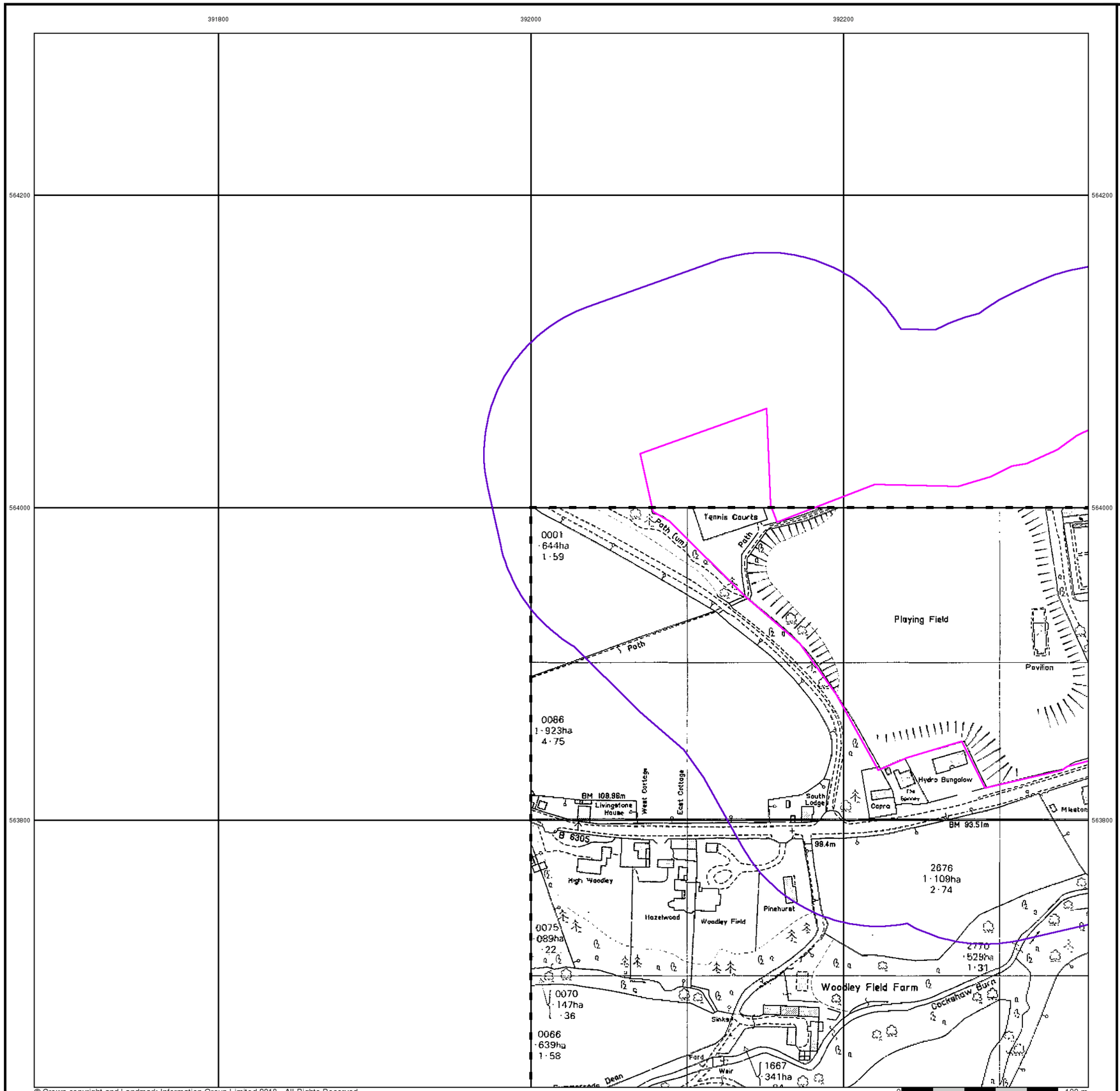


SOLMEK

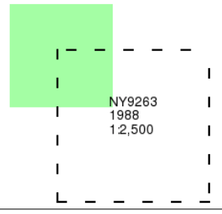
Additional SIMs

Published 1988

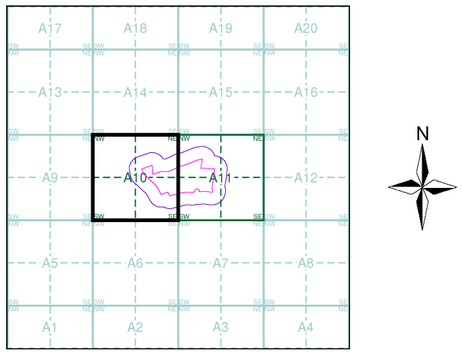
Source map scale - 1:2,500

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)



Historical Map - Segment A10



Order Details

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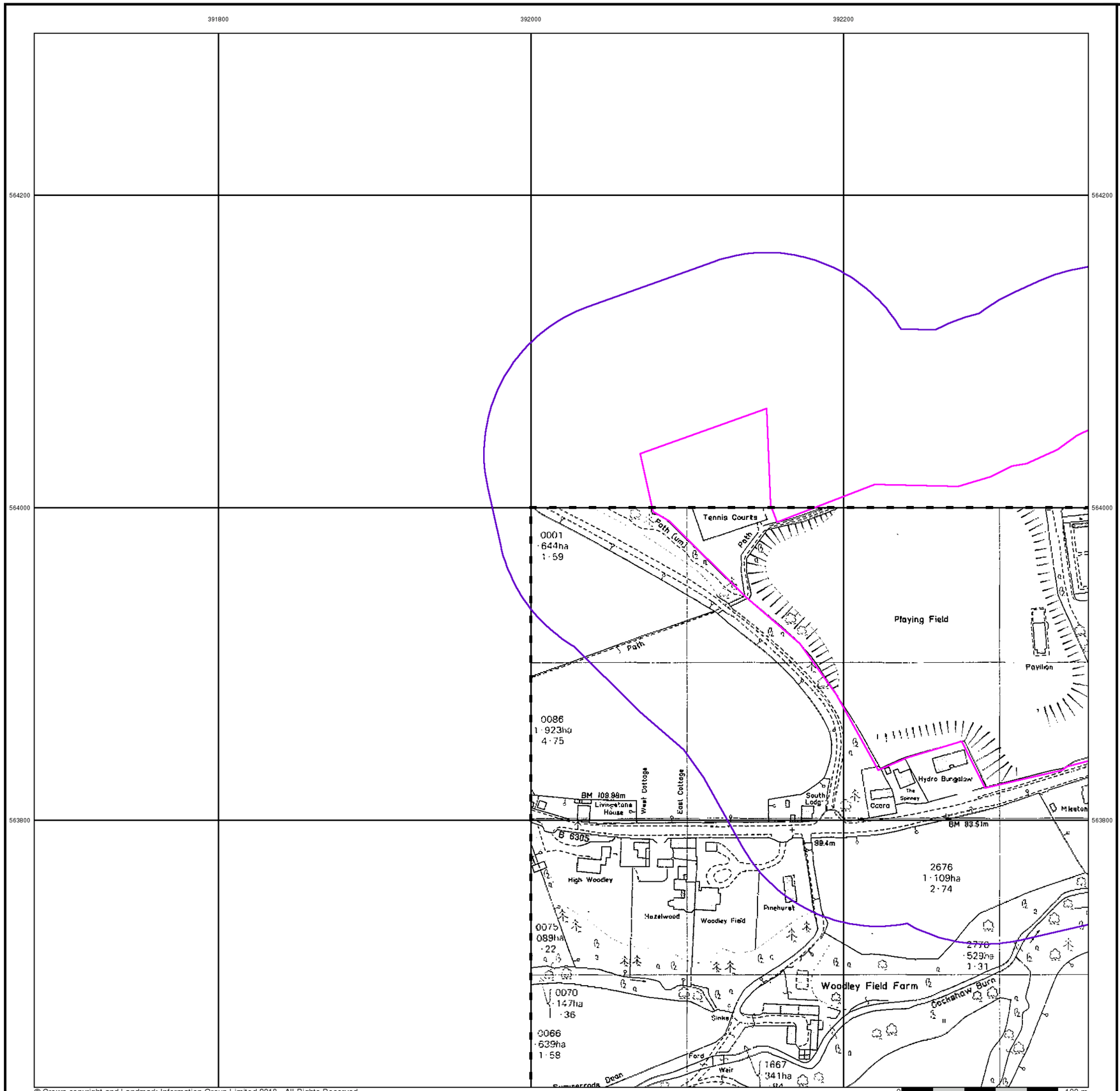

SOLMEK

Additional SIMs

Published 1989

Source map scale - 1:2,500

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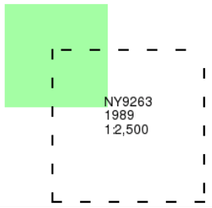
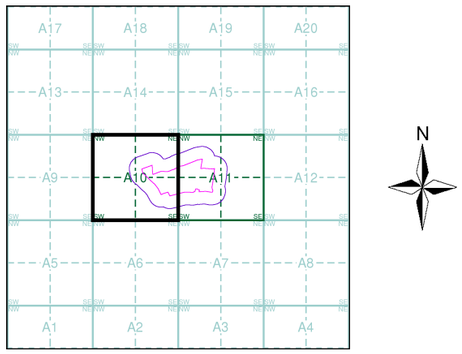


Historical Map - Segment A10



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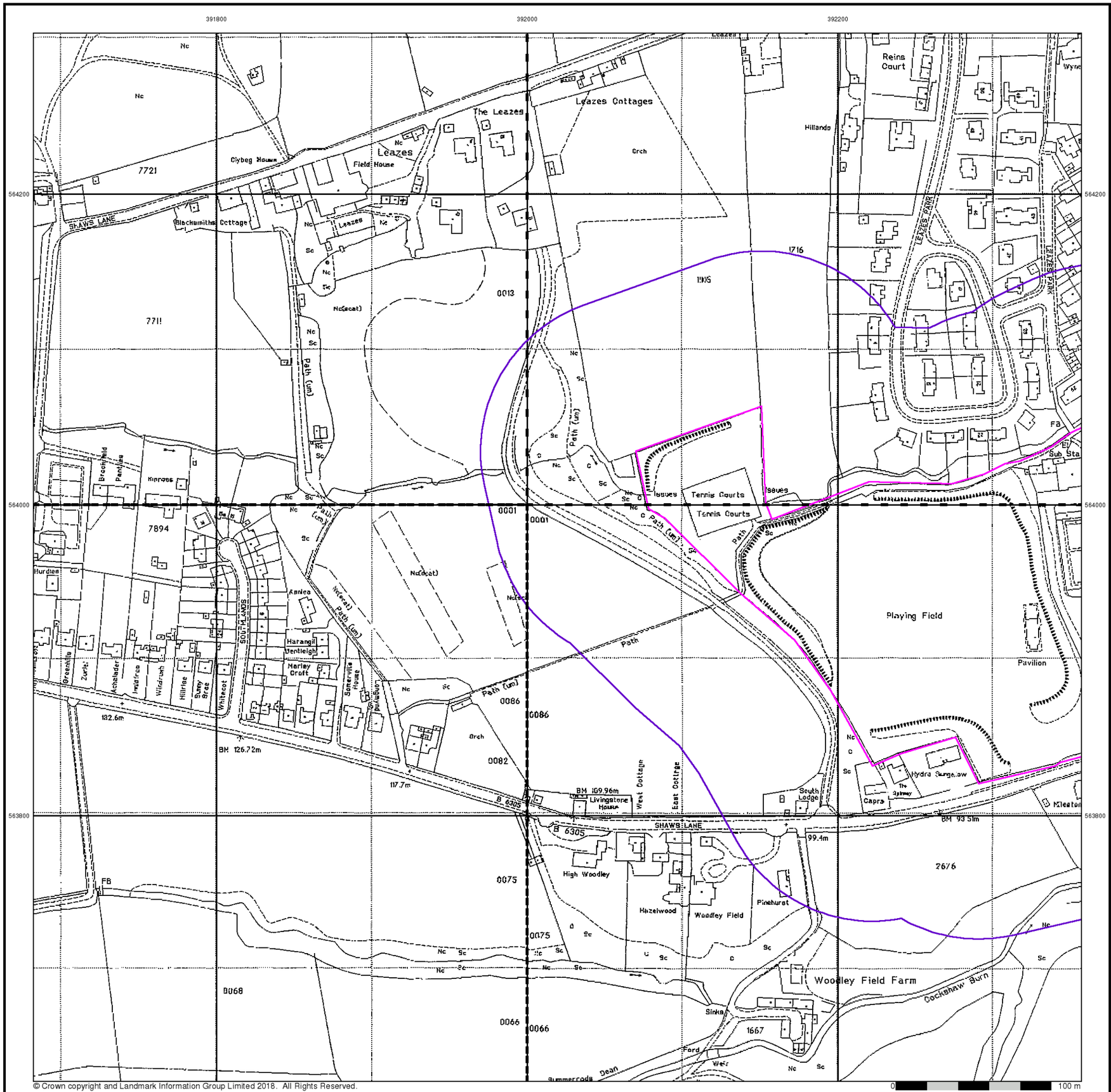


SOLMEK

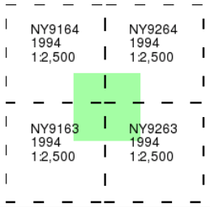
Large-Scale National Grid Data

Published 1994

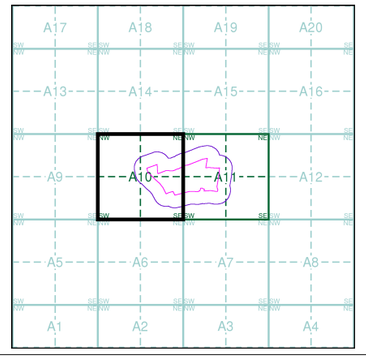
Source map scale - 1:2,500

'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)



Historical Map - Segment A10



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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

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

Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry
Gravel Pit
Sand Pit
Disused Pit or Quarry
Refuse or Slag Heap
Lake, Loch or Pond
Dunes
Boulders
Coniferous Trees
Non-Coniferous Trees
Orchard
Scrub
Coppice
Bracken
Heath
Rough Grassland
Marsh
Reeds
Saltings
Building
Direction of Flow of Water
Shingle
Sand
Glasshouse
Pylon
Pylon
Electricity Transmission Line
Sloping Masonry
Cutting
Embankment
Standard Gauge Multiple Track
Road Under
Road Over
Level Crossing
Foot Bridge
Standard Gauge Single Track
Siding, Tramway or Mineral Line
Narrow Gauge
Geographical County
Administrative County, County Borough or County of City
Municipal Borough, Urban or Rural District, Burgh or District Council
Borough, Burgh or County Constituency
Shown only when not coincident with other boundaries
Civil Parish
Shown alternately when coincidence of boundaries occurs

BP, BS	Boundary Post or Stone	Pol Sta	Police Station
Ch	Church	PO	Post Office
CH	Club House	PC	Public Convenience
F E Sta	Fire Engine Station	PH	Public House
FB	Foot Bridge	SB	Signal Box
Fn	Fountain	Spr	Spring
GP	Guide Post	TCB	Telephone Call Box
MP	Mile Post	TCP	Telephone Call Post
MS	Mile Stone	W	Well

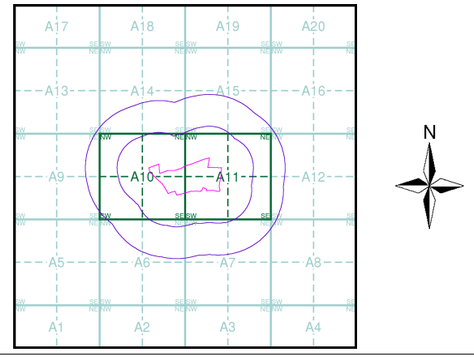
1:10,000 Raster Mapping

Gravel Pit
Refuse tip or slag heap
Rock
Rock (scattered)
Boulders
Boulders (scattered)
Shingle
Mud
Sand
Sand
Sand Pit
Slopes
Top of cliff
General detail
Underground detail
Overhead detail
Narrow gauge railway
Multi-track railway
Single track railway
County boundary (England only)
Civil, parish or community boundary
District, Unitary, Metropolitan, London Borough boundary
Constituency boundary
Area of wooded vegetation
Non-coniferous trees
Non-coniferous trees (scattered)
Coniferous trees
Coniferous trees (scattered)
Positioned tree
Orchard
Coppice or Osiers
Rough Grassland
Heath
Scrub
Marsh, Salt Marsh or Reeds
Water feature
Flow arrows
MHW(S) Mean high water (springs)
MLW(S) Mean low water (springs)
Telephone line (where shown)
Electricity transmission line (with poles)
BM 123.45 m Bench mark (where shown)
Triangulation station
Point feature (e.g. Guide Post or Mile Stone)
Pylon, flare stack or lighting tower
Site of (antiquity)
Glasshouse
General Building
Important Building

SOLMEK

Historical Mapping & Photography included:

