



Phase 1: Desk Study

The Avenue, Seaton Delaval

Faithful+Gould

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PHASE 1 DESK STUDY

THE AVENUE, SEATON DELAVAL

TABLE OF CONTENTS

1 EXECUTIVE SUMMARY 1

2 INTRODUCTION AND SCOPE OF INVESTIGATION 2

3 SITE WALKOVER AND DESCRIPTION 2

4 SITE HISTORY 3

5 ENVIRONMENTAL SETTING 4

6 CONCEPTUAL SITE MODEL..... 6

7 PROPOSED PHASE TWO INTRUSIVE WORKS 11

TABLE 1: SUMMARY OF SITE HISTORY 3

TABLE 2: POTENTIAL PRIORITY CONTAMINANTS 7

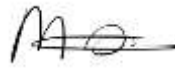


TABLE 3: POTENTIAL GROUND GAS POLLUTION LINKAGES 8

TABLE 4 : PRELIMINARY CONCEPTUAL MODEL 10

TABLE 5: SITE INVESTIGATION RECOMMENDATIONS 12

APPENDICES

- Appendix A - Drawings and Photographs
- Appendix B - Historical Maps
- Appendix C - Envirocheck Reports
- Appendix D - Coal Mining Report
- Appendix E - Contamination Guidelines & Notes on Limitations

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1 EXECUTIVE SUMMARY

Site Address	The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU.
Site Description	<p>The site is located on a large parcel of land on north of The Avenue, Seaton Delaval, Whitley Bay comprising an open area of agricultural land. A second, smaller area of the site is located off Weston Avenue approximately 100m south-west of the main area. The eastern side of the site is currently disused with brick rubble and macadam covering the area. The western side is covered by grass and is used as a playing field.</p> <p>The site is bounded along the northern, western and south western boundary by residential properties with the eastern boundary open to adjacent agricultural land. The southern boundary comprised a tree line with a road (The Avenue) immediately beyond. A trainline is noted in the vicinity of the northern boundary. The second site area is bounded by residential properties to the east and north, with Seaton Delaval County First School adjacent to the southern boundary and both grass playing fields and residential properties to the west.</p>
Site History <i>On Site</i>	The earliest maps (1865) show that the main site comprises undeveloped agricultural land. This remains unchanged throughout the documented history. The second site area shows terraced housing along the northern boundary from 1897 to 1985. A school building is shown by 1950.
<i>Offsite</i>	From the earliest mapping the area around the site was predominantly agricultural with some housing noted to the west of the site and a railway line to the north. A small number of shafts were noted, and Seaton Delaval Colliery was noted 500m north of the site. The surrounding area has undergone significant housing development throughout the documented history.
Proposed End Use	The proposed development of the main site area is outlined to comprise construction of a middle and high school with soft landscaped playing fields and hardstanding in the form of car parking and access roads. The second, smaller site area is to comprise a large school car park with associated access roads and soft landscaping.
Environmental Setting <i>Landfill & Waste</i>	There are no Landfills or any facilities handling or managing waste within 500m of the site.
<i>Regulated Industries</i>	There are 21no contemporary trade directory entries within 250m of the site. There are two fuel station entries within 250m of the site.
<i>Geology</i>	The solid geology beneath the site is likely to comprise of mudstone, siltstone and sandstone. The drift deposits on site are likely to comprise clay, sand and gravel.
<i>Hydrogeology</i>	Using the Environment Agency's Policy and Practice for the Protection of Groundwater the solid geology beneath the site is classified as a Secondary Aquifer – A. The overlying drift is not classified Secondary Aquifer - Undifferentiated.
	The site does not lie within a Source Protection Zone.
	There are no Ground Water Abstractions located within 1km of the site.
<i>Hydrology</i>	The nearest surface water feature is located 209m north of the site.
<i>Flooding</i>	The Envirocheck Report states the site is not at risk of Flooding from Rivers and the Seas without defences.
<i>Radon Gas</i>	The site is in a Lower Probability Radon Affected Area, as less than 1% of properties are above the Action Level. No radon protection measures are necessary for new buildings or extensions on the site.
Preliminary Geotechnical Assessment	Given the expected ground conditions, 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.
Preliminary Mining Assessment	Given the presence of possible ancient shallow coal mine workings it is recommended that a minimum of five open rotary boreholes are drilled to ca. 30.00mbgl as part of any site investigation for the new development. The boreholes are necessary to investigate potential voids, collapsed workings and possible weak/broken areas of rock due to mine workings underlying the proposed new development.
Preliminary Contamination Assessment	The desk study has shown that the site is unlikely to have been exposed to anything other than minimal contamination, with construction/demolition waste the most likely source local to the structures immediately off site. Asbestos may also be present on the site from previous building cladding and roofing surrounding the site.
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	<ul style="list-style-type: none"> • 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 (for both the main site area and the smaller site area). • 5no rotary boreholes to ca. 30.00mbgl. • Geotechnical testing. • Chemical testing.

2 INTRODUCTION AND SCOPE OF INVESTIGATION

Solmek were instructed by Faithful + Gould to undertake a desk study on two parcels of land located in Seaton Delaval. The main site is located to the north of The Avenue, Seaton Delaval, Whitley Bay, while the smaller site is located 100m to the south west on Western Avenue, Seaton Delaval, Whitley Bay. The proposed development is outlined to comprise the construction of a middle and high school with soft landscaped playing fields and hardstanding in the form of car parking and access roads. The second, smaller site area is to comprise a large school car park with associated 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 430370, 575800 and covers an area of approximately 11.45Ha. The area is located on land north of The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU.

A preliminary site inspection of the main site area was undertaken on the 26th January 2020. A secondary site inspection for the revised smaller site area was undertaken on the 26th January 2022. Site maps are presented in Appendix A.

3.2 Site Description

The main desk study area is located on a large parcel of land on north of The Avenue, Seaton Delaval, Whitley Bay comprising an open area of agricultural land. A second, smaller area covered by the desk study is located off Western Avenue, Seaton Delaval, Whitley Bay. This is approximately 100m south east of the main site area (Figure 1).

The main site is bounded along the northern, western and south western sides by residential properties, with the eastern boundary open to adjacent agricultural land. The southern boundary comprises a tree line with

a road (The Avenue) immediately beyond. A trainline is noted in the vicinity of the northern boundary.

The topography of the main site is relatively level with access gained from the south on The Avenue and from the south west on Astley Road.

No obvious signs of surface contamination were noted at the time of the walkover, however, number of services were located on and surrounding the site including drainages, street lighting and overhead cables. Additionally, number of manhole covers were noted on the south west entrance of the site indicating a potential culvert across the site.

The second site area is currently used as a grass playing field in the western half of the site. Two locked shipping containers for storage were noted near the centre of the site. The eastern half of the site is currently disused and is primarily covered by brick rubble and macadam. Mature trees were noted in the north east site corner.

The topography of the second site area is relatively level with access gained from locked gates off Western Avenue on the eastern site boundary (Figure 12).

The second site area is bounded by residential properties to the east and north, with Seaton Delaval County First School adjacent to the southern boundary, and a mix of grass playing fields and residential properties to the west.

3.3 Off Site Features

The surrounding area of the site generally comprises agricultural and residential properties with a small number of commercial properties in the vicinity.

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 2020. 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	Main Site - comprises undeveloped agricultural land with a number of field boundaries noted across the site. Second site area - comprises undeveloped agricultural land.	The surrounding area of the sites are predominantly agricultural land with residential housing noted 50m west and 400m north west of the main site. A railway line is shown 70m north of the main site with commercial properties and a tank noted 150m north west of the main site. Additional commercial properties including a shaft are located 250m north of the main site. Seaton Delaval Colliery is located 500m north west of the main site with associated railway sidings, pits and shafts. A road (The Avenue) is noted to run along the south eastern boundary of the main site. Avenue Head (farm) is located 50m south of the main site.
1897-1898 1:10,560	Main Site - No apparent change. Second site area – A row of terraced housing is located along the northern site boundary. A number of boundaries are also mapped across the site.	Additional housing constructed 40m south west and 350m north east of the main site.
1920-1924 1:10,560	Main Site - No apparent change. Second site area – A small building is shown near the western site boundary.	Housing has been constructed to the immediate south of the main site. A football ground has been constructed 100m west of the main site. A mineral railway is depicted 300m north of the main site.
1950-1951 1:10,000	Main Site - No apparent change. Second site area – A school building is shown onsite.	Further housing constructed 170m south west of the site.

1966-1967 1:10,000	Both Sites - No apparent change.	Additional housing constructed 350m south west of the site. Further commercial buildings developed 200m north west of the site.
1982-1985 1:10,000	Main Site - No apparent change. Second site area – Terraced housing along northern boundary is no longer mapped.	Housing and a school have been constructed 400m south of the main site.
1991-1992 1:10,000	Both Sites - No apparent change.	A depot has been constructed to the immediate west of the main site.
2000 1:10,000	Both Sites - No apparent change.	The depot has been redeveloped to comprise an ambulance station and housing.
2020 1:10,000	Both Sites - No apparent change.	Residential housing has been constructed along the immediate north western boundary of the main site.

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.

Railway Contamination based on proximity to current and historic railway features isolated to the north of the site. This may include ash, clinker, heavy metals and asbestos.

Colliery contaminants that may arise typically include metals, coal, ash, fuels and oils.

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 15 Tynemouth
- BRE Publication BR211 Radon: Guidance on Protective Measures for New Dwellings

5.2 Landfill and Waste

The Envirocheck report indicates that there are no landfills or sites managing waste located within 500m of the site.

5.3 Regulated Industries

The Envirocheck report indicates that there are twenty-one Contemporary Trade Directory entries located within 250m of the site. The nearest active entry is located 55m south of the site at Coast & County Pest Control Services.

The Envirocheck report indicates that there are two Fuel Station entries located within 250m of the site. The nearest entry is located at Westbourne Service Station 88m west of the site; however, it is now obsolete.

The Envirocheck report indicates that there are three Local Authority Pollution Prevention and Control entries located within 500m of the site. The nearest entry is located 88m west of the site at Dale Garage for a petrol filling station.

The Envirocheck report indicates that there are no Control of Major Accident Hazards Site (COMAH) entries located within 600m of the site.

The Envirocheck report indicates that there are no Planning Hazardous Substance Consent entries located within 600m of the site.

The Envirocheck report indicates that there is one Substantiated Pollution Incident Register entry located within 1km of the site referring to land 559m west of the site where smoke caused a significant impact (category 2) to air.

5.4 Geology

The solid geology beneath the site is likely to comprise Pennine Middle Coal Measures (mudstone, siltstone and sandstone) with the drift deposits on site are likely to comprise of Glacial Till (clay, sand and gravel).

The geological maps depicts the Hartley Steps Fault to run along the eastern boundary of the main site and slightly encroach in the most northern point of the site boundary with a downthrow to the south west (See Appendix A, Figure 3).

Additionally, the Ryhope Little Coal Seam is shown to sub-crop to the north east of the main site.

5.5 Mining & Quarrying

The site is within 1km of a designated Coal Mining Reporting Area as defined by the Coal Authority; however, a “Development High Risk Area” is shown to lie along the north east boundary of the main site. (See Appendix A, Figure 5).

A coal mining report was therefore required to assess the risks posed by historic and possible future developments associated with coal mining. A coal mining search report for the site from David Bellis Consulting Surveyors dated, 3rd February 2020 is presented in Appendix D.

The mining report highlights that the site is situated in an area where five seams have been worked within the likely zone of physical influence on the surface. The shallowest seam is the High Main seam last worked pre 1930 at a depth of 70m with a section thickness of 0.94m.

The report states the site is situated in an area of conjectured surface faulting.

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

The report follows on to state that they have no knowledge of any shafts or adits within 20m of the site or the boundary of the site. Also, there are no tips or lagoons in the vicinity of the site. It is highlighted that there are **possible ancient coal mining working** within the likely zone of influence on the surface in the vicinity of the property, for which no accurate plans or records exist.

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

The Envirocheck report indicates that there are six BGS Recorded Mineral Site entries located within 500m of the site. The nearest entry is located 243m north of the site at Furnace Pit for extraction of coal (deep) using underground methods, however, operations have since ceased.

5.6 Geological Hazards and Instability

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

- Very low hazard is posed by Collapsible Deposits, Landslides and Running Sand
- Low hazard is posed by Shrinking or Swelling Clay
- Negligible hazard is posed by Compressible Deposits and Ground Dissolution of Soluble Rocks

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 with the overlying drift is classified as Secondary Aquifer - Undifferentiated.

The site does not lie within a Source Protection Zone.

The Envirocheck report states there are no Ground Water Abstraction entries located within 1km of the site.

5.8 Hydrology

The nearest surface water feature is located 209m north of the site.

The Envirocheck report indicates that there are no Discharge Consent entries located within 1km of the site.

The Envirocheck report indicates that there are three Pollution Incidents to Controlled Waters entries located within 500m of the site. The nearest entry is located 488m north of the site at Lysdon Burn for sewerage causing a minor incident (category 3).

The Envirocheck report states there are no Surface Water Abstraction entries located within 1km of the site.

5.9 Flooding

The Envirocheck states that the site is not situated within a zone affected by historical records of Flooding or Extreme Flooding from Rivers and Sea without Defences.

5.10 Sensitive Land Use

The site is within the boundaries of an Area of Adopted Green Belt.

The site is located within 2km of a Site of Special Scientific Interest. This is identified as New Hartley Ponds and located at its nearest point 153m north of the site.

5.11 Radon Gas

The site is in a Lower Probability Radon Affected Area, as less than 1% 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 thin made ground comprising areas of topsoil underlain by possible made ground of construction/demolition waste local to the site boundaries. The drift deposits on site are likely to comprise clay, sand and gravel, overlying a sandstone, siltstone or mudstone bedrock.

6.3 Potential Buried Obstructions

Based on the site history, buried obstructions are possible but cannot be wholly discounted. Natural cobbles are the most likely obstructions.

6.4 Mining Assessment

The site is within 1km of a designated Coal Mining Reporting Area as defined by the Coal Authority; however, a “Development High Risk Area” is shown to lie along the north east boundary of the main site. (See Appendix A, Figure 5).

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, the shallowest known worked coal seam is the High Main seam at 70m depth with a section thickness of 0.94m. In this situation the High Main seam is at a sufficient depth to give a ratio well in excess of 10x the seam thickness.

Given the presence **of possible ancient coal mine workings** it is recommended that a minimum of five open rotary boreholes are drilled to ca. 30.00mbgl as part of any site investigation for the new development. The boreholes are necessary to investigate potential voids, collapsed workings and possible weak/broken areas of rock due to mine workings underlying the proposed new development.

6.5 Preliminary Geotechnical Assessment

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.

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 unlikely to have been exposed to anything other than minimal contamination, with construction/demolition waste the most likely source local to the structures immediately off site. Asbestos may also be present on the site from previous building cladding and roofing surrounding the site.

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, TPH CWG and Speciated PAH.

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).	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 verses Probability		
	Classification	Justification
Probability <i>(Based on Table 8.1, CIRIA C665, 2007)</i>	LOW LIKELIHOOD	Ground gas from made ground. No landfills located within 500m radius of the site. Coal mining in area.
Consequence <i>(Based on Table 8.2, CIRIA C665, 2007)</i>	MEDIUM	Construction of a middle and high school.
	Risk	Details
Consequence vs. Probability <i>(Based on Table 8.3, CIRIA C665, 2007)</i>	LOW/MODERATE RISK	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild. (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 occasions over three months.

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	Risk Rating	Comments
Asphyxiating or explosive ground gases <ul style="list-style-type: none"> Made ground Landfills within 50m Not in Radon Affected Area 	Ground gas migration <ul style="list-style-type: none"> Migration through permeable soils Inhalation 	Future site users <ul style="list-style-type: none"> Transient adults and children 	Moderate /Low	Gas monitoring recommended. Six visits over three months proposed.
		Users during development <ul style="list-style-type: none"> Construction workers 	Low	
Areas of contamination <ul style="list-style-type: none"> Potential contaminants in made ground Potential demolition/construction waste 	Inhalation	Future site users <ul style="list-style-type: none"> Transient adults and children 	Moderate /Low	Contamination testing required to determine risks to future users of the site.
		Users during development <ul style="list-style-type: none"> Construction workers 	Moderate /Low	Contamination testing required to determine risks posed during construction
	Inhalation Dust ingestion	Users of surrounding sites <ul style="list-style-type: none"> Nearby residents 	Low	Potential low risk during construction from dust generation. Contamination testing required to quantify the risks.
		Solid geology <ul style="list-style-type: none"> Secondary Aquifer – A 	Low	Medium sensitivity aquifer located beneath thin drift deposits.
	Leaching of mobilised contaminants	Drift geology <ul style="list-style-type: none"> Secondary Aquifer – Undifferentiated 	Low	Medium sensitivity aquifer unlikely to contain significant groundwater.
		Surface water features <ul style="list-style-type: none"> River 209m north of the site. 	Low	Very limited potential for contamination from site to reach surface water, either via surface run-off or groundwater movement.
	<ul style="list-style-type: none"> Drainage Lateral migration Accumulation of contaminated sediment 	Vegetation <ul style="list-style-type: none"> School playing fields proposed 	Moderate /Low	Contamination results to be assessed against phytotoxic thresholds.
Areas of contamination above service fabric or BRE Special Digest 1 thresholds	Direct contact	Construction Materials <ul style="list-style-type: none"> Concrete 	Moderate /Low	pH and sulphates to be assessed during Site Investigation
	Direct contact	Construction Materials <ul style="list-style-type: none"> Service Fabric 	Moderate /Low	Consideration to be given to Pipe Material Table (Appendix E) during Site Investigation

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.

7.1 Site Investigation Rationale

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

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

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

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

7.2 Site Specific Sampling Rationale

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

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

7.3 Proposed Methods of Investigation

The methods of investigation outlined within Table 5 are considered necessary to address the risks outlined within the Conceptual Model. The locations of these investigation positions will be set out in line with the proposed sampling methodology outlined in Section 7.2. The below investigation recommendations relate to both of the proposed schools and car park.



TABLE 5: SITE INVESTIGATION RECOMMENDATIONS

Proposed method of investigation	Purpose	Comments
Hand dug trial pits	Hand dug trial pits to 1.20mbgl to ensure positions are clear of underground services.	To be undertaken prior to the drilling of all boreholes and following CAT scanning a service plan inspection.
A series of small percussive boreholes to ca. 6.00mbgl	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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. 2.00mbgl (These to also cover the smaller, southern site)	<ul style="list-style-type: none"> 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.
A series of rotary boreholes drilled to ca. 30.00mbgl (recommend 5no. boreholes)	The boreholes are necessary to investigate potential voids and possible weak/broken areas of rock due to mine workings underlying the proposed new structure.	Ensure positions are CAT scanned and service plans inspected prior to excavation.
Chemical testing	To allow the potential risks identified within the conceptual model to be addressed.	Chemical soils testing to cover potential priority contaminants from Table 2.
Geotechnical testing	To confirm material properties and to provide concrete classification of materials.	Tests may include sulphate analysis, pH, moisture content, Atterberg limit determination, particle size distribution tests and triaxial testing. Further tests may be required depending on the materials encountered.

SOLMEK

Appendix A Maps & Photos

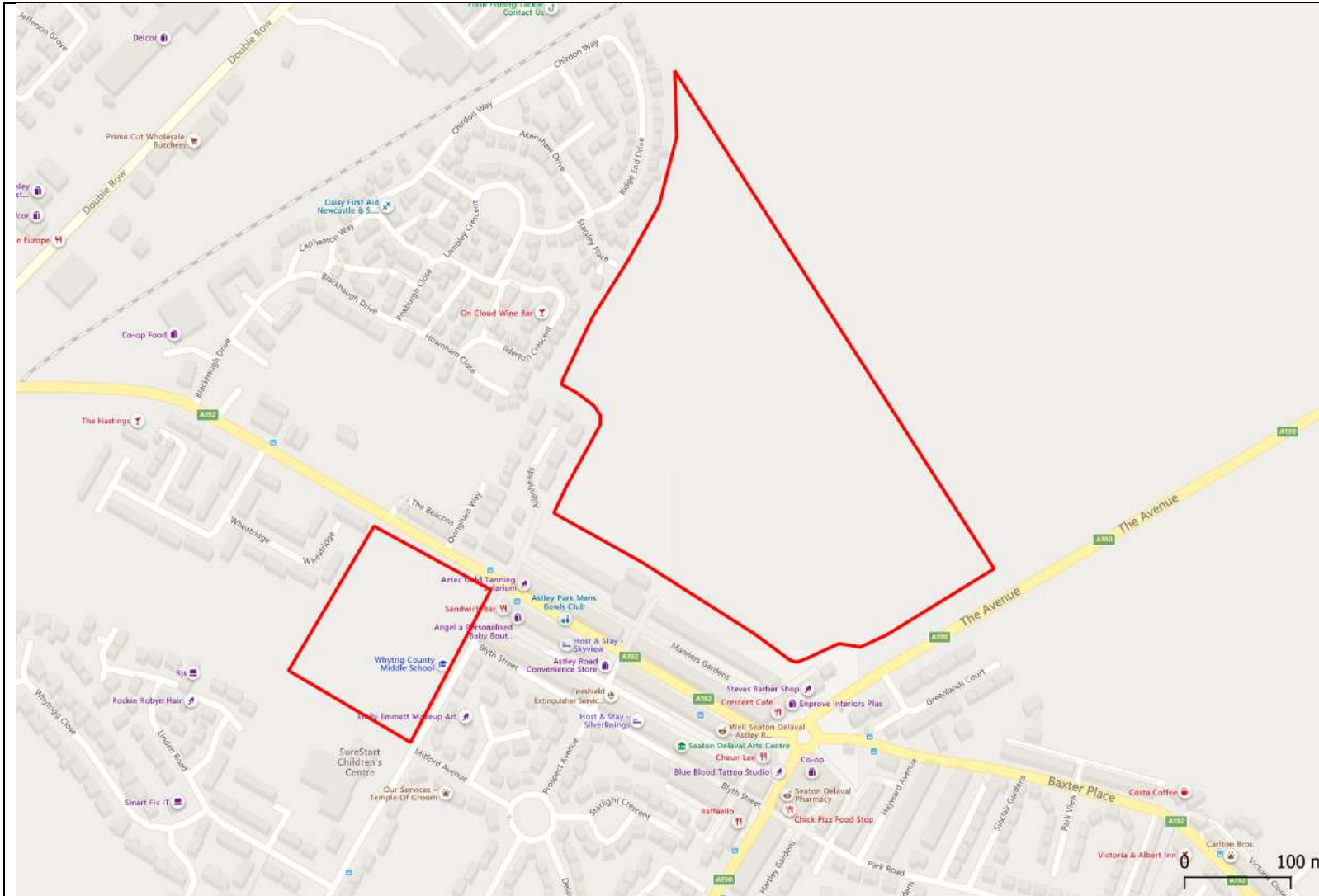



Title
Site Location Plan
Project
The Avenue, Seaton Delaval
Client
Faithful+Gould
Date
January 2022
Fig No.
Figure 1
Scale
Do Not Scale
Key
 Site Boundary
 N

Solmek Ltd.
12 Yarm Road
Stockton-on-Tees
TS18 3NA

Tel: +44 (0) 1642 607083
Fax: +44 (0) 1642 612355
e-mail: south@solmek.com
www.solmek.com





Title	Specific Site Location Plan
Project	The Avenue, Seaton Delaval
Client	Faithful+Gould
Date	January 2022
Fig No.	Figure 2
Scale	Do Not Scale
Key	 Site Boundary

Solmek Ltd.
 12 Yarm Road
 Stockton-on-Tees
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 e-mail: south@solmek.com
www.solmek.com





Title	Solid Geology
Project	The Avenue, Seaton Delaval
Client	Faithful+Gould
Date	January 2022
Fig No.	Figure 3
Scale	Do Not Scale
Key	<div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="border: 1px solid red; width: 15px; height: 10px; margin-right: 5px;"></div> Site Boundary </div> <div style="display: flex; align-items: center;"> <div style="background-color: grey; width: 15px; height: 10px; margin-right: 5px;"></div> Pennine Middle Coal Measures </div>

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

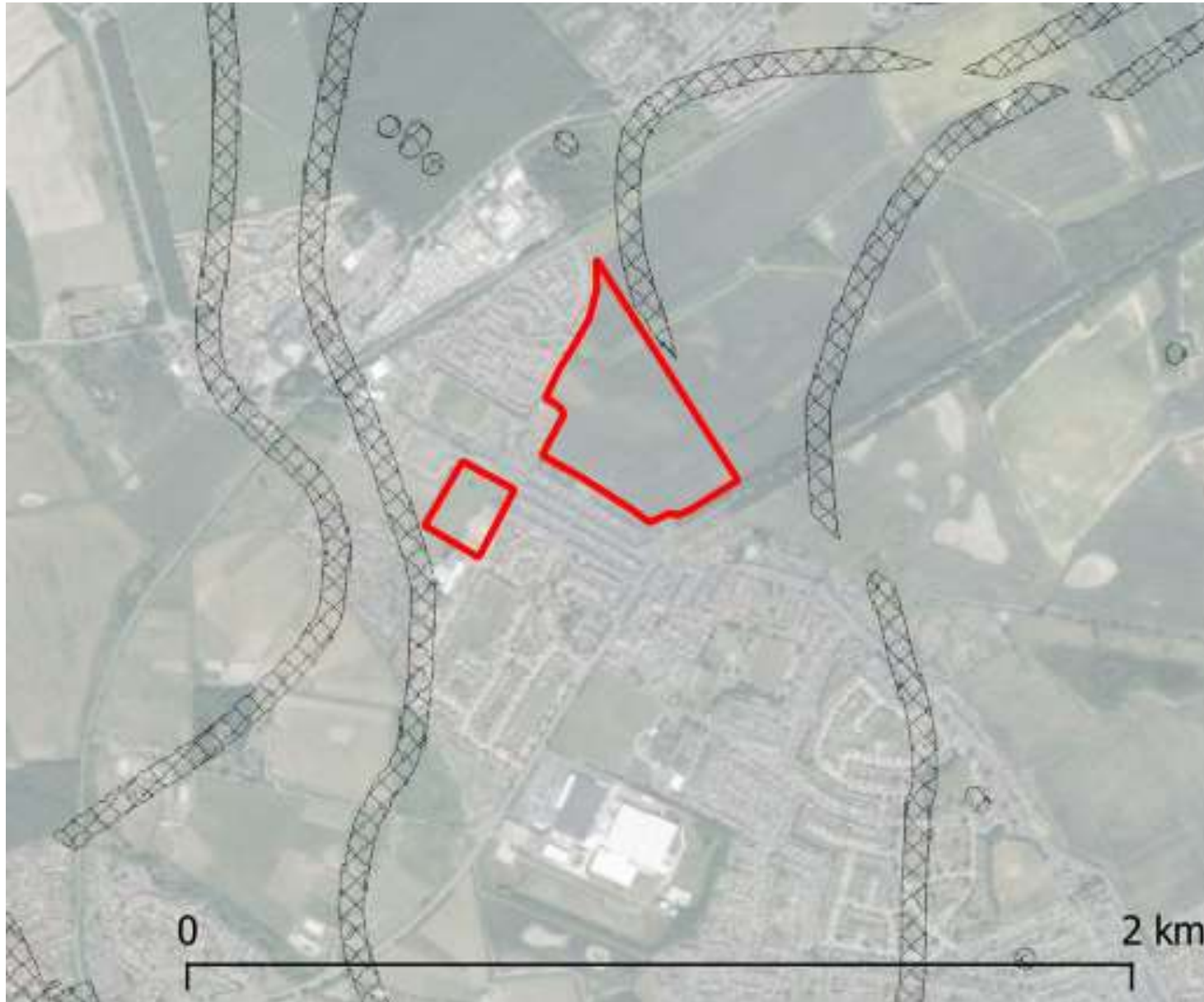




Title	Drift Geology
Project	The Avenue, Seaton Delaval
Client	Faithful+Gould
Date	January 2022
Fig No.	Figure 4
Scale	Do Not Scale
Key	<div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="border: 1px solid red; width: 15px; height: 10px; margin-right: 5px;"></div> Site Boundary </div> <div style="display: flex; align-items: center;"> <div style="background-color: #c8e6c9; width: 15px; height: 10px; margin-right: 5px;"></div> Clay, Sand & Gravel </div> <div style="text-align: center; margin-top: 20px;"> <p>N</p> </div>

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



Title	Development High Risk Area
Project	The Avenue, Seaton Delaval
Client	Faithful+Gould
Date	January 2022
Fig No.	Figure 5
Scale	Do Not Scale
Key	<div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="border: 1px solid red; width: 15px; height: 10px; margin-right: 5px;"></div> Site Boundary </div> <div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); width: 15px; height: 10px; margin-right: 5px;"></div> Development High Risk Area </div> <div style="text-align: right; margin-top: 20px;"> <p>N</p> </div>

Solmek Ltd.
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www.solmek.com





Figure 6: View looking north west from the south east of the main site.



