

SOUTHVALE DEVELOPMENT SITE, STATION ROAD, HALTWHISTLE, NE49 0AH

## Professional opinion



### Contaminated Land

**Low:**  
**Acceptable Risk** [page 10 >](#)



**Flooding**  
**Negligible** [page 23 >](#)

Consultant's guidance and recommendations inside.



### Ground Stability

**Identified** [page 25 >](#)



### Radon

**Identified** [page 25 >](#)



### Energy

**Identified** [page 31 >](#)



### Planning Constraints

**Identified** [page 36 >](#)



### Transportation

**Identified** [page 35 >](#)

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

## ClimateIndex™

### Physical risks

ClimateIndex™ projects changes in physical risks from **flooding**, **ground stability** and **coastal erosion**. Please see [page 7 >](#) for details and guidance.

**5 years**

**A**

Negligible risk

**30 years**

**A**

Negligible risk

A

B

C

D

E

F

Negligible risk

High risk

### Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**. Please see [page 8 >](#) for details.

## Contaminated land liability

### Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

### Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

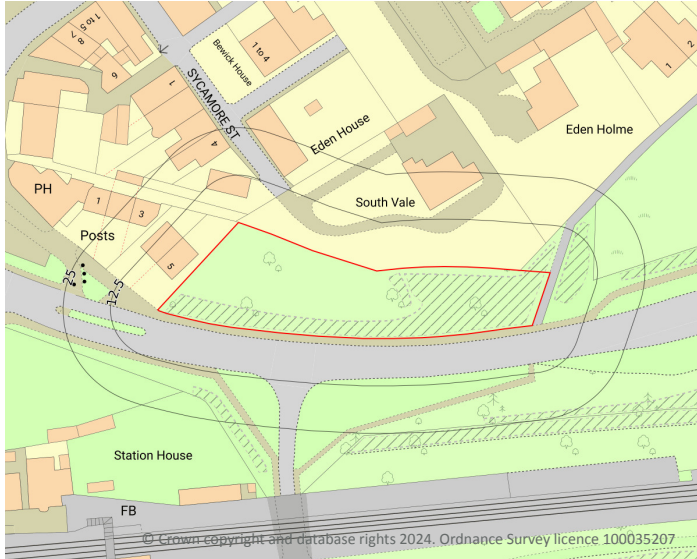
Unlikely

### Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Unlikely

## Site Plan



## Useful contacts

Northumberland Council:

<http://www.northumberland.gov.uk/> ↗  
[contactcentre@northumberland.gov.uk](mailto:contactcentre@northumberland.gov.uk) ↗

0345 600 6400

Environment Agency National Customer  
Contact Centre (NCCC):

[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk) ↗  
03708 506 506



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## Recent aerial photograph




Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2024. All Rights Reserved

Capture Date: 16/04/2021

Site Area: 0.19ha



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## Overview of findings and recommendations



### Contaminated Land

**Low risk**

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at [info@groundsure.com](mailto:info@groundsure.com) ↗

More information on [page 10](#) >



### Flooding

**Negligible risk**

#### National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

More information on [page 23](#) >



### Ground stability

**Identified**

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings





## Coal

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

More information on [page 25 >](#)

## Radon

Identified

- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- no radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property
- all basement and cellar areas are considered at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of radon Affected Area status
- see <http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/> ↗ for further information

More information on [page 25 >](#)

## Other considerations

These are next steps associated with non-environmental search returns on matters of energy facilities, transport infrastructure and planning constraints.

## Energy

Identified

## Wind



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- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

More information on [page 31](#) >



## Planning constraints

Identified

- seek further guidance from the local planning department on any likely restrictions if considering any property development

More information on [page 36](#) >



## ClimateIndex™ physical risks



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from **flooding, natural ground stability and coastal erosion**. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

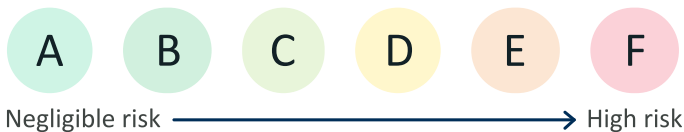
### ClimateIndex™

The **risks with the greatest impact on the overall ClimateIndex™** are positioned **first** in the list(s) below. Any risks that have not been identified at the site have been omitted.