Historical Map - Slice A



Order Details

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Customer Ref: S181019
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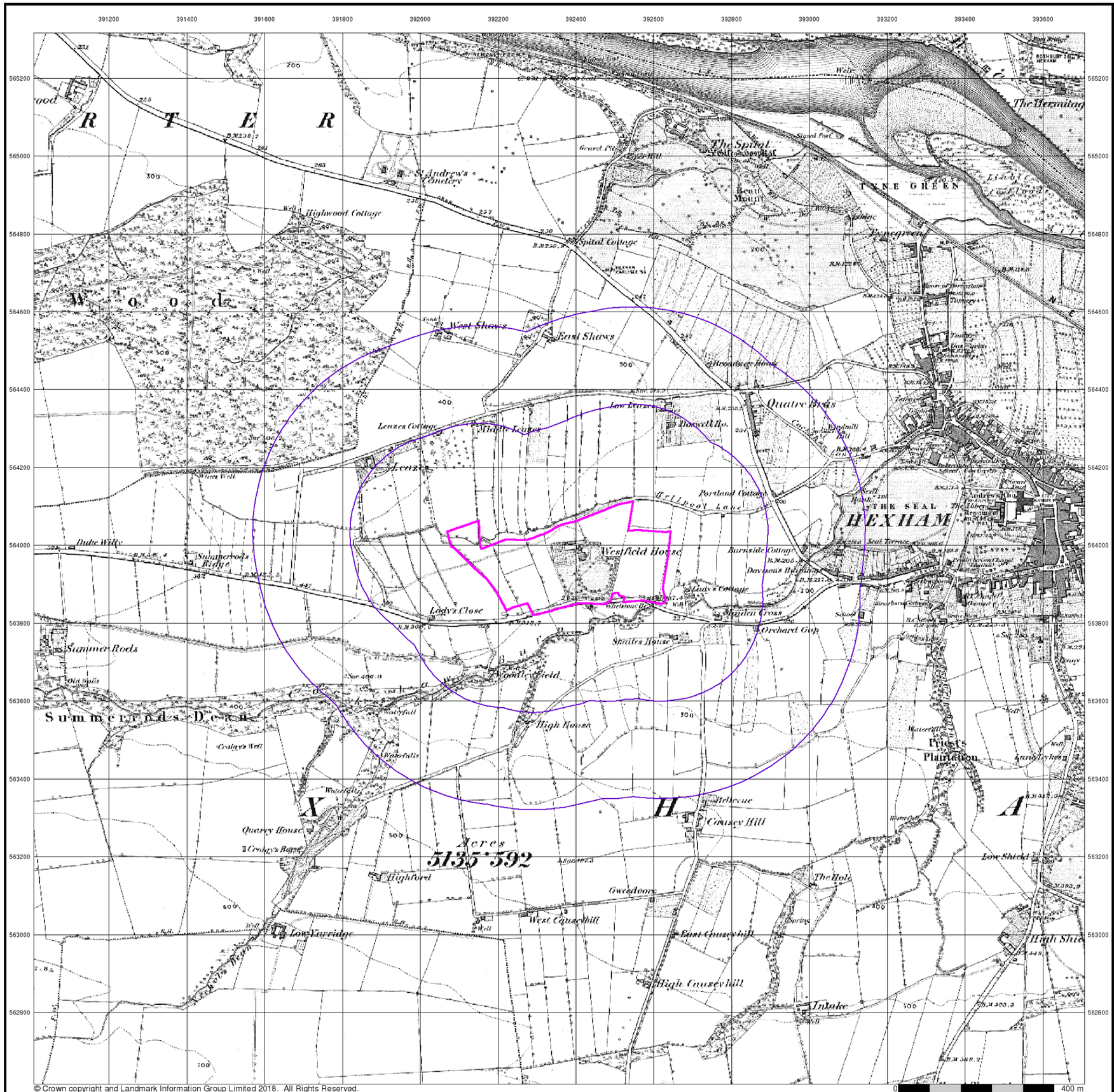


SOLMEK

Northumberland

Published 1865

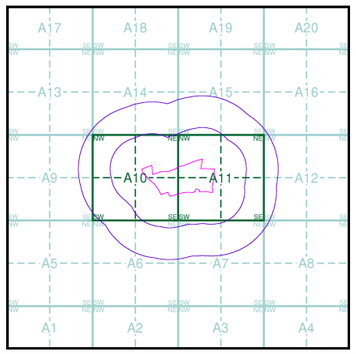
Source map scale - 1:10,560

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)

09400
1865
1:10,560

Historical Map - Slice A



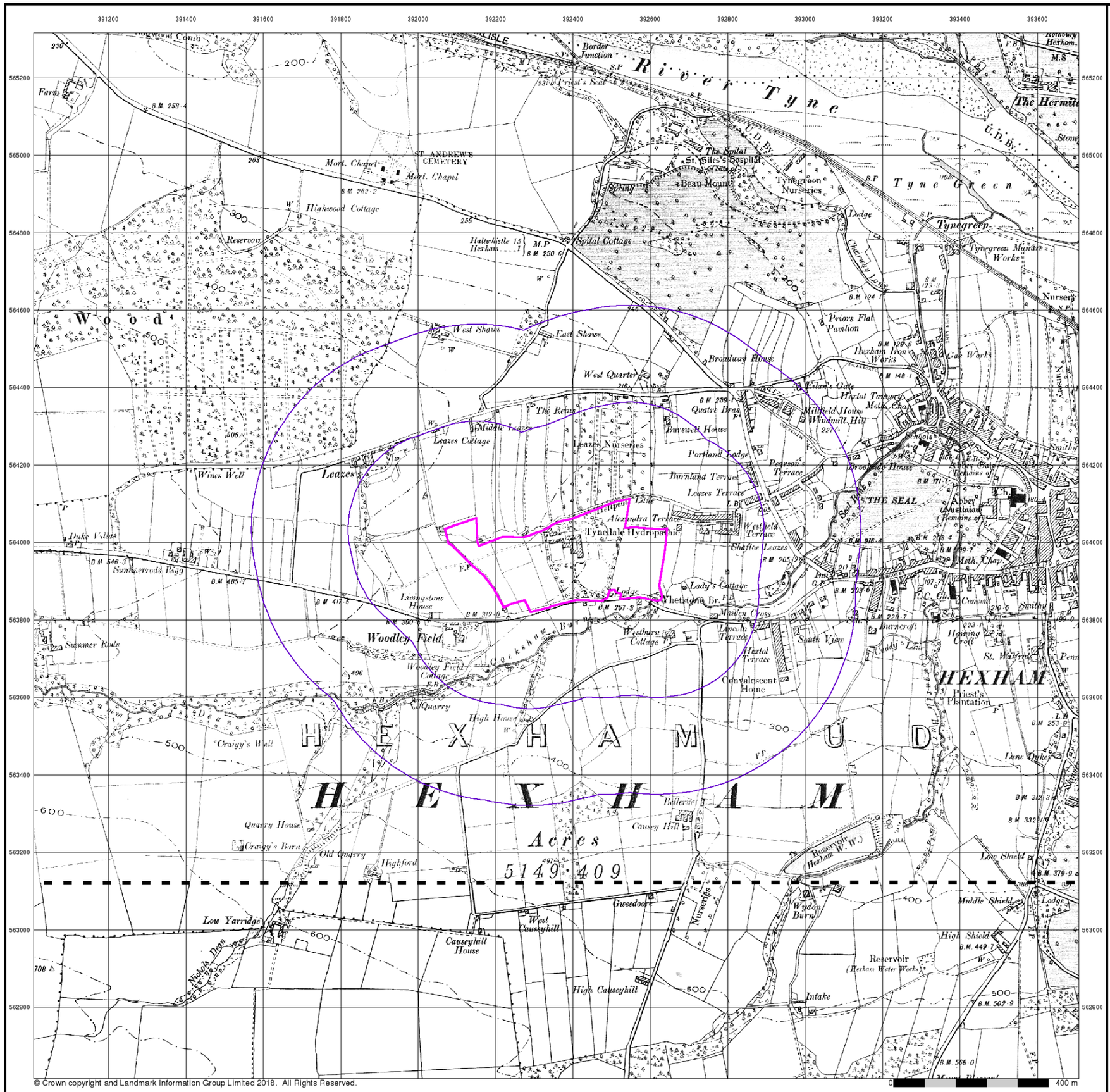
Order Details

Order Number:	182713331_1_1
Customer Ref:	S181019
National Grid Reference:	392380, 563970
Slice:	A
Site Area (Ha):	9.88
Search Buffer (m):	500

Site Details

Hexham Queen Elizabeth High School, Whetstone Bridge Road, HEXHAM, NE46 3JB

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



SOLMEK

Northumberland

Published 1898

Source map scale - 1:10,560

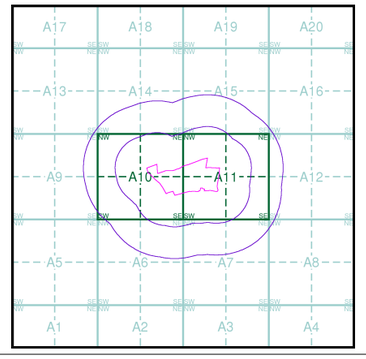
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some 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)

094NW
1898
1:10,560

094SW
1898
1:10,560

Historical Map - Slice A



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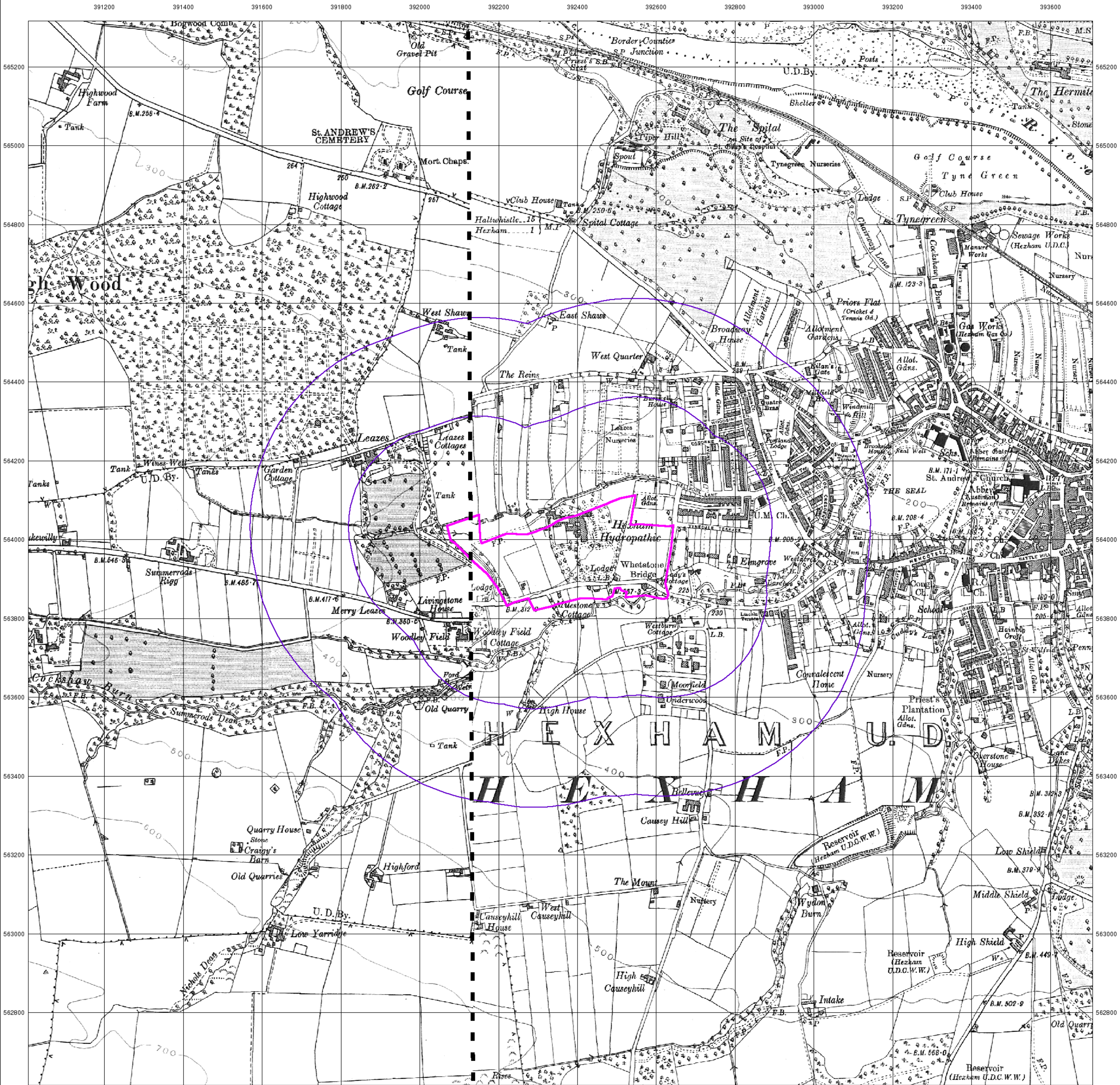


SOLMEK

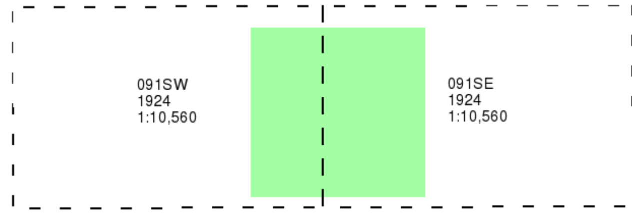
Northumberland

Published 1924

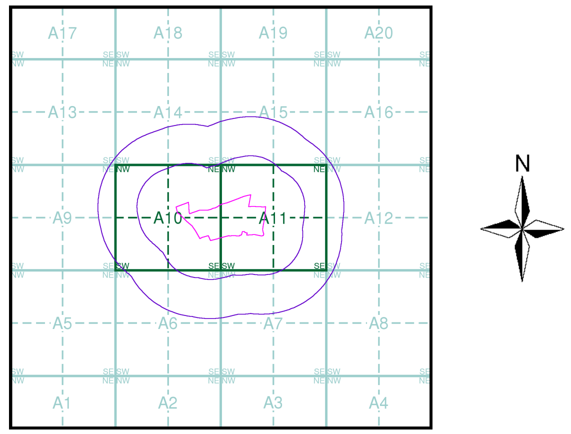
Source map scale - 1:10,560

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: 182713331_1_1
Customer Ref: S181019
National Grid Reference: 392380, 563970
Slice: A
Site Area (Ha): 9.88
Search Buffer (m): 500

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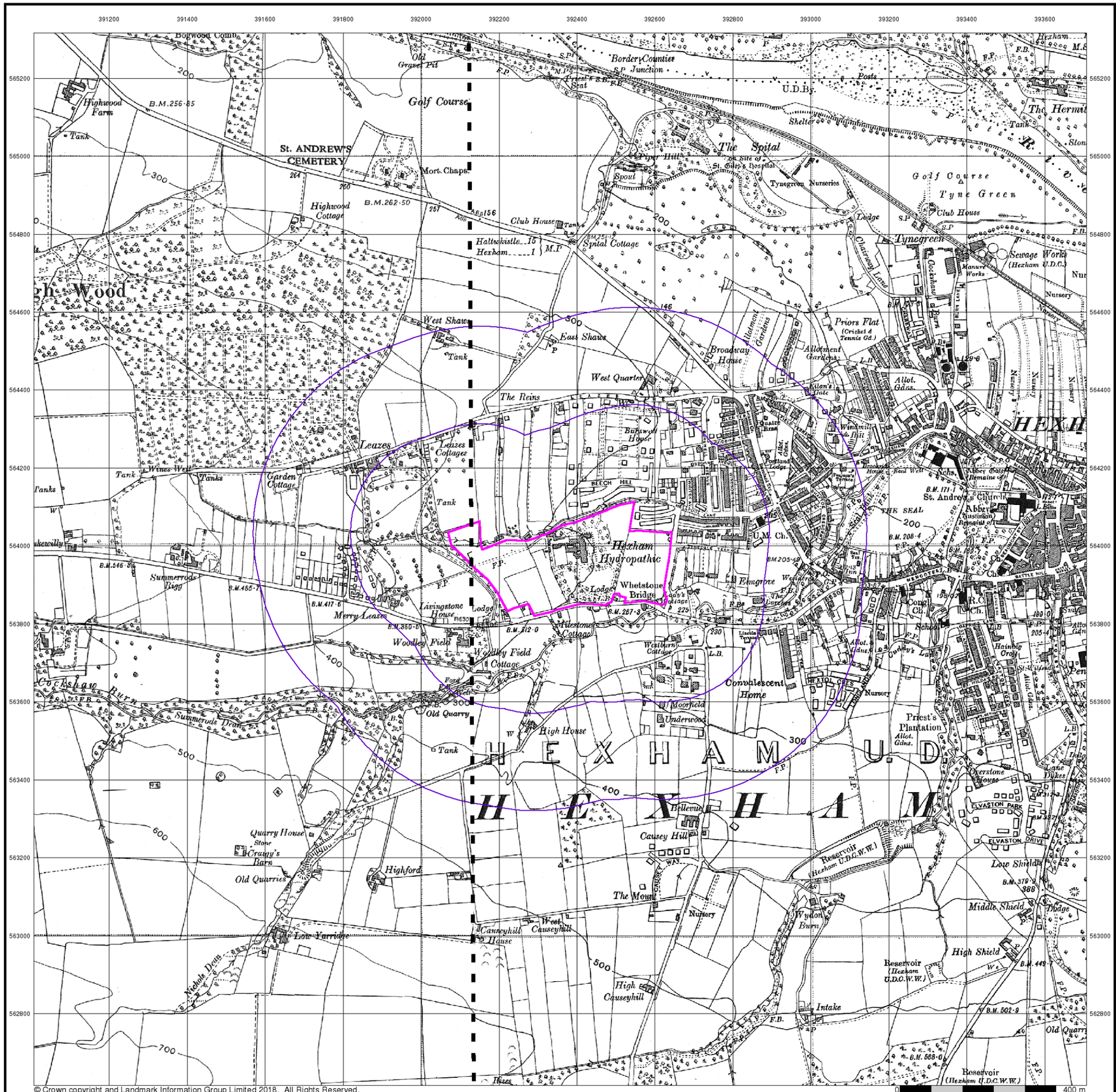


SOLMEK

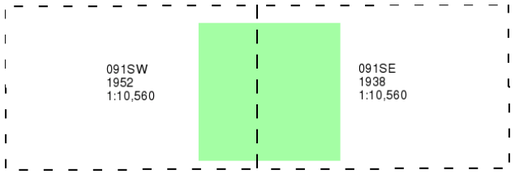
Northumberland

Published 1938 - 1952

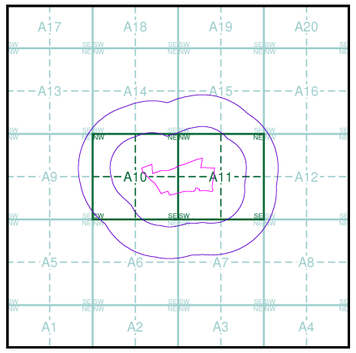
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