Figure 7: View looking north east from the south west of the main site showing drainage and manholes.


Title	Date	<p style="text-align: right;">Solmek Ltd. 12 Yarm Road Stockton-on-Tees TS18 3NA</p> <p style="text-align: right;">Tel: +44 (0) 1642 607083 Fax: +44 (0) 1642 612355 e-mail: info@solmek.com www.solmek.com</p> <p style="text-align: right;"> SOLMEK</p>
Site Photos	January 2020	
Project	Fig No.	
The Avenue, Seaton Delaval	Figure 6 & 7	
Client	Scale	
Faithful+Gould	Do Not Scale	
Key		



Figure 8: View along the north east from the north west of the main site.



Figure 9: View looking south from the north of the main site.


Title	Date	<p style="text-align: right;">Solmek Ltd. 12 Yarm Road Stockton-on-Tees TS18 3NA</p> <p style="text-align: right;">Tel: +44 (0) 1642 607083 Fax: +44 (0) 1642 612355 e-mail: info@solmek.com www.solmek.com</p> 
Site Photos	January 2020	
Project	Fig No.	
The Avenue, Seaton Delaval	Figure 8 & 9	
Client	Scale	
Faithful+Gould	Do Not Scale	
Key		



Figure 10: View looking south-east from the north-west corner of the second, smaller site.



Figure 11: View looking north from the southern area of the second, smaller site.



Title	Date	<p>Solmek Ltd. 12 Yarm Road Stockton-on-Tees TS18 3NA</p> <p>Tel: +44 (0) 1642 607083 Fax: +44 (0) 1642 612355 e-mail: south@solmek.com www.solmek.com</p> 
Site Photos	January 2022	
Project	Fig No.	
The Avenue, Seaton Delaval	Figure 10 & 11	
Client	Scale	
Faithful+Gould	Do not scale	



Figure 12: Entrance from Western Avenue to the second, smaller site.



Figure 13: View looking west from the central area of the second, smaller site.

Title	Date	<p>Solmek Ltd. 12 Yarm Road Stockton-on-Tees TS18 3NA</p> <p>Tel: +44 (0) 1642 607083 Fax: +44 (0) 1642 612355 e-mail: south@solmek.com www.solmek.com</p> 
Site Photos	January 2022	
Project	Fig No.	
The Avenue, Seaton Delaval	Figure 12 & 13	
Client	Scale	
Faithful+Gould	Do not scale	

Appendix B Historic Mapping

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

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

Ordnance Survey Plan 1:10,000

- Chalk Pit, Clay Pit or Quarry
- Gravel Pit
- Sand Pit
- Disused Pit or Quarry
- Refuse or Slag Heap
- Lake, Loch or Pond
- Dunes
- Boulders
- Coniferous Trees
- Non-Coniferous Trees
- Orchard
- Scrub
- Coppice
- Bracken
- Heath
- Rough Grassland
- Marsh
- Reeds
- Saltings
- Building
- Glasshouse
- Sloping Masonry
- Pylon
- Electricity Transmission Line
- Pole
- Cutting
- Embankment
- Standard Gauge Multiple Track
- Standard Gauge Single Track
- Siding, Tramway or Mineral Line
- Narrow Gauge
- Geographical County
- Administrative County, County Borough or County of City
- Municipal Borough, Urban or Rural District, Burgh or District Council
- Borough, Burgh or County Constituency
- Civil Parish
- BP, BS** Boundary Post or Stone
- Ch** Church
- CH** Club House
- F E Sta** Fire Engine Station
- FB** Foot Bridge
- Fn** Fountain
- GP** Guide Post
- MP** Mile Post
- MS** Mile Stone
- Pol Sta** Police Station
- PO** Post Office
- PC** Public Convenience
- PH** Public House
- SB** Signal Box
- Spr** Spring
- TCB** Telephone Call Box
- TCP** Telephone Call Post
- W** Well

1:10,000 Raster Mapping

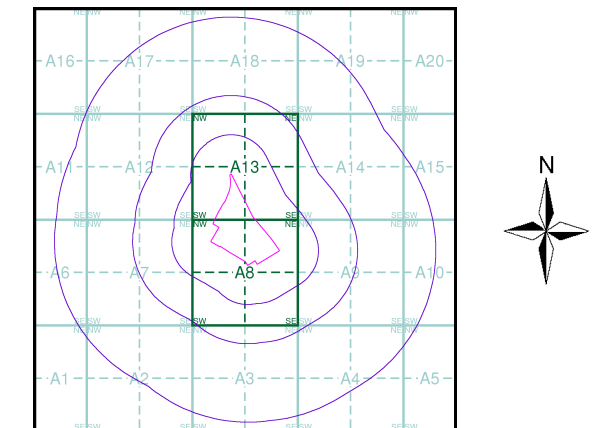
- Gravel Pit
- Rock
- Boulders
- Shingle
- Sand
- Slopes
- Refuse tip or slag heap
- Rock (scattered)
- Boulders (scattered)
- Mud
- Sand Pit
- Top of cliff
- General detail
- Overhead detail
- Multi-track railway
- County boundary (England only)
- District, Unitary, Metropolitan, London Borough boundary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



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Northumberland	1:10,560	1865	2
Northumberland	1:10,560	1897 - 1898	3
Northumberland	1:10,560	1920 - 1924	4
Northumberland	1:10,560	1921	5
Northumberland	1:10,560	1938	6
Ordnance Survey Plan	1:10,000	1950 - 1951	7
Ordnance Survey Plan	1:10,000	1957	8
Ordnance Survey Plan	1:10,000	1966 - 1967	9
Ordnance Survey Plan	1:10,000	1970 - 1972	10
Ordnance Survey Plan	1:10,000	1976	11
Ordnance Survey Plan	1:10,000	1982 - 1985	12
Ordnance Survey Plan	1:10,000	1991 - 1992	13
10K Raster Mapping	1:10,000	2000	14
Street View	Variable		15

Historical Map - Slice A



Order Details

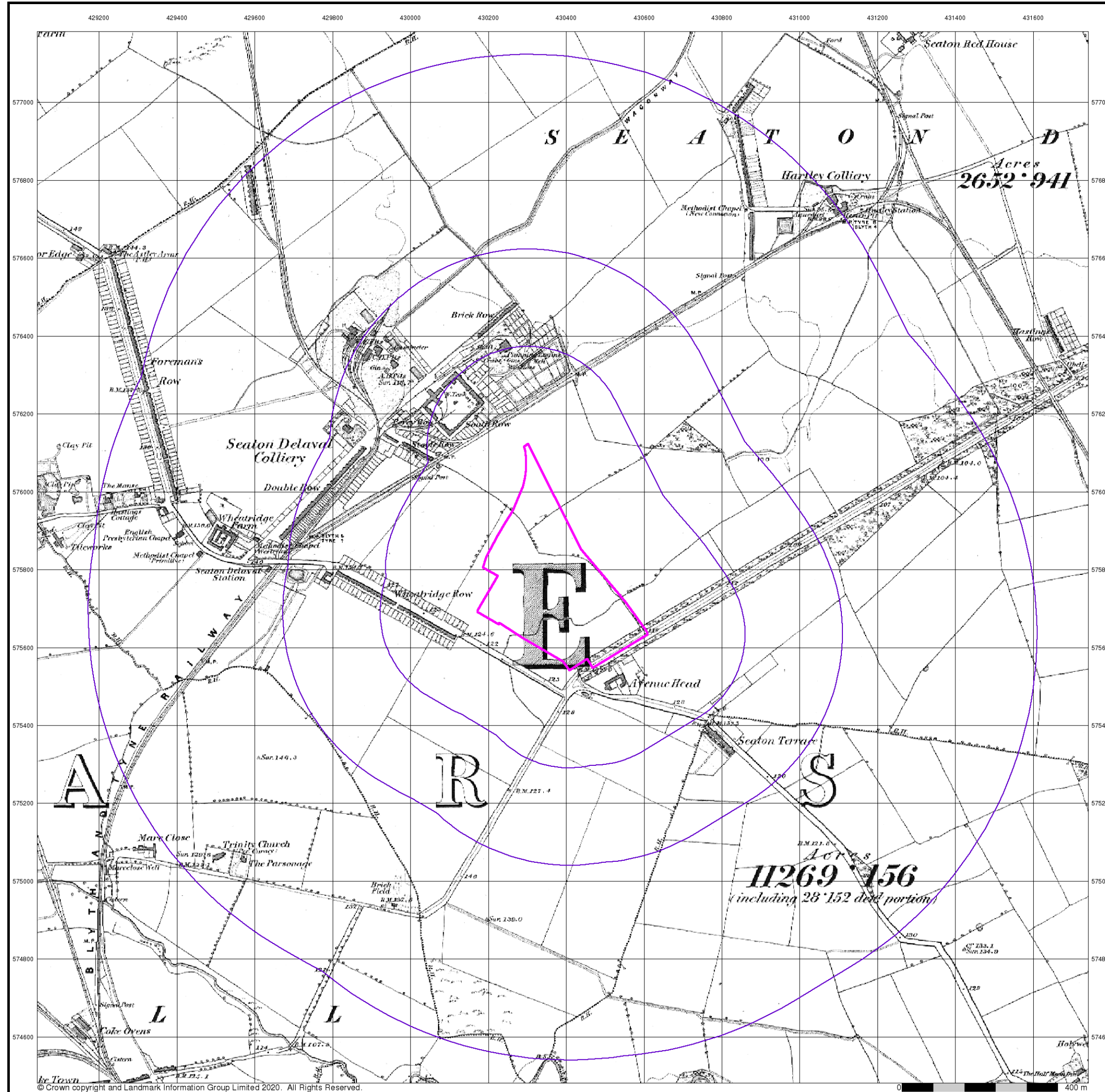
Order Number: 231670755_1_1
 Customer Ref: S200135
 National Grid Reference: 430370, 575800
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 Site Area (Ha): 11.45
 Search Buffer (m): 1000

Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU



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



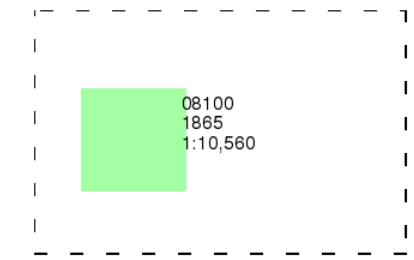
Northumberland

Published 1865

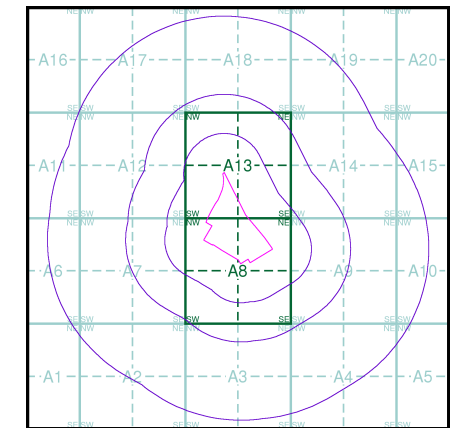
Source map scale - 1:10,560

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)



Historical Map - Slice A



Order Details

Order Number: 231670755_1_1
 Customer Ref: S200135
 National Grid Reference: 430370, 575800
 Slice: A
 Site Area (Ha): 11.45
 Search Buffer (m): 1000

Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU



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

Northumberland

Published 1897 - 1898

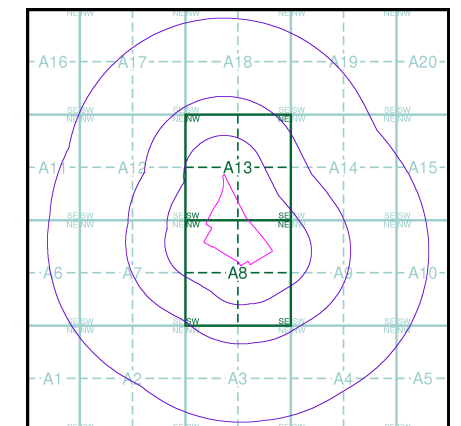
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps.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

Map Name(s) and Date(s)

081NW	1898	1:10,560
081SW	1897	1:10,560

Historical Map - Slice A

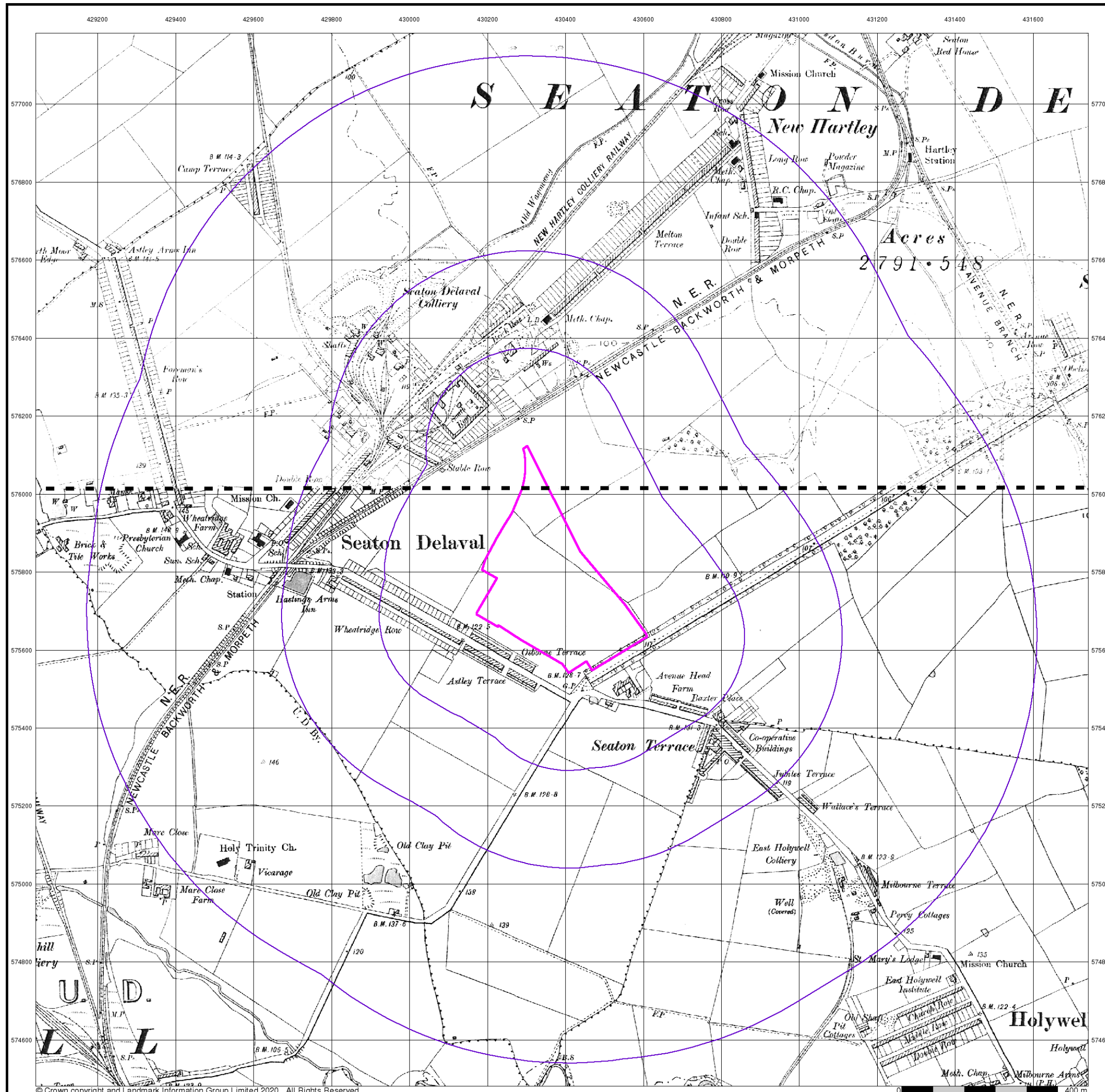


Order Details

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 National Grid Reference: 430370, 575800
 Slice: A
 Site Area (Ha): 11.45
 Search Buffer (m): 1000

Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU



Northumberland

Published 1920 - 1924

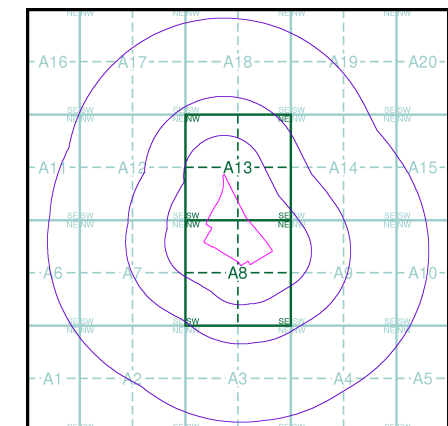
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps.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

Map Name(s) and Date(s)

078SW 1924 1:10,560	078SE 1924 1:10,560
086NW 1920 1:10,560	086NE 1921 1:10,560

Historical Map - Slice A

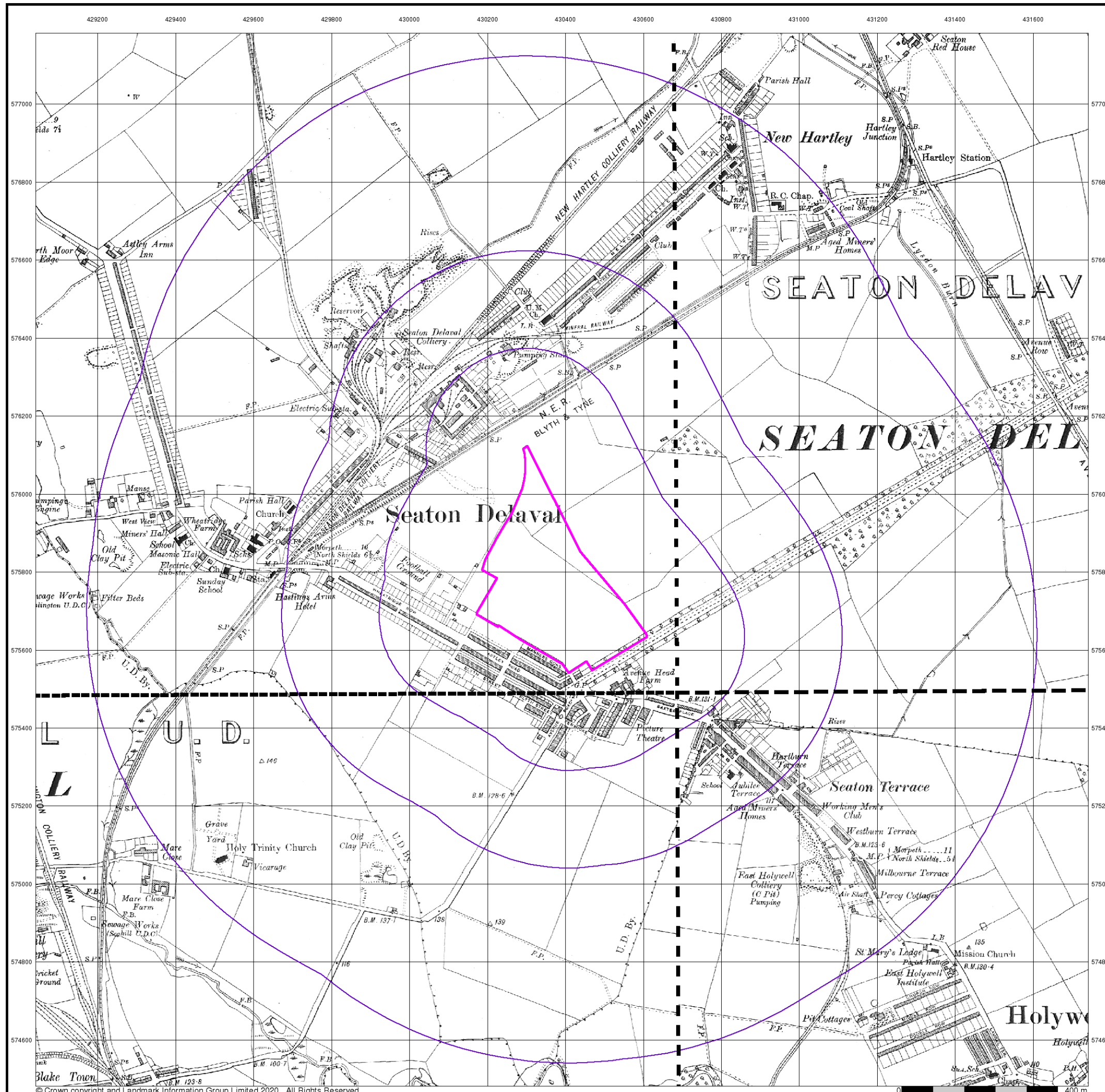


Order Details

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Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU



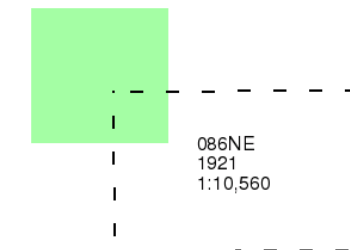
Northumberland

Published 1921

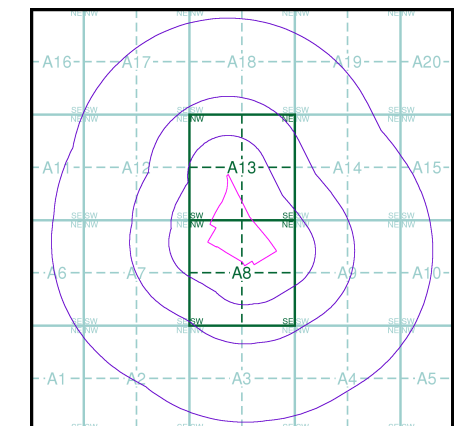
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A