**A** 5 years  
Negligible risk

**A** 30 years  
Negligible risk

#### Rating key



The ClimateIndex™ (A-F) is an overall illustration of the potential impact from the physical risks covered in this assessment - flooding from numerous sources, ground stability and coastal erosion.

## ClimateIndex™ guidance and next steps

Even though there are no further actions necessary at this time, the following links will help provide you with further information about the climate change risks dealt with in this report.

- [Click here ↗](#) for more information on climate change risks, our methodology and limitations
- See the [.GOV website ↗](#) for updates on the governments policy on reaching Net Zero by 2050

### Let's talk about climate



For more information on ClimateIndex™ or our climate related recommendations call us on: 01273 257 755

See our [ClimateIndex™ clauses ↗](#) here for actionable guidance on risks associated with climate change



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## ClimateIndex™ transition risks

### Energy Performance

Energy Performance Certificates (EPCs) rate the energy efficiency of buildings using grades from A+ to G, with 'A+' being the most efficient grade (this represents a 'Net Zero' non-domestic building) and 'G' the least efficient. They are designed to provide an estimate of energy costs associated with a building and an indication of how these can be reduced. When required, they should be made available to any prospective buyer or tenant. They are valid for exactly 10 years after the date lodged by the assessor. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

#### **We have not been able to find an EPC relating to the property.**

There are a number of potential reasons why a valid EPC has not been found for the property:

- The property is an undeveloped plot and no buildings exist;
- An EPC is not required at the property. Examples may include listed buildings and places of worship but full details can be found [here](#) ↗;
- An EPC is not required for the building(s) on the site;
- The EPC for the property is not yet recorded in the published database. There can be a delay of up to 2 months of a new EPC being lodged and appearing within our report. In the meantime, you can visit gov.uk's [Find an energy certificate](#) ↗ service to search for the EPC for more detail;
- We have been unable to match the address provided when ordering this report to the address on the EPC.

Consideration should be given to the feasibility and cost of any improvement works that are recommended in the EPC, if any exemptions apply and also to when a new assessment might be required.

EPC calculations are partly based on observations made by the EPC assessor when visiting a property and partly on data and assumptions using the age and type of property. This means the EPC band may change irrespective of any improvement works undertaken, due to, for example, differing access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.

### Leasing and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately leased non-domestic properties being let in England and Wales to have a minimum EPC rating of E. Fines of between £10K-£150K may be issued per tenancy within a building that does not meet these requirements.

If the property has an EPC rating of F or G, the landlord should either improve the property to at least an EPC rating of E, or register an exemption, should one apply. [Click here](#) ↗ for more detail on the types of exemptions available and how to register for them.

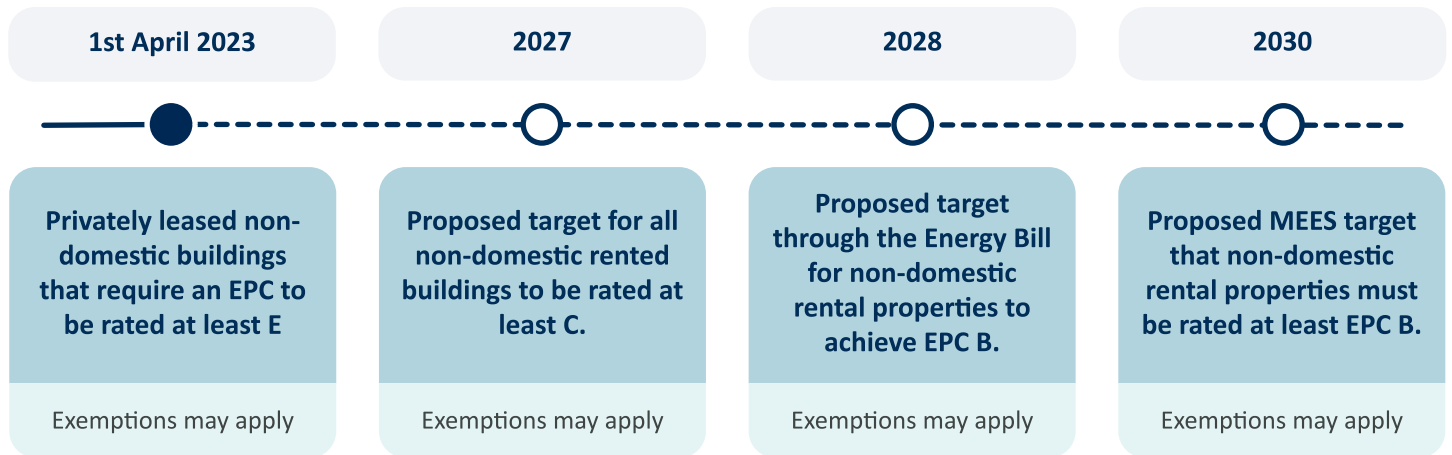
Green leases are agreements that put obligations on both the tenant and the landlord to improve the energy efficiency and overall environmental impact of a commercial property. More information relating to green