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Customer Ref:	S181019
National Grid Reference:	392380, 563970
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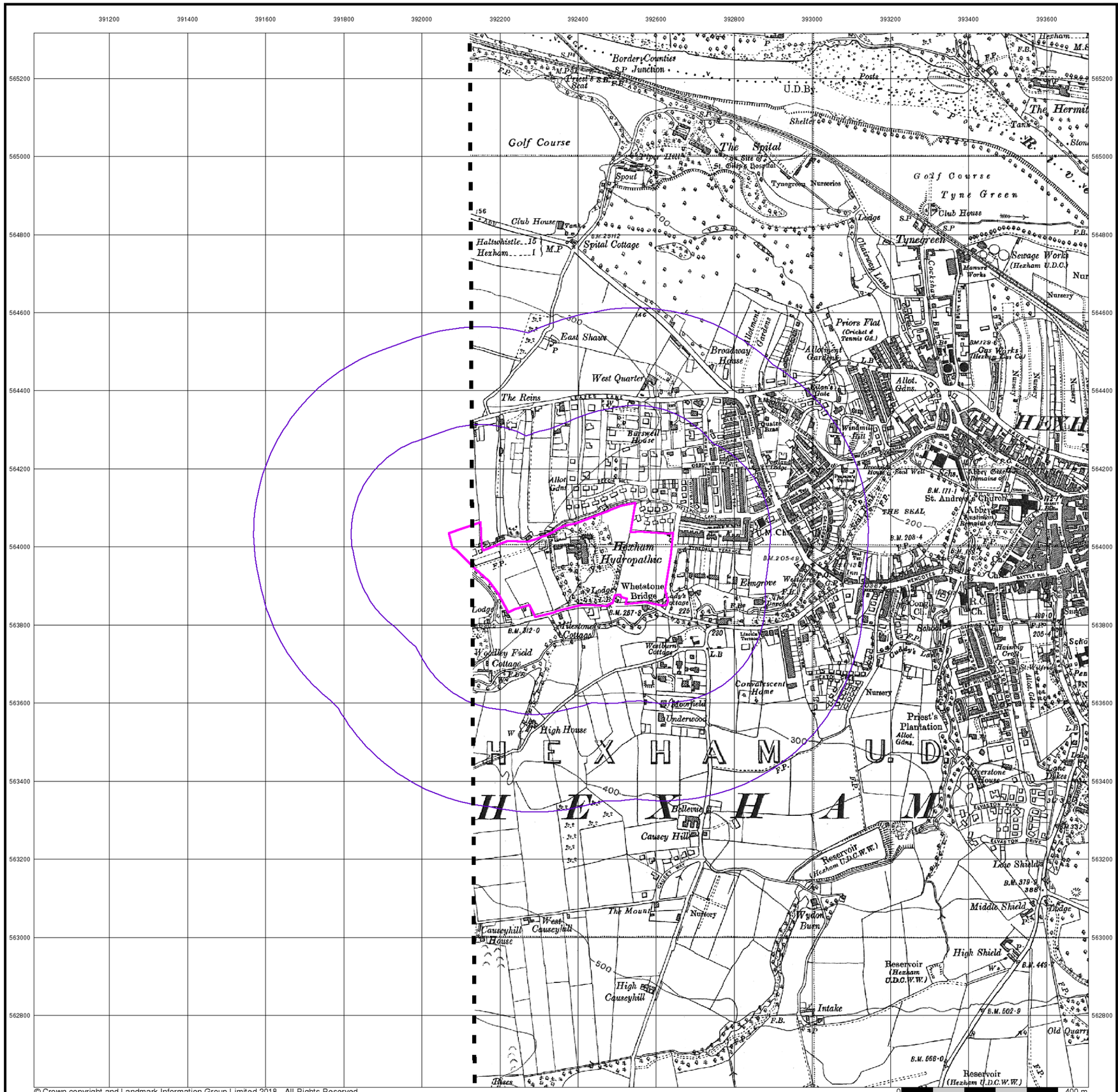


SOLMEK

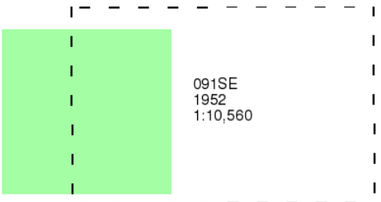
Northumberland

Published 1952

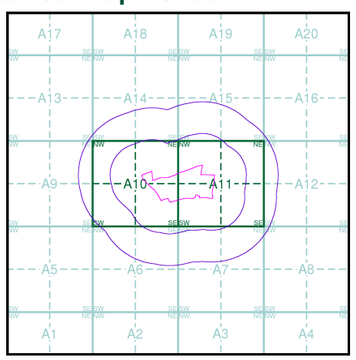
Source map scale - 1:10,560

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



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Order Number:	182713331_1_1
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National Grid Reference:	392380, 563970
Slice:	A
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Landmark INFORMATION GROUP
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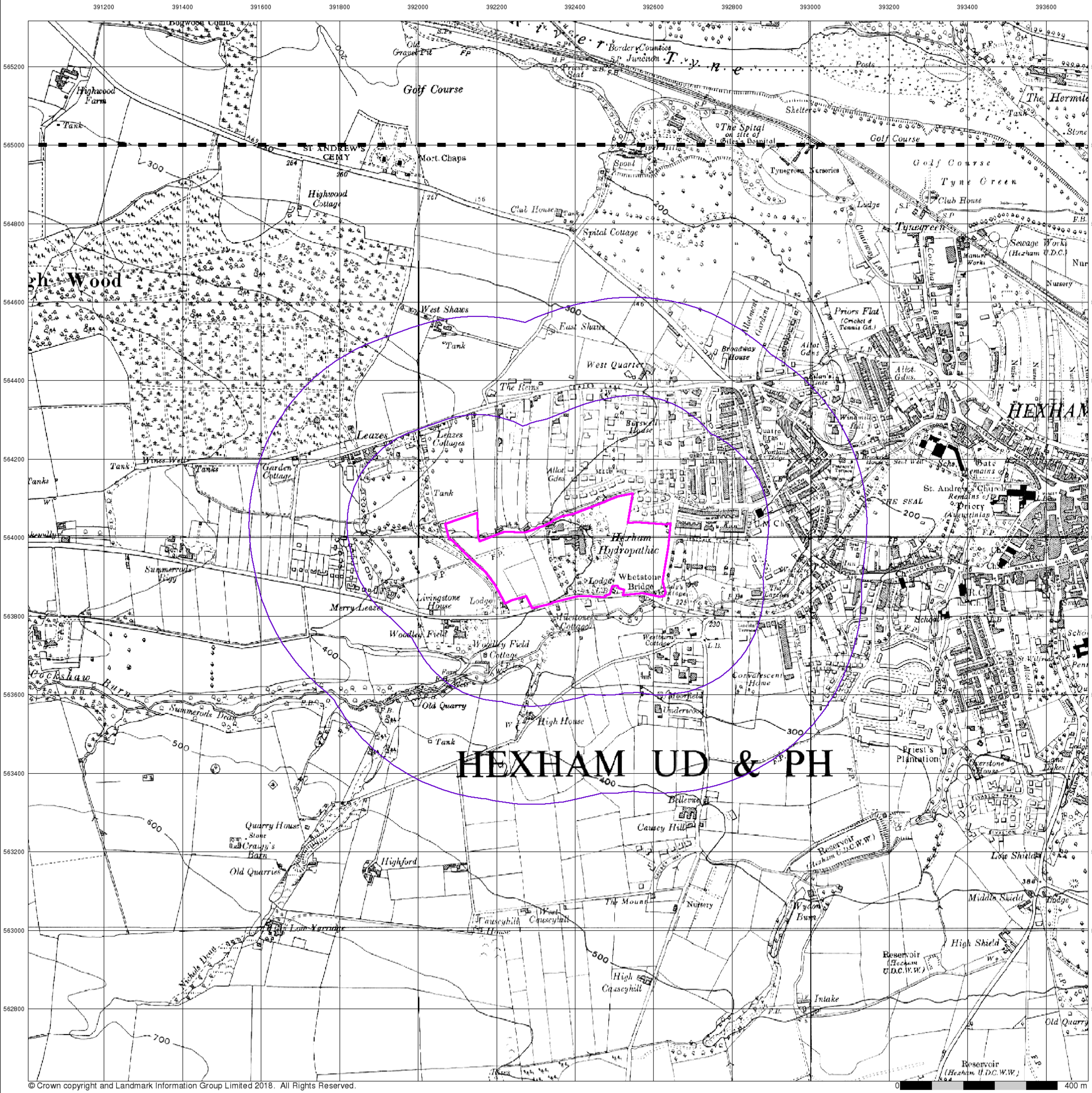


Ordnance Survey Plan

Published 1957

Source map scale - 1:10,000

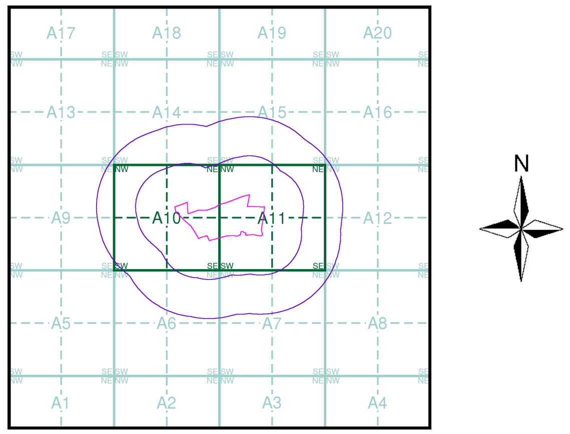
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some 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)

NY96NW
1957
1:10,560

NY96SW
1957
1:10,560

Historical Map - Slice A



Order Details

Order Number: 182713331_1_1
Customer Ref: S181019
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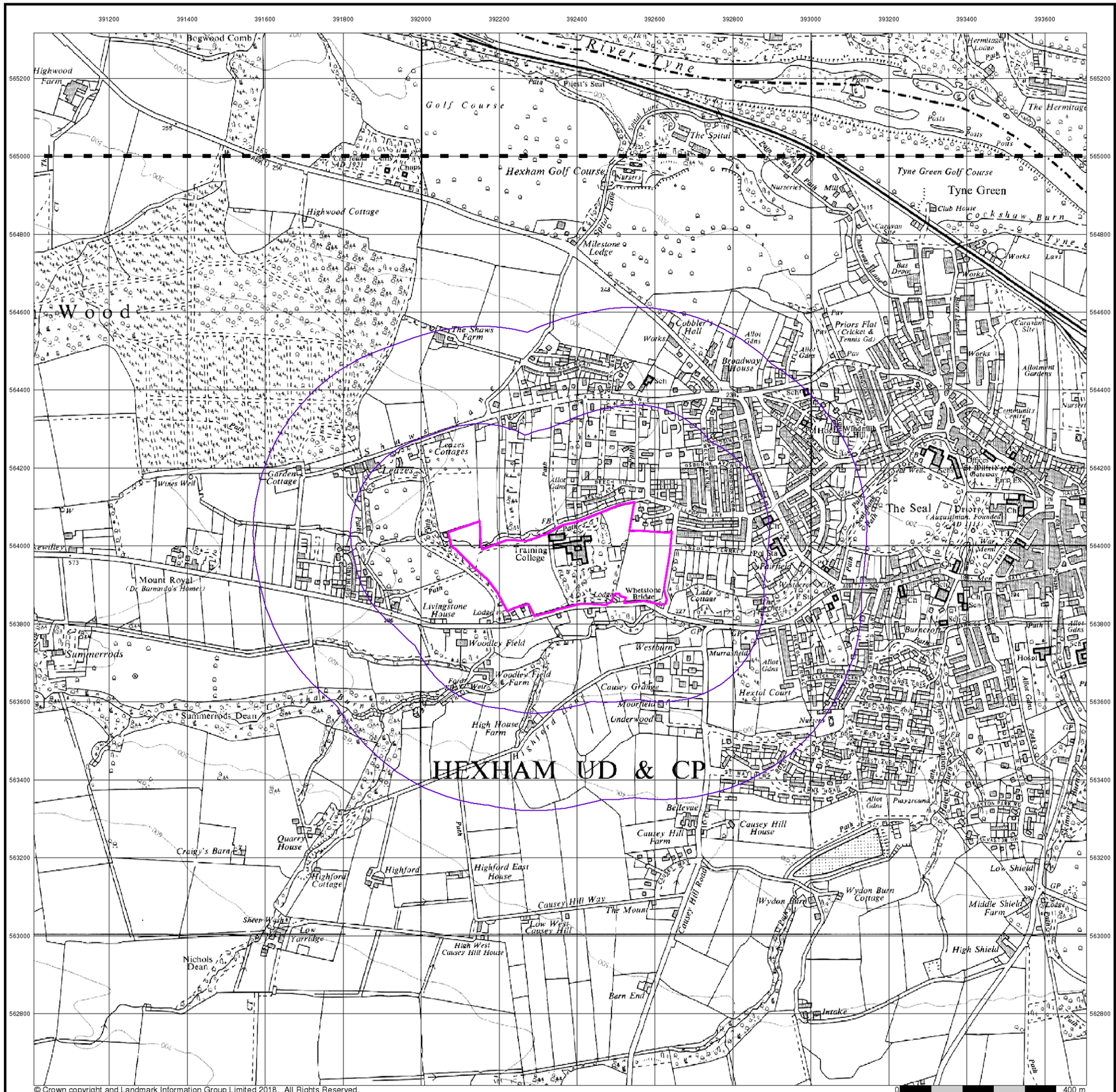


SOLMEK

Ordnance Survey Plan

Published 1966 - 1967

Source map scale - 1:10,000

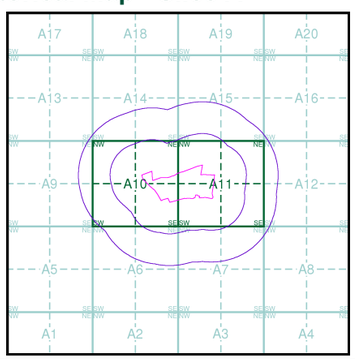
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some 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)

NY96NW
1966
1:10,560

NY96SW
1967
1:10,560

Historical Map - Slice A



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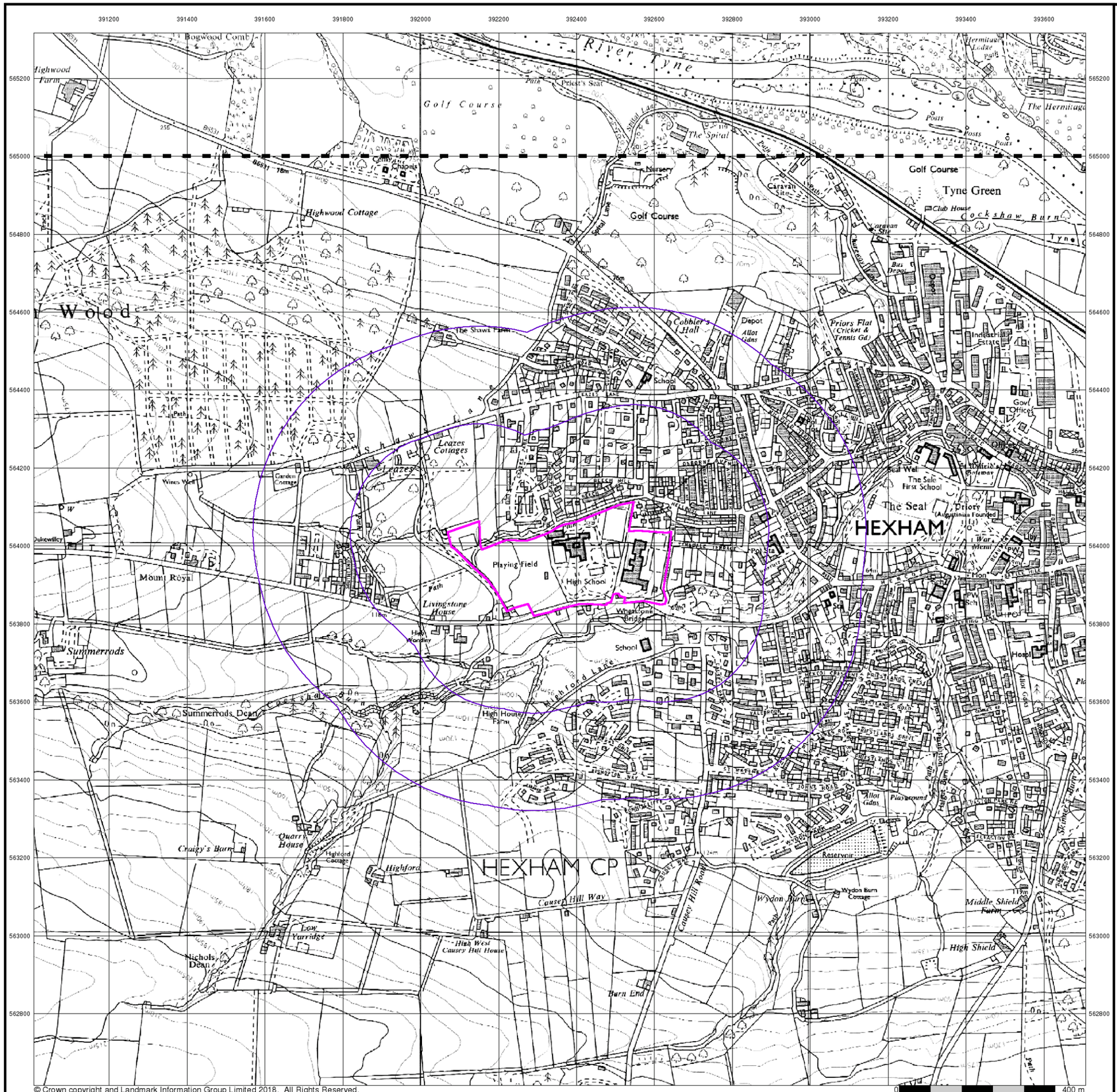


SOLMEK

Ordnance Survey Plan

Published 1980 - 1988

Source map scale - 1:10,000

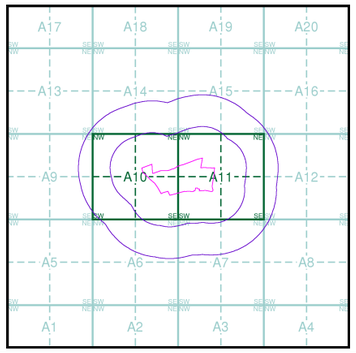
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some 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)