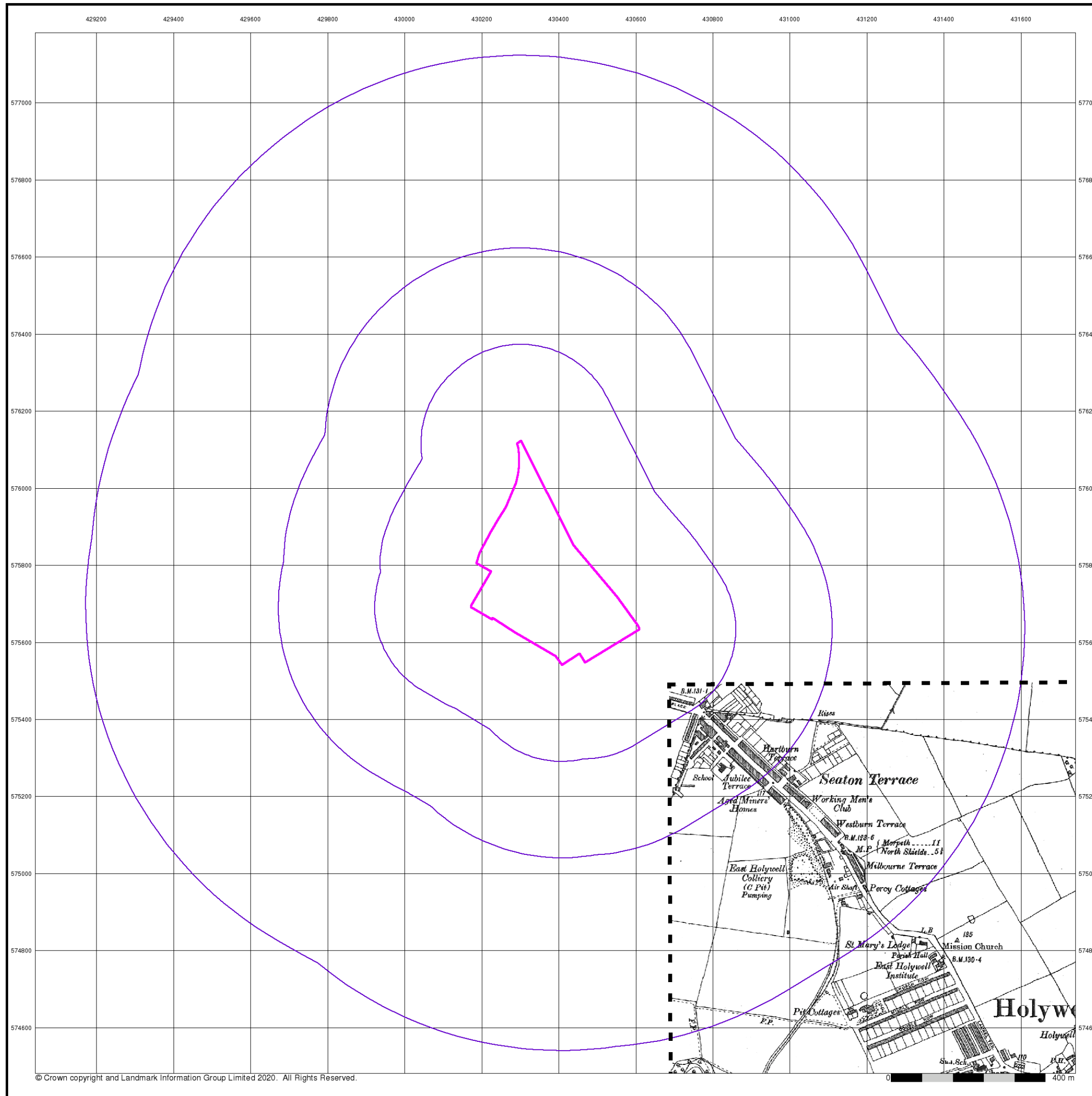


Order Details

Order Number: 231670755_1_1
 Customer Ref: S200135
 National Grid Reference: 430370, 575800
 Slice: A
 Site Area (Ha): 11.45
 Search Buffer (m): 1000

Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU



Northumberland

Published 1938

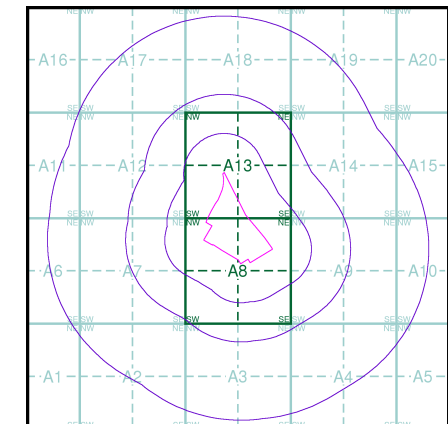
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps.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

Map Name(s) and Date(s)

078SW 1938 1:10,560	078SE 1938 1:10,560
	086NE 1938 1:10,560

Historical Map - Slice A

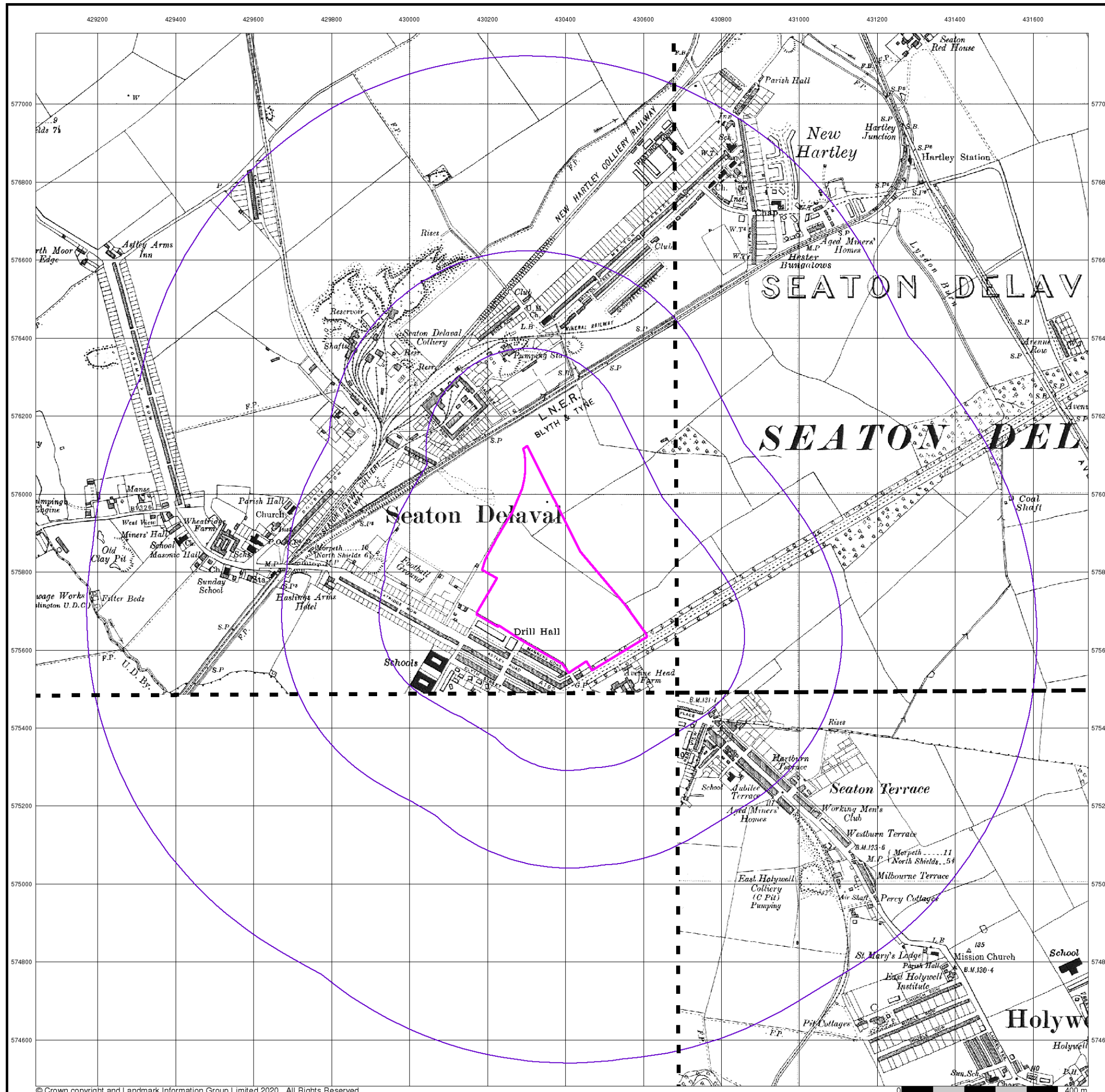


Order Details

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 Customer Ref: S200135
 National Grid Reference: 430370, 575800
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 Search Buffer (m): 1000

Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU



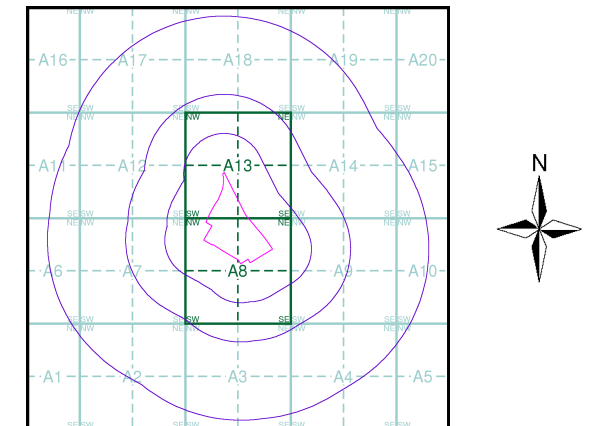
Ordnance Survey Plan
Published 1950 - 1951
Source map scale - 1:10,000

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)

NZ27NE	NZ37NW
1950	1951
1:10,560	1:10,560
A	
NZ27SE	NZ37SW
1951	1950
1:10,560	1:10,560

Historical Map - Slice A

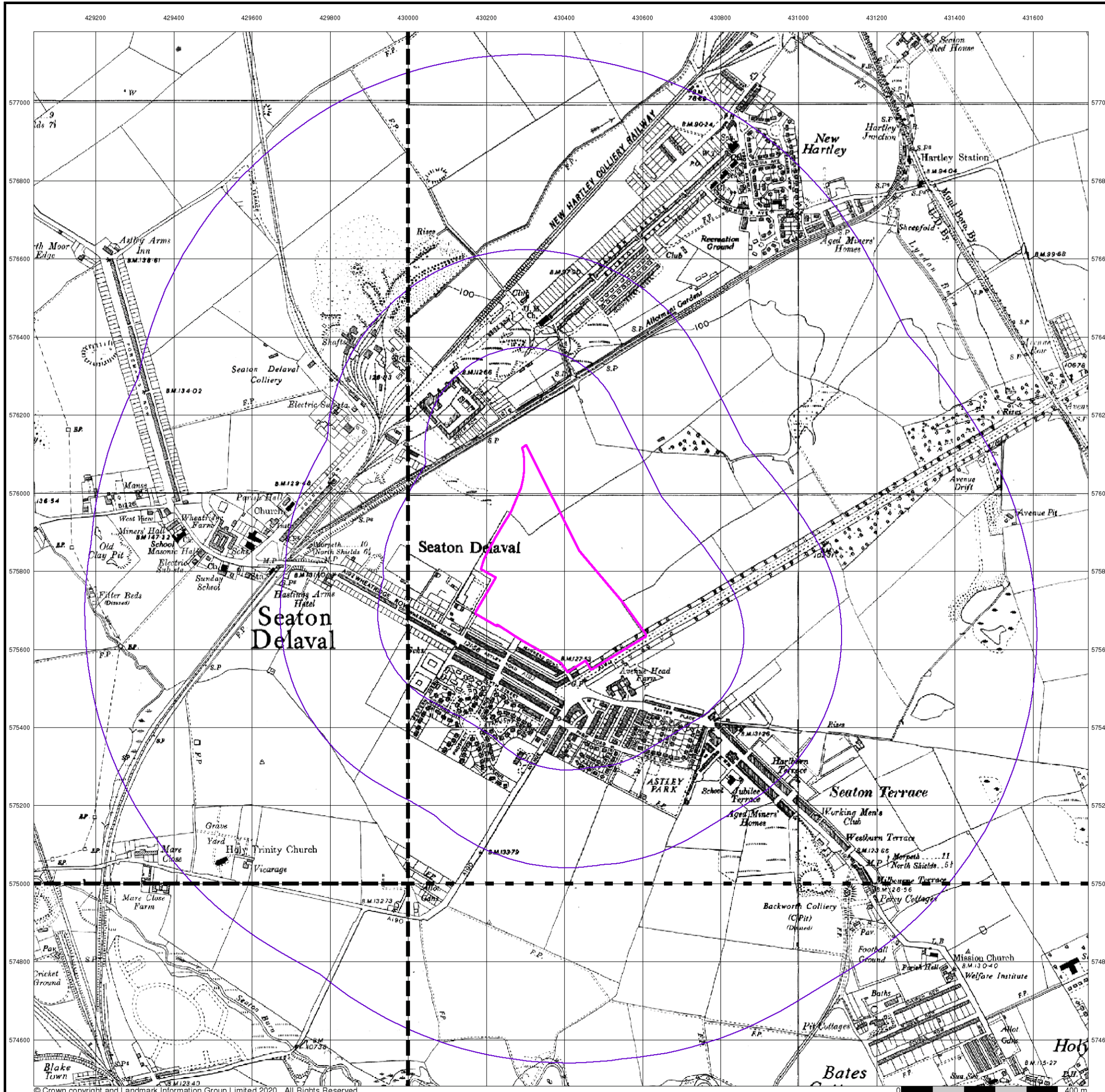


Order Details

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Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU



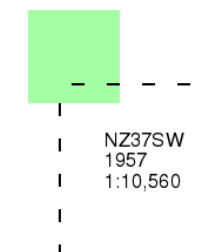
Ordnance Survey Plan

Published 1957

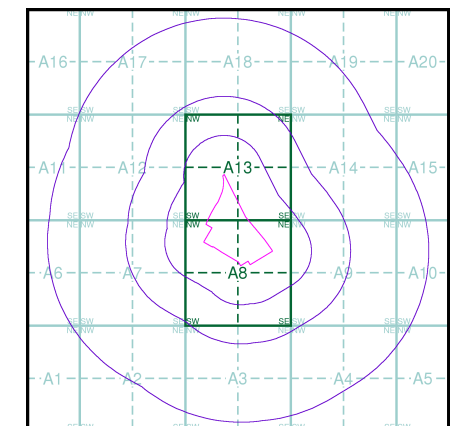
Source map scale - 1:10,000

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)



Historical Map - Slice A

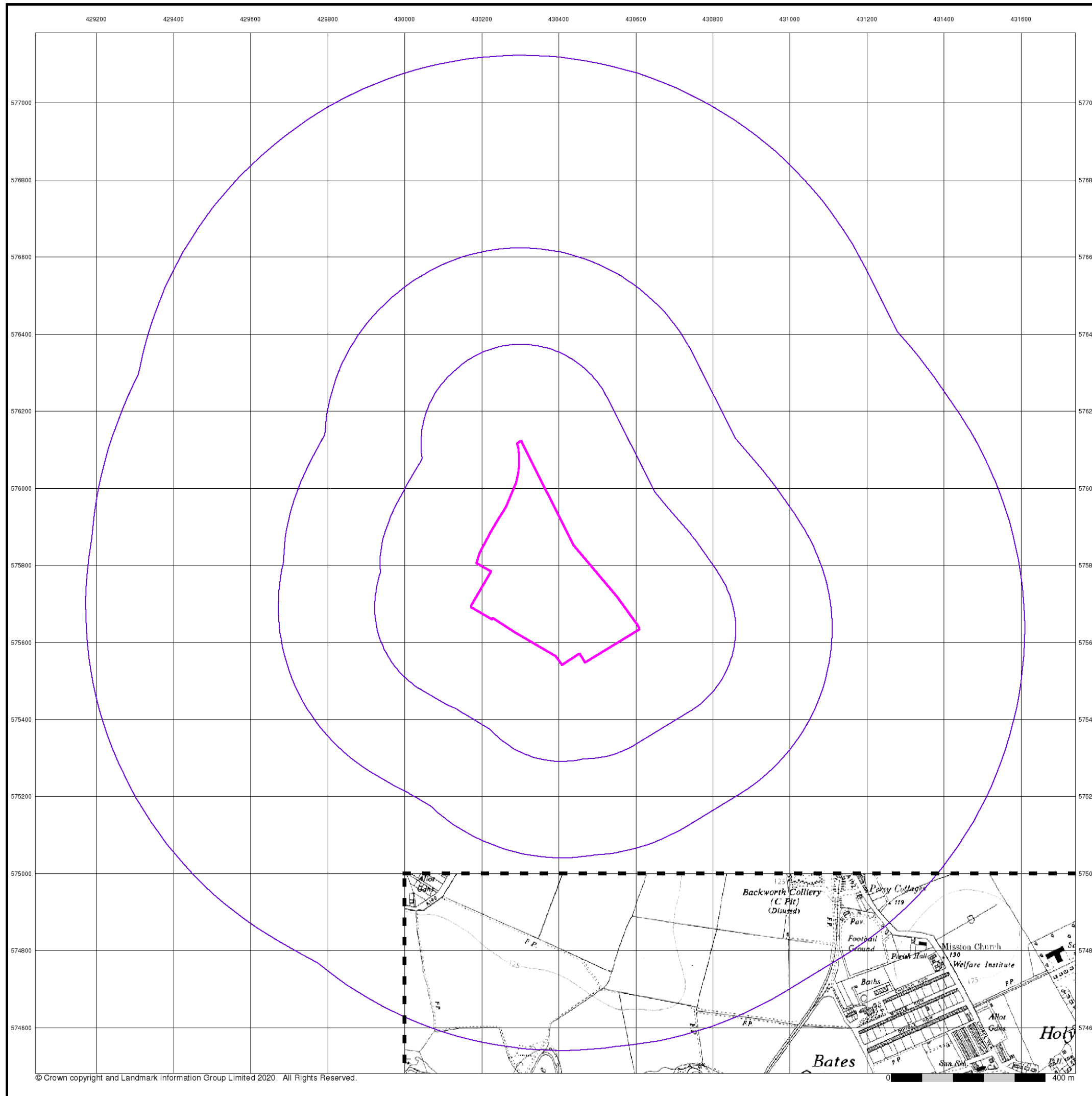


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Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU



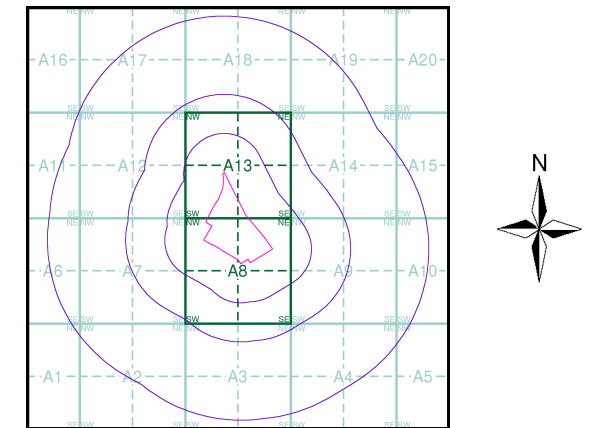
Ordnance Survey Plan
Published 1966 - 1967
Source map scale - 1:10,000

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)

NZ27NE	NZ37NW
1967	1967
1:10,560	1:10,560
NZ27SE	NZ37SW
1966	1966
1:10,560	1:10,560

Historical Map - Slice A

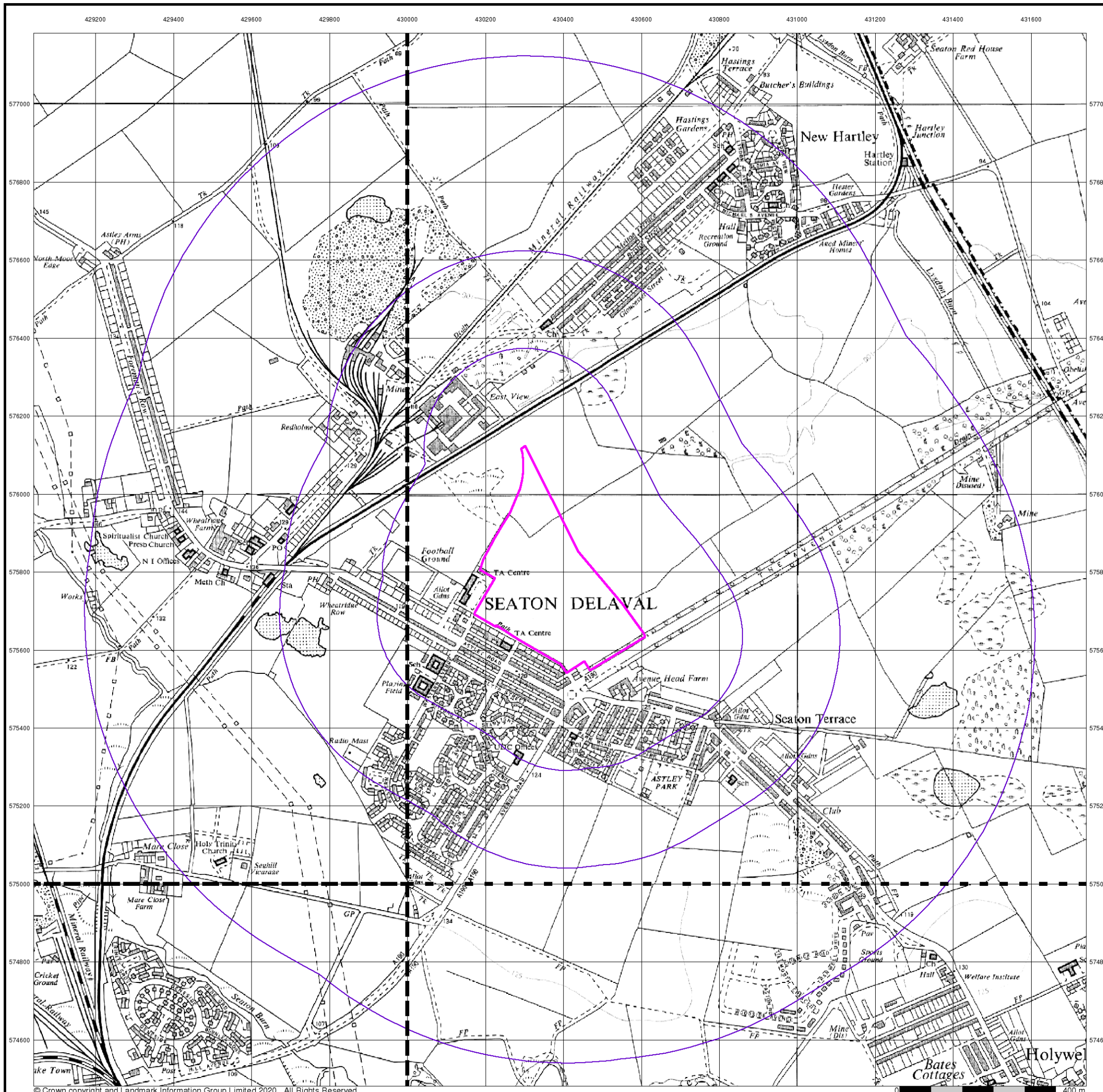


Order Details

Order Number: 231670755_1_1
 Customer Ref: S200135
 National Grid Reference: 430370, 575800
 Slice: A
 Site Area (Ha): 11.45
 Search Buffer (m): 1000

Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU



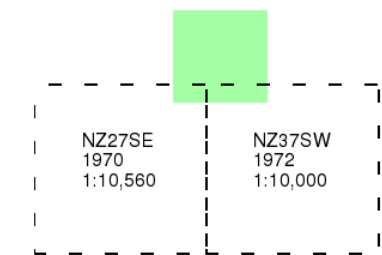
Ordnance Survey Plan

Published 1970 - 1972

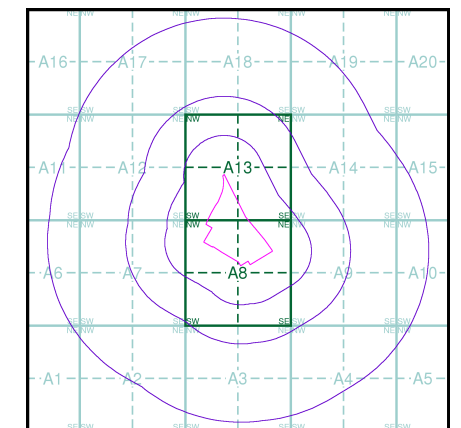
Source map scale - 1:10,000

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)