leases can be found [here](#) ↗.

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered. Current government guidelines and proposals are summarised below:





## Contaminated land liability

**Low risk**

### Summary

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

|                                      |            |
|--------------------------------------|------------|
| <b>Past Land Use</b>                 | <b>Low</b> |
| <b>Waste and Landfill</b>            | <b>Low</b> |
| <b>Current and Recent Industrial</b> | <b>Low</b> |

### Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at [info@groundsure.com](mailto:info@groundsure.com) ↗

### Jump to

[Consultant's Assessment >](#)[Past land use >](#)[Current and recent industrial >](#)[Superficial hydrogeology >](#)[Bedrock hydrogeology >](#)[Hydrology >](#)[Skip to next section: Flooding >](#)

You can find our methodology and list of limitations on [page 43 >](#)

### Consultant's assessment

Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see [page 4 >](#) for further advice.

### Current and proposed land use

#### Current land use

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore assumed that the property is likely to be used for commercial purposes.

#### Proposed land use

Groundsure has assumed that the property will remain in its current use.

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## Historical land use

### On-site

No potentially contaminative land uses have been identified at the study site.

### Surrounding area

No potentially contaminative land uses have been identified in proximity to the study site.

## Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers.

## Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.



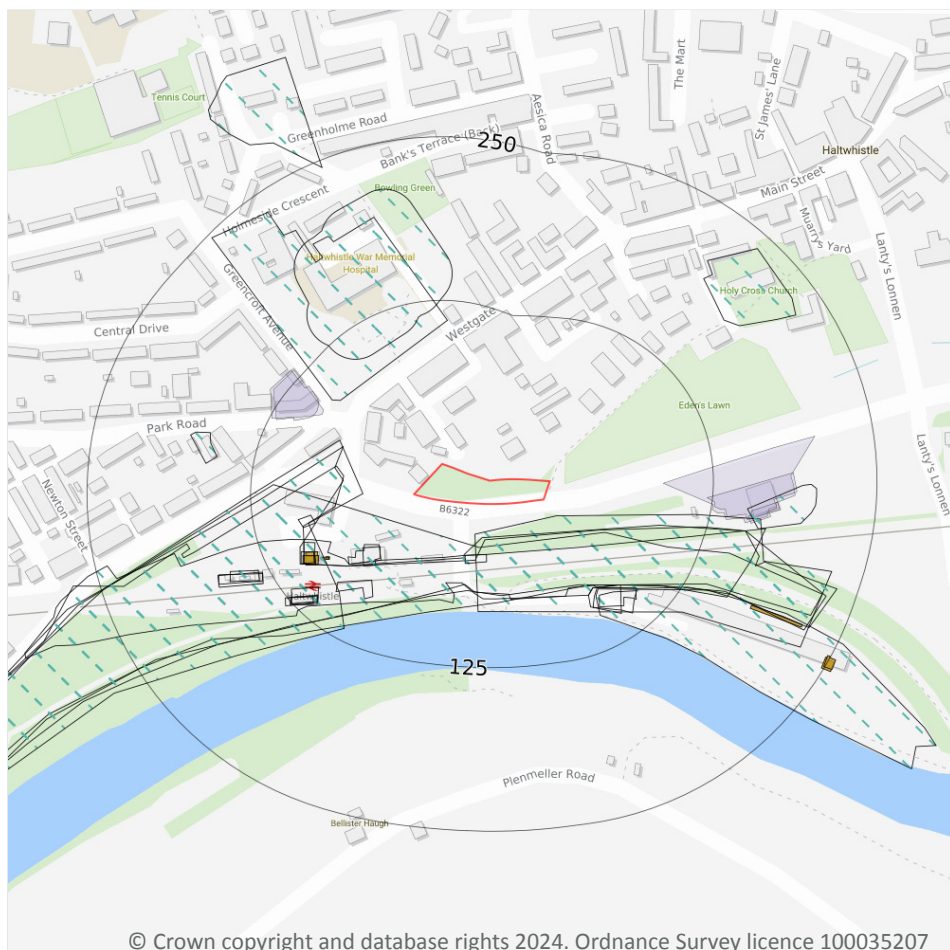
## Contaminated land data summary



| Past land use   | On-Site | 0-50m | 50-250m |
|---|---------|-------|---------|
| Former industrial land use (1:10,560 and 1:10,000 scale)              | 0       | 9     | 21      |
| Former tanks  | 0       | 0     | 8       |
| Former energy features  | 0       | 0     | 0       |
| Former petrol stations  | 0       | 0     | 0       |
| Former garages  | 0       | 0     | 5       |
| Former military land  | 0       | 0     | 0       |
| Waste and landfill  | On-Site | 0-50m | 50-250m |
| Active or recent landfill   | 0       | 0     | 0       |
| Former landfill (from Environment Agency Records)                     | 0       | 0     | 0       |
| Former landfill (from Local Authority and historical mapping records) | 0       | 0     | 0       |
| Waste site no longer in use   | 0       | 0     | 0       |
| Active or recent licensed waste sites                                 | 0       | 0     | 0       |
| Current and recent industrial   | On-Site | 0-50m | 50-250m |
| Recent industrial land uses   | 0       | 1     | 22      |
| Current or recent petrol stations                                     | 0       | 0     | 1       |
| Historical licensed industrial activities                             | 0       | 0     | 0       |
| Current or recent licensed industrial activities                      | 0       | 0     | 0       |