NY96NW
1980
1:10,560

NY96SW
1988
1:10,000

Historical Map - Slice A



Order Details

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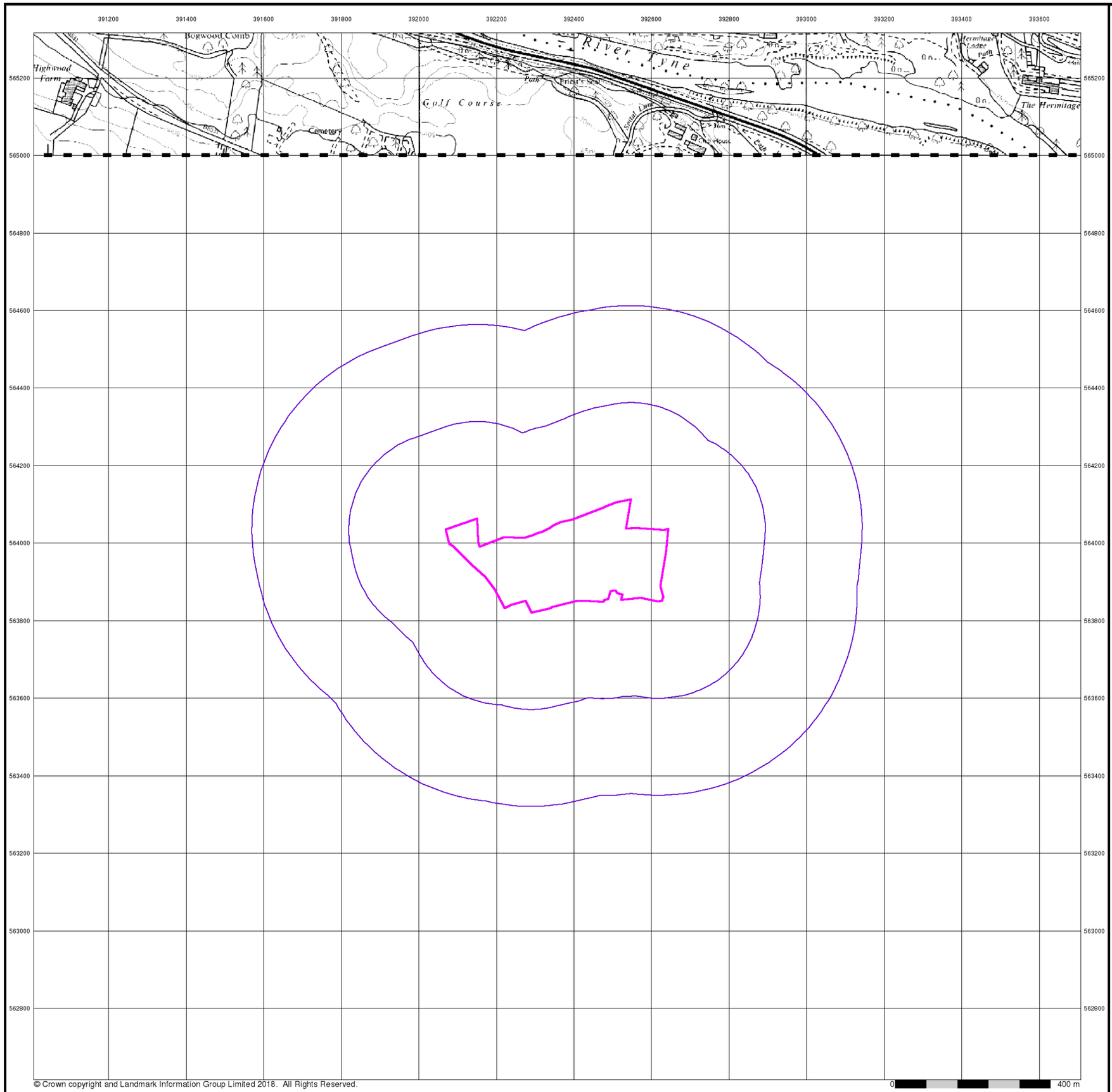

SOLMEK

Ordnance Survey Plan

Published 1994

Source map scale - 1:10,000

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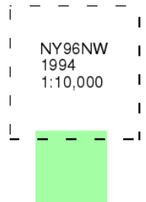
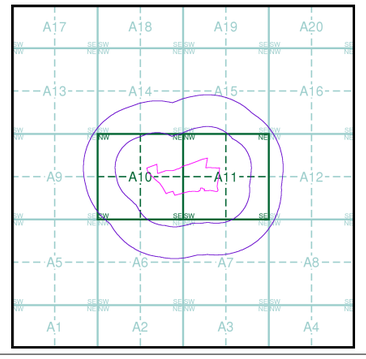
Map Name(s) and Date(s)



Historical Map - Slice A



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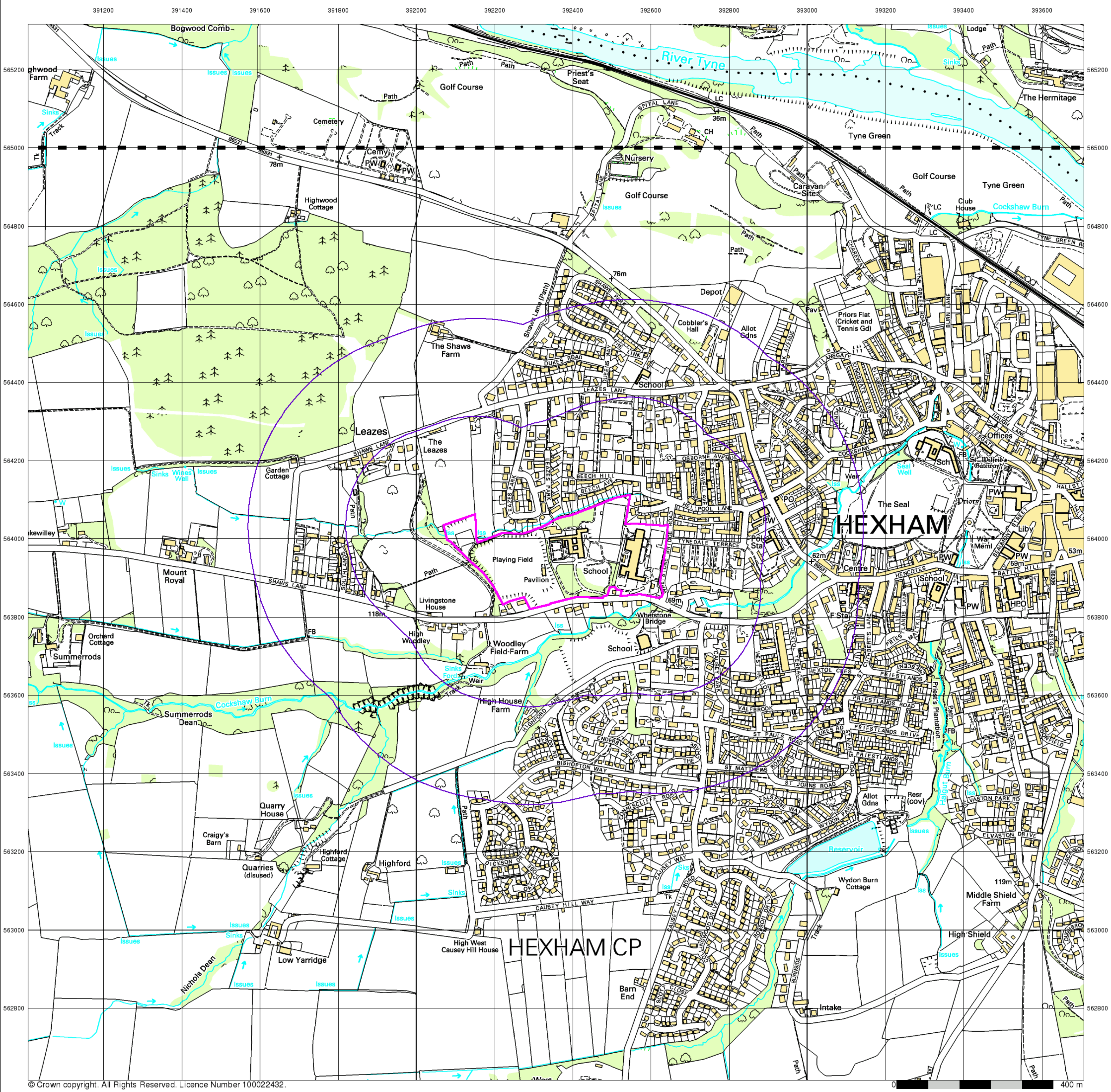


SOLMEK

10k Raster Mapping

Published 2000

Source map scale - 1:10,000

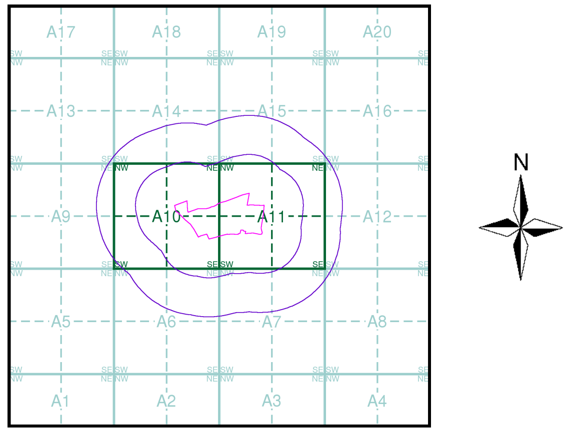
The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks 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)

NY96NW
2000
1:10,000

NY96SW
2000
1:10,000

Historical Map - Slice A



Order Details

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National Grid Reference:	392380, 563970
Slice:	A
Site Area (Ha):	9.88
Search Buffer (m):	500

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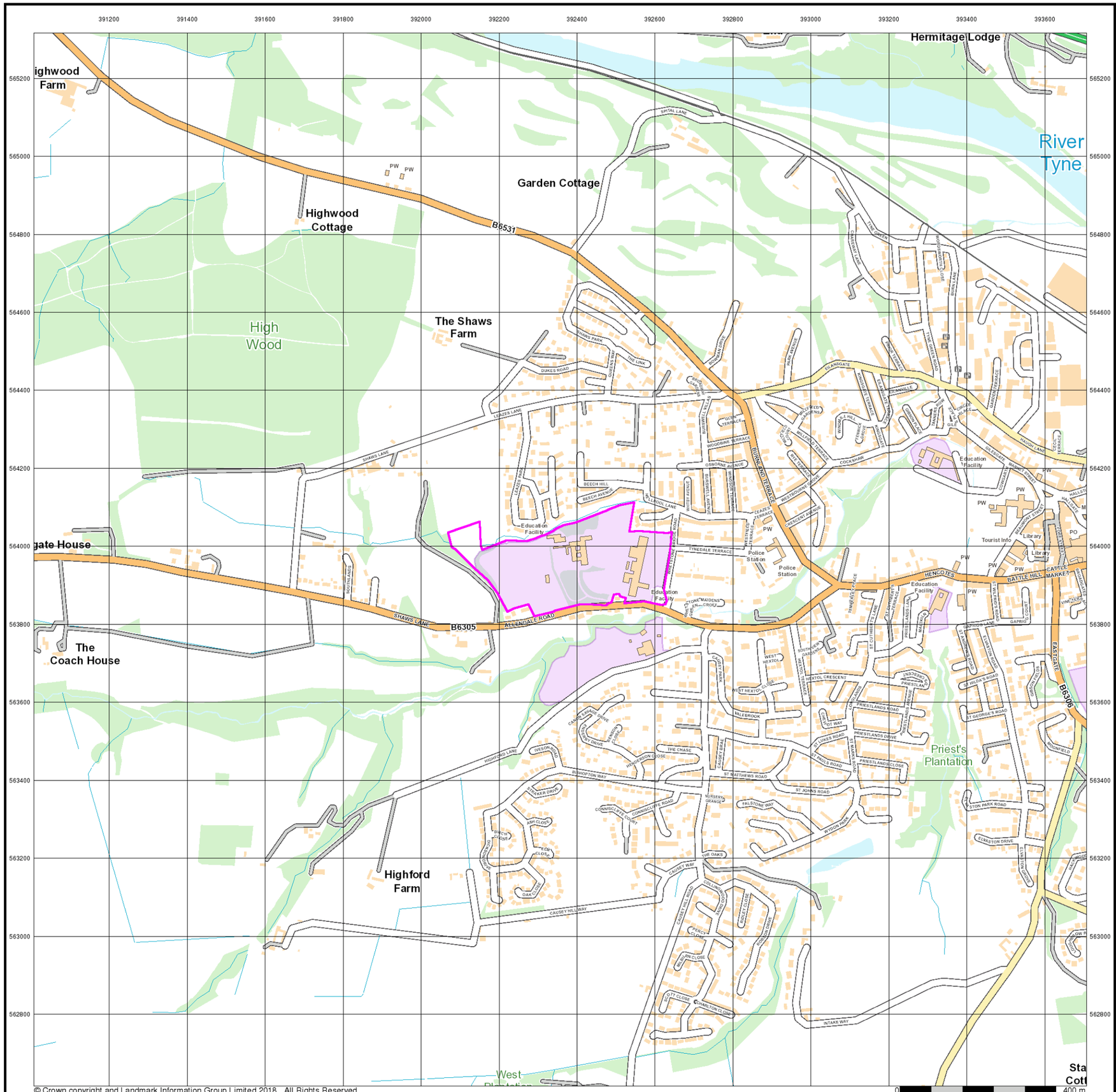


SOLMEK

Street View

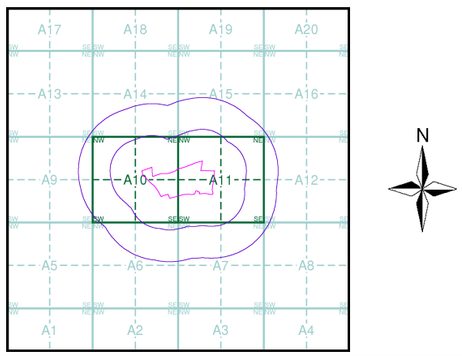
Published 2018

Source map scale - 1:10,000

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

Map Name(s) and Date(s)

Street View Map - Slice A



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Appendix C
Envirocheck Report

SOLMEK

Envirocheck® Report:

Datasheet

Order Details:

Order Number:
182713331_1_1

Customer Reference:
S181019

National Grid Reference:
392380, 563970

Slice:
A

Site Area (Ha):
9.88

Search Buffer (m):
500

Site Details:

Hexham Queen Elizabeth High School
Whetstone Bridge Road
HEXHAM
NE46 3JB

Client Details:

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

SOLMEK

Contents

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.

Report Version v53.0

SOLMEK

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m (*up to 1000m)
Agency & Hydrological				
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes
Contaminated Land Register Entries and Notices				
Discharge Consents	pg 3		7	
Prosecutions Relating to Controlled Waters			n/a	n/a
Enforcement and Prohibition Notices				
Integrated Pollution Controls				
Integrated Pollution Prevention And Control				
Local Authority Integrated Pollution Prevention And Control				
Local Authority Pollution Prevention and Controls				
Local Authority Pollution Prevention and Control Enforcements				
Nearest Surface Water Feature	pg 4	Yes		
Pollution Incidents to Controlled Waters	pg 5		2	1
Prosecutions Relating to Authorised Processes				
Registered Radioactive Substances				
River Quality				
River Quality Biology Sampling Points				
River Quality Chemistry Sampling Points				
Substantiated Pollution Incident Register				
Water Abstractions	pg 5		3	(*1)
Water Industry Act Referrals				
Groundwater Vulnerability	pg 6	Yes	n/a	n/a
Drift Deposits	pg 6	1	n/a	n/a
Bedrock Aquifer Designations	pg 6	Yes	n/a	n/a
Superficial Aquifer Designations	pg 6	Yes	n/a	n/a
Source Protection Zones				
Extreme Flooding from Rivers or Sea without Defences	pg 6		Yes	n/a
Flooding from Rivers or Sea without Defences	pg 6		Yes	n/a
Areas Benefiting from Flood Defences				n/a
Flood Water Storage Areas				n/a
Flood Defences				n/a
OS Water Network Lines	pg 7	2	20	10

SOLMEK

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m (*up to 1000m)
Waste				
BGS Recorded Landfill Sites				
Historical Landfill Sites				
Integrated Pollution Control Registered Waste Sites				
Licensed Waste Management Facilities (Landfill Boundaries)				
Licensed Waste Management Facilities (Locations)				
Local Authority Landfill Coverage	pg 11	2	n/a	n/a
Local Authority Recorded Landfill Sites				
Registered Landfill Sites				
Registered Waste Transfer Sites				
Registered Waste Treatment or Disposal Sites				
Hazardous Substances				
Control of Major Accident Hazards Sites (COMAH)				
Explosive Sites				
Notification of Installations Handling Hazardous Substances (NIHHS)				
Planning Hazardous Substance Consents				
Planning Hazardous Substance Enforcements				
Geological				
BGS 1:625,000 Solid Geology	pg 12	Yes	n/a	n/a
BGS Recorded Mineral Sites	pg 12			1
CBSCB Compensation District			n/a	n/a
Coal Mining Affected Areas	pg 12	Yes	n/a	n/a
Mining Instability			n/a	n/a
Man-Made Mining Cavities				
Natural Cavities				
Non Coal Mining Areas of Great Britain	pg 12	Yes		n/a
Potential for Collapsible Ground Stability Hazards	pg 12	Yes		n/a
Potential for Compressible Ground Stability Hazards				n/a
Potential for Ground Dissolution Stability Hazards				n/a
Potential for Landslide Ground Stability Hazards	pg 12	Yes		n/a
Potential for Running Sand Ground Stability Hazards	pg 12	Yes		n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 12	Yes		n/a
Radon Potential - Radon Affected Areas	pg 12	Yes	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a

SOLMEK

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m (*up to 1000m)
Industrial Land Use				
Contemporary Trade Directory Entries	pg 14		1	12
Fuel Station Entries				
Gas Pipelines				
Underground Electrical Cables				
Sensitive Land Use				
Ancient Woodland	pg 16		1	
Areas of Adopted Green Belt	pg 16	1		
Areas of Unadopted Green Belt	pg 16	1		
Areas of Outstanding Natural Beauty				
Environmentally Sensitive Areas				
Forest Parks				
Local Nature Reserves				
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: Potential for Groundwater Flooding to Occur at Surface	A11NW (NE)	0	1	392450 564000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A11NW (N)	0	1	392376 564050
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A11SW (S)	0	1	392400 563850
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A11NW (NW)	0	1	392376 563968
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A11NW (N)	0	1	392376 564000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A11SW (E)	16	1	392650 563950
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A11NW (N)	36	1	392376 564100
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A11NW (N)	39	1	392450 564150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A11NW (NE)	39	1	392550 564150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A11NW (NE)	53	1	392600 564100
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A11SW (SE)	56	1	392650 563800
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A10NE (NW)	62	1	392300 564100
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A11NW (N)	65	1	392376 564150
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A11SE (E)	120	1	392750 563900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A11NE (NE)	127	1	392700 564150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A10SE (SW)	134	1	392200 563700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A11NW (NE)	136	1	392650 564200
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A10SE (SW)	151	1	392150 563700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A10SE (SW)	196	1	392150 563650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A11NE (NE)	227	1	392800 564200
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A11NE (E)	236	1	392850 564150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A11NE (E)	257	1	392900 564050

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A11NE (NE)	264	1	392850 564200
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A11NE (NE)	265	1	392800 564250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A11SE (E)	270	1	392900 563900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A11NE (E)	281	1	392900 564150
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A10SW (SW)	288	1	392000 563650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A11NE (NE)	297	1	392850 564250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A11NE (NE)	304	1	392900 564200
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A11NE (NE)	307	1	392800 564300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A11NE (E)	348	1	392950 564200
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A11SE (E)	363	1	393000 563950
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A15SE (NE)	368	1	392850 564350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A11SE (E)	370	1	393000 563900
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A6NW (SW)	392	1	391950 563550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A6NW (SW)	398	1	391900 563600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12NW (E)	407	1	393050 564000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NW (E)	408	1	393050 563968
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A10SW (SW)	408	1	391800 563700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A6NW (SW)	430	1	391950 563500
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SW (E)	434	1	393050 563750
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12NW (E)	457	1	393100 563968
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NW (E)	457	1	393100 564050
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SW (E)	468	1	393100 563900