Historical Map - Slice A

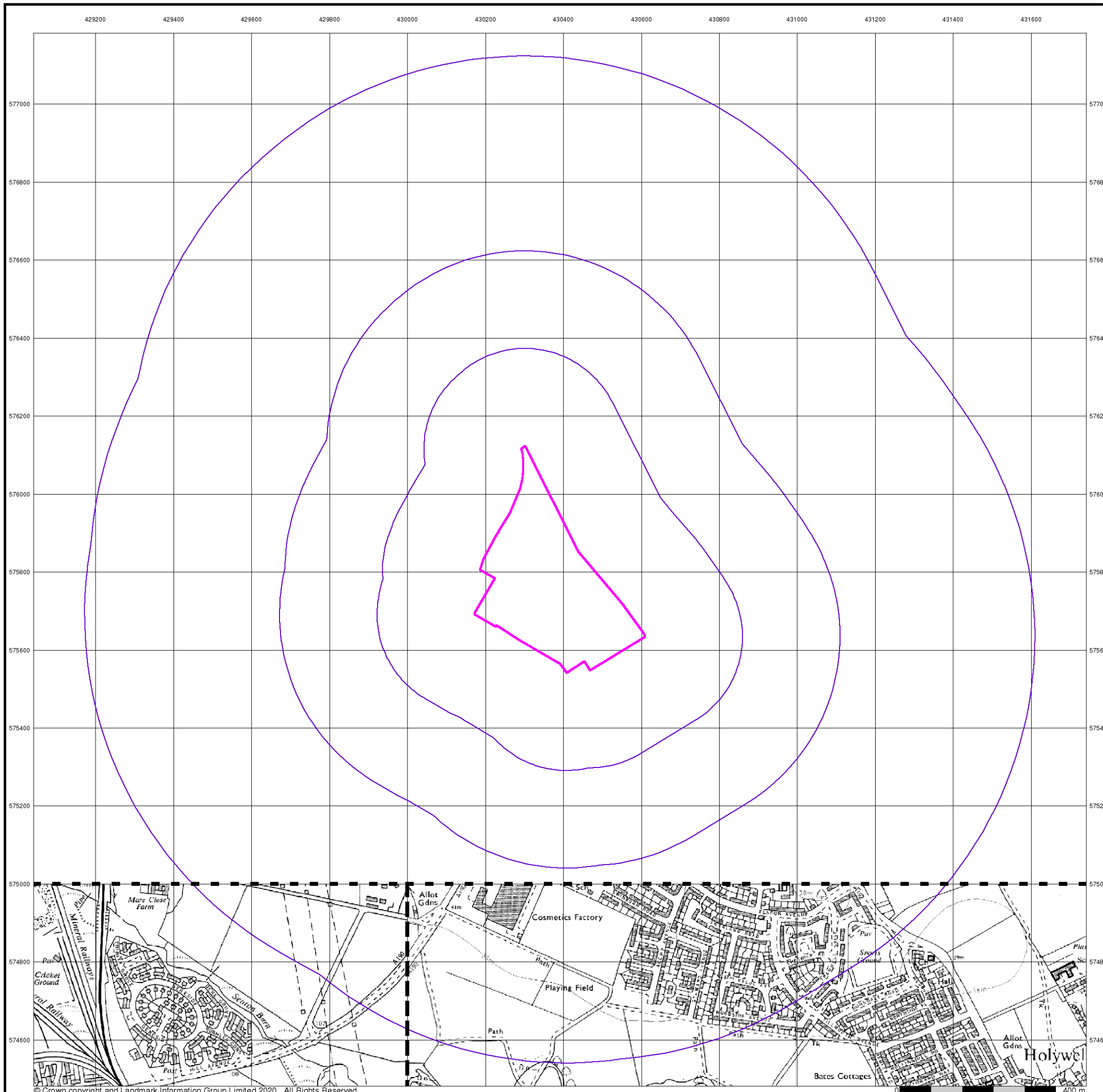


Order Details

Order Number: 231670755_1_1
 Customer Ref: S200135
 National Grid Reference: 430370, 575800
 Slice: A
 Site Area (Ha): 11.45
 Search Buffer (m): 1000

Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU



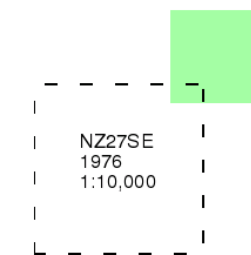
Ordnance Survey Plan

Published 1976

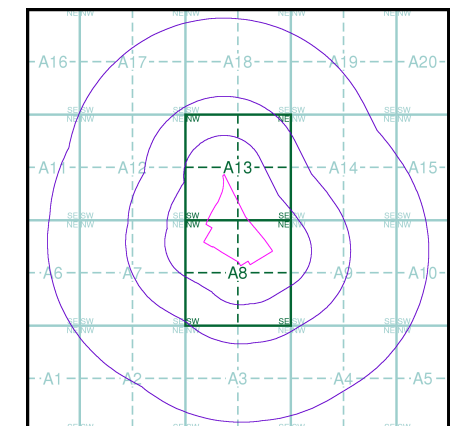
Source map scale - 1:10,000

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)



Historical Map - Slice A

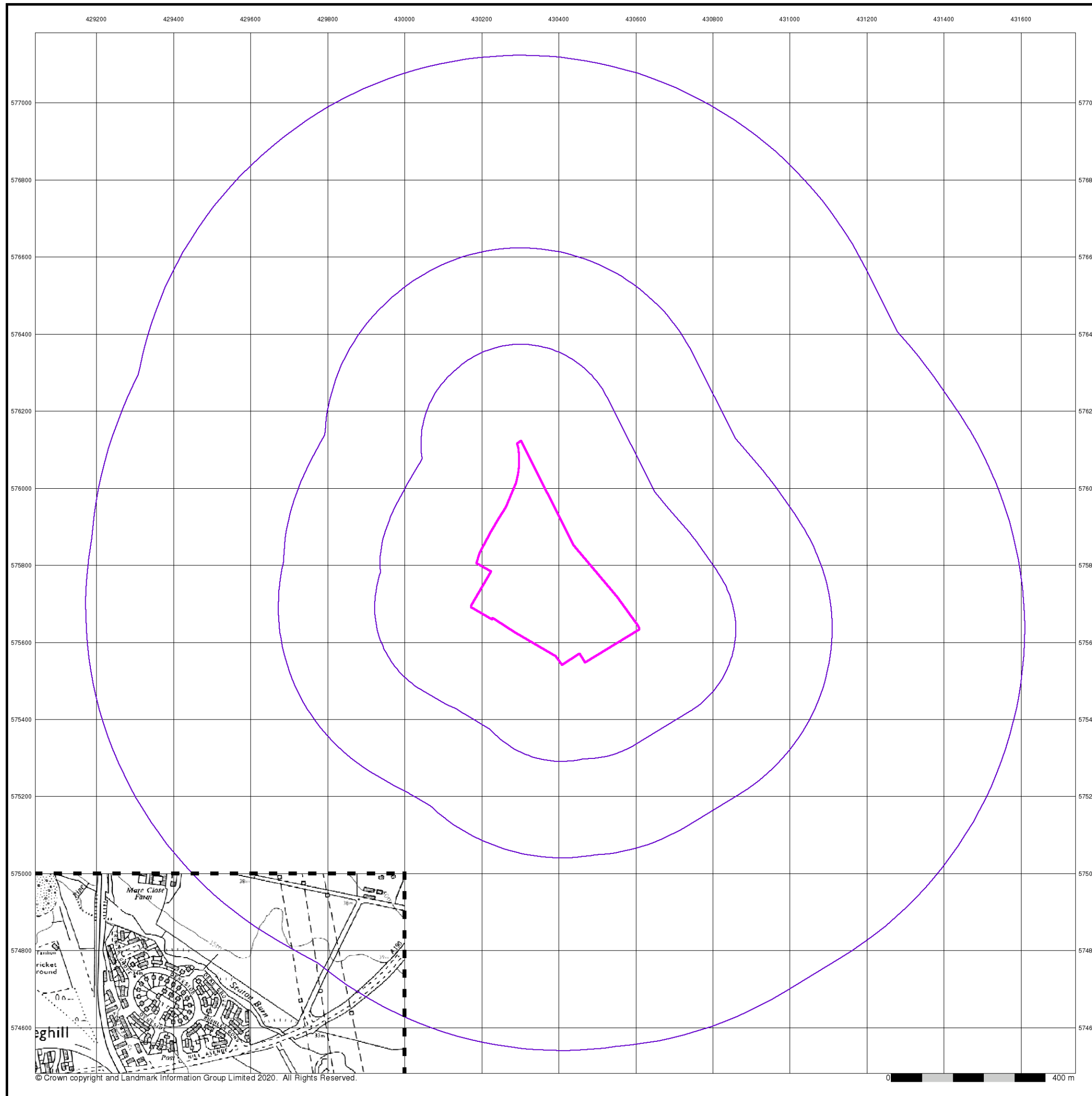


Order Details

Order Number: 231670755_1_1
 Customer Ref: S200135
 National Grid Reference: 430370, 575800
 Slice: A
 Site Area (Ha): 11.45
 Search Buffer (m): 1000

Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU





Ordnance Survey Plan

Published 1982 - 1985

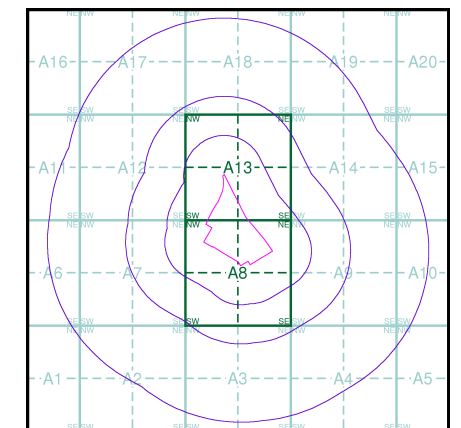
Source map scale - 1:10,000

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)

NZ27NE	NZ37NW
1982	1983
1:10,000	1:10,000
NZ27SE	NZ37SW
1985	1982
1:10,000	1:10,000

Historical Map - Slice A



Order Details

Order Number: 231670755_1_1
 Customer Ref: S200135
 National Grid Reference: 430370, 575800
 Slice: A
 Site Area (Ha): 11.45
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Site Details

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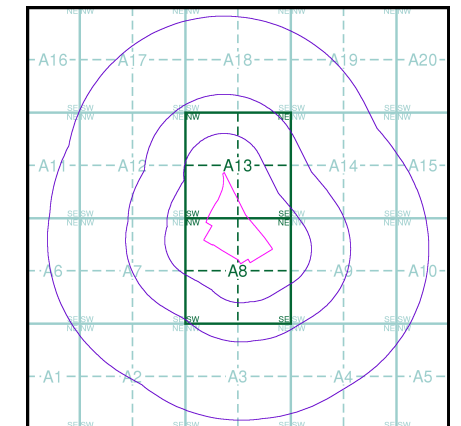
Ordnance Survey Plan
Published 1991 - 1992
Source map scale - 1:10,000

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)

NZ27NE	NZ37NW
1991	1992
1:10,000	1:10,000
	NZ37SW
	1992
	1:10,000

Historical Map - Slice A

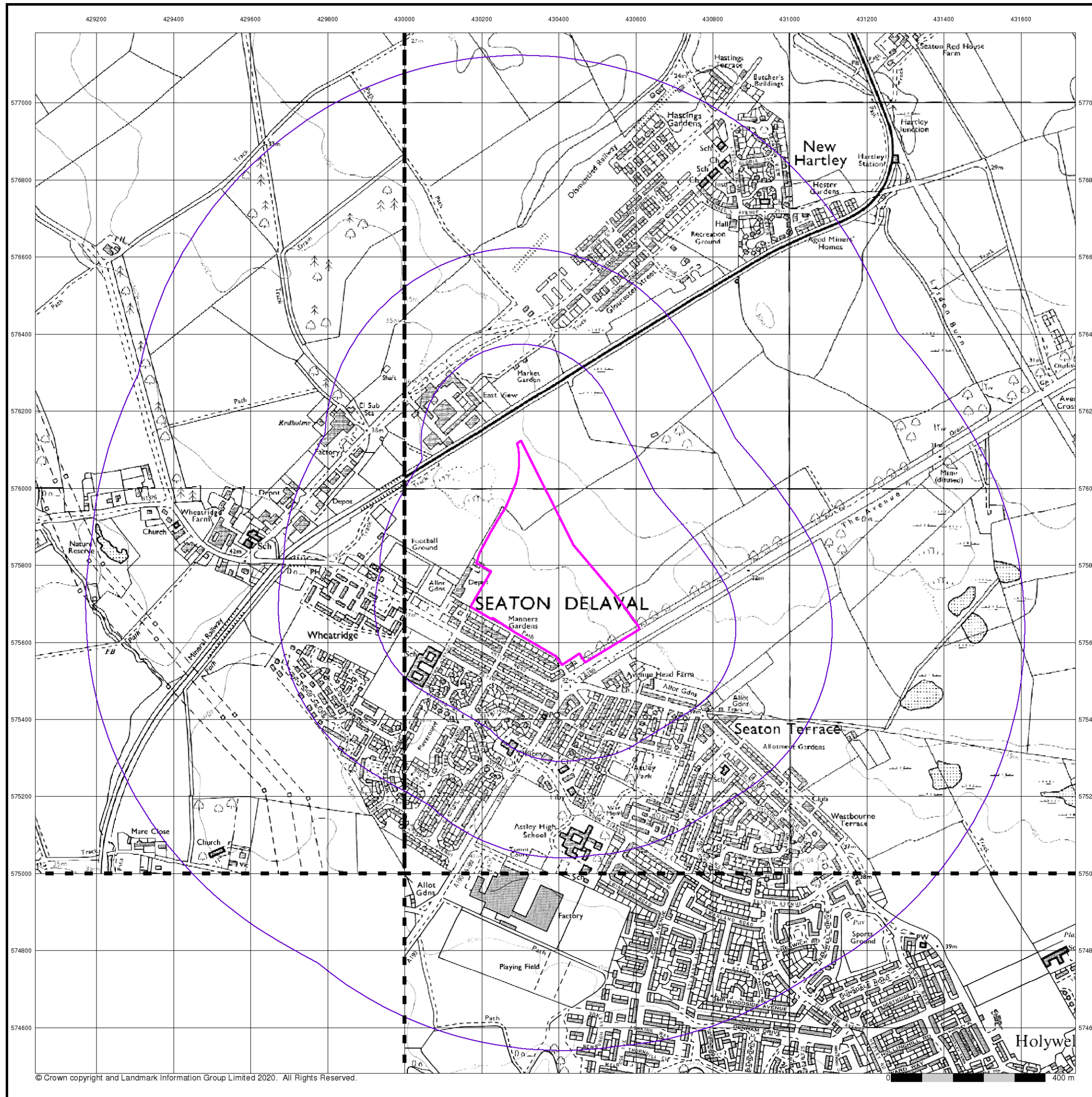


Order Details

Order Number: 231670755_1_1
 Customer Ref: S200135
 National Grid Reference: 430370, 575800
 Slice: A
 Site Area (Ha): 11.45
 Search Buffer (m): 1000

Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU





10k Raster Mapping

Published 2000

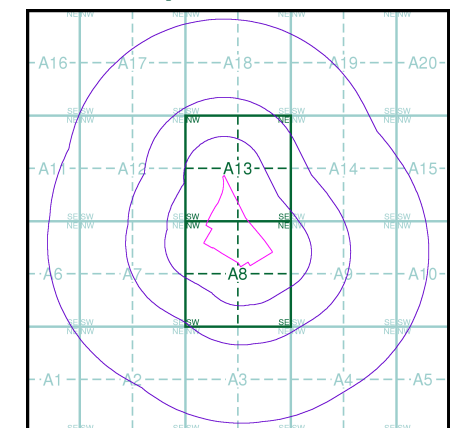
Source map scale - 1:10,000

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)

NZ27NE	NZ37NW
2000	2000
1:10,000	1:10,000
NZ27SE	NZ37SW
2000	2000
1:10,000	1:10,000

Historical Map - Slice A



Order Details

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Street View

Published 2020

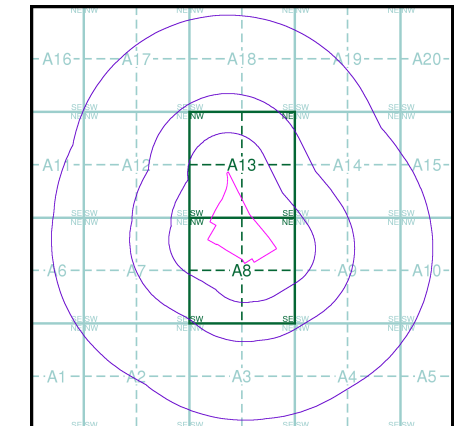
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Street View Map - Slice A

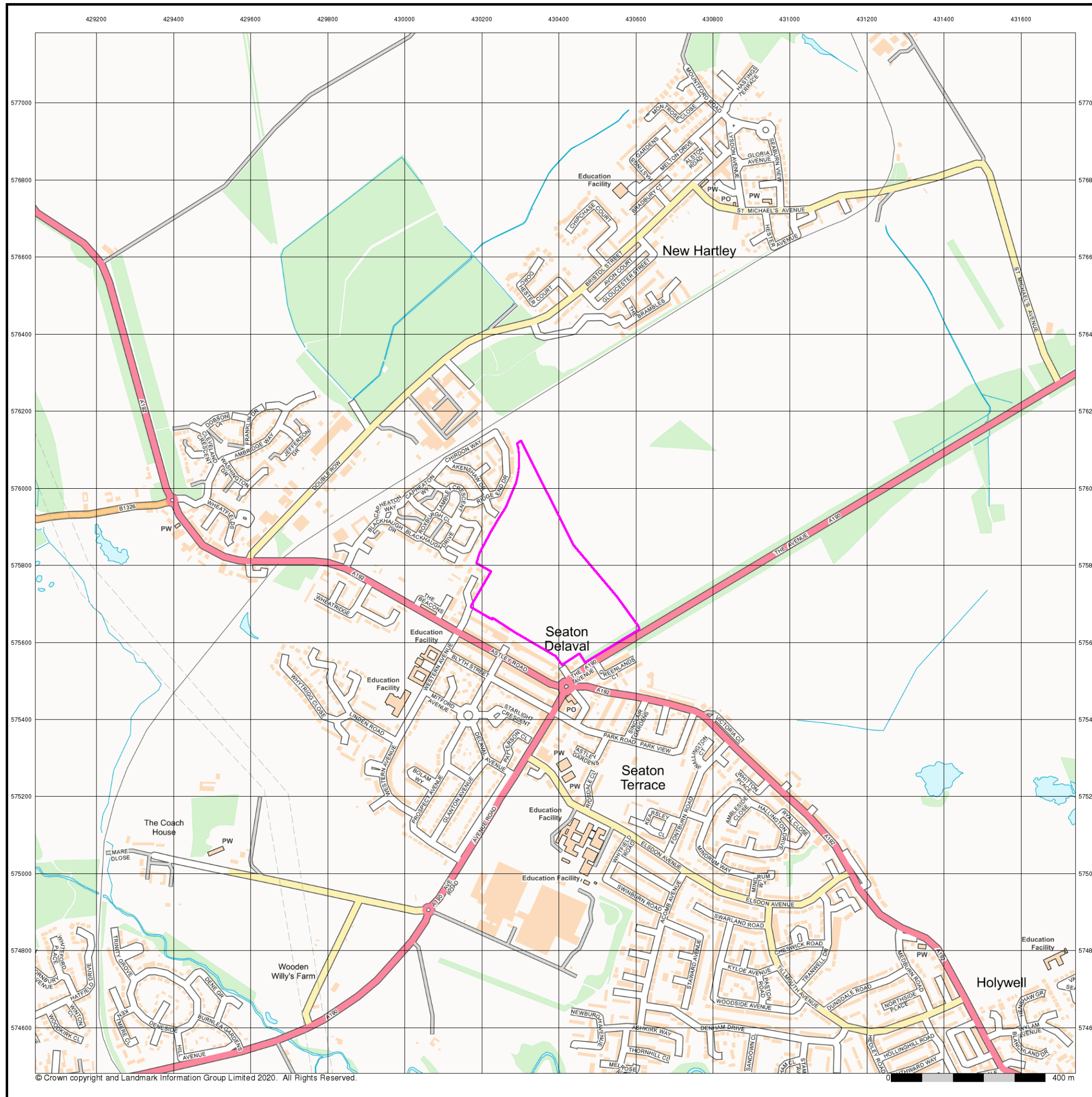


Order Details

Order Number: 231670755_1_1
 Customer Ref: S200135
 National Grid Reference: 430370, 575800
 Slice: A
 Site Area (Ha): 11.45
 Search Buffer (m): 1000

Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU



Historical Mapping Legends

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

Quarry **Gravel Pit** **Sand Pit**
Clay Pit **Shingle** **Refuse Heap**
Sloping Masonry **Flat Rock**
Marsh **Reeds** **Osiers**
Rough Pasture **Furze** **Wood**
Mixed Wood **Brushwood** **Orchard**
Fir **Ford** **Stepping Stones**
Ferry **Waterfall** **Lock**
Trig. Station **Altitude at Trig. Station**
B.M. 325.9 **Bench Mark** **Surface Level**
Arrow denotes flow of water **Antiquities (site of)**
Cutting **Embankment**
Railway crossing Road **Level Crossing** **Road crossing Railway**
Railway crossing River or Canal **Road over single stream** **Road over River or Canal**
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
County Borough Boundary (England)
Co. Boro. Bdy.
County Burgh Boundary (Scotland)
Co. Burgh Bdy.
BP BS 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 **Sl** 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

Inactive Quarry, Chalk Pit or Clay Pit **Active Quarry, Chalk Pit or Clay Pit**
Rock **Boulders**
Cliff **Slopes** **Top**
Roofed Building **Glazed Roof Building**
Sloping Masonry **Archway**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Bench Mark** **Antiquity (site of)**
Cave Entrance **Triangulation Station** **Electricity Pylon**
Electricity Transmission Line
County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
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
EI 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

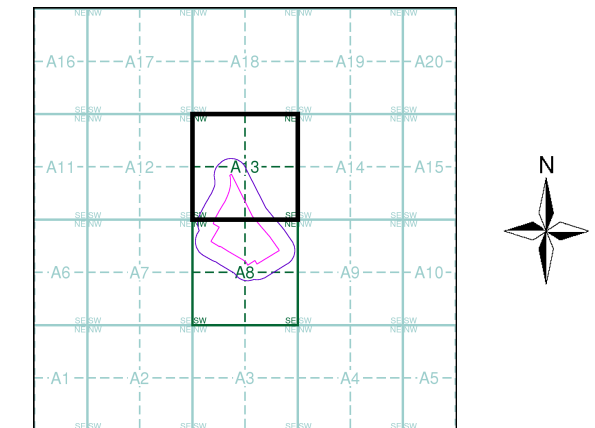
Cliff **Slopes** **Top**
Rock **Rock (scattered)**
Boulders **Boulders (scattered)**
Positioned Boulder **Scree**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Triangulation Station** **Antiquity (site of)**
Electricity Transmission Line **Electricity Pylon**
B.M. 231.60m Bench Mark **Buildings with Building Seed**
Roofed Building **Glazed Roof Building**
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
EI Gen Sta Electricity Generating Station **Sewage Ppg Sta** Sewage Pumping Station
EI P Electricity Pole, Pillar **SB, S Br** Signal Box or Bridge
EI 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 Governor **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



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Northumberland	1:2,500	1858 - 1881	2
Northumberland	1:2,500	1896 - 1897	3
Northumberland	1:2,500	1922	4
Northumberland	1:2,500	1941	5
Ordnance Survey Plan	1:2,500	1961	6
Ordnance Survey Plan	1:2,500	1966	7
Ordnance Survey Plan	1:2,500	1970	8
Additional SIMs	1:2,500	1980 - 1985	9
Additional SIMs	1:2,500	1985 - 1990	10
Additional SIMs	1:2,500	1990	11
Large-Scale National Grid Data	1:2,500	1993	12
Large-Scale National Grid Data	1:2,500	1996	13

Historical Map - Segment A13



Order Details

Order Number: 231670755_1_1
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 Slice: A
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 Search Buffer (m): 100

Site Details

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 Web: www.envirocheck.co.uk

Northumberland

Published 1858 - 1881

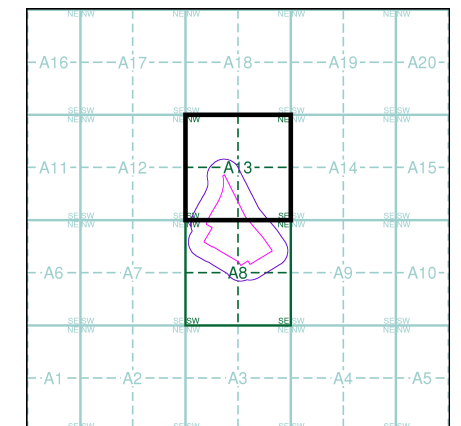
Source map scale - 1:2,500

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)