| Local Authority licensed pollutant release                            | 0       | 0     | 1       |
| Pollutant release to surface waters                                   | 0       | 0     | 0       |
| Pollutant release to public sewer                                     | 0       | 0     | 0       |
| Dangerous industrial substances (D.S.I. List 1)                       | 0       | 0     | 0       |
| Dangerous industrial substances (D.S.I. List 2)                       | 0       | 0     | 0       |
| Dangerous or explosive sites  | 0       | 0     | 0       |
| Hazardous substance storage/usage                                     | 0       | 0     | 0       |
| Sites designated as Contaminated Land                                 | 0       | 0     | 0       |
| Pollution incidents   | 0       | 0     | 1       |



## Contaminated land / Past land use



- Site Outline
- Search buffers in metres (m)
- Former industrial land uses
- Former tanks
- Former garages

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### Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see [page 4](#) > for further advice.

| Distance | Direction | Use             | Date |
|----------|-----------|-----------------|------|
| 14 m     | SE        | Railway Sidings | 1952 |
| 24 m     | SW        | Railway Sidings | 1980 |
| 25 m     | SE        | Railway Sidings | 1946 |
| 26 m     | SE        | Railway Sidings | 1926 |
| 38 m     | SE        | Railway Sidings | 1895 |



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| Distance | Direction | Use                     | Date |
|----------|-----------|-------------------------|------|
| 39 m     | S         | Railway Building        | 1895 |
| 39 m     | W         | Railway Sidings         | 1952 |
| 47 m     | SW        | Railway Building        | 1895 |
| 48 m     | SW        | Railway Station         | 1862 |
| 73 m     | SW        | Railway Station         | 1895 |
| 77 m     | SE        | Sawmill                 | 1895 |
| 79 m     | SE        | Sawmill                 | 1926 |
| 79 m     | W         | Railway Building        | 1980 |
| 80 m     | SE        | Chemical De-Icing Works | 1980 |
| 84 m     | W         | Railway Building        | 1926 |
| 85 m     | SE        | Sawmill                 | 1946 |
| 85 m     | NW        | Hospital                | 1952 |
| 89 m     | W         | Railway Building        | 1895 |
| 99 m     | NW        | Hospital                | 1980 |
| 102 m    | SW        | Railway Station         | 1980 |
| 107 m    | SW        | Railway Station         | 1946 |
| 108 m    | SW        | Railway Station         | 1926 |
| 110 m    | SW        | Railway Station         | 1952 |
| 130 m    | W         | Railway Building        | 1946 |
| 131 m    | W         | Railway Building        | 1926 |
| 133 m    | W         | Railway Building        | 1895 |
| 152 m    | E         | Garage                  | 1980 |
| 153 m    | W         | Smithy                  | 1862 |
| 181 m    | NE        | Grave Yard              | 1862 |
| 244 m    | NW        | Unspecified Workhouse   | 1895 |

This data is sourced from Ordnance Survey/Groundsure.