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A15SE (NE)	475	1	392950 564400
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SW (E)	483	1	393100 563750
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12NW (NE)	485	1	393050 564300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A15SE (NE)	493	1	392850 564500
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SW (E)	497	1	393100 563700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A6NW (SW)	500	1	391900 563450
1	**Discharge Consents** Operator: Northumbrian Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Beech Hill Cso, Hexham, Northumberland Authority: Environment Agency, North East Region Catchment Area: Tyne (Middle) Reference: 233/D/0390 Permit Version: 1 Effective Date: 27th May 1973 Issued Date: 27th May 1973 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Cockshaw Burn, Tributary Of **Status: Transferred from Rivers (Prevention of Pollution) Act 1951-1961** Positional Accuracy: Located by supplier to within 10m	A11NW (NE)	33	2	392580 564110
2	**Discharge Consents** Operator: Newman T H & Sons (Heham) Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: Maiden Cross Housing Development, Maiden Cross, Hexham Authority: Environment Agency, North East Region Catchment Area: Not Supplied Reference: 233/0242 Permit Version: 1 Effective Date: 13th December 1985 Issued Date: 13th December 1985 Revocation Date: 12th November 1991 Discharge Type: Miscellaneous Discharges - Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: Cockshaw Burn **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 10m	A11SE (E)	173	2	392800 563900
3	**Discharge Consents** Operator: Redundant - Northumbrian Water Ltd Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Highford Lane Sso, Hexham Authority: Environment Agency, North East Region Catchment Area: Not Supplied Reference: 233/D/0173 Permit Version: 1 Effective Date: 22nd March 1968 Issued Date: 22nd March 1968 Revocation Date: 25th May 1993 Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Cockshaw Burn **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 10m	A11SE (E)	180	2	392800 563800

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	**Discharge Consents** Operator: Northumbrian Water Ltd Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Hexham Cso Leazes Terrace, Opposite No. 6 Leazes Terrace, Hexham, Northumberland, Ne46 3dl Authority: Environment Agency, North East Region Catchment Area: Not Supplied Reference: Eprbb3598rx Permit Version: 1 Effective Date: 9th October 2014 Issued Date: 9th October 2014 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Culverted Trib Cockshaw Burn **Status:** **New issued under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A11NE (E)	206	2	392846 564073
5	**Discharge Consents** Operator: Redundant - Northumbrian Water Ltd Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Hexham (The Larches) P.S., Hexham Authority: Environment Agency, North East Region Catchment Area: Tyne (Middle) Reference: 233/0940 Permit Version: 1 Effective Date: 21st September 1989 Issued Date: 21st September 1989 Revocation Date: 9th May 1996 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Cockshaw Burn **Status:** **Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A11SE (E)	210	2	392840 563850
5	**Discharge Consents** Operator: Northumbrian Water Limited Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: The Larches P.S., Hexham, Northumberland Authority: Environment Agency, North East Region Catchment Area: Not Supplied Reference: 233/1042 Permit Version: 1 Effective Date: 9th May 1996 Issued Date: 9th February 1996 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Cockshaw Burn **Status:** **New Consent, by Application (Water Resources Act 1991, Section 88)** Positional Accuracy: Located by supplier to within 10m	A11SE (E)	211	2	392840 563840
5	**Discharge Consents** Operator: Northumbrian Water Limited Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: The Larches P.S., Hexham, Northumberland Authority: Environment Agency, North East Region Catchment Area: Tyne (Middle) Reference: 233/1042 Permit Version: 1 Effective Date: 9th May 1996 Issued Date: 9th February 1996 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Cockshaw Burn **Status:** **New Consent, by Application (Water Resources Act 1991, Section 88)** Positional Accuracy: Located by supplier to within 100m	A11SE (E)	211	2	392840 563840
	Nearest Surface Water Feature	A10NE (W)	0	-	392079 564007

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
6	**Pollution Incidents to Controlled Waters** Property Type: Other General Premises Location: HEXHAM Authority: Environment Agency, North East Region Pollutant: Not Given Note: Cockshaw Burn Incident Date: 19th November 1991 Incident Reference: 233/000957 Catchment Area: Not Given Receiving Water: No Pollution Cause of Incident: General Pollution - Natural Foaming Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A11SE (SE)	89	2	392700 563800
7	**Pollution Incidents to Controlled Waters** Property Type: Water Company Sewage: Storm Overflow Location: Allendale Road, HEXHAM Authority: Environment Agency, North East Region Pollutant: Sewage - Storm Overflow Note: No Fish Killed Incident Date: 7th November 1995 Incident Reference: NT950030 Catchment Area: Upper Tyne Receiving Water: Freshwater Stream/River Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A11SW (SE)	151	2	392600 563700
8	**Pollution Incidents to Controlled Waters** Property Type: Other General Premises Location: HEXHAM Authority: Environment Agency, North East Region Pollutant: Not Given Note: Cockshaw Burn Incident Date: 23rd September 1994 Incident Reference: 233/002497 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: River Maintenance Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A11SE (E)	277	2	392900 563800
9	**Water Abstractions** Operator: Mr R Hull Licence Number: Ne/023/0003/005/R01 Permit Version: 1 Location: Cockshaw Burn At Maiden Cross Authority: Environment Agency, North East Region Abstraction: Production Of Energy: Hydroelectric Power Generation Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Maiden Cross, Hexham Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st April 2018 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11SE (E)	150	2	392777 563830
9	**Water Abstractions** Operator: Mr R Hull Licence Number: Ne/023/0003/005 Permit Version: 2 Location: Cockshaw Burn At Maiden Cross Authority: Environment Agency, North East Region Abstraction: Production Of Energy: Hydroelectric Power Generation Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Maiden Cross, Hexham Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 28th May 2015 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11SE (E)	150	2	392777 563830

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
9	**Water Abstractions** Operator: Mr R Hull Licence Number: Ne/023/0003/005 Permit Version: 1 Location: Cockshaw Burn At Maiden Cross Authority: Environment Agency, North East Region Abstraction: Production Of Energy: Hydroelectric Power Generation Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Maiden Cross, Hexham Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 27th May 2010 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11SE (E)	150	2	392777 563830
	Water Abstractions Operator: Volker Stevin Licence Number: 1/23/03/144 Permit Version: 1 Location: Wydon Burn Authority: Environment Agency, North East Region Abstraction: Amenity: Make-Up Or Top Up Water Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Wydon Burn Reservoir, Wydon Park,Hexham Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st April 2006 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A7SE (SE)	798	2	392990 563140
	Groundwater Vulnerability Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise Map Sheet: Sheet 4 Northern Pennines Scale: 1:100,000	A11NW (NE)	0	2	392391 564000
	Groundwater Vulnerability Soil Classification: Soils of Low Leaching Potential - Soils in which pollutants are unlikely to penetrate the soil layer because water movement is largely horizontal or they have large ability to attenuate diffuse pollutants. Lateral flow from these soils contribute to groundwater recharge elsewhere in the catchment Map Sheet: Sheet 4 Northern Pennines Scale: 1:100,000	A11NW (NW)	0	2	392376 563968
	Drift Deposits Drift Deposit: Low permeability drift deposits occuring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium Map Sheet: Sheet 4 Northern Pennines Scale: 1:100,000	A11NW (NW)	0	2	392376 563968
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A11NW (NW)	0	1	392376 563968
	Superficial Aquifer Designations Aquifer Designation: Unknown (Lakes and Landslip)	A11NW (NW)	0	1	392376 563968
	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	A11SW (S)	1	2	392441 563805
	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	A11SW (S)	1	2	392441 563805
	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
10	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 69.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A10NE (W)	0	3	392079 564007
11	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 78.8 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A10NE (W)	0	3	392158 564002
12	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 183.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A10NE (NW)	2	3	392318 564037
13	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 291.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A10NE (NW)	5	3	392333 564040
14	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 98.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cockshaw Burn Catchment Name: Tyne Primacy: 1	A11SW (SE)	16	3	392602 563834
15	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 129.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cockshaw Burn Catchment Name: Tyne Primacy: 1	A11SW (SE)	18	3	392490 563804
16	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 467.8 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A11NW (NE)	40	3	392586 564111
17	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1.4 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A10NE (W)	43	3	392028 564032
18	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 32.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A10NE (W)	44	3	392026 564032

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
19	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 150.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cockshaw Burn Catchment Name: Tyne Primacy: 1	A11SW (S)	48	3	392442 563799
20	**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	A11SW (SE)	48	3	392490 563804
21	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 16.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A11SW (S)	69	3	392363 563768
22	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 11.4 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A10NW (W)	76	3	391996 564022
23	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 588.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cockshaw Burn Catchment Name: Tyne Primacy: 1	A11SE (SE)	76	3	392700 563831
24	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 79.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cockshaw Burn Catchment Name: Tyne Primacy: 1	A11SW (S)	81	3	392371 563753
25	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 120.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A10NW (W)	87	3	391984 564020
26	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 420.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A10SE (S)	111	3	392309 563712
27	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 196.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cockshaw Burn Catchment Name: Tyne Primacy: 1	A10SE (S)	111	3	392309 563712

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
28	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1533.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A10SE (SW)	183	3	392108 563689
29	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 257.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cockshaw Burn Catchment Name: Tyne Primacy: 1	A10SE (SW)	200	3	392137 563652
30	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 3.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A10NW (W)	203	3	391870 564003
31	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 536.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A10NW (W)	206	3	391866 564004
32	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 706.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A6NW (SW)	414	3	391903 563569
33	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 97.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cockshaw Burn Catchment Name: Tyne Primacy: 1	A6NW (SW)	414	3	391903 563569
34	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 42.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A12NW (E)	424	3	393053 564145
35	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 253.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A6NE (SW)	429	3	392102 563421
36	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 71.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A6NE (SW)	429	3	392102 563421

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
37	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 380.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cockshaw Burn Catchment Name: Tyne Primacy: 1	A12NW (E)	447	3	393083 564116
38	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 3.3 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A6NE (SW)	476	3	392035 563395
39	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 266.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A6NW (SW)	477	3	391818 563581
40	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 606.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cockshaw Burn Catchment Name: Tyne Primacy: 1	A6NW (SW)	477	3	391818 563581
41	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 99.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A6NE (SW)	478	3	392032 563394

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Northumberland County Council - Has supplied landfill data		0	4	392376 563968
	Local Authority Landfill Coverage Name: Tynedale District Council - Has no landfill data to supply		0	5	392376 563968

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Yoredale Group	A11NW (NW)	0	1	392376 563968
42	**BGS Recorded Mineral Sites** Site Name: Woodley Field Location: Not Supplied Source: British Geological Survey, National Geoscience Information Service Reference: 128233 Type: Opencast **Status: Ceased** Operator: Not Supplied Operator Location: Not Supplied Periodic Type: Carboniferous Geology: Stainmore Formation Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A6NW (SW)	342	1	391991 563581
	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.	A11NW (N)	0	6	392376 564000
	Non Coal Mining Areas of Great Britain Risk: Rare Source: British Geological Survey, National Geoscience Information Service	A11NW (NW)	0	1	392376 563968
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A11NW (NW)	0	1	392376 563968
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A11NW (NW)	0	1	392376 563968
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A11NW (NW)	0	1	392376 563968
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A11NW (NW)	0	1	392376 563968
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A11NW (NW)	0	1	392376 563968
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A11SW (S)	35	1	392426 563810
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A11NW (NW)	0	1	392376 563968
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A11NW (E)	0	1	392581 564030
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A11SW (S)	35	1	392426 563810
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A11SW (E)	47	1	392676 563920
	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	A11SW (E)	0	1	392601 563950
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A11NW (NW)	0	1	392376 563968
	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	A11SW (E)	0	1	392601 563950

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	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	A11NW (NW)	0	1	392376 563968

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
43	**Contemporary Trade Directory Entries** Name: Robson Partners Location: 24, Burswell Avenue, Hexham, Northumberland, NE46 3JL Classification: Road Haulage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A11NE (NE)	157	-	392716 564176
44	**Contemporary Trade Directory Entries** Name: Walk The Wall Location: 8, Burnland Terrace, Hexham, NE46 3JT Classification: T-Shirts **Status: Active** Positional Accuracy: Automatically positioned to the address	A11NE (NE)	263	-	392852 564197
45	**Contemporary Trade Directory Entries** Name: Robinsons Appliance Repairs Location: Rosewood, Burswell Villas, Hexham, Northumberland, NE46 3LD Classification: Domestic Appliances - Servicing, Repairs & Parts **Status: Active** Positional Accuracy: Automatically positioned to the address	A15SE (NE)	311	-	392749 564348
45	**Contemporary Trade Directory Entries** Name: Robinsons Location: Rosewood, Burswell Villas, Hexham, Northumberland, NE46 3LD Classification: Domestic Appliances - Servicing, Repairs & Parts **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A15SE (NE)	311	-	392749 564348
46	**Contemporary Trade Directory Entries** Name: Burncliffe Electrical Ltd Location: 3 Burncliffe, West End, West Road, Hexham, NE46 3DD Classification: Electrical Engineers **Status: Active** Positional Accuracy: Automatically positioned to the address	A11SE (E)	326	-	392962 563944
47	**Contemporary Trade Directory Entries** Name: J & J Cunningham Location: 8, Hextol Terrace, Hexham, Northumberland, NE46 2DF Classification: Coal & Smokeless Fuel Merchants & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A11SE (E)	329	-	392936 563738
48	**Contemporary Trade Directory Entries** Name: Slick Cleaning Ltd Location: 5, West Hextol, Hexham, Northumberland, NE46 2BW Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NE (SE)	369	-	392912 563617
48	**Contemporary Trade Directory Entries** Name: Elsies Angels Location: 5, West Hextol, Hexham, Northumberland, NE46 2BW Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NE (SE)	369	-	392912 563617
48	**Contemporary Trade Directory Entries** Name: Fibres Carpet Care Location: 5, West Hextol, Hexham, Northumberland, NE46 2BW Classification: Carpet, Curtain & Upholstery Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NE (SE)	369	-	392912 563617
49	**Contemporary Trade Directory Entries** Name: Grange Of Northumberland Location: Broadway Garage, West Road(North), Hexham, NE46 3BH Classification: Car Dealers - Used **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A15SE (NE)	403	-	392778 564442
50	**Contemporary Trade Directory Entries** Name: Armstrong & Nichol Location: Hencotes, Hexham, Northumberland, NE46 2ER Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A12SW (E)	465	-	393093 563817
50	**Contemporary Trade Directory Entries** Name: John Scott Location: Unit 2, Graves Yard, Hencotes, Hexham, NE46 2ER Classification: Furniture - Repairing & Restoring **Status: Active** Positional Accuracy: Automatically positioned to the address	A12SW (E)	482	-	393112 563836

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
50	**Contemporary Trade Directory Entries** Name: 100 Pioneer Squadron Detachment 168 Pnr Regt Rlc V Location: Hencotes, Hexham, Northumberland, NE46 2ER Classification: Garage Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (E)	487	-	393118 563868

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
51	**Ancient Woodland** Name: Not Supplied Reference: 1412665 Area(m²): 140156.16 Type: Ancient and Semi-Natural Woodland	A10SE (S)	86	7	392319 563736
52	**Areas of Adopted Green Belt** Authority: Tynedale District Council (now part of Northumberland Council) Plan Name: Core Strategy **Status: Adopted** Plan Date: 16th October 2007	A10SE (W)	0	8	392335 563961
53	**Areas of Unadopted Green Belt** Authority: Northumberland Council, Planning Department Plan Name: Core Strategy **Status: Submission Draft** Plan Date: 7th April 2017	A11SW (S)	0	9	392378 563845

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices		
Northumberland Council - Environmental Health Department	March 2015	Annually
Tynedale District Council (now part of Northumberland Council) - Environmental Health Department	October 2009	Not Applicable
Discharge Consents		
Environment Agency - North East Region	July 2018	Quarterly
Enforcement and Prohibition Notices		
Environment Agency - North East Region	March 2013	As notified
Integrated Pollution Controls		
Environment Agency - North East Region	October 2008	Variable
Integrated Pollution Prevention And Control		
Environment Agency - North East Region	July 2018	Quarterly
Local Authority Integrated Pollution Prevention And Control		
Northumberland Council - Environmental Health Department	May 2014	Variable
Tynedale District Council (now part of Northumberland Council) - Environmental Health Department	October 2008	Not Applicable
Local Authority Pollution Prevention and Controls		
Northumberland Council - Environmental Health Department	May 2014	Annually
Tynedale District Council (now part of Northumberland Council) - Environmental Health Department	October 2008	Not Applicable
Local Authority Pollution Prevention and Control Enforcements		
Northumberland Council - Environmental Health Department	May 2014	Variable
Tynedale District Council (now part of Northumberland Council) - Environmental Health Department	October 2008	Not Applicable
Nearest Surface Water Feature		
Ordnance Survey	September 2017	
Pollution Incidents to Controlled Waters		
Environment Agency - North East Region	December 1998	Not Applicable
Prosecutions Relating to Authorised Processes		
Environment Agency - North East Region	March 2013	As notified
Prosecutions Relating to Controlled Waters		
Environment Agency - North East Region	March 2013	As notified
Registered Radioactive Substances		
Environment Agency - North East Region	January 2015	
River Quality		
Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points		
Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points		
Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register		
Environment Agency - North East Region - North East Area	July 2018	Quarterly
Environment Agency - North East Region - Northumbria Area	July 2018	Quarterly
Water Abstractions		
Environment Agency - North East Region	July 2018	Quarterly
Water Industry Act Referrals		
Environment Agency - North East Region	October 2017	Quarterly
Groundwater Vulnerability		
Environment Agency - Head Office	April 2015	Not Applicable
Drift Deposits		
Environment Agency - Head Office	January 1999	Not Applicable

Agency & Hydrological	Version	Update Cycle
Bedrock Aquifer Designations		
British Geological Survey - National Geoscience Information Service	August 2015	As notified
Superficial Aquifer Designations		
British Geological Survey - National Geoscience Information Service	August 2015	As notified
Source Protection Zones		
Environment Agency - Head Office	January 2018	Quarterly
Extreme Flooding from Rivers or Sea without Defences		
Environment Agency - Head Office	August 2018	Quarterly
Flooding from Rivers or Sea without Defences		
Environment Agency - Head Office	August 2018	Quarterly
Areas Benefiting from Flood Defences		
Environment Agency - Head Office	August 2018	Quarterly
Flood Water Storage Areas		
Environment Agency - Head Office	August 2018	Quarterly
Flood Defences		
Environment Agency - Head Office	August 2018	Quarterly
OS Water Network Lines		
Ordnance Survey	May 2018	Quarterly
BGS Groundwater Flooding Susceptibility		
British Geological Survey - National Geoscience Information Service	May 2013	As notified
Waste	**Version**	**Update Cycle**
BGS Recorded Landfill Sites		
British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites		
Environment Agency - Head Office	July 2018	Quarterly
Integrated Pollution Control Registered Waste Sites		
Environment Agency - North East Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries)		
Environment Agency - North East Region - North East Area	July 2018	Quarterly
Environment Agency - North East Region - Northumbria Area	July 2018	Quarterly
Licensed Waste Management Facilities (Locations)		
Environment Agency - North East Region - North East Area	July 2018	Quarterly
Environment Agency - North East Region - Northumbria Area	July 2018	Quarterly
Local Authority Landfill Coverage		
Northumberland County Council (now part of Northumberland Council)	May 2000	Not Applicable
Tynedale District Council (now part of Northumberland Council) - Environmental Health Department	May 2000	Not Applicable
Local Authority Recorded Landfill Sites		
Northumberland County Council (now part of Northumberland Council)	May 2000	Not Applicable
Tynedale District Council (now part of Northumberland Council) - Environmental Health Department	May 2000	Not Applicable
Registered Landfill Sites		
Environment Agency - North East Region - North East Area	March 2003	Not Applicable
Environment Agency - North East Region - Northumbria Area	March 2003	Not Applicable
Registered Waste Transfer Sites		
Environment Agency - North East Region - North East Area	March 2003	Not Applicable
Environment Agency - North East Region - Northumbria Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites		
Environment Agency - North East Region - North East Area	March 2003	Not Applicable
Environment Agency - North East Region - Northumbria Area	March 2003	Not Applicable