081_05 1881 1:2,500	081_06 1881 1:2,500
081_09 1876 1:2,500	081_10 1858 1:2,500

Historical Map - Segment A13

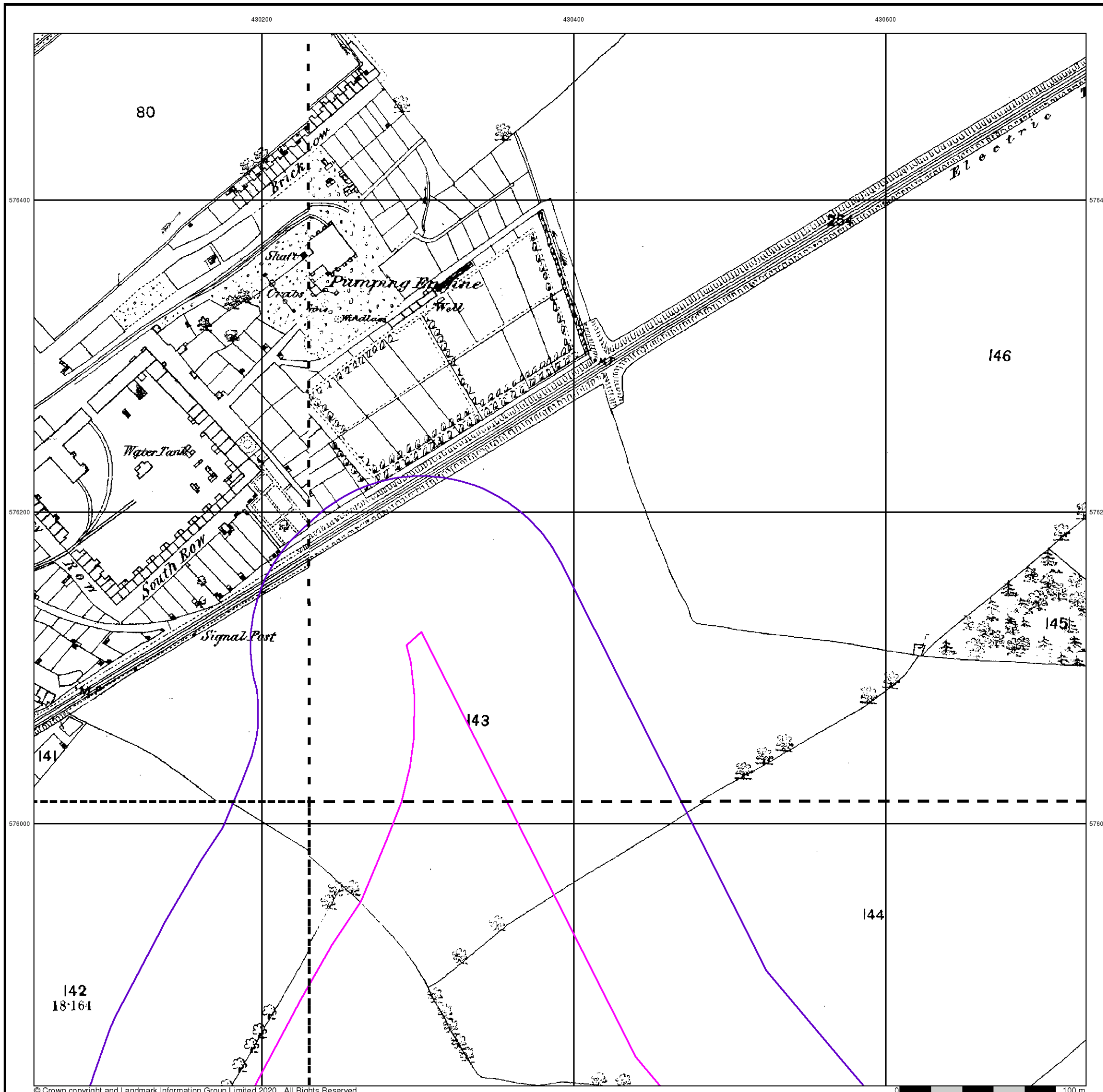


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 Site Area (Ha): 11.45
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Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU



Northumberland

Published 1896 - 1897

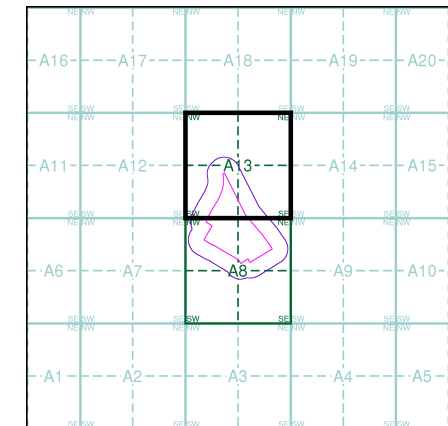
Source map scale - 1:2,500

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)

081_05 1897 1:2,500	081_06 1897 1:2,500
081_09 1896 1:2,500	081_10 1896 1:2,500

Historical Map - Segment A13

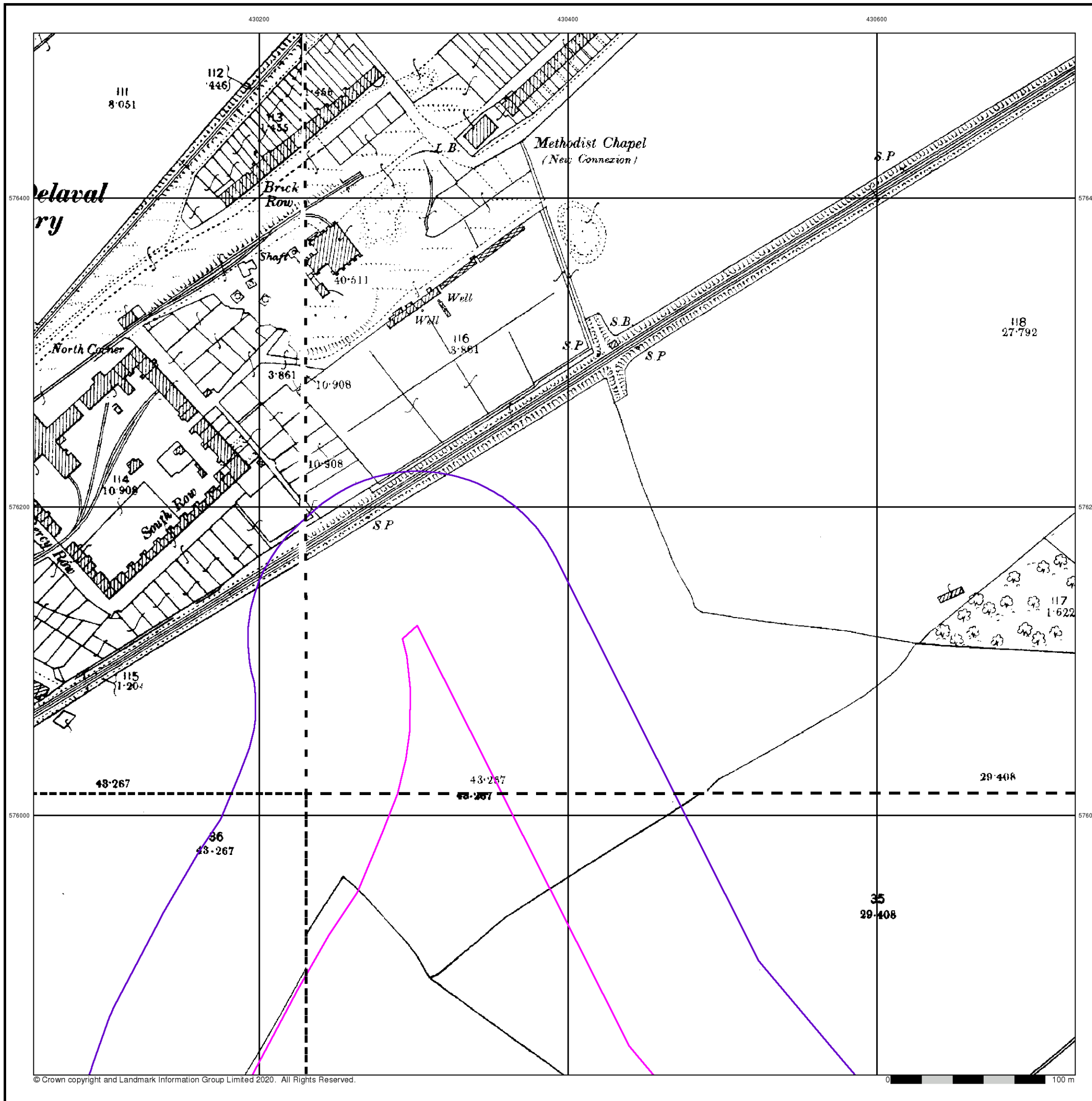


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Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU



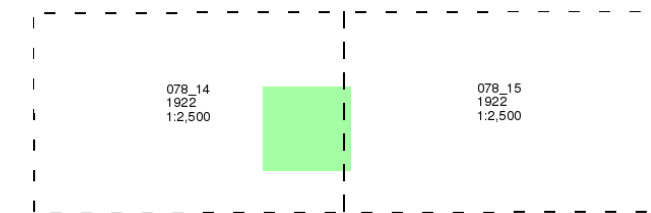
Northumberland

Published 1922

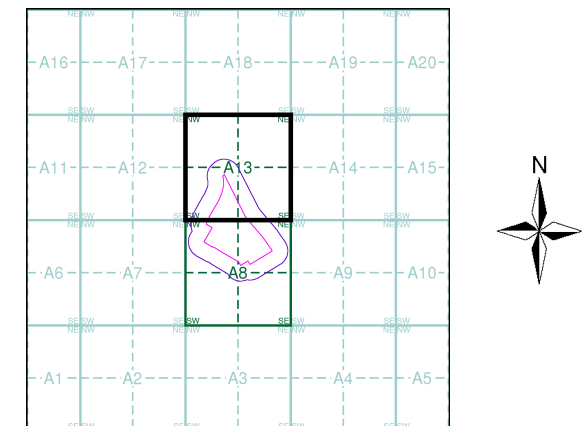
Source map scale - 1:2,500

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 A13

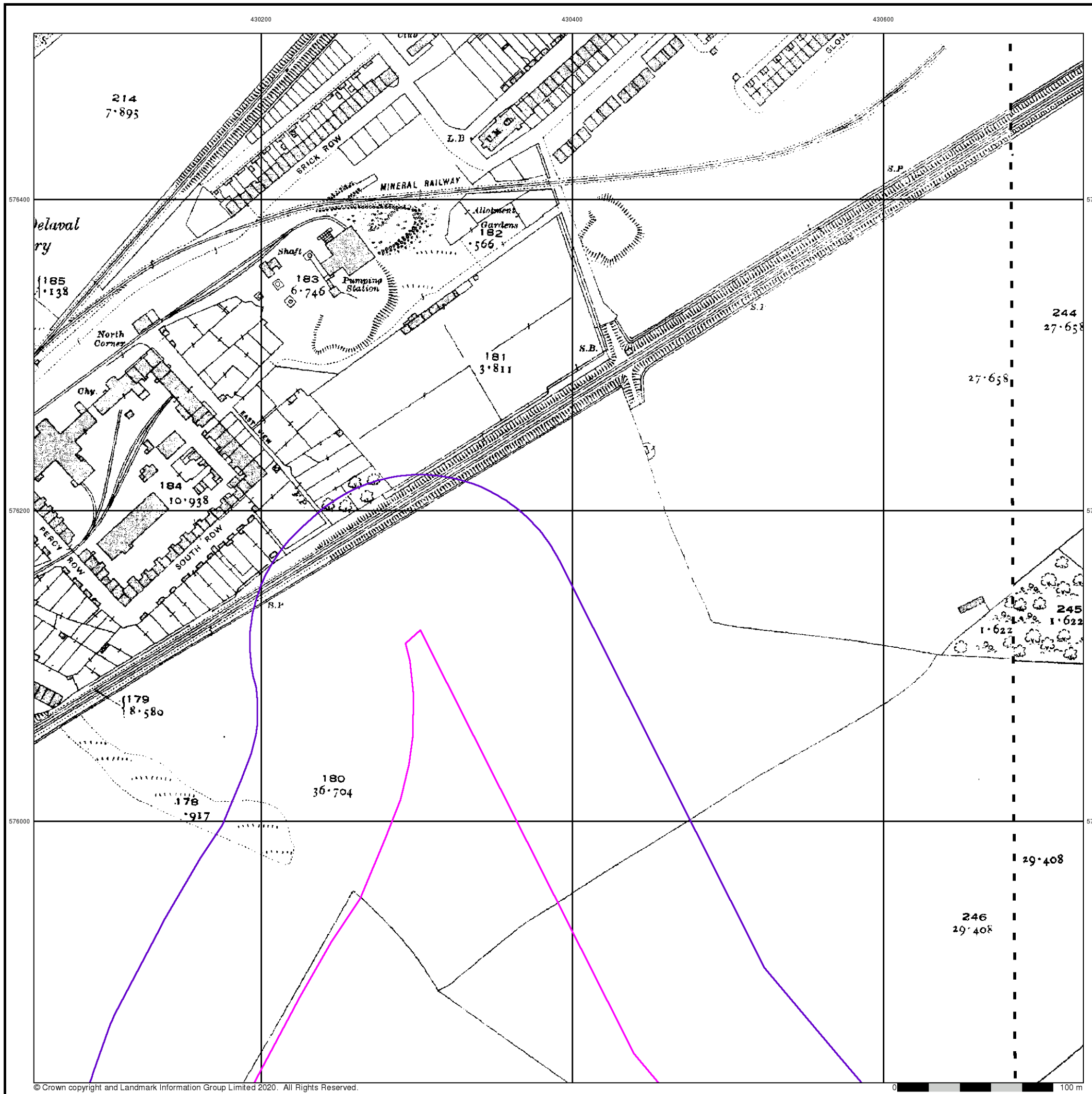


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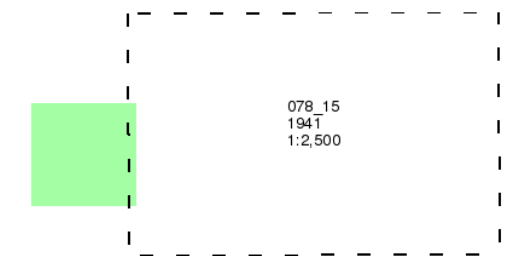
Northumberland

Published 1941

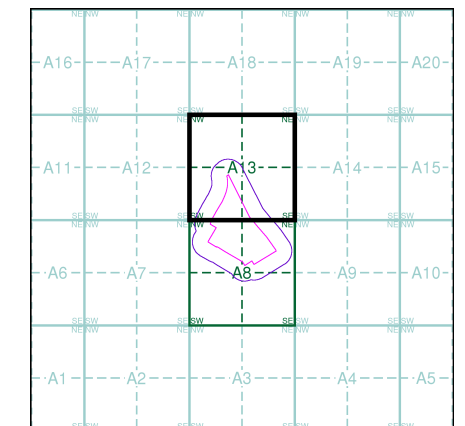
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13

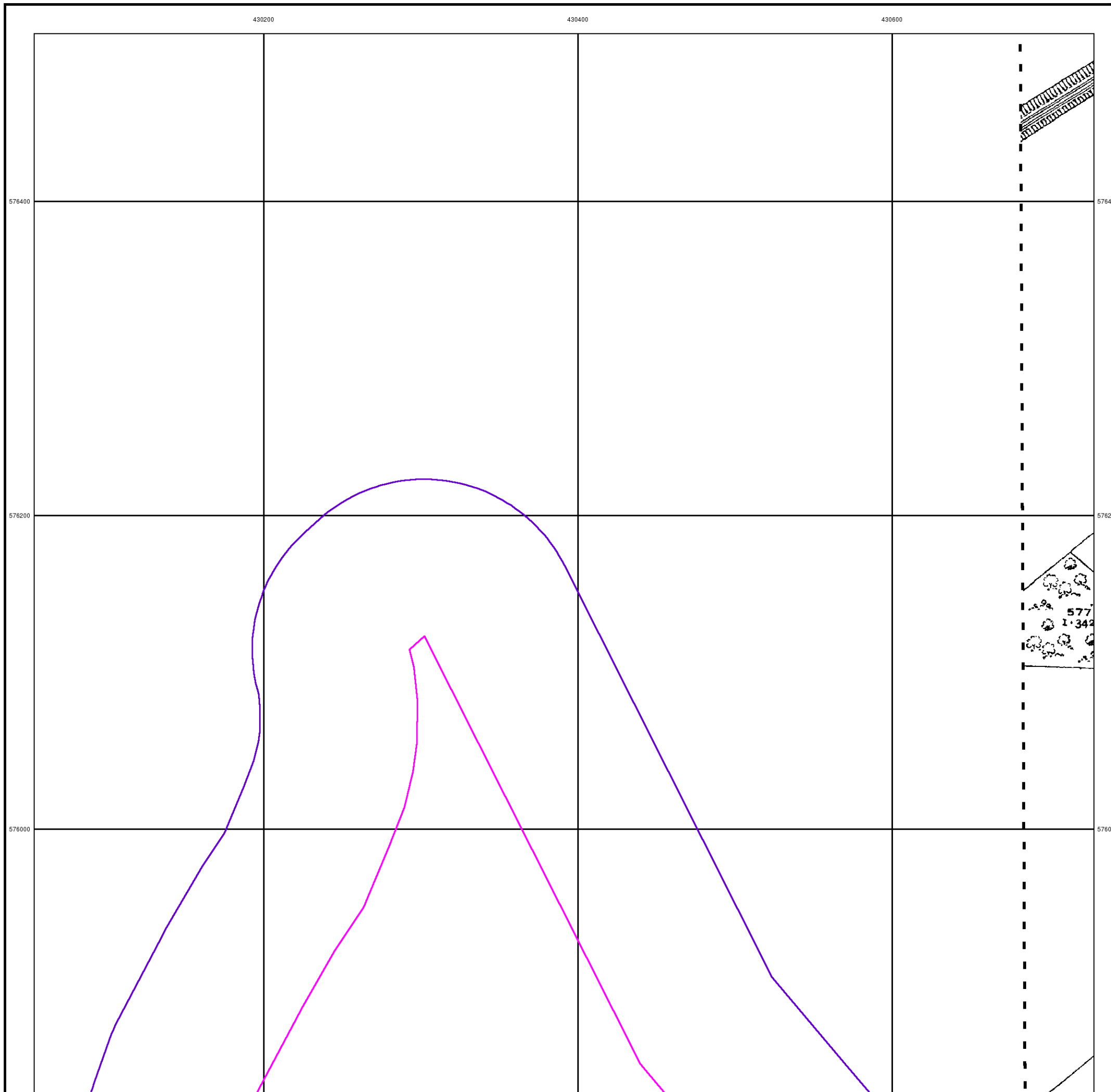


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Site Details

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Ordnance Survey Plan

Published 1961

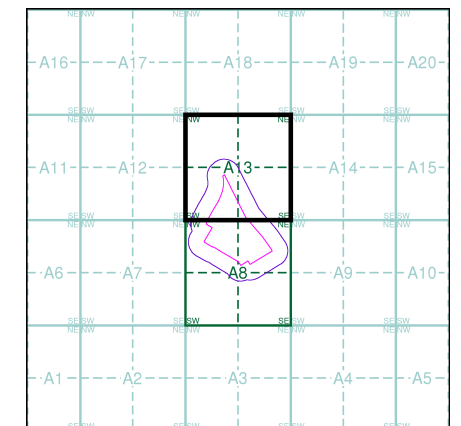
Source map scale - 1:2,500

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)

NZ3076	1961	1:2,500
NZ3075	1961	1:2,500

Historical Map - Segment A13

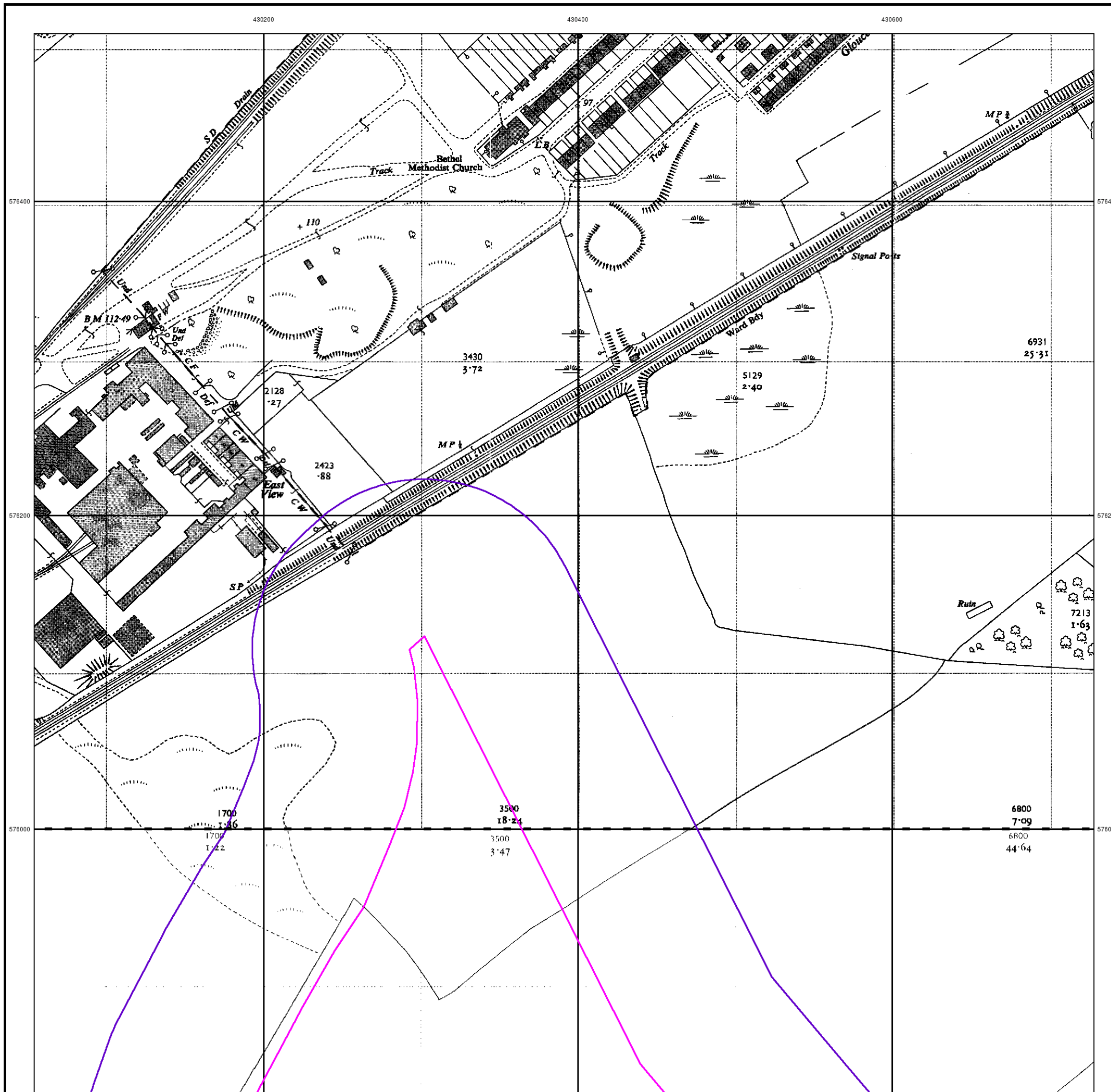


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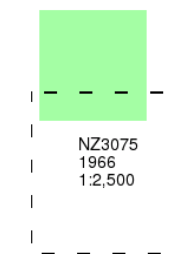
Ordnance Survey Plan

Published 1966

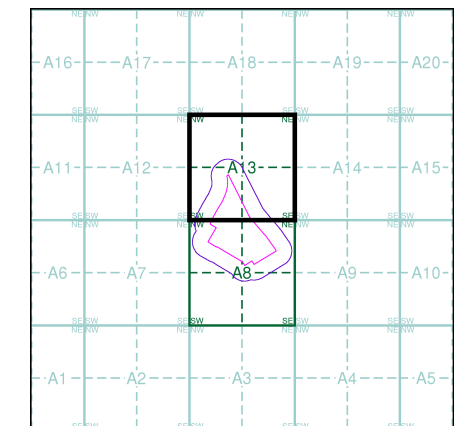
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13

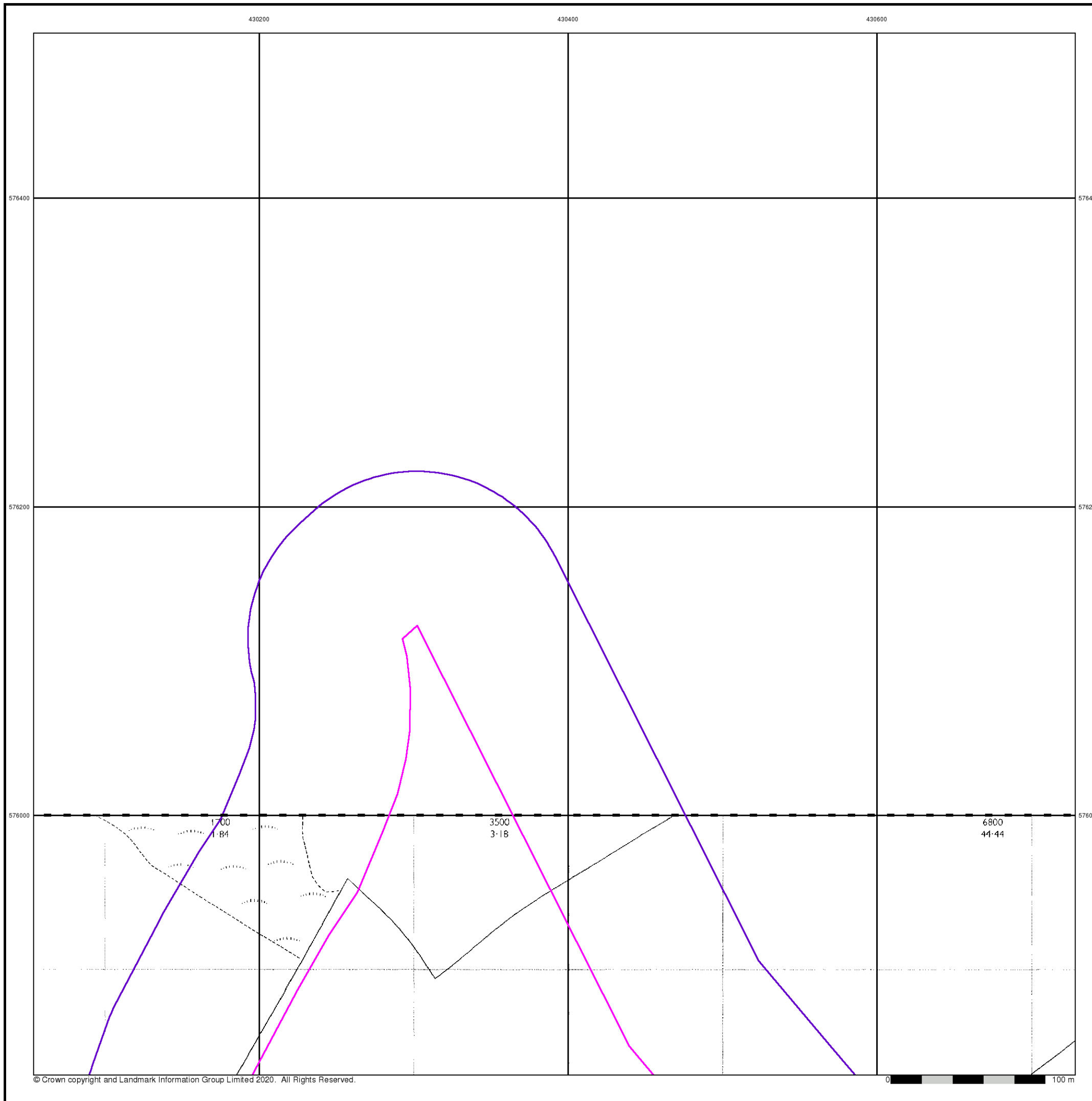


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Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU



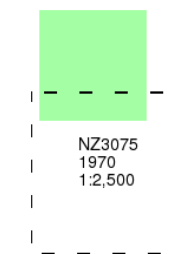
Ordnance Survey Plan

Published 1970

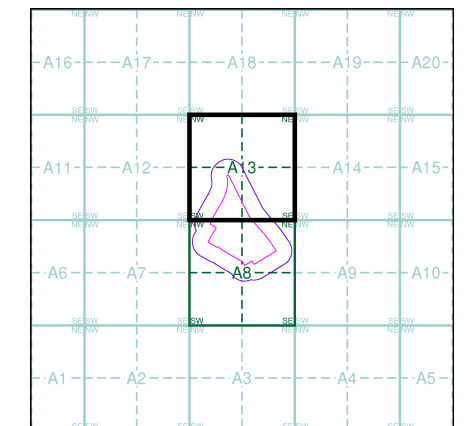
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13

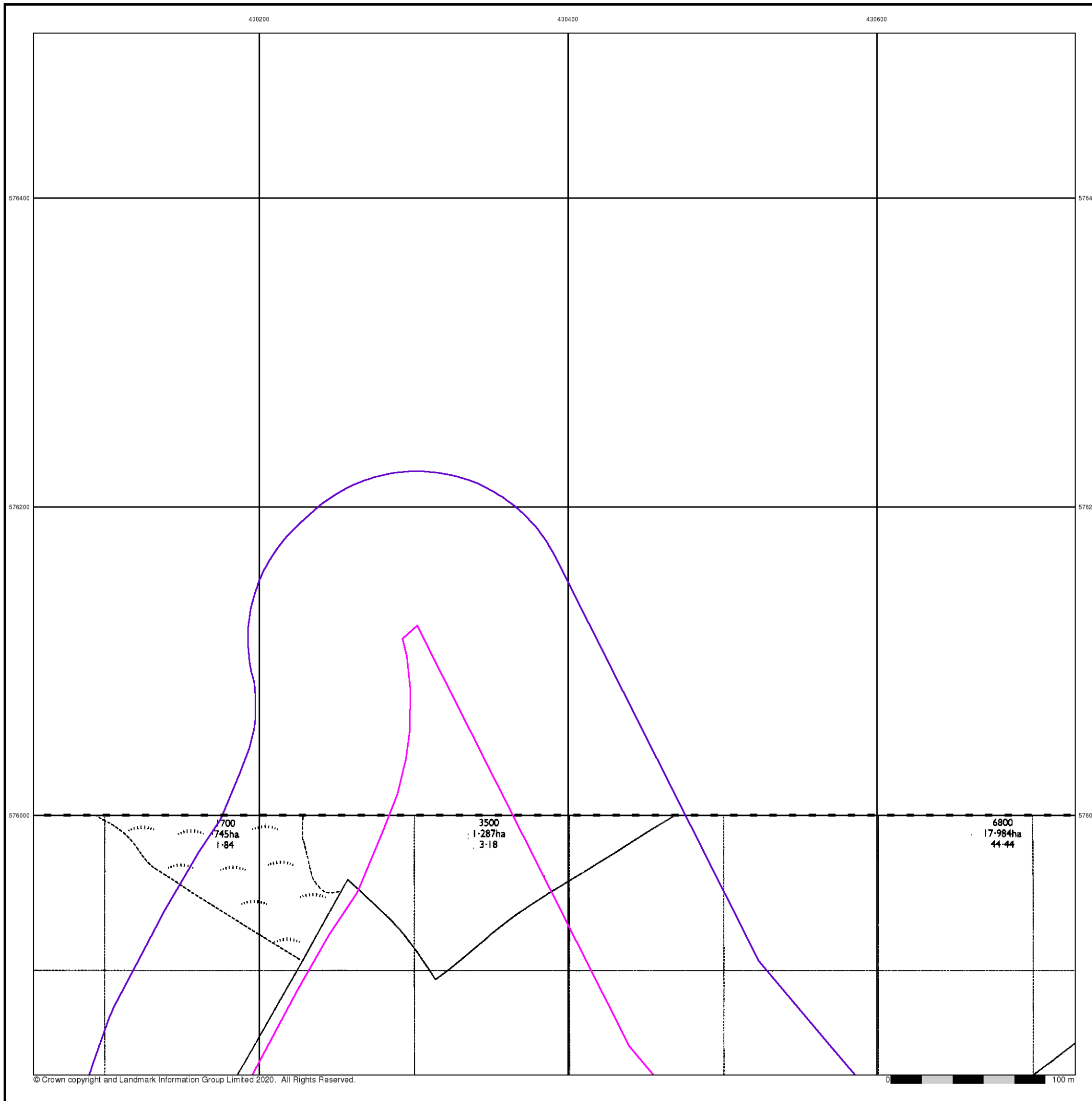


Order Details

Order Number: 231670755_1_1
 Customer Ref: S200135
 National Grid Reference: 430370, 575800
 Slice: A
 Site Area (Ha): 11.45
 Search Buffer (m): 100

Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU



Additional SIMs

Published 1980 - 1985

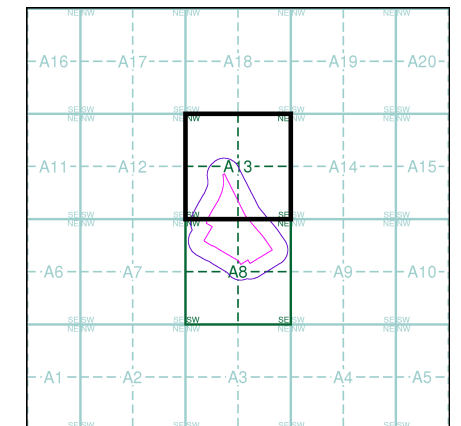
Source map scale - 1:2,500

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)

NZ3076	1980	1:2,500
NZ3075	1985	1:2,500

Historical Map - Segment A13



Order Details

Order Number: 231670755_1_1
 Customer Ref: S200135
 National Grid Reference: 430370, 575800
 Slice: A
 Site Area (Ha): 11.45
 Search Buffer (m): 100

Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU



Additional SIMs

Published 1985 - 1990

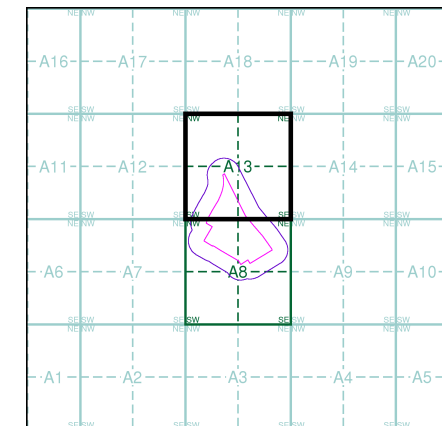
Source map scale - 1:2,500

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)

NZ3076	1985	1:2,500
NZ3075	1990	1:2,500

Historical Map - Segment A13

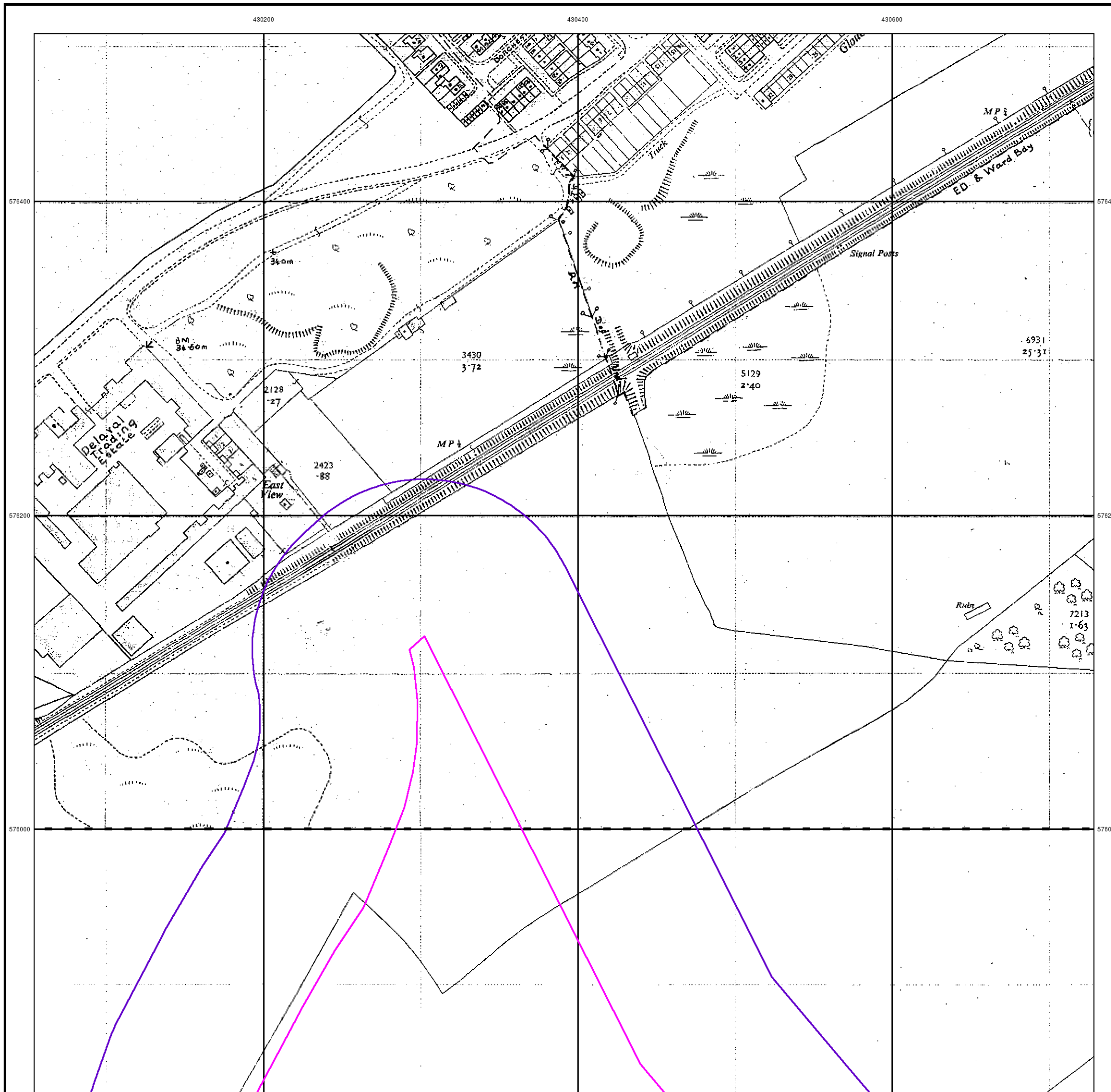


Order Details

Order Number: 231670755_1_1
 Customer Ref: S200135
 National Grid Reference: 430370, 575800
 Slice: A
 Site Area (Ha): 11.45
 Search Buffer (m): 100

Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU





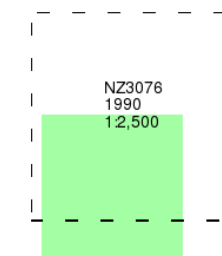
Additional SIMs

Published 1990

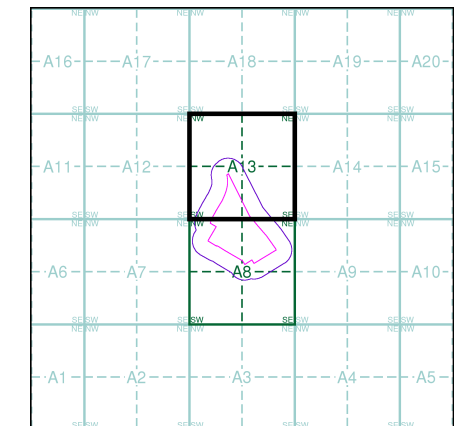
Source map scale - 1:2,500

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 A13



Order Details

Order Number: 231670755_1_1
Customer Ref: S200135
National Grid Reference: 430370, 575800
Slice: A
Site Area (Ha): 11.45
Search Buffer (m): 100

Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU



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Fax: 0844 844 9951
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Large-Scale National Grid Data

Published 1993

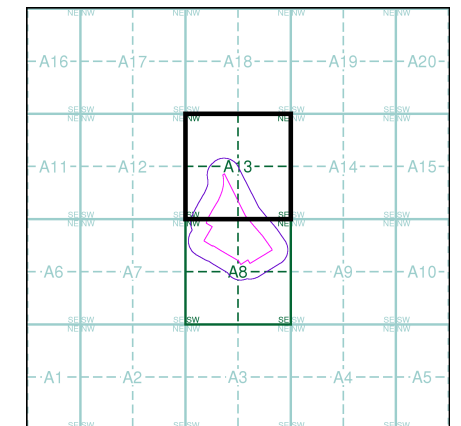
Source map scale - 1:2,500

'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)

NZ3076	1993	1:2,500
NZ3075	1993	1:2,500

Historical Map - Segment A13



Order Details

Order Number: 231670755_1_1
 Customer Ref: S200135
 National Grid Reference: 430370, 575800
 Slice: A
 Site Area (Ha): 11.45
 Search Buffer (m): 100

Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU



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



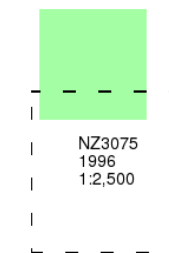
Large-Scale National Grid Data

Published 1996

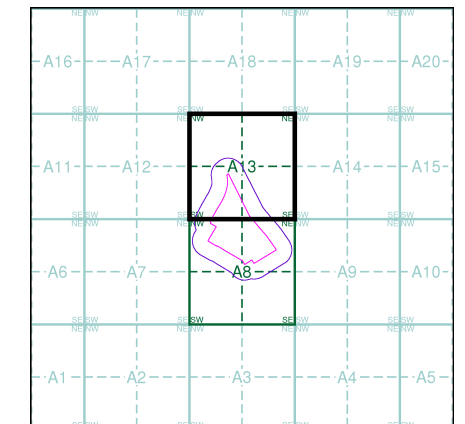
Source map scale - 1:2,500

'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 A13

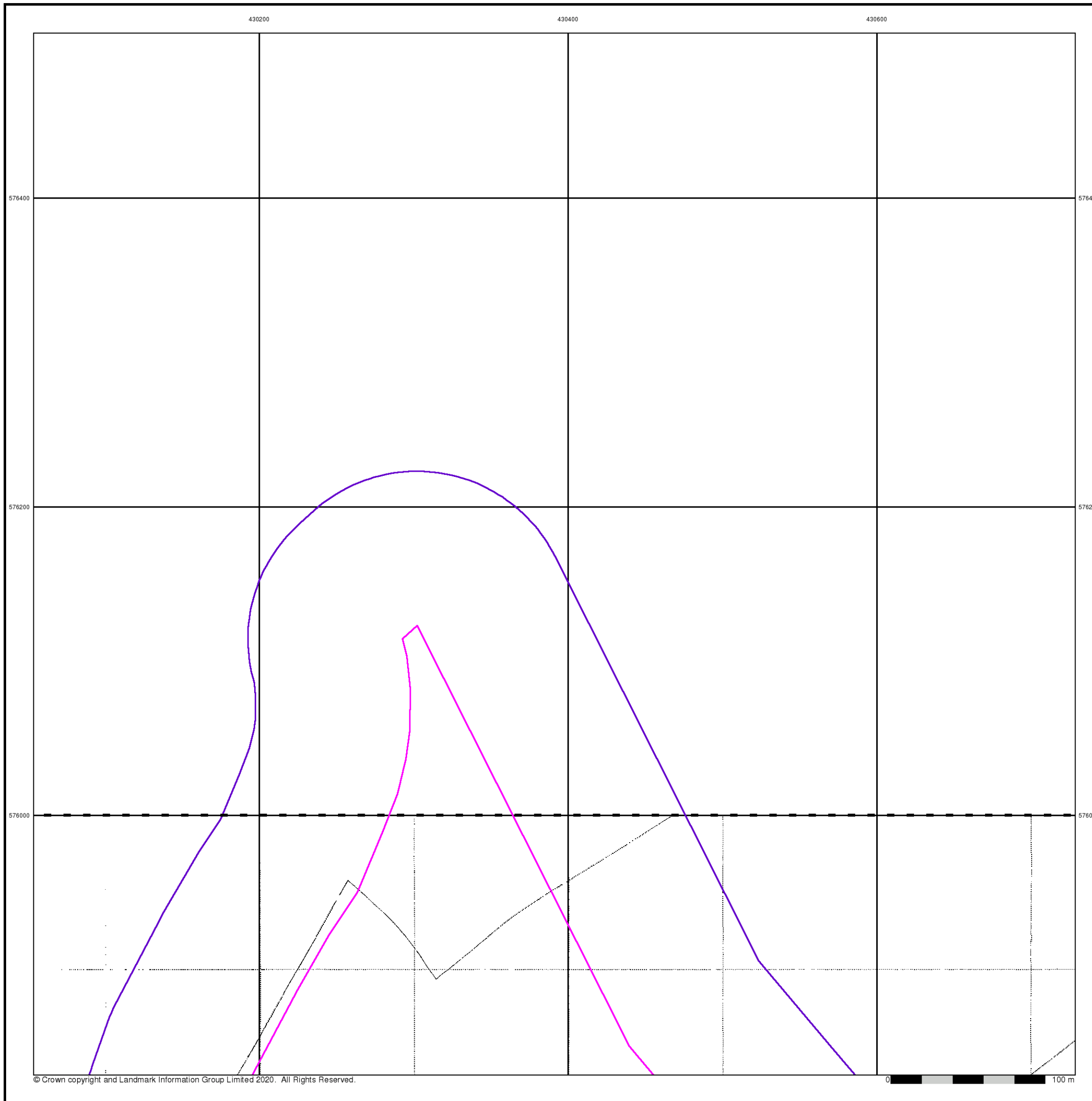


Order Details

Order Number: 231670755_1_1
 Customer Ref: S200135
 National Grid Reference: 430370, 575800
 Slice: A
 Site Area (Ha): 11.45
 Search Buffer (m): 100

Site Details

The Avenue, Seaton Delaval, Whitley Bay, NE25 0BU



Appendix C

Envirocheck Report

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

231670755_1_1

Customer Reference:

S200135

National Grid Reference:

430370, 575800

Slice:

A

Site Area (Ha):

11.45

Search Buffer (m):

1000

Site Details:

The Avenue
Seaton Delaval
Whitley Bay
NE25 0BU

Client Details:

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

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	7
Hazardous Substances	8
Geological	9
Industrial Land Use	13
Sensitive Land Use	20
Data Currency	21
Data Suppliers	27
Useful Contacts	28

Introduction

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

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Report Version v53.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents					
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 2		1	2	
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 2		Yes		
Pollution Incidents to Controlled Waters	pg 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	pg 2				1
Water Abstractions					
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 3	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 3	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 3	Yes	n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 3			6	15

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)	pg 7				2
Local Authority Landfill Coverage	pg 7	2	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites	pg 7				1
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)	pg 8				1
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents	pg 8				3
Planning Hazardous Substance Enforcements					
Geological					
BGS 1:625,000 Solid Geology	pg 9	Yes	n/a	n/a	n/a
BGS Recorded Mineral Sites	pg 9		1	5	8
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas	pg 11	Yes	n/a	n/a	n/a
Mining Instability	pg 11	Yes	n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 11	Yes	Yes	n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 11	Yes	Yes	n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 12	Yes	Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 12	Yes	Yes	n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Industrial Land Use					
Contemporary Trade Directory Entries	pg 13		21	22	28
Fuel Station Entries	pg 19		2	1	
Gas Pipelines					
Underground Electrical Cables					
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt	pg 20	1			
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones					
Ramsar Sites					
Sites of Special Scientific Interest	pg 20		1		
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A8NW (NW)	0	1	430371 575803
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NW (W)	0	1	430300 575803
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NE (SE)	15	1	430500 575550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A7NE (W)	173	1	430000 575803
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	185	1	430150 576250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A9NW (E)	191	1	430800 575803
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8SW (SW)	196	1	430200 575450
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A9NW (SE)	208	1	430800 575550
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A9NW (SE)	255	1	430850 575550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A7NE (W)	273	1	429900 575800
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A7SE (SW)	293	1	430000 575450
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A9NW (SE)	320	1	430900 575500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NE (NW)	323	1	429950 576200
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8SW (SW)	334	1	430100 575350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NE (NW)	339	1	430050 576350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NE (NW)	347	1	430000 576300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A7SE (SW)	382	1	430000 575350
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A9SW (SE)	387	1	430950 575450
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A7SE (SW)	401	1	430050 575300
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12NE (NW)	416	1	429950 576350
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A7SE (SW)	425	1	430000 575300
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A7NE (W)	432	1	429750 575600

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A9SW (SE)	455	1	431000 575400
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A7NW (W)	475	1	429700 575650
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12NE (NW)	486	1	429900 576400
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A9NE (E)	491	1	431100 575750
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A3NE (S)	499	1	430500 575050
1	Local Authority Pollution Prevention and Controls Name: Dale Garage Location: Astley Road, Seaton Delaval, WHITLEY BAY, Tyne and Wear, NE25 0DH Authority: Northumberland Council, Environmental Health Department Permit Reference: Not Given Dated: Not Supplied Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station Status: Not Supplied Positional Accuracy: Automatically positioned to the address	A8NW (W)	88	2	430085 575685
2	Local Authority Pollution Prevention and Controls Name: Wheatridge Filling Station Location: Blackhaugh Drive, Seaton Delaval, Blyth, Ne25 Off Authority: Northumberland Council, Environmental Health Department Permit Reference: EPSE14/158 Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG1/14 Petrol filling station Status: Permitted Positional Accuracy: Manually positioned to the address or location	A7NE (W)	360	2	429827 575827
3	Local Authority Pollution Prevention and Controls Name: David Elliott (Motor Engineers) Location: Double Row, Seaton Delaval, WHITLEY BAY, Tyne and Wear, NE25 0PP Authority: Northumberland Council, Environmental Health Department Permit Reference: BV10-PG1/1 Dated: 30th September 1992 Process Type: Local Authority Air Pollution Control Description: PG1/1Waste oil burners, less than 0.4MW net rated thermal input Status: Authorised Positional Accuracy: Manually positioned to the address or location	A12SE (NW)	407	2	429858 576063
	Nearest Surface Water Feature	A13NE (N)	209	-	430406 576304
4	Pollution Incidents to Controlled Waters Property Type: Not Given Location: NEW HARTLEY Authority: Environment Agency, North East Region Pollutant: Not Given Note: Lysdon Burn Incident Date: 18th June 1993 Incident Reference: 226/001964 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Sewerage - Storm Overflow Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A18SW (N)	488	3	430200 576600
5	Substantiated Pollution Incident Register Authority: Environment Agency - North East Region, North East Area Incident Date: 2nd December 2015 Incident Reference: 1391691 Water Impact: Category 4 - No Impact Air Impact: Category 2 - Significant Incident Land Impact: Category 4 - No Impact Positional Accuracy: Located by supplier to within 10m Pollutant: Atmospheric Pollutants and Effects: Smoke	A12SW (W)	559	3	429648 575956

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Low Vulnerability Combined Vulnerability: Low Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: <40% Superficial Patchiness: >90% Superficial Thickness: >10m Superficial Recharge: Low	A8NW (NW)	0	4	430371 575803
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Low Vulnerability Combined Vulnerability: Low Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: <40% Superficial Patchiness: >90% Superficial Thickness: >10m Superficial Recharge: Low	A13SW (N)	0	4	430371 576000
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A8NW (NW)	0	4	430371 575803
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A8NW (NW)	0	4	430371 575803
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
6	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 669.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Pont and Blyth Primacy: 1	A12NE (NW)	297	5	429993 576245
7	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 502.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Pont and Blyth Primacy: 1	A12NE (NW)	401	5	429931 576290