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH)		
Health and Safety Executive	April 2018	Bi-Annually
Explosive Sites		
Health and Safety Executive	March 2017	Variable
Notification of Installations Handling Hazardous Substances (NIHHS)		
Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements		
Tynedale District Council (now part of Northumberland Council)	April 2008	Not Applicable
Northumberland County Council (now part of Northumberland Council) - Minerals Waste and Development Control	October 2008	Annual Rolling Update
Northumberland Council - Planning Department	October 2015	Variable
Planning Hazardous Substance Consents		
Tynedale District Council (now part of Northumberland Council)	April 2008	Not Applicable
Northumberland County Council (now part of Northumberland Council) - Minerals Waste and Development Control	October 2008	Annual Rolling Update
Northumberland Council - Planning Department	October 2015	Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology		
British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Recorded Mineral Sites		
British Geological Survey - National Geoscience Information Service	May 2018	Bi-Annually
CBSCB Compensation District		
Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	Not Applicable
Coal Mining Affected Areas		
The Coal Authority - Property Searches	March 2014	As notified
Mining Instability		
Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain		
British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	June 2015	As notified
Potential for Compressible Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	June 2015	As notified
Potential for Ground Dissolution Stability Hazards		
British Geological Survey - National Geoscience Information Service	June 2015	As notified
Potential for Landslide Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	June 2015	As notified
Potential for Running Sand Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	June 2015	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	June 2015	As notified
Radon Potential - Radon Affected Areas		
British Geological Survey - National Geoscience Information Service	July 2011	As notified
Radon Potential - Radon Protection Measures		
British Geological Survey - National Geoscience Information Service	July 2011	As notified

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	 August 2018	 Quarterly
Fuel Station Entries Experian Catalist	 August 2018	 Quarterly
Gas Pipelines National Grid	 July 2014	
Underground Electrical Cables National Grid	 December 2015	
Sensitive Land Use	**Version**	**Update Cycle**
Ancient Woodland Natural England	 August 2018	 Bi-Annually
Areas of Adopted Green Belt Tynedale District Council (now part of Northumberland Council)	 August 2018	 As notified
Areas of Unadopted Green Belt Tynedale District Council (now part of Northumberland Council) Northumberland Council - Planning Department	 August 2018 February 2018	 As notified As notified
Areas of Outstanding Natural Beauty Natural England	 August 2018	 Bi-Annually
Environmentally Sensitive Areas Natural England	 January 2017	
Forest Parks Forestry Commission	 April 1997	 Not Applicable
Local Nature Reserves Natural England	 August 2018	 Bi-Annually
Marine Nature Reserves Natural England	 January 2018	 Bi-Annually
National Nature Reserves Natural England	 August 2018	 Bi-Annually
National Parks Natural England	 April 2017	 Bi-Annually
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	 October 2015	
Ramsar Sites Natural England	 August 2018	 Bi-Annually
Sites of Special Scientific Interest Natural England	 October 2018	 Bi-Annually
Special Areas of Conservation Natural England	 August 2018	 Bi-Annually
Special Protection Areas Natural England	 August 2018	 Bi-Annually

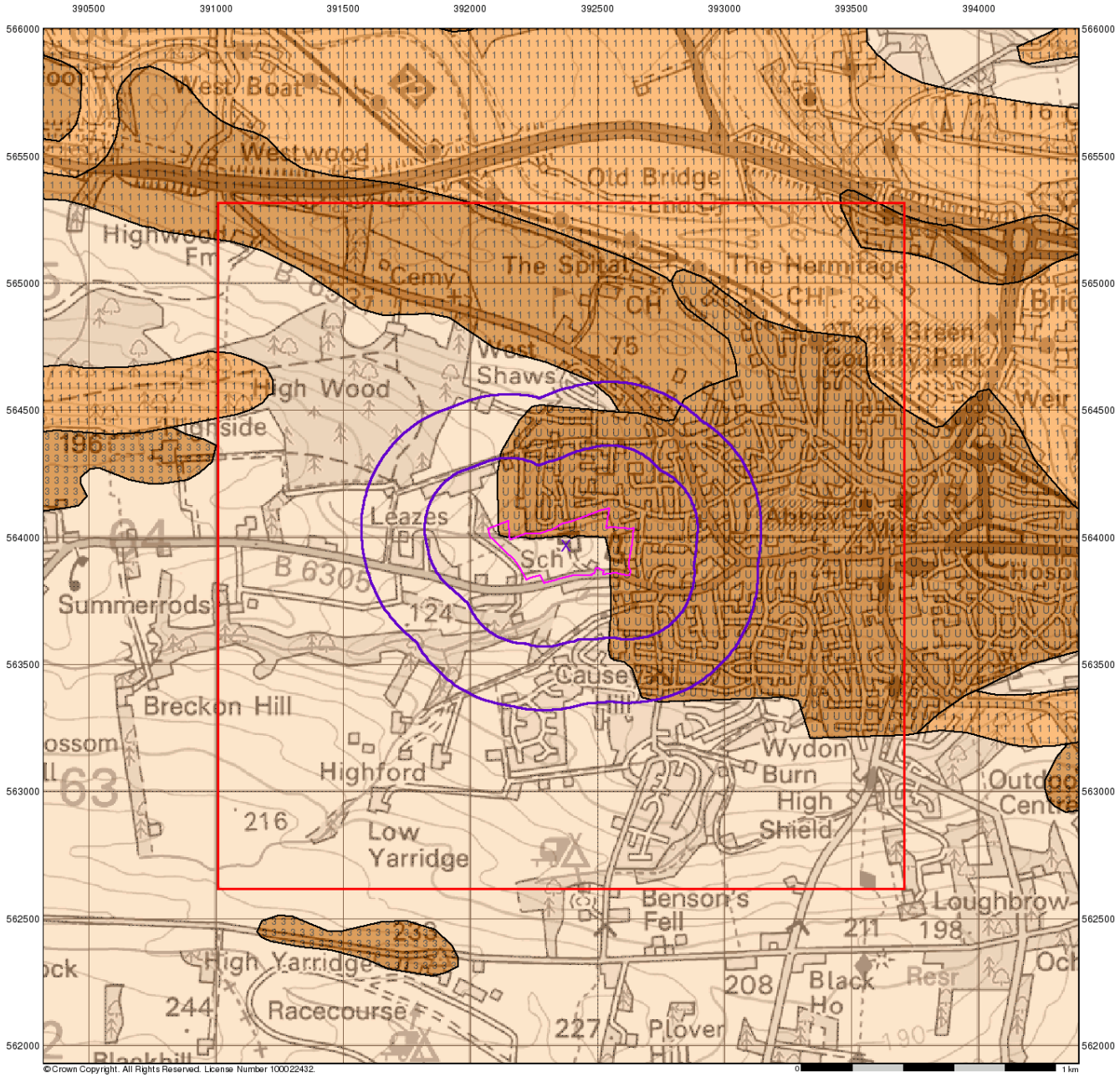
Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	Map data
Environment Agency	Environment Agency
Scottish Environment Protection Agency	SEPA Scottish Environment Protection Agency
The Coal Authority	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	Cyfoeth Naturiol Cymru Natural Resources Wales
Scottish Natural Heritage	SCOTTISH NATURAL HERITAGE
Natural England	NATURAL ENGLAND
Public Health England	Public Health England
Ove Arup	ARUP
Peter Brett Associates	pba peterbrett

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	**Ordnance Survey** Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
4	**Northumberland County Council (now part of Northumberland Council)** County Hall, Morpeth , Northumberland, NE61 2EF	Telephone: 01670 533000 Fax: 01670 534160 Website: www.northumberland.gov.uk
5	**Tynedale District Council (now part of Northumberland Council) - Environmental Health Department** County Hall, Morpeth, Northumberland, NE61 2EF	Telephone: 0845 600 6400 Website: www.northumberland.gov.uk
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	**Natural England** County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
8	**Tynedale District Council (now part of Northumberland Council)** County Hall, Morpeth, Northumberland, NE61 2EF	Telephone: 0845 600 6400 Website: www.northumberland.gov.uk
9	**Northumberland Council - Planning Department** County Hall, Morpeth, Northumberland, NE61 2EF	Telephone: 0845 600 6400 Email: ask@northumberland.gov.uk Website: www.northumberland.gov.uk
-	**Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards** Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	**Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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



SOLMEK

Groundwater Vulnerability

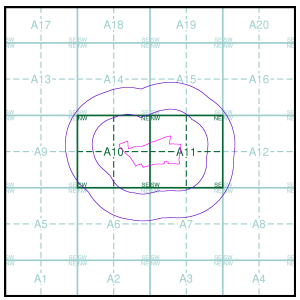
General

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

Agency and Hydrological

Geological Classes	Soil Classes
Major Aquifer (Highly Permeable)	High (H) 1, 2, 3, U
	Intermediate (I) 1, 2
	Low
Minor Aquifer (Variably Permeable)	High (H) 1, 2, 3, U
	Intermediate (I) 1, 2
	Low
Non Aquifer (Negligibly Permeable)	
Water or Sea	
Drift Deposit	

Site Sensitivity Context Map - Slice A



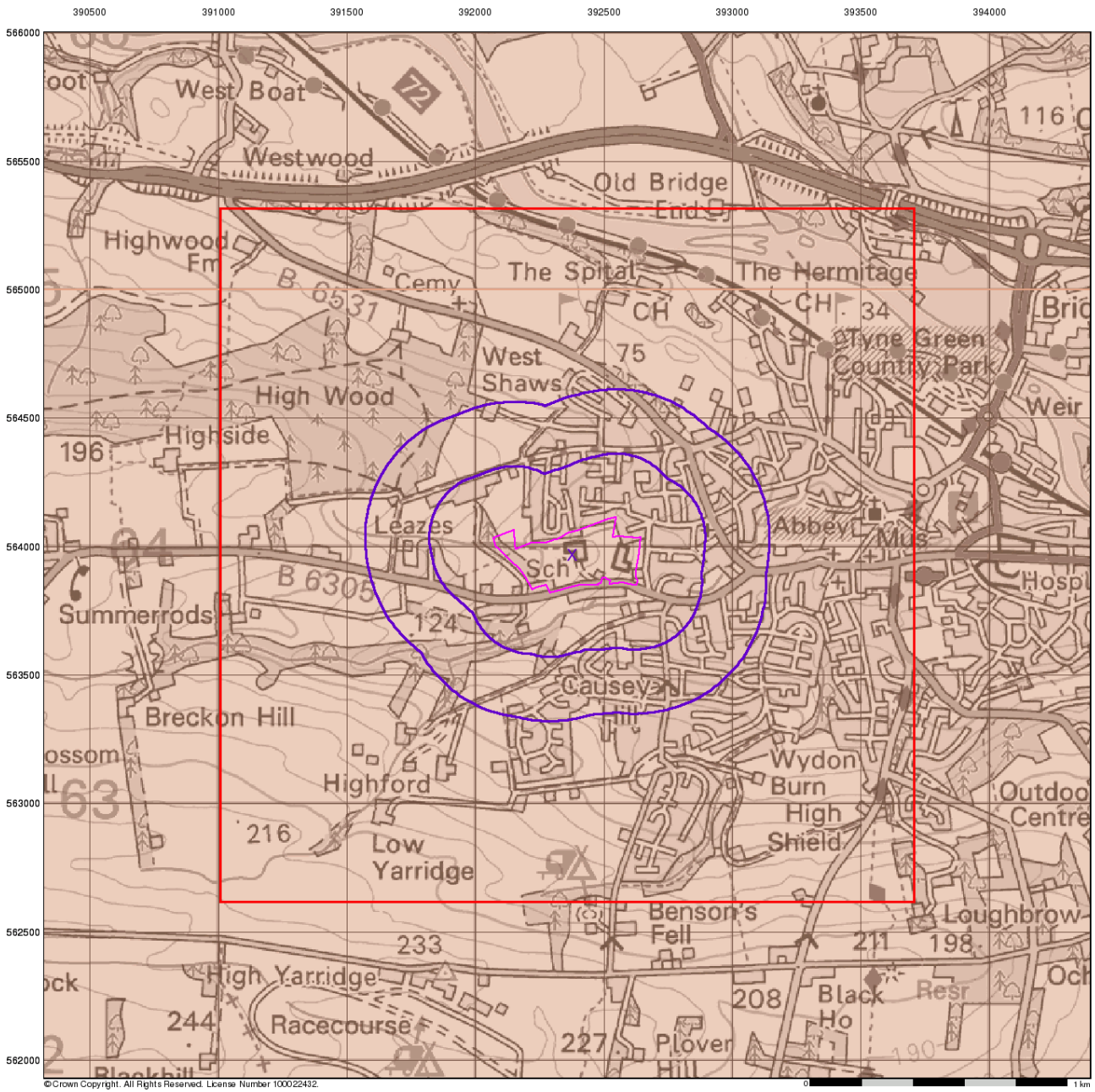
Order Details

Order Number:	182713331_1_1
Customer Ref:	S181019
National Grid Reference:	392380, 563970
Slice:	A
Site Area (Ha):	9.88
Search Buffer (m):	500

Site Details

Hexham Queen Elizabeth High School, Whetstone Bridge Road, HEXHAM, NE46 3JB

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



SOLMEK

Bedrock Aquifer Designation

General

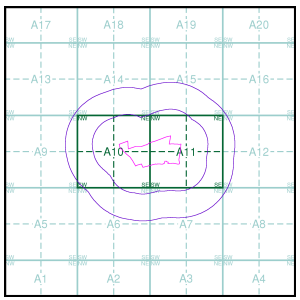
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

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



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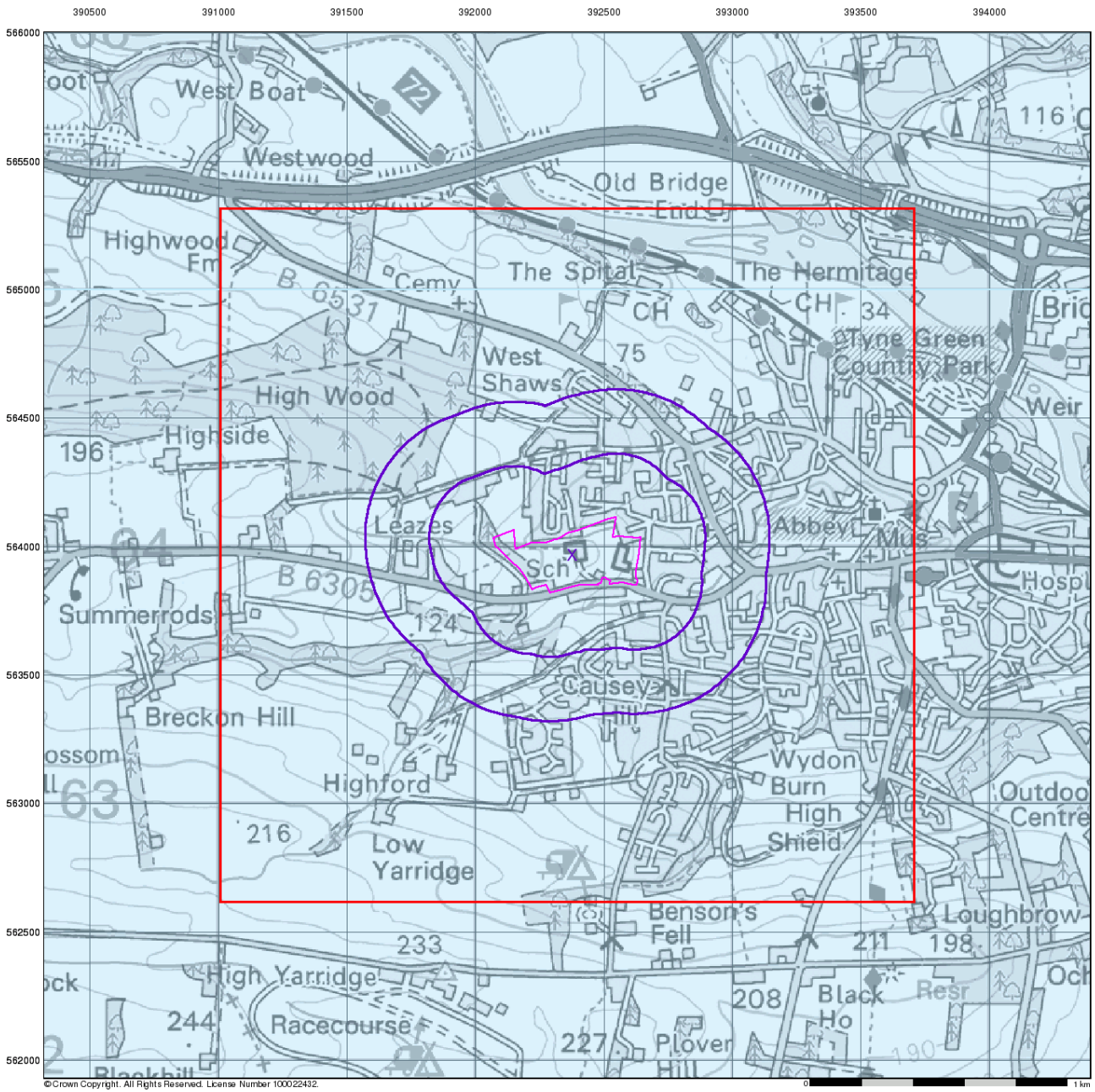
Landmark INFORMATION GROUP

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



SOLMEK

Superficial Aquifer Designation

General

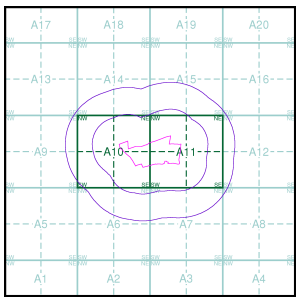
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