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 3.6 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Pont and Blyth Primacy: 1	A12NE (NW)	443	5	429865 576231
9	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 173.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Pont and Blyth Primacy: 1	A12NE (NW)	447	5	429862 576232
10	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 684.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Lysdon Burn Catchment Name: Pont and Blyth Primacy: 1	A9SW (SE)	472	5	431018 575398
11	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.0 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Pont and Blyth Primacy: 1	A18SW (N)	500	5	430175 576606
12	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 103.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Pont and Blyth Primacy: 1	A18SW (N)	501	5	430176 576607
13	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 201.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Pont and Blyth Primacy: 1	A18SW (N)	501	5	430176 576607
14	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 4.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Pont and Blyth Primacy: 1	A18SW (N)	601	5	430330 576723
15	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 10.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Pont and Blyth Primacy: 1	A12NE (NW)	605	5	429742 576365
16	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 330.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Pont and Blyth Primacy: 1	A18SW (N)	605	5	430329 576727

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
17	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 735.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Pont and Blyth Primacy: 1	A12NE (NW)	614	5	429736 576374
18	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 68.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Pont and Blyth Primacy: 1	A14SE (E)	825	5	431311 576067
19	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 1137.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Pont and Blyth Primacy: 1	A6SE (W)	829	5	429368 575494
20	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 68.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Pont and Blyth Primacy: 1	A18NE (N)	869	5	430556 576954
21	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 12.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Pont and Blyth Primacy: 1	A14SE (E)	890	5	431374 576091
22	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 168.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Pont and Blyth Primacy: 1	A14SE (E)	893	5	431370 576103
23	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 217.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Lysdon Burn Catchment Name: Pont and Blyth Primacy: 1	A10NW (E)	910	5	431514 575780
24	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 479.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Pont and Blyth Primacy: 1	A18NE (N)	929	5	430605 577001
25	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 179.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Lysdon Burn Catchment Name: Pont and Blyth Primacy: 1	A15SW (E)	963	5	431518 575953

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
26	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 42.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Pont and Blyth Primacy: 1	A15SW (E)	991	5	431478 576110

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
27	Licensed Waste Management Facilities (Locations) Licence Number: 102475 Location: Double Row, Seaton Delaval, Whitley Bay, Tyne & Wear, NE25 0PP Operator Name: As New Auto Recyclers Ltd Operator Location: Not Supplied Authority: Environment Agency - North East Region, North East Area Site Category: Vehicle depollution facility Licence Status: Issued Issued: 11th April 2011 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A12SW (W)	514	3	429687 575927
28	Licensed Waste Management Facilities (Locations) Licence Number: 67415 Location: 2 Double Row, Seaton Delaval, Whitley Bay, Tyne & Wear, NE25 0PP Operator Name: Les Eagleton & Sons Ltd Operator Location: Not Supplied Authority: Environment Agency - North East Region, North East Area Site Category: Metal Recycling Sites (Vehicle Dismantlers) Licence Status: Expired Issued: 2nd March 1994 Last Modified: Not Supplied Expires: 26th January 2010 Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A12SW (W)	582	3	429660 576060
	Local Authority Landfill Coverage Name: Northumberland County Council - Has supplied landfill data		0	6	430371 575803
	Local Authority Landfill Coverage Name: Blyth Valley Borough Council - Has no landfill data to supply		0	7	430371 575803
29	Registered Waste Treatment or Disposal Sites Licence Holder: Les Eagleton & Sons Ltd Licence Reference: NBL 159 Site Location: As-Nu Autoparts, 2 Double Row, Seaton Delaval, WHITLEY BAY, Tyne and Wear, NE25 0PP Operator Location: As Site Address Authority: Environment Agency - North East Region, Northumbria Area Site Category: Scrapyard Max Input Rate: Very Small (Less than 10,000 tonnes per year) Waste Source: No known restriction on source of waste Restrictions: Licence Status: Operational as far as is knownOperational Dated: 2nd March 1994 Preceded By: Not Given Licence: Superseded By: Not Given Licence: Positional Accuracy: Manually positioned to the address or location Boundary Quality: Not Supplied Authorised Waste: Vehicles/Vehicle Parts Prohibited Waste: Poisonous, Noxious, Polluting Wastes Spec.Waste (Epa'90:S62/1996 Regs) Sub'S Of Poisonous Or Harmful Nature Waste N.O.S. Environment Agency Other Metal Wastes must give specific authorisation for this waste to be acceptedWaste requires prior approval	A12SW (W)	556	3	429650 575950

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
30	Control of Major Accident Hazards Sites (COMAH) Name: Procter & Gamble Product Supply (UK) Ltd Location: Avenue Road, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0QJ Reference: 1030931 Type: Lower Tier Status: Active Positional Accuracy: Automatically positioned to the address	A3NW (S)	633	8	430374 574910
31	Planning Hazardous Substance Consents Name: Procter & Gamble Ltd Location: Avenue Road, Seaton Delaval, Whitley Bay, Tyne & Wear, Ne25 0qj Authority: Northumberland Council, Planning Department Application Ref: 92/C/461p Hazardous: Unknown at time of report Substance: Maximum Quantity: 30 Application date: 10th December 1992 Decision: Deemed Consent Granted Positional Accuracy: Manually positioned to the address or location	A3NW (S)	631	9	430254 574929
32	Planning Hazardous Substance Consents Name: Procter & Gamble Location: Avenue Road, Seaton Delaval, Whitley Bay, Tyne & Wear, Ne25 0 Authority: Northumberland Council, Planning Department Application Ref: 99/C/0325/P Hazardous: Unknown at time of report Substance: Maximum Quantity: 0 Application date: 20th October 1999 Decision: Deemed Consent Granted Positional Accuracy: Manually positioned to the address or location	A3NW (S)	662	9	430299 574888
33	Planning Hazardous Substance Consents Name: Procter & Gamble Ltd Location: Avenue Road, Seaton Delaval, Whitley Bay, Tyne & Wear, Ne25 0qj Authority: Northumberland Council, Planning Department Application Ref: 92/C/461p Hazardous: Part C, Flammable Substance (Not in Parts A&B), Liquefied petroleum gas Substance: held at >1.4 bar where amount held is greater than or equal to 25 tonnes Maximum Quantity: 90 Application date: 10th December 1992 Decision: New application granted conditionally Positional Accuracy: Manually positioned to the address or location	A3NW (S)	710	9	430226 574855

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Pennine Middle Coal Measures Formation And South Wales Middle Coal Measures Formation (Undifferentiated)	A8NW (NW)	0	1	430371 575803
34	BGS Recorded Mineral Sites Site Name: Furnace Pit Location: New Hartley, Blyth, Northumberland Source: British Geological Survey, National Geoscience Information Service Reference: 150845 Type: Underground Status: Ceased Operator: Individual'S Name Withheld Operator Location: Not Supplied Periodic Type: Carboniferous Geology: Pennine Coal Measures Group Commodity: Coal - Deep Positional Accuracy: Located by supplier to within 10m	A13NW (N)	243	1	430234 576356
34	BGS Recorded Mineral Sites Site Name: Furnace Pit Location: New Hartley, Blyth, Northumberland Source: British Geological Survey, National Geoscience Information Service Reference: 150844 Type: Underground Status: Ceased Operator: Individual'S Name Withheld Operator Location: Not Supplied Periodic Type: Carboniferous Geology: Pennine Coal Measures Group Commodity: Coal - Deep Positional Accuracy: Located by supplier to within 10m	A13NW (N)	262	1	430219 576371
35	BGS Recorded Mineral Sites Site Name: Seaton Delaval Colliery, B Pit Location: Seaton Delaval, Blyth, Northumberland Source: British Geological Survey, National Geoscience Information Service Reference: 150846 Type: Underground Status: Ceased Operator: Individual'S Name Withheld Operator Location: Not Supplied Periodic Type: Carboniferous Geology: Pennine Coal Measures Group Commodity: Coal - Deep Positional Accuracy: Located by supplier to within 10m	A12NE (NW)	401	1	429944 576312
35	BGS Recorded Mineral Sites Site Name: Seaton Delaval Colliery, A Pit Location: Seaton Delaval, Blyth, Northumberland Source: British Geological Survey, National Geoscience Information Service Reference: 5165 Type: Underground Status: Ceased Operator: Individual'S Name Withheld Operator Location: Not Supplied Periodic Type: Carboniferous Geology: Pennine Middle Coal Measures Formation Commodity: Coal - Deep Positional Accuracy: Located by supplier to within 10m	A12NE (NW)	404	1	429947 576323
36	BGS Recorded Mineral Sites Site Name: Seaton Delaval Colliery, C Pit Location: Seaton Delaval, Blyth, Northumberland Source: British Geological Survey, National Geoscience Information Service Reference: 150847 Type: Underground Status: Ceased Operator: Individual'S Name Withheld Operator Location: Not Supplied Periodic Type: Carboniferous Geology: Low Main Coal (Northumberland) Commodity: Coal - Deep Positional Accuracy: Located by supplier to within 10m	A12NE (NW)	458	1	429904 576356

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
36	BGS Recorded Mineral Sites Site Name: Seaton Delaval Colliery, D Pit Location: Seaton Delaval, Blyth, Northumberland Source: British Geological Survey, National Geoscience Information Service Reference: 150848 Type: Underground Status: Ceased Operator: Individual'S Name Withheld Operator Location: Not Supplied Periodic Type: Carboniferous Geology: Low Main Coal (Northumberland) Commodity: Coal - Deep Positional Accuracy: Located by supplier to within 10m	A12NE (NW)	460	1	429896 576346
37	BGS Recorded Mineral Sites Site Name: Seaton Delaval Colliery, E Pit Location: Seaton Delaval, Blyth, Northumberland Source: British Geological Survey, National Geoscience Information Service Reference: 150849 Type: Underground Status: Ceased Operator: Individual'S Name Withheld Operator Location: Not Supplied Periodic Type: Carboniferous Geology: Pennine Coal Measures Group Commodity: Coal - Deep Positional Accuracy: Located by supplier to within 10m	A12NE (NW)	519	1	429855 576393
37	BGS Recorded Mineral Sites Site Name: Seaton Delaval Colliery, F Pit Location: Seaton Delaval, Blyth, Northumberland Source: British Geological Survey, National Geoscience Information Service Reference: 150850 Type: Underground Status: Ceased Operator: Individual'S Name Withheld Operator Location: Not Supplied Periodic Type: Carboniferous Geology: Pennine Coal Measures Group Commodity: Coal - Deep Positional Accuracy: Located by supplier to within 10m	A12NE (NW)	519	1	429849 576384
38	BGS Recorded Mineral Sites Site Name: Mare Close Clay Pit Location: Seaton Delaval, Newcastle Upon Tyne, Northumberland Source: British Geological Survey, National Geoscience Information Service Reference: 128042 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Till, Devensian Commodity: Common Clay and Shale Positional Accuracy: Located by supplier to within 10m	A2NE (SW)	640	1	429919 575099
39	BGS Recorded Mineral Sites Site Name: East Holywell Colliery (C Pit) Location: Holywell, Seaton Delaval, Blyth, Northumberland Source: British Geological Survey, National Geoscience Information Service Reference: 150890 Type: Underground Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Carboniferous Geology: Pennine Middle Coal Measures Formation Commodity: Coal - Deep Positional Accuracy: Located by supplier to within 10m	A4NE (SE)	815	1	431104 574986
39	BGS Recorded Mineral Sites Site Name: East Holywell Colliery (C Pit) Location: Holywell, Seaton Delaval, Blyth, Northumberland Source: British Geological Survey, National Geoscience Information Service Reference: 150891 Type: Underground Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Carboniferous Geology: Pennine Middle Coal Measures Formation Commodity: Coal - Deep Positional Accuracy: Located by supplier to within 10m	A4NE (SE)	837	1	431123 574973

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
40	BGS Recorded Mineral Sites Site Name: Avenue Drift Location: Seaton Delaval, Blyth, Northumberland Source: British Geological Survey, National Geoscience Information Service Reference: 150852 Type: Underground Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Carboniferous Geology: High Main Coal (Northumberland And Durham) Commodity: Coal - Deep Positional Accuracy: Located by supplier to within 10m	A15SW (E)	921	1	431426 576060
41	BGS Recorded Mineral Sites Site Name: Avenue Pit Location: Seaton Delaval, Blyth, Northumberland Source: British Geological Survey, National Geoscience Information Service Reference: 150851 Type: Underground Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Carboniferous Geology: Pennine Coal Measures Group Commodity: Coal - Deep Positional Accuracy: Located by supplier to within 10m	A15SW (E)	960	1	431523 575928
42	BGS Recorded Mineral Sites Site Name: Seaton Delaval Brick & Tile Works Location: Seaton Delaval, Whitley Bay, Northumberland Source: British Geological Survey, National Geoscience Information Service Reference: 124527 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Till, Devensian Commodity: Common Clay and Shale Positional Accuracy: Located by supplier to within 10m	A11SE (W)	989	1	429199 575865
	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.	A8NW (NW)	0	10	430371 575803
	Mining Instability Mining Evidence: Inconclusive Coal Mining Source: Ove Arup & Partners Boundary Quality: As Supplied	A8NW (NW)	0	-	430371 575803
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A8NW (NW)	0	1	430371 575803
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A7NE (W)	173	1	430000 575803
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A8NW (NW)	0	1	430371 575803
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A7NE (W)	173	1	430000 575803
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A8NW (NW)	0	1	430371 575803
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A7NE (W)	173	1	430000 575803
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A8NW (NW)	0	1	430371 575803

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A7NE (W)	173	1	430000 575803
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A8NW (NW)	0	1	430371 575803
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A7NE (W)	173	1	430000 575803
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A8NW (NW)	0	1	430371 575803
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A7NE (W)	173	1	430000 575803
	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	A8NW (NW)	0	1	430371 575803
	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	A8NW (NW)	0	1	430371 575803

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
43	Contemporary Trade Directory Entries Name: Coastline Business Computers (Northern) Ltd Location: 10-11, Avenue Crescent, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0DN Classification: Office Furniture & Equipment Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NE (S)	18	-	430435 575537
43	Contemporary Trade Directory Entries Name: The Imprinted Concrete Company Ltd Location: 10, Avenue Crescent, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0DN Classification: Brick Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NE (S)	18	-	430435 575537
44	Contemporary Trade Directory Entries Name: Ncs Nothern Cleaning Services Ltd Location: 49, Manners Gardens, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0DR Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NW (SW)	26	-	430191 575651
45	Contemporary Trade Directory Entries Name: Coast & County Pest Control Services Location: 53, Astley Road, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0DJ Classification: Pest & Vermin Control Status: Active Positional Accuracy: Automatically positioned to the address	A8NW (S)	55	-	430308 575550
45	Contemporary Trade Directory Entries Name: Prestige Cleaning Location: 80, Astley Road, Seaton Delaval, Whitley Bay, NE25 0DG Classification: Commercial Cleaning Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NW (S)	89	-	430290 575521
46	Contemporary Trade Directory Entries Name: Cinders Cleaning Location: Ivanhoe Lodge, Astley Road, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0DQ Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NW (SW)	69	-	430109 575665
46	Contemporary Trade Directory Entries Name: Dale Garage Location: Astley Road, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0DH Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NW (W)	87	-	430086 575686
47	Contemporary Trade Directory Entries Name: Davison Plastering Services Ltd Location: Unit D8, Delaval Trading Estate, Seaton Delaval, Whitley Bay, NE25 0QT Classification: Builders' Tools & Equipment Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	A13SW (NW)	126	-	430180 576169
47	Contemporary Trade Directory Entries Name: Avenue Tyres Location: D11a, Unit, Delaval Trading Estate, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0QT Classification: Tyre Dealers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (NW)	148	-	430178 576207
47	Contemporary Trade Directory Entries Name: Weldwrite Security Ltd Location: D11A, Unit, Delaval Trading Estate, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0QT Classification: Steel Manufacturers Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13NW (NW)	148	-	430178 576207
47	Contemporary Trade Directory Entries Name: Delaval Drain Keys Location: Unit D, Delaval Trading Estate, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0QT Classification: Drain & Sewer Clearance - Equipment Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13NW (NW)	155	-	430157 576189

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
48	Contemporary Trade Directory Entries Name: General Engineering Maintenance Services Ltd Location: Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0PP Classification: Mechanical Engineers Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13SW (NW)	177	-	430116 576124
49	Contemporary Trade Directory Entries Name: Cormeton Fire Protection Ltd Location: Unit 12, Delaval Trading Estate, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0QT Classification: Firefighting Equipment Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (NW)	199	-	430141 576243
49	Contemporary Trade Directory Entries Name: Douglas E Ward Engineering Ltd Location: 4, Double Row, Seaton Delaval, Whitley Bay, NE25 0PP Classification: Precision Engineers Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (NW)	212	-	430109 576219
49	Contemporary Trade Directory Entries Name: A & M Motors Location: Unit 21b Delaval Trading Est, Seaton Delaval, Whitley Bay, Tyne & Wear, NE25 0QT Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A13NW (NW)	219	-	430115 576242
49	Contemporary Trade Directory Entries Name: Cc Motors Location: Delaval Trading Est, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0QT Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A13NW (NW)	227	-	430110 576248
49	Contemporary Trade Directory Entries Name: I B S L Group Location: Unit 14 Ibsl House, Delaval Trading Estate, Seaton Delaval, Whitley Bay, Tyne And Wear, NE25 0QT Classification: Insulation Materials Status: Active Positional Accuracy: Manually positioned within the geographical locality	A13NW (NW)	227	-	430110 576248
50	Contemporary Trade Directory Entries Name: John Aynsley Location: Unit D3, Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0PP Classification: Ornamental Metalwork Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (NW)	205	-	430108 576202
50	Contemporary Trade Directory Entries Name: Seymours Delaval Location: Unit 21, Delaval Trading Estate, Seaton Delaval, WHITLEY BAY, Tyne and Wear, NE25 0QT Classification: Car Body Repairs Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13NW (NW)	205	-	430108 576202
50	Contemporary Trade Directory Entries Name: Hartley Garage Location: Unit 23, Delaval Trading Estate, Seaton Delaval, Whitley Bay, NE25 0QT Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (NW)	232	-	430072 576185
51	Contemporary Trade Directory Entries Name: Holywell Joinery Ltd Location: Unit 13, Delaval Trading Estate, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0QT Classification: Joinery Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (NW)	242	-	430128 576291
52	Contemporary Trade Directory Entries Name: M & I Autos Location: Unit 17-18, Delaval Trading Estate, Seaton Delaval, WHITLEY BAY, Tyne and Wear, NE25 0QT Classification: Mot Testing Centres Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (NW)	269	-	430064 576256

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
52	Contemporary Trade Directory Entries Name: K A A T Cases Ltd Location: Double Row, Delaval Trading Estate, Seaton Delaval, Whitley Bay, Tyne And Wear, NE25 0QT Classification: Case Manufacturers Status: Active Positional Accuracy: Manually positioned to the road within the address or location	A12NE (NW)	304	-	430028 576264
53	Contemporary Trade Directory Entries Name: Rosenson International Location: Unit 19, Delaval Trading Estate, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0QT Classification: Road Haulage Services Status: Inactive Positional Accuracy: Automatically positioned in the proximity of the address	A12NE (NW)	282	-	430029 576213
54	Contemporary Trade Directory Entries Name: System Design & Integration Ltd Location: 115, Elsdon Avenue, Seaton Delaval, WHITLEY BAY, Tyne and Wear, NE25 0BW Classification: Control Panels Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SW (S)	312	-	430374 575231
55	Contemporary Trade Directory Entries Name: Carltons The Feed Merchants Location: 1, Cooperative Buildings, Seaton Delaval, Whitley Bay, NE25 0AS Classification: Pet Foods & Animal Feeds Status: Active Positional Accuracy: Automatically positioned to the address	A9SW (SE)	334	-	430824 575378
56	Contemporary Trade Directory Entries Name: Caravan Source Location: Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0PP Classification: Caravans - Servicing & Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SE (NW)	360	-	429933 576117
57	Contemporary Trade Directory Entries Name: Co-Operative Filling Station Location: Blackhaugh Drive, Seaton Delaval, Whitley Bay, NE25 0FF Classification: Petrol Filling Stations Status: Active Positional Accuracy: Automatically positioned to the address	A7NE (W)	362	-	429825 575823
58	Contemporary Trade Directory Entries Name: Tartan Consultants Ltd Location: 99, Linden Road, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0DB Classification: Mechanical Engineers Status: Inactive Positional Accuracy: Automatically positioned to the address	A7SE (SW)	393	-	429833 575494
59	Contemporary Trade Directory Entries Name: Electric Motor Rewinds Co Location: Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0PP Classification: Electric Motor Sales & Service Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SE (NW)	402	-	429878 576089
59	Contemporary Trade Directory Entries Name: D A Chemicals Group Ltd Location: D20-22 Double Row, Seaton Delaval, Whitley Bay, Tyne And Wear, NE25 0PP Classification: Chemicals - Distributors & Wholesalers Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A12SE (NW)	402	-	429866 576068
59	Contemporary Trade Directory Entries Name: D Elliott Location: Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0PP Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	A12SE (NW)	402	-	429866 576068
60	Contemporary Trade Directory Entries Name: Ron Bell Autos Location: 17 Double Row, Seaton Delaval, Whitley Bay, Tyne And Wear, NE25 0PP Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A12SE (NW)	411	-	429843 576043

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
60	Contemporary Trade Directory Entries Name: Prime Cut Location: Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 OPP Classification: Meat - Wholesale Status: Active Positional Accuracy: Automatically positioned to the address	A12SE (NW)	411	-	429843 576043
60	Contemporary Trade Directory Entries Name: The Caravan Centre Location: Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 OPP Classification: Caravan Dealers & Manufacturers Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A12SE (NW)	440	-	429814 576052
61	Contemporary Trade Directory Entries Name: M C Interfreight Ltd Location: Seaton View House, Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 OPP Classification: Freight Forwarders Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SE (W)	430	-	429798 575996
61	Contemporary Trade Directory Entries Name: Wood & Wire Forms Ltd Location: Seaton View House, Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 OPP Classification: Wire Products - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SE (W)	430	-	429798 575996
62	Contemporary Trade Directory Entries Name: C F Appliance Services Location: 18, Bristol Street, New Hartley, Whitley Bay, NE25 0RJ Classification: Domestic Appliances - Servicing, Repairs & Parts Status: Active Positional Accuracy: Automatically positioned to the address	A18SE (N)	431	-	430483 576514
63	Contemporary Trade Directory Entries Name: Falcon Scientific Ltd Location: High Peaks House, Whytrigg Close, Seaton Delaval, Whitley Bay, Tyne And Wear, NE25 OTG Classification: Laboratory Equipment, Instruments & Supplies Status: Active Positional Accuracy: Manually positioned to the address or location	A7SE (SW)	434	-	429834 575419
64	Contemporary Trade Directory Entries Name: D-Line Europe Location: Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 OPP Classification: Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SE (W)	470	-	429732 575925
65	Contemporary Trade Directory Entries Name: S A S Transport Location: Double Row, Seaton Delaval, WHITLEY BAY, Tyne and Wear, NE25 OPP Classification: Road Haulage Services Status: Active Positional Accuracy: Automatically positioned to the address	A12NE (NW)	472	-	429829 576202
66	Contemporary Trade Directory Entries Name: Bell Location: Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 OPP Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A12SE (W)	479	-	429738 575972
66	Contemporary Trade Directory Entries Name: Northern Caravan Specialists Ltd Location: Double Row, Seaton Delaval, Whitley Bay, Tyne And Wear, NE25 OPP Classification: Caravans - Servicing & Repairs Status: Active Positional Accuracy: Automatically positioned to the address	A12SW (W)	517	-	429708 576005
66	Contemporary Trade Directory Entries Name: Delcor Furniture Ltd Location: Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 OPR Classification: Furniture Manufacturers - Home & Office Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	518	-	429696 575972

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
66	Contemporary Trade Directory Entries Name: J B Products Location: Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0PR Classification: Joinery Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	518	-	429696 575972
66	Contemporary Trade Directory Entries Name: Delcor Location: Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0PR Classification: Furniture Manufacturers - Home & Office Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	518	-	429696 575972
66	Contemporary Trade Directory Entries Name: 4 D Distributors Location: 6, Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0PP Classification: Distribution Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	518	-	429703 575990
66	Contemporary Trade Directory Entries Name: 4d Distributors Ltd Location: 6, Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0PP Classification: Distribution Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	518	-	429703 575990
67	Contemporary Trade Directory Entries Name: Home Spruce U P V C Cleaners Location: 30, Hallington Drive, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0JB Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	A9SW (SE)	480	-	430870 575232
68	Contemporary Trade Directory Entries Name: Ron Bell Autos Location: 17e Double Row, Seaton Delaval, Whitley Bay, Tyne And Wear, NE25 0PP Classification: Garage Services Status: Active Positional Accuracy: Manually positioned to the road within the address or location	A12SW (W)	512	-	429687 575918
68	Contemporary Trade Directory Entries Name: Ian White Motors Ltd Location: 2, Double Row, Seaton Delaval, Whitley Bay, NE25 0PP Classification: Car Dealers - Used Status: Active Positional Accuracy: Automatically positioned to the address	A12SW (W)	545	-	429652 575913
68	Contemporary Trade Directory Entries Name: Whites Of Delaval Location: Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0PP Classification: Car Dealers Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	548	-	429650 575918
68	Contemporary Trade Directory Entries Name: As New Auto Parts Location: 2, Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0PP Classification: Salvage Dealers Status: Active Positional Accuracy: Automatically positioned to the address	A12SW (W)	555	-	429647 575933
68	Contemporary Trade Directory Entries Name: Arm Motors Location: 2, Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0PP Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	555	-	429647 575933
68	Contemporary Trade Directory Entries Name: As New Location: 2, Double Row, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0PP Classification: Salvage Dealers Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	555	-	429647 575933
69	Contemporary Trade Directory Entries Name: Holywell Electrics Ltd Location: 28, Chipchase Court, New Hartley, Whitley Bay, NE25 0SR Classification: Domestic Appliances - Servicing, Repairs & Parts Status: Active Positional Accuracy: Automatically positioned to the address	A18SE (N)	573	-	430558 576635

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
70	Contemporary Trade Directory Entries Name: Heat-Seekers Ltd Location: 5, Bavington Road, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0JJ Classification: Boilers - Servicing, Replacements & Repairs Status: Active Positional Accuracy: Automatically positioned to the address	A3NE (S)	589	-	430665 574993
71	Contemporary Trade Directory Entries Name: Gabenvironmentalco Location: 91, Prospect Avenue, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0EQ Classification: Pest & Vermin Control Status: Inactive Positional Accuracy: Automatically positioned to the address	A3NW (S)	589	-	430069 575059
71	Contemporary Trade Directory Entries Name: Photoprint Location: 83, Prospect Avenue, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0EQ Classification: Photographic Processors Status: Inactive Positional Accuracy: Automatically positioned to the address	A2NE (SW)	592	-	430044 575075
72	Contemporary Trade Directory Entries Name: Coty H F C Location: Avenue Road, Seaton Delaval, Whitley Bay, Tyne And Wear, NE25 0QJ Classification: Cosmetic Manufacturers Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A3NW (S)	632	-	430374 574910
72	Contemporary Trade Directory Entries Name: P & G Location: Avenue Road, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0QJ Classification: Razor Blade Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A3NW (S)	633	-	430374 574910
73	Contemporary Trade Directory Entries Name: Cookes Coaches Location: Westbourne Garage, Westbourne Ter, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0BE Classification: Bus & Coach Operators & Stations Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A4NE (SE)	690	-	431075 575124
73	Contemporary Trade Directory Entries Name: Westbourne Garage Location: Westbourne Terrace, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0BE Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	A4NW (SE)	692	-	431063 575111
73	Contemporary Trade Directory Entries Name: Westbourne Garage Location: Westbourne Ter, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0BE Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned to the address or location	A4NE (SE)	716	-	431078 575092
74	Contemporary Trade Directory Entries Name: Ablecare Cleaning Services Location: 67, Acomb Avenue, Seaton Delaval, Whitley Bay, NE25 0JF Classification: Carpet, Curtain & Upholstery Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	A3SE (S)	749	-	430568 574806
75	Contemporary Trade Directory Entries Name: Matatec Location: Station Road, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0PT Classification: Ship Builders, Repairs & Fittings Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	756	-	429433 575854
76	Contemporary Trade Directory Entries Name: A T Pest Control Location: 40, Hastings Gardens, New Hartley, WHITLEY BAY, Tyne and Wear, NE25 0RN Classification: Pest & Vermin Control Status: Active Positional Accuracy: Automatically positioned to the address	A18NE (N)	875	-	430651 576925

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
77	Contemporary Trade Directory Entries Name: Priory Domestic Appliances Location: 15, The Paddock, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0BZ Classification: Domestic Appliances - Servicing, Repairs & Parts Status: Active Positional Accuracy: Automatically positioned to the address	A4NE (SE)	907	-	431224 574967
78	Contemporary Trade Directory Entries Name: North Eastern Boiler Services Location: 96, Denham Drive, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0JZ Classification: Boilers - Servicing, Replacements & Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A3SE (S)	907	-	430673 574665
79	Contemporary Trade Directory Entries Name: Kingfisher Services Location: 13, Ashkirk Way, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0JT Classification: Catering Equipment Status: Active Positional Accuracy: Automatically positioned to the address	A3SE (S)	954	-	430639 574610
80	Contemporary Trade Directory Entries Name: Seymour Aquaitcs Location: 2, Ashkirk Way, Seaton Delaval, Whitley Bay, Tyne and Wear, NE25 0JU Classification: Road Haulage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A3SE (S)	968	-	430528 574581
81	Fuel Station Entries Name: Westbourne Service Station Location: Astley Road , Seaton Delaval , Whitley Bay, Northumberland, NE25 0DH Brand: Unbranded Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Automatically positioned to the address	A8NW (W)	88	-	430085 575685
81	Fuel Station Entries Name: Dale Garage (Seaton) Location: Astley Road , Seaton Delaval , Whitley Bay, Northumberland, NE25 0DH Brand: Shell Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Automatically positioned to the address	A8NW (W)	88	-	430085 575685
82	Fuel Station Entries Name: Co-Op Wheatridge Park Location: Blackhaugh Drive , Seaton Delaval , Whitley Bay, Northumberland, NE25 0FF Brand: Harvest Energy Premises Type: Petrol Station Status: Open Positional Accuracy: Manually positioned to the address or location	A7NE (W)	365	-	429822 575825

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
83	Areas of Adopted Green Belt Authority: Blyth Valley Borough Council (now part of Northumberland Council) Plan Name: Generic Development Control Policies Status: Adopted Plan Date: 30th September 2007	A8NW (NW)	0	12	430371 575803
84	Sites of Special Scientific Interest Name: New Hartley Ponds Multiple Areas: N Total Area (m2): 15349.7 Source: Natural England Reference: 1000365 Designation Details: Site Of Special Scientific Interest Designation Date: 1st January 1985 Date Type: Notified Designation Details: Water Framework Directive (WFD) Designation Date: 1st January 1985 Date Type: Notified	A13NW (N)	153	11	430370 576260

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Northumberland Council - Environmental Health Department North Tyneside Metropolitan Borough Council - Environmental Health Department Blyth Valley Borough Council (now part of Northumberland Council) - Environmental Health Department Castle Morpeth Borough Council (now part of Northumberland Council) - Environmental Health Department Wansbeck District Council (now part of Northumberland Council) - Environmental Health Department	January 2020 March 2015 October 2009 October 2009 October 2009	Annually Annual Rolling Update Not Applicable Not Applicable Not Applicable
Discharge Consents Environment Agency - North East Region	October 2019	Quarterly
Enforcement and Prohibition Notices Environment Agency - North East Region	March 2013	Annual Rolling Update
Integrated Pollution Controls Environment Agency - North East Region	October 2008	Variable
Integrated Pollution Prevention And Control Environment Agency - North East Region	October 2019	Quarterly
Local Authority Integrated Pollution Prevention And Control North Tyneside Metropolitan Borough Council - Environmental Health Department Blyth Valley Borough Council (now part of Northumberland Council) - Environmental Health Department Wansbeck District Council (now part of Northumberland Council) - Economic and Environment Services Northumberland Council - Environmental Health Department Castle Morpeth Borough Council (now part of Northumberland Council) - Environmental Health Department	April 2014 December 2008 May 2009 May 2014 September 2008	Variable Not Applicable Not Applicable Variable Not Applicable
Local Authority Pollution Prevention and Controls North Tyneside Metropolitan Borough Council - Environmental Health Department Blyth Valley Borough Council (now part of Northumberland Council) - Environmental Health Department Wansbeck District Council (now part of Northumberland Council) - Economic and Environment Services Northumberland Council - Environmental Health Department Castle Morpeth Borough Council (now part of Northumberland Council) - Environmental Health Department	April 2014 December 2008 May 2009 May 2014 September 2008	Annual Rolling Update Not Applicable Not Applicable Annually Not Applicable
Local Authority Pollution Prevention and Control Enforcements North Tyneside Metropolitan Borough Council - Environmental Health Department Blyth Valley Borough Council (now part of Northumberland Council) - Environmental Health Department Wansbeck District Council (now part of Northumberland Council) - Economic and Environment Services Northumberland Council - Environmental Health Department Castle Morpeth Borough Council (now part of Northumberland Council) - Environmental Health Department	April 2014 December 2008 May 2009 May 2014 September 2008	Variable Not Applicable Not Applicable Variable Not Applicable
Nearest Surface Water Feature Ordnance Survey	November 2019	
Pollution Incidents to Controlled Waters Environment Agency - North East Region	December 1998	Not Applicable
Prosecutions Relating to Authorised Processes Environment Agency - North East Region	March 2013	Annual Rolling Update
Prosecutions Relating to Controlled Waters Environment Agency - North East Region	March 2013	Annual Rolling Update
Registered Radioactive Substances Environment Agency - North East Region	June 2016	
River Quality Environment Agency - Head Office	November 2001	Not Applicable

Agency & Hydrological	Version	Update Cycle
River Quality Biology Sampling Points Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	October 2019 October 2019	Quarterly Quarterly
Water Abstractions Environment Agency - North East Region	October 2019	Quarterly
Water Industry Act Referrals Environment Agency - North East Region	October 2017	Quarterly
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Source Protection Zones Environment Agency - Head Office	October 2019	Quarterly
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	November 2019	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	November 2019	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	November 2019	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	November 2019	Quarterly
Flood Defences Environment Agency - Head Office	November 2019	Quarterly
OS Water Network Lines Ordnance Survey	October 2019	Quarterly
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually

Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites Environment Agency - Head Office	October 2019	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - North East Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	November 2019 November 2019	Quarterly Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	October 2019 October 2019	Quarterly Quarterly
Local Authority Landfill Coverage Blyth Valley Borough Council (now part of Northumberland Council) - Environmental Health Department Castle Morpeth Borough Council (now part of Northumberland Council) - Environmental Health Department North Tyneside Metropolitan Borough Council - Environmental Health Department Northumberland County Council (now part of Northumberland Council) Wansbeck District Council (now part of Northumberland Council) - Economic and Environment Services	May 2000 May 2000 May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Blyth Valley Borough Council (now part of Northumberland Council) - Environmental Health Department Castle Morpeth Borough Council (now part of Northumberland Council) - Environmental Health Department North Tyneside Metropolitan Borough Council - Environmental Health Department Northumberland County Council (now part of Northumberland Council) Wansbeck District Council (now part of Northumberland Council) - Economic and Environment Services	May 2000 May 2000 May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable
Registered Landfill Sites Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	March 2003 March 2003	Not Applicable Not Applicable
Registered Waste Transfer Sites Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	March 2003 March 2003	Not Applicable Not Applicable
Registered Waste Treatment or Disposal Sites Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	March 2003 March 2003	Not Applicable Not Applicable

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	April 2018	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements Castle Morpeth Borough Council (now part of Northumberland Council) - Planning Department Wansbeck District Council (now part of Northumberland Council) North Tyneside Metropolitan Borough Council - Development Function Northumberland County Council (now part of Northumberland Council) - Minerals Waste and Development Control Blyth Valley Borough Council (now part of Northumberland Council) Northumberland Council - Planning Department	August 2009 February 2009 February 2016 October 2008 October 2008 October 2015	Not Applicable Not Applicable Variable Annual Rolling Update Not Applicable Variable
Planning Hazardous Substance Consents Castle Morpeth Borough Council (now part of Northumberland Council) - Planning Department Wansbeck District Council (now part of Northumberland Council) North Tyneside Metropolitan Borough Council - Development Function Northumberland County Council (now part of Northumberland Council) - Minerals Waste and Development Control Blyth Valley Borough Council (now part of Northumberland Council) Northumberland Council - Planning Department	August 2009 February 2009 February 2016 October 2008 October 2008 October 2015	Not Applicable Not Applicable Variable Annual Rolling Update Not Applicable 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	October 2019	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	Not Applicable
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	Annually
Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	October 2019	Quarterly
Fuel Station Entries Catalist Ltd - Experian	December 2019	Quarterly
Gas Pipelines National Grid	July 2014	
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 Blyth Valley Borough Council (now part of Northumberland Council) Castle Morpeth Borough Council (now part of Northumberland Council) - Planning Department North Tyneside Metropolitan Borough Council Northumberland Council - Planning Department Wansbeck District Council (now part of Northumberland Council)	November 2019 November 2019 November 2019 November 2019 November 2019	As notified As notified As notified As notified As notified
Areas of Unadopted Green Belt Blyth Valley Borough Council (now part of Northumberland Council) Castle Morpeth Borough Council (now part of Northumberland Council) - Planning Department North Tyneside Metropolitan Borough Council Northumberland Council - Planning Department Wansbeck District Council (now part of Northumberland Council)	November 2019 November 2019 November 2019 November 2019 November 2019	As notified As notified As notified As notified As notified
Areas of Outstanding Natural Beauty Natural England	June 2019	Bi-Annually
Environmentally Sensitive Areas Natural England	January 2017	
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	March 2019	Bi-Annually
Marine Nature Reserves Natural England	July 2019	Bi-Annually
National Nature Reserves Natural England	July 2019	Bi-Annually
National Parks Natural England	April 2017	Bi-Annually
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	October 2015	
Ramsar Sites Natural England	April 2019	Bi-Annually
Sites of Special Scientific Interest Natural England	March 2019	Bi-Annually
Special Areas of Conservation Natural England	June 2019	Bi-Annually
Special Protection Areas Natural England	April 2019	Bi-Annually

A selection of organisations who provide data within this report

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

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Northumberland Council - Environmental Health Department County Hall, Morpeth, Northumberland, NE61 2EF	Telephone: 0845 600 6400 Email: ask@northumberland.gov.uk Website: www.northumberland.gov.uk
3	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
4	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
5	Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
6	Northumberland County Council (now part of Northumberland Council) County Hall, Morpeth, Northumberland, NE61 2EF	Telephone: 01670 533000 Fax: 01670 534160 Website: www.northumberland.gov.uk
7	Blyth Valley Borough Council (now part of Northumberland Council) - Environmental Health Department County Hall, Morpeth, Northumberland, NE51 2EF	Telephone: 0845 600 6400 Website: www.northumberland.gov.uk
8	Health and Safety Executive 5S.2 Redgrave Court, Merton Road, Bootle, L20 7HS	Website: www.hse.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
10	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
11	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
12	Blyth Valley Borough Council (now part of Northumberland Council) County Hall, Morpeth, Northumberland, NE61 2EF	Telephone: 0845 600 6400 Website: www.northumberland.gov.uk
13	North Tyneside Metropolitan Borough Council Quadrant, The Silverlink North, Cobalt Business Park, Newcastle-Upon-Tyne, Tyne & Wear, NE27 0BY	Telephone: 0345 2000 101 Email: contact.us@northtyneside.gov.uk Website: www.northtyneside.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

Contact	Name and Address	Contact Details
-	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.

Appendix D

Coal Mining Report

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

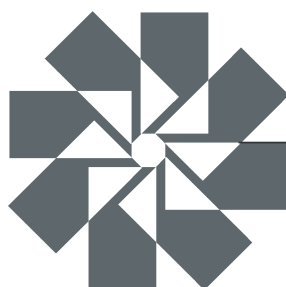


(DX 720352 Harrogate)

T: 01423 529911 F: 01423 529922

E: contact@coalsearch.plus.com

W: www.coalsearch.plus.com



COAL SEARCH PLUS +

Protecting your investment

By

David Bellis

CONSULTING SURVEYORS

Regulated Coal Mining Search Report

Incorporating Cheshire Brine Screening



SITE LOCATION AND COAL MINING FEATURE PLAN

ADDRESS: The Avenue, Seaton Delaval, NE25 0BU

SEARCH NUMBER: 419782



KEY

Property Boundary



50m property boundary buffer



Coal mining subsidence claims
within 50m (section 7)



Mine entries within 20m (section 5)

Adits



Shafts



Symbols are indicative only and are not drawn to scale. Do not scale from this plan.

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

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

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

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

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

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

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

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

Serial Number 419782

Client detail :

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

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North Yorkshire
HG1 5DH
(DX 720352 Harrogate)

Tel 01423 529911
Fax 01423 529922

Search produced by M J Peace

Property details:

The Avenue
Seaton Delaval
NE25 0BU

Your ref : SOL3818

Purchaser :

Vendor :

In accordance with your instructions received 03 Feb 2020 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
High Main	70	94	Pre 1930	Adjacent
Main	108	190	Pre 1947	Subjacent
Yard	118	95	Pre 1901	Subjacent
Low Main	164	160	Pre 1955	Subjacent - partial extraction
Brass Thill	180	203	Pre 1940	Subjacent

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 Middle Coal Measures, shales and mudstones.

Serial Number 419782

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

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

4. OPENCAST COAL MINING :

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

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

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

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

The 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.

There are possible ancient coal mining workings within the likely zone of influence on the surface in the vicinity of the property, for which no accurate plans or records exist.

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 :

Old workings are present but all settlement is likely to have completed long ago.

Serial Number 419782

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

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

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

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

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

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

CHESHIRE BRINE EXTRACTION INFORMATION :

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

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

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

Serial Number 419782

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

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Coal Authority data supplied under license may contain Ordnance Survey information Crown Copyright © 100020315 [2019]

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.

Serial Number 419782

[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.

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 : 03 Feb 2020

Signed :



Serial Number 419782**Important Consumer Protection Information**

This search has been produced by David Belius Consulting 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.

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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 419782**David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Terms and Conditions (Available in large print by request)**

1. Definitions.
 - a) The Service Provider is David Bellis Consulting Surveyors Ltd, trading as CoalSearchPlus+.
 - b) The Applicant is the Individual, Organisation, or appointed officer of said Organisation placing a Request with the Service Provider.
 - c) The Third Party Provider is any Organisation from which the Service Provider obtains data and/or information on behalf of the Applicant in the normal course of fulfilling the Applicants Request.
 - d) The request is a formal Request by the Applicant with CoalSearchPlus+ to retrieve specific data and/or information.
2. CoalSearchPlus+ accept Requests only on the basis that the Applicant is acting as a principal and is directly liable for payment of our invoice or account.
3. It is the policy of CoalSearchPlus+ to observe confidentiality with regard to the identity and affairs of our customers to the extent permitted by law, but, in common with other service providers, we may be required exceptionally to disclose information to governmental and other public authorities.
4. The placing of a Request by the Applicant with CoalSearchPlus+ confirms acceptance of these terms and conditions.
5. Any Order Form produced by CoalSearchPlus+, either printed or published on the CoalSearchPlus+ website, is an invitation to treat. The Applicant makes an offer to buy from CoalSearchPlus+ by the submission of a Request, subject to clause 10. Acceptable modes of transmission for a Request are facsimile (fax), telephone, electronic mail(e-mail), online transmission via the CoalSearchPlus+ website only, 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 419782

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 CoalSearchPlus+ reserve the right to withdraw account facilities from the Applicant and cancel any individual agreements concerning fees or other Terms and Conditions that may have been made between the Applicant and CoalSearchPlus+.
33. Where possible the Applicant will receive Advance Notice of the cost of the Request, including all Fees, Taxes and Disbursements, prior to receipt of the invoice. This advance notice will take the form of the price for the service requested as published on the CoalSearchPlus+ website, or the price as individually agreed between CoalSearchPlus+ and the Applicant.
34. Additional Fees, Taxes and Disbursements may arise during the course of data and/or information retrieval, over and above Advance Notice costs as in clause 33. The Applicant is liable for any such additional costs. Where possible, the Applicant is notified of additional costs prior to fulfilment of the Request.
35. If the Applicant shall pay in advance of receipt of the invoice, then the Applicant remains liable for any underpayment.
36. Any overpayment on the part of the Applicant will be refunded. Arrangements for refunds are agreed on a case-by-case basis, through discussion between CoalSearchPlus+ and the Applicant.
37. The Applicant may cancel the Request in whole or in part at any time prior to Clause 27.
38. If the Applicant cancels the Request in whole or in part prior to Clause 27, the Applicant remains liable for all Fees, Taxes and Disbursements already accrued prior to the Cancellation.
39. CoalSearchPlus+ accept no liability for any loss incurred by the Applicant or the Applicants client where the Applicant is acting as an agent for a client, due to late fulfilment and delivery of the Request.
40. CoalSearchPlus+ accept no liability for any loss to the Applicant, or the Applicant's client where the Applicant is acting as an agent for a client, due to any negative outcome of a report provided in the process of the correct and accurate fulfilment of the Request.
41. Any disputes relating to the provision of coal mining search reports should be addressed to the Practice Principal, CoalSearchPlus+ in the first instance. Disputes will be settled according to the CoalSearchPlus+ complaints procedure detailed in each report.
42. Independent Dispute Resolution - If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website: www.tpos.co.uk email: admin@tpos.co.uk Tel: 01722 333306). We will cooperate fully with the Ombudsman during an investigation and comply with his final decision.
43. Third Party and subcontractor Terms and Conditions shall apply in addition to these clauses. Should any conflict arise between CoalSearchPlus+ Terms and Conditions and Third Party or Subcontractor Terms and Conditions, then CoalSearchPlus+ Terms and Conditions prevail unless and until CoalSearchPlus+ expressly states otherwise in writing and/or courts of England and Wales establish otherwise.
44. No variation to these Terms and Conditions is effective unless and until CoalSearchPlus+ expressly agrees in writing.
45. CoalSearchPlus+ reserves the right to alter these terms and conditions as appropriate, without notice, at any time. Such amended Terms and Conditions will become effective upon publication on the CoalSearchPlus+ website.
46. These Terms and conditions are subject to English Law and the exclusive jurisdiction of the courts of England and Wales.

Appendix E
Notes on Contamination
Guidance

UK BACKGROUND

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

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

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

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

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

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

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

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

PRELIMINARY CONCEPTUAL MODEL

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

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

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

PROBABILITY OF RISK BEING REALISED (C552 CIRIA, 2001)

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

RISK CLASSIFICATION MATRIX (C552 CIRIA, 2001)

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

HUMAN RECEPTORS

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

VEGETATION

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

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

GROUNDWATER AND SURFACE WATER RECEPTORS

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

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

Should a surface water receptor, such as a fresh water environment (river, canal, stream, lake etc), or marine environment be considered sensitive in relation to a site, then test results are compared with DEFRA & SEPA Environmental Quality Standards (2004). Many of the Environmental Quality Standards are hardness (CaCO₃) depended. Where no hardness values are available, Solmek assume conservative values (of between 0 and 50mg/l).

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

DETAILED QUANTITATIVE RISK ASSESSMENT (DQRA)

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

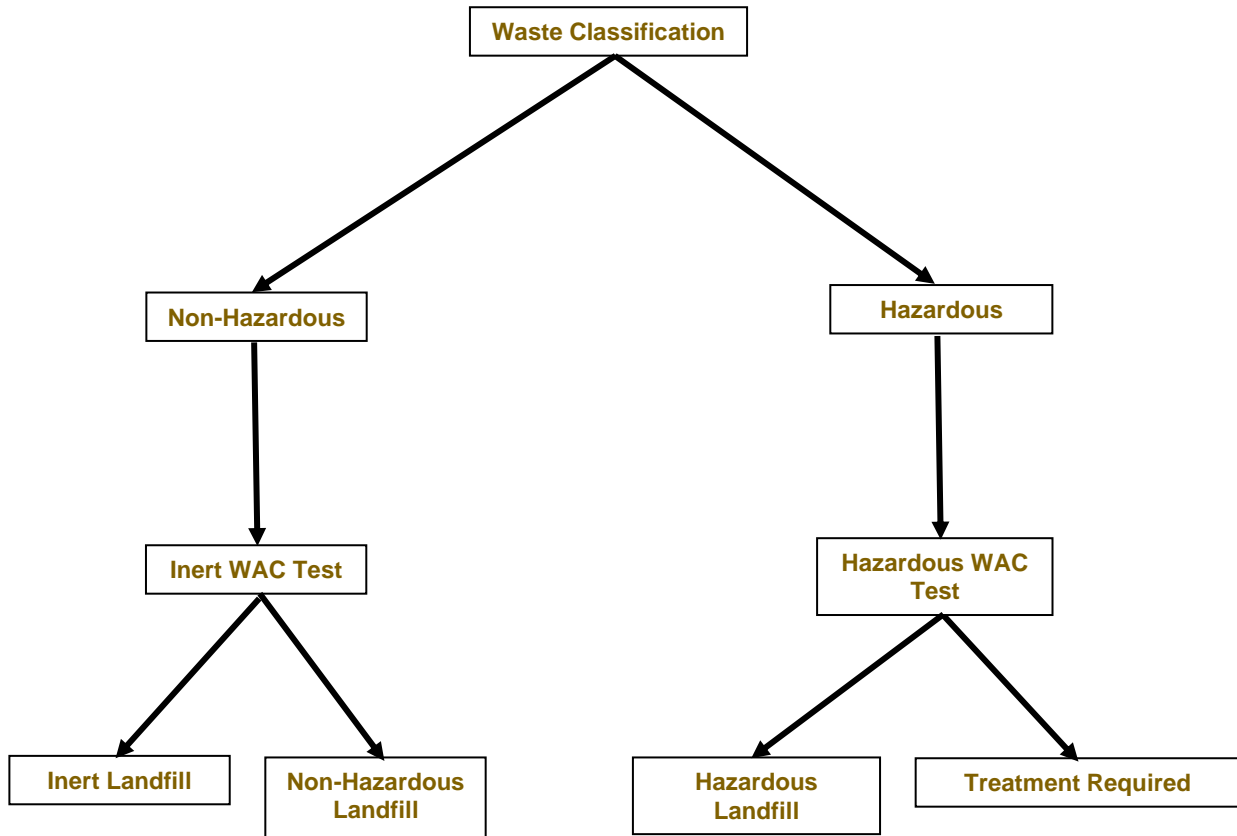
WASTE CLASSIFICATION AND WASTE ACCEPTANCE CRITERIA

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

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

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

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



CONSTRUCTION MATERIALS

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

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

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

REQUIREMENTS OF PARTIES WITHIN THE DEVELOPMENT PROCESS

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

RISKS & LIABILITIES FROM CONTAMINATION

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

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

Appendix F

Notes on Limitations

♣Solmek conditions of offer, notes on limitations & basis for contract (ref: version1/2022)

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

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

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

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

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

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

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

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

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