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

Site Sensitivity Context Map - Slice A

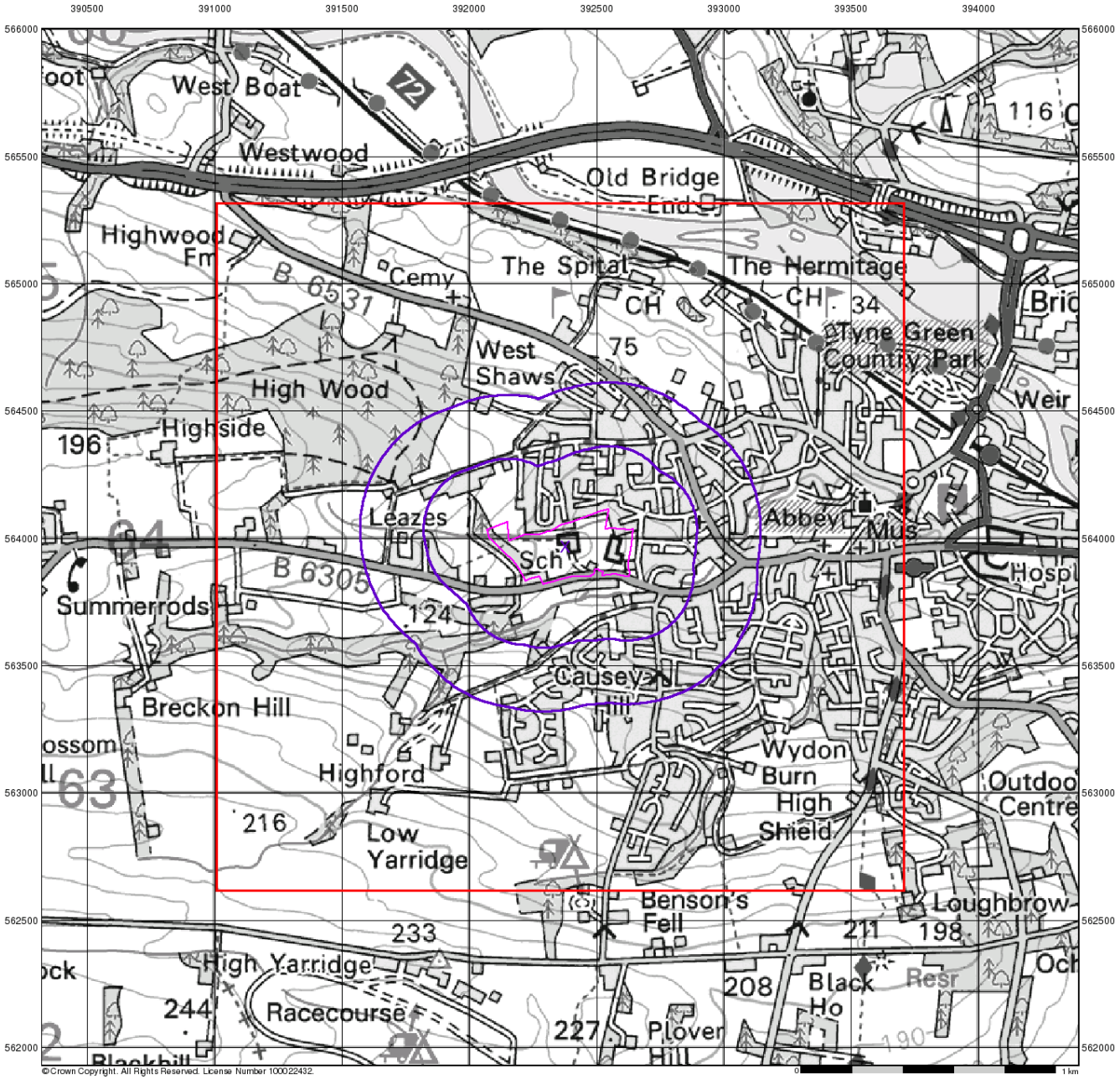


Order Details

Order Number:	182713331_1_1
Customer Ref:	S181019
National Grid Reference:	392380, 563970
Slice:	A
Site Area (Ha):	9.88
Search Buffer (m):	500

Site Details

Hexham Queen Elizabeth High School, Whetstone Bridge Road, HEXHAM, NE46 3JB



SOLMEK

Source Protection Zones

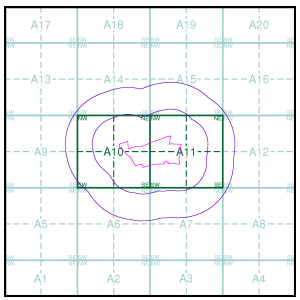
General

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



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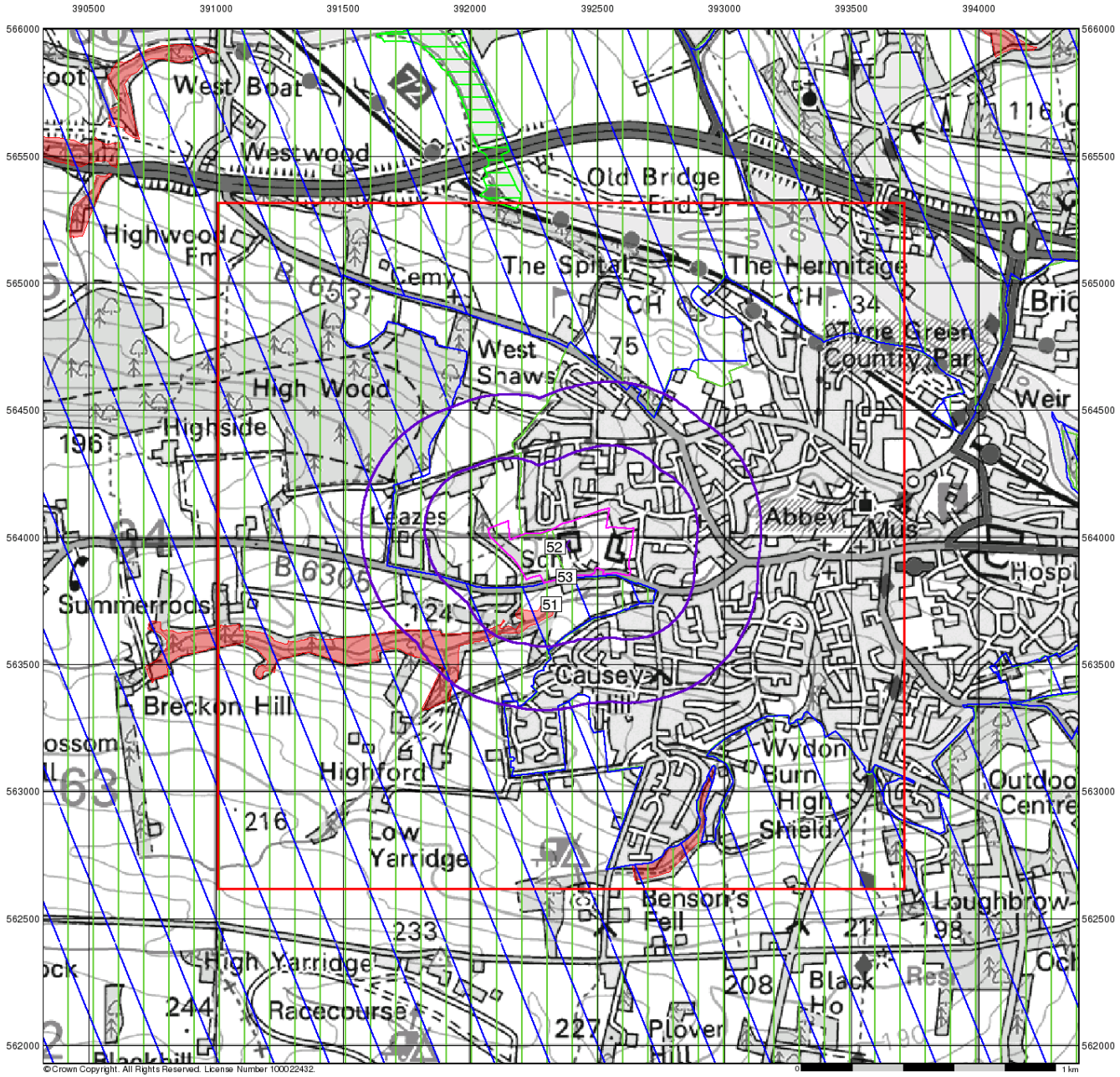
Site Details

Hexham Queen Elizabeth High School, Whetstone Bridge Road, HEXHAM, NE46 3JB

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



SOLMEK

Sensitive Land Uses

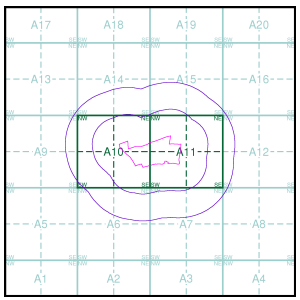
General

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

Sensitive Land Uses

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

Site Sensitivity Context Map - Slice A

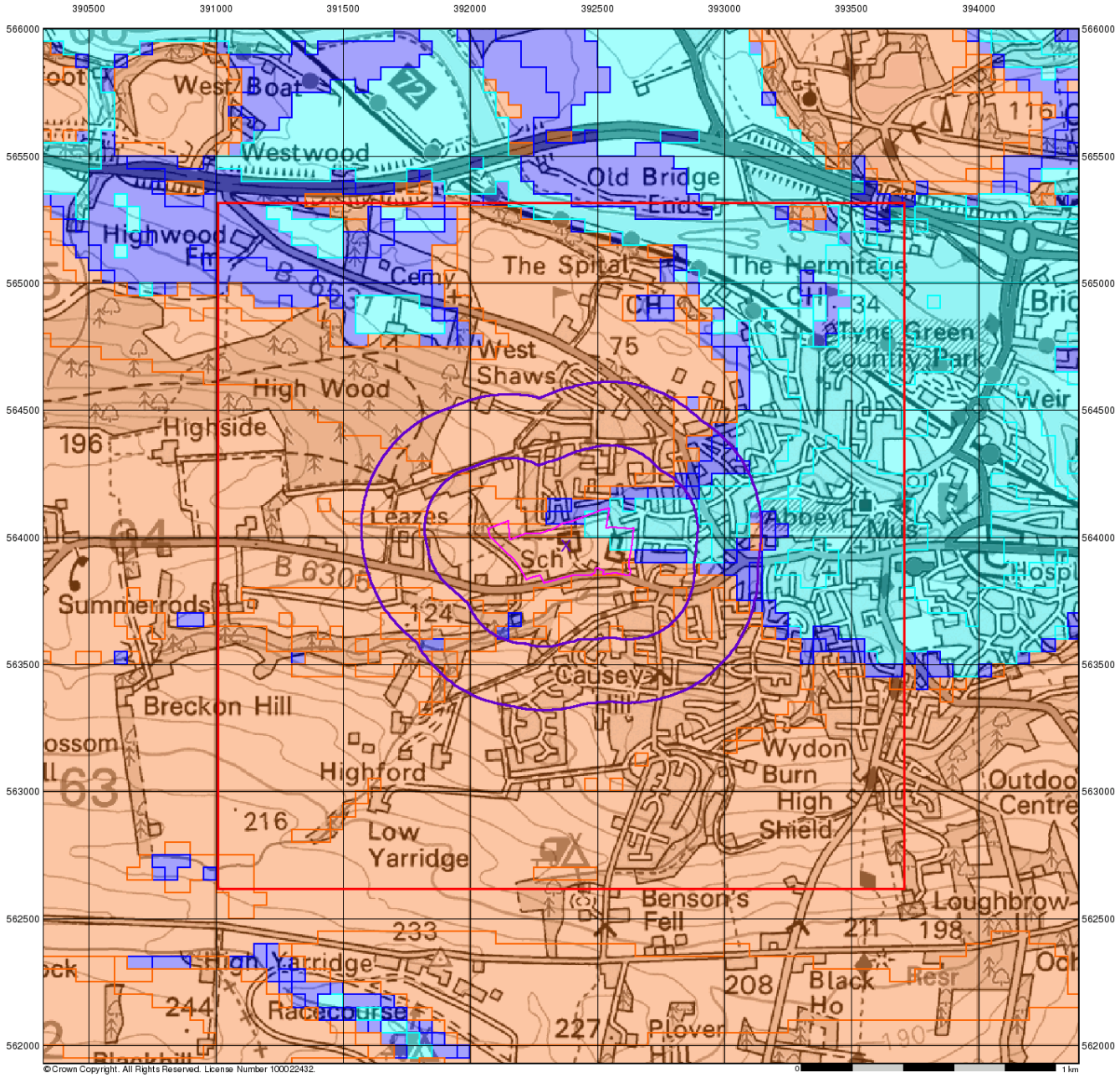


Order Details

Order Number:	182713331_1_1
Customer Ref:	S181019
National Grid Reference:	392380, 563970
Slice:	A
Site Area (Ha):	9.88
Search Buffer (m):	500

Site Details

Hexham Queen Elizabeth High School, Whetstone Bridge Road, HEXHAM, NE46 3JB



SOLMEK

BGS Flood GFS Data

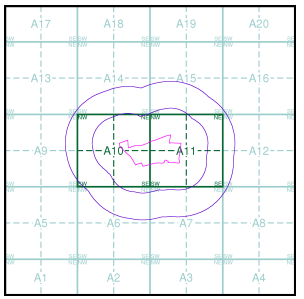
General

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



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National Grid Reference:	392380, 563970
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SOLMEK

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
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Geological

- BGS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry

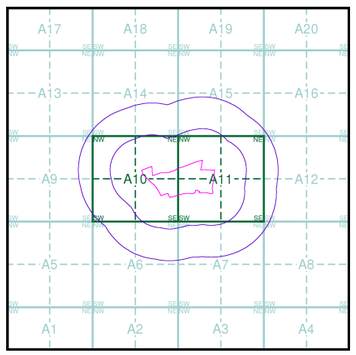
Waste

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

Hazardous Substances

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

Site Sensitivity Map - Slice A



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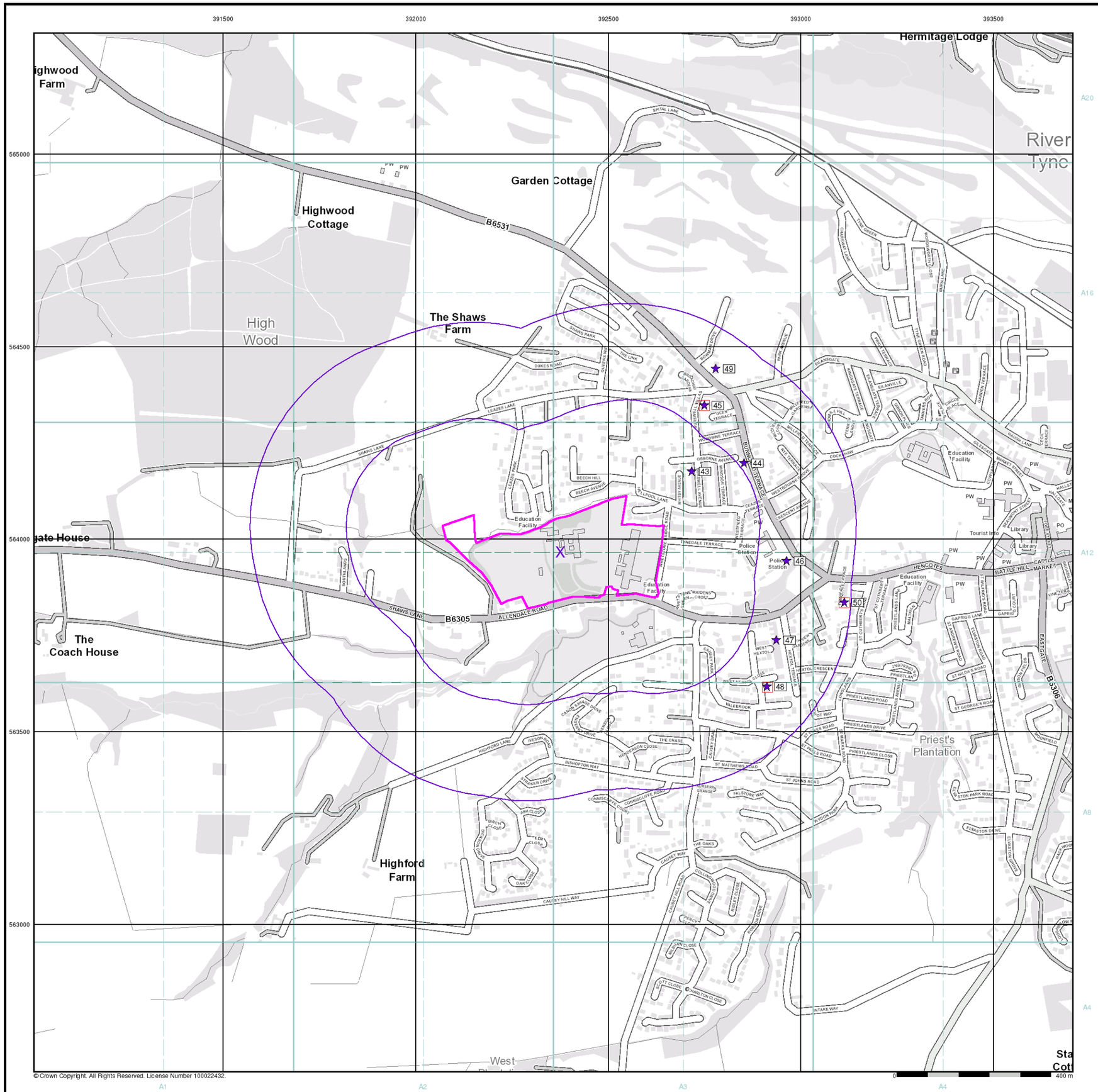


SOLMEK

Industrial Land Use Map

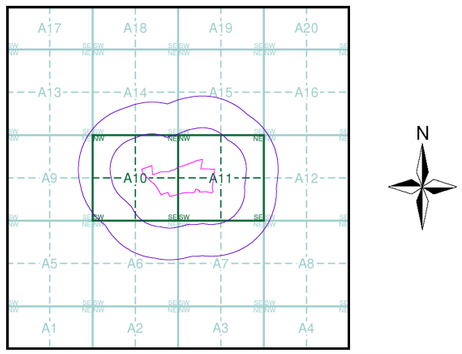
General

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

Industrial Land Use

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

Industrial Land Use Map - Slice A



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SOLMEK

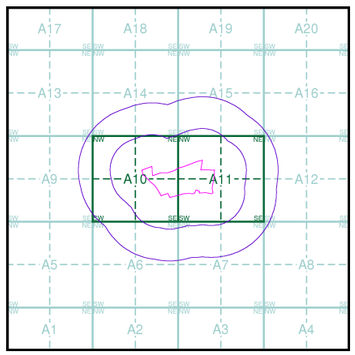
General

- Specified Site
- Specified Buffer(s)
- X 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



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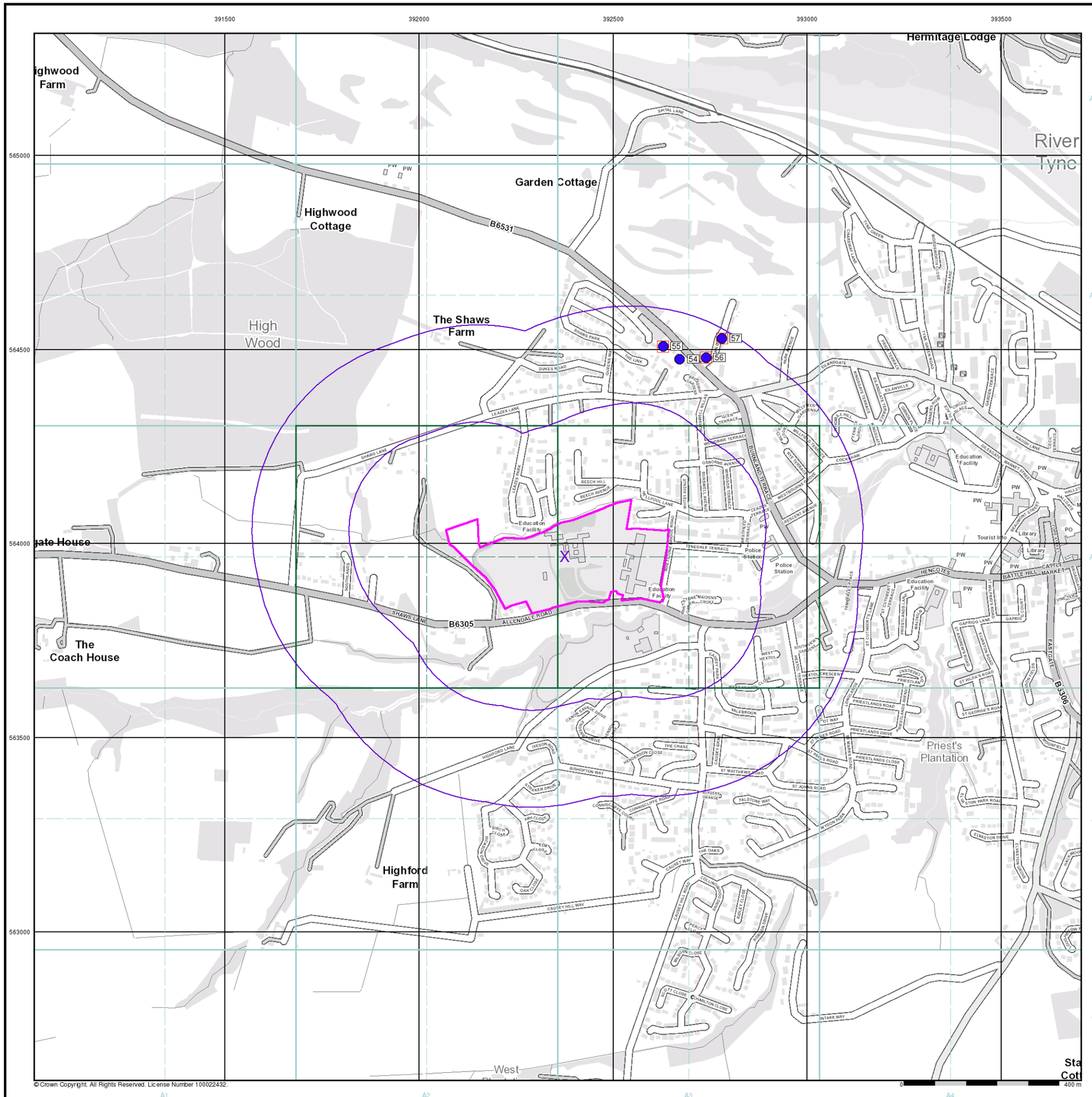


SOLMEK

General

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

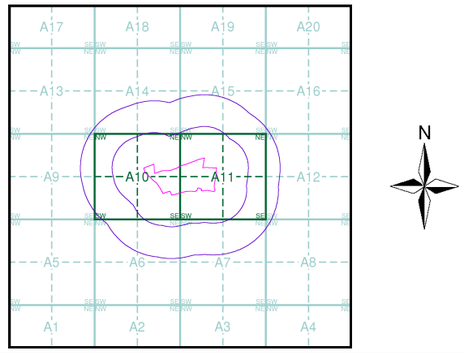
Agency and Hydrological (Boreholes)

- 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



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Slice:	A
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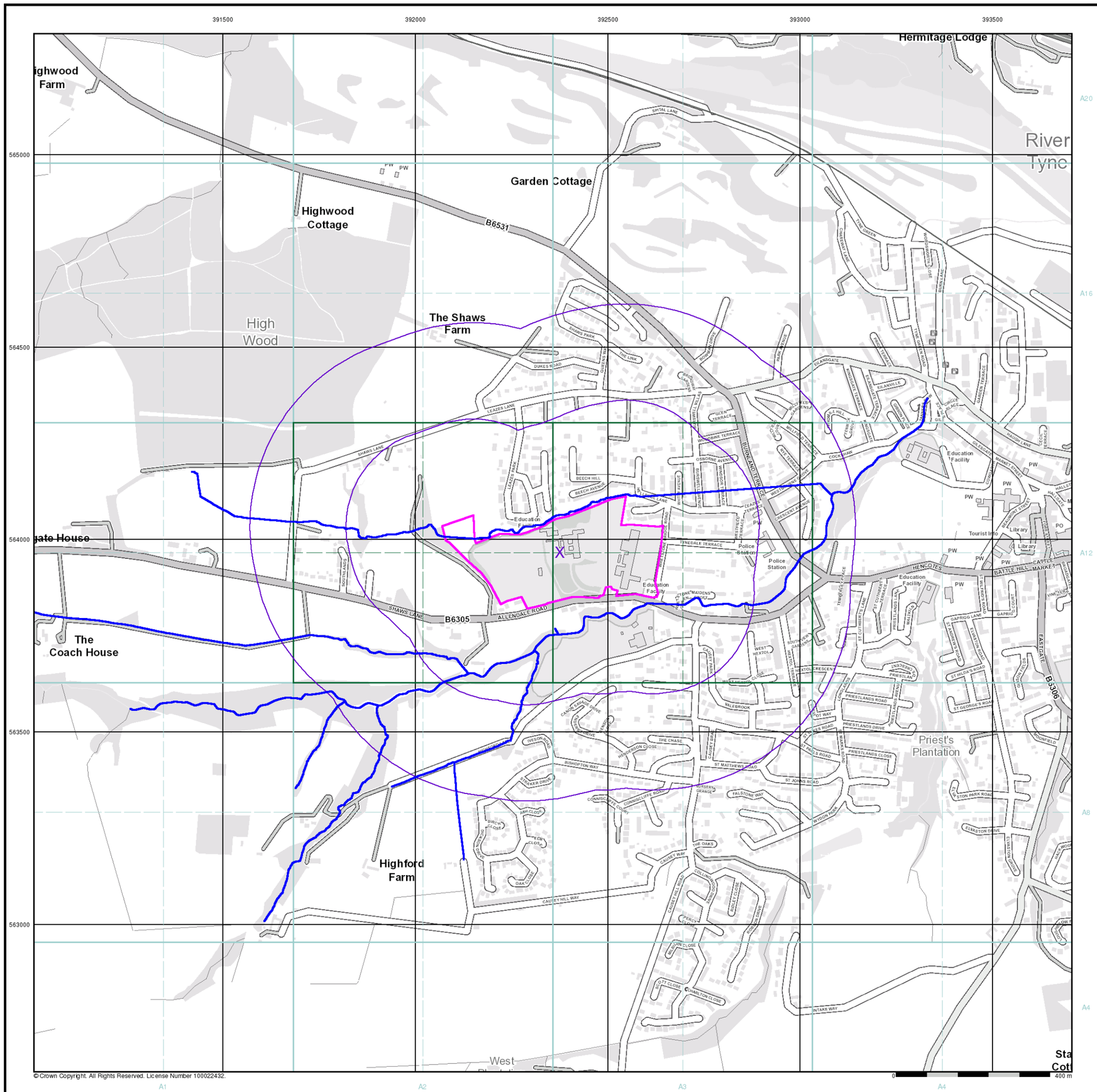


SOLMEK

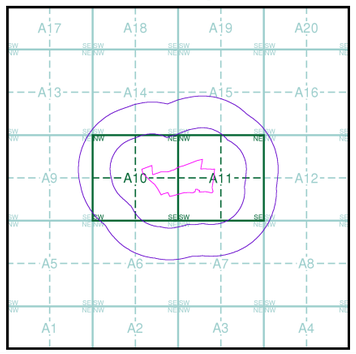
General

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

OS Water Network Data

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

OS Water Network Map - Slice A



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Site Area (Ha):	9.88
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Tel: 0844 844 9952
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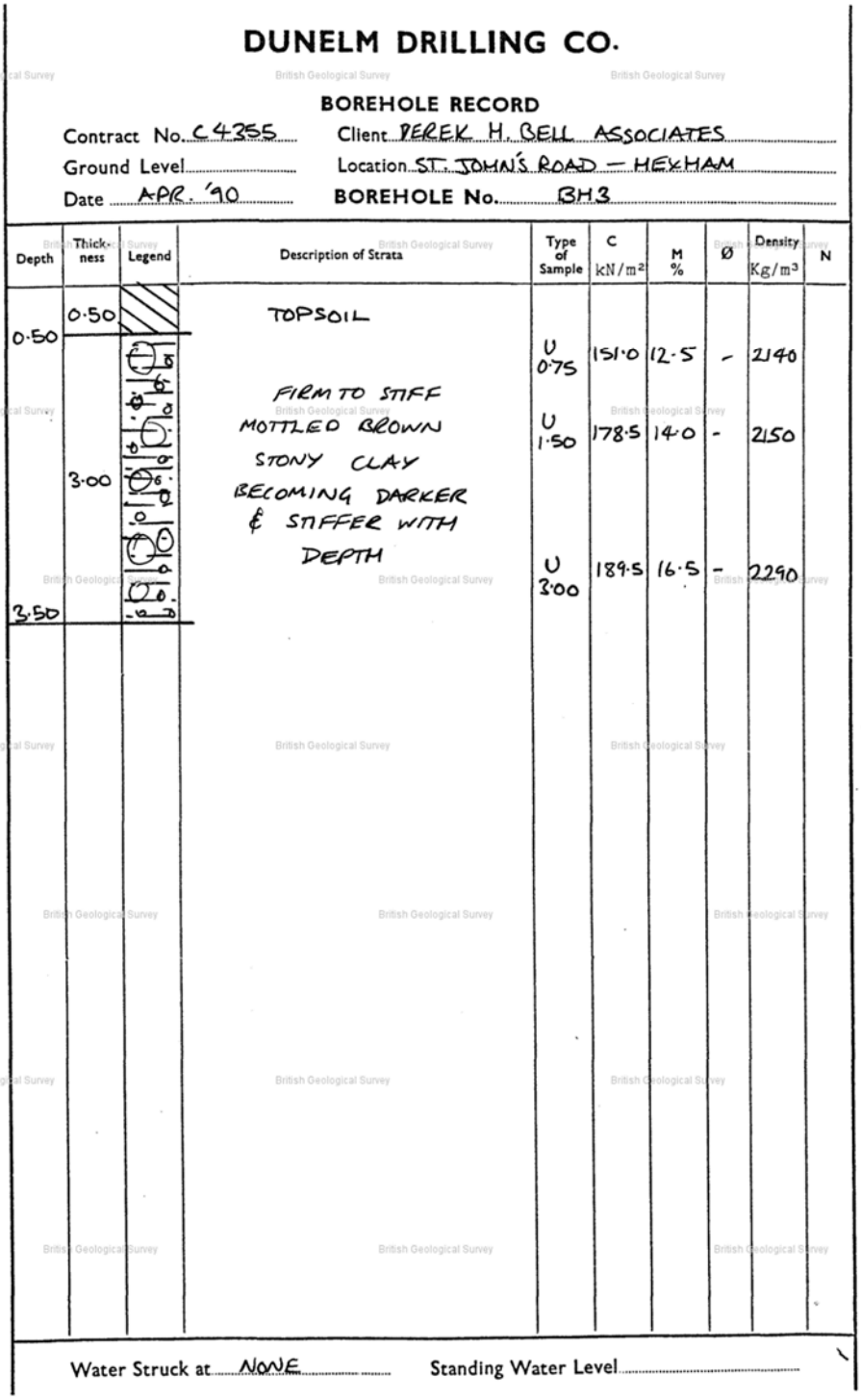
Web: www.envirocheck.co.uk

Appendix D
BGS Borehole Logs

Borehole NY96SW90



DUNELM DRILLING CO.

BOREHOLE RECORD

Contract No. C4355 Client PEREK H. GELL ASSOCIATES

Ground Level ..... Location ST. JOHN'S ROAD – HEXHAM

Date APR. '90 BOREHOLE No. BH3

Depth	Thickness	Legend	Description of Strata	Type of Sample	C kN/m²	M %	Ø	Density Kg/m³	N
0.50	0.50		TOPSOIL						
			FIRM TO STIFF MOTTLED BROWN STONY CLAY BECOMING DARKER & STIFFER WITH DEPTH	U 0.75	151.0	12.5	-	2140	
				U 1.50	178.5	14.0	-	2150	
	3.00			U 3.00	189.5	16.5	-	2290	
3.50									

Water Struck at NONE Standing Water Level .....

Title	Date
Figure 14	October 2018
Project	
Proposed New School, Hexham	
Client	
Faithful+Gould	

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

Borehole NY96SW146

Somerville House,
St. Johns Road, Meadowfield
Co. Durham, DH7 8TZ
TEL: 0191 375 5808
FAX: 0191 378 3762
E-Mail: enquiries@dunelm.co.uk

Record of Borehole BH1

Easting		Start date	14/02/2000
Northing		End date	14/02/2000
Ground level	74.70	Backfill date	14/02/0200
Final depth	6.00	Page	1 of 1

Job No. : C10376 **Equipment:** Cable percussion
Site Name : Broadway House, Hexham

Samples & Testing

Water	Cu kN/m2	SPT 'N'	Depths From	Depths To	Type	Legend	Depth (Thickness)	Strata Descriptions	Level	Inst/ Back fill
			0.15		B		(0.35)	MADE GROUND - Tarmac (0.12m) on ash & stone fill materials.	74.35	
			0.35		B		0.35			
							(0.40)	MADE GROUND - Loose moist soil, ash sand stone & clay materials.		
		28	0.75	1.20	S		0.75		73.95	
			1.20		B			Medium dense clayey sandy GRAVEL. Cobbles present. (Glacial Sand & Gravel)		
		17	1.50	1.95	S					
			2.60		B		(3.40)			
		24	3.00	3.45	S					
			3.70		B					
			4.25		B		4.15		70.55	
		18	4.50	4.95	S		(0.90)	Stiff very sandy gravelly CLAY. (Glacial Till)		
			5.10		B		5.05		69.65	
		52	5.55	6.00	S		(0.95)	V. stiff dark brown sandy gravelly CLAY with some cobbles present. (Glacial Till)		
							6.00	End of Borehole	68.70	

Drilling Details

Date	Depth (m)	Dia (mm)	Casing (m)
14/02	6.00	150	4.5

General remarks

WATER:- Borehole dry.

STANDING TIME:- Excavating trial pit to check for services - 0.5hr.

CHISELLING:- 5.50m to 6.00m - 1hr.

SID for Windows (c) 1996 MZ Associates.

Title	Date
Figure 15	October 2018
Project	
Proposed New School, Hexham	
Client	
Faithful+Gould	

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

Appendix E
Coal Mining Report

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

(DX 720352 Harrogate)

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

searchcode

COAL SEARCH PLUS +
Protecting your investment
By
David Bellis
CONSULTING SURVEYORS

Regulated Coal Mining Search Report

Incorporating Cheshire Brine Enquiries

The Property Ombudsman
Consumer Redress

COPSO
ASSOCIATE MEMBER

Coal Mining Search Report

Incorporating Cheshire Brine Enquiries

Serial Number 399340

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
(DX 720352 Harrogate)

Tel 01423 529911
Fax 01423 529922

Search produced by M J Peace

Property details:

Proposed New School
Hayden Bridge
Hexham

Your ref : S181019 SOL 2467
Purchaser :
Vendor :

In accordance with your instructions received 12 Oct 2018 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
See Remarks				No previous recorded coal workings.

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 Till over mudstone,sandstone and limestone.

The property is situated in an area of conjectured surface faulting.

4. OPENCAST COAL MINING :

Serial Number 399340

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 Coal 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 Coal Authority licensed Mine Gas dataset shows no record of mine gas emissions within the property or the property boundary requiring action.

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

6. NOTICES IN RELATION TO FUTURE COAL MINING ACTIVITY :

We have no knowledge of any 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 Coal Authority has shown no evidence of coal mining related subsidence claims in relation to the subject property since 31st October 1994. This is the period for which records are held by the Coal Authority.

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

In our opinion it is unlikely that coal will be worked in the forseeable 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.

Serial Number 399340

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.coalsearch.plus.com.

This report is prepared in accordance with the CoalSearchPlus+ terms and conditions as published on the CoalSearchPlus+ website (www.coalsearch.plus.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.

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

Serial Number 399340

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.

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.coalsearch.plus.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.

Serial Number 399340

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.

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@coalsearch.plus.com

Date : 15 Oct 2018 Signed : 

Serial Number 399340

Important Consumer Protection Information

This search has been produced by David Beliis Consutling Surveyors Ltd, 8 Mornington Terrace, Harrogate, HG1 5DH (T: 01423 529911, F: 01423 529922, E: contact@coalsearch.plus.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 search 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 399340

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 facsimilie (fax), telephone, electronic mail(e-mail), online transmission via the CoalSearchPlus+ website only, Document Exchange (DX), 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.

Serial Number 399340

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.
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 CoalSearchPlus+ Professional Indemnity Insurance or the value of the loss caused by the negligence, whichever is the lower.
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 document exchange (DX) 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 Document Exchange (DX), 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 or DX. 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 CoalsSearchPlus+ 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 F
Notes on Contamination
Guidance

SOLMEK NOTES ON CONTAMINATION GUIDANCE (REF: VERSION 1/2018)

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 *significant harm*, 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	Medium	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 volatised 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 CLR 11- Model Procedures, 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 ACCEPTANCE CRITERIA

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 WAC test categorises materials as either inert waste, non-reactive hazardous waste, and hazardous waste.

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.

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.

	Pipe Material (Threshold concentrations in mg/kg)					
Parameter group	**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 G
Notes on Limitations

♠Solmek conditions of offer, notes on limitations & basis for contract (ref: version1/2018)

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 was a trading name of Hymas Geoenvironmental Ltd.

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 10175:2001 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.