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## Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see [page 4](#) > for further advice.

| Distance | Direction | Use              | Date |
|----------|-----------|------------------|------|
| 80 m     | SW        | Unspecified Tank | 1921 |
| 81 m     | SW        | Unspecified Tank | 1896 |
| 86 m     | W         | Unspecified Tank | 1998 |
| 87 m     | SW        | Unspecified Tank | 1970 |
| 89 m     | W         | Unspecified Tank | 1987 |
| 178 m    | SE        | Tanks            | 1998 |
| 247 m    | SE        | Tanks            | 1987 |
| 248 m    | SE        | Tanks            | 1998 |

This data is sourced from Ordnance Survey/Groundsure.

## Former garages

These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

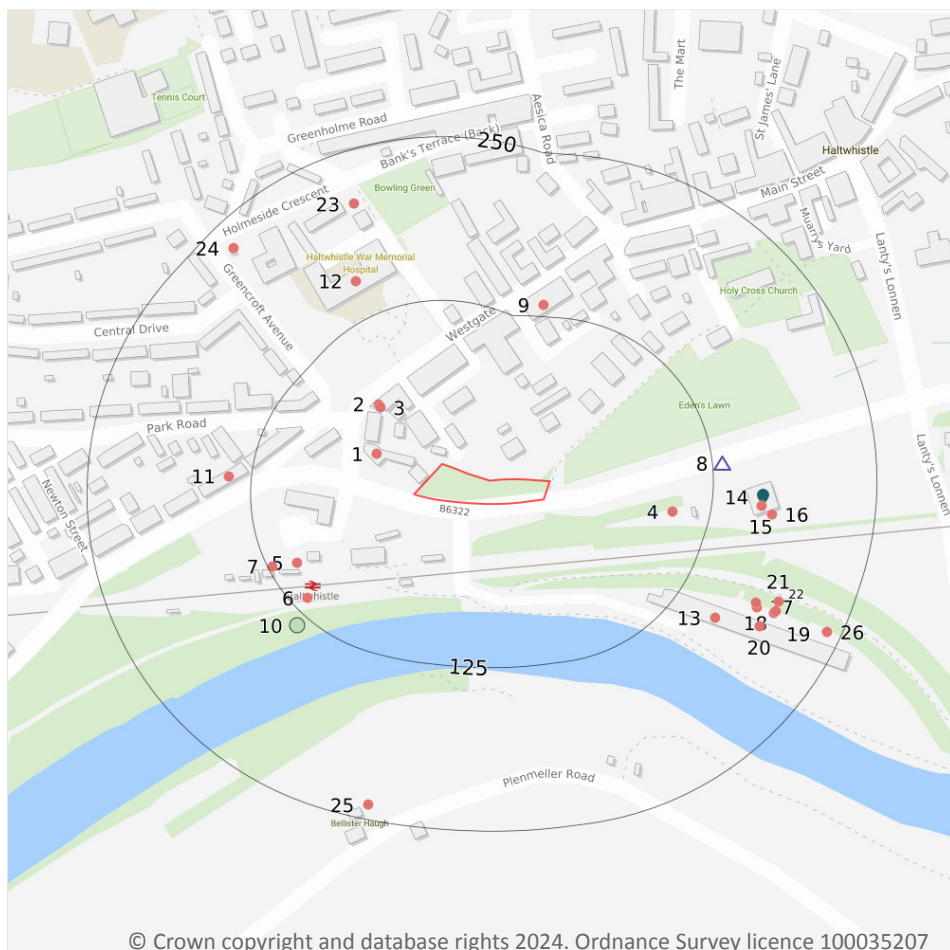
Please see [page 4](#) > for further advice.

| Distance | Direction | Use    | Date |
|----------|-----------|--------|------|
| 87 m     | E         | Garage | 1987 |
| 93 m     | NW        | Garage | 1970 |
| 98 m     | NW        | Garage | 1987 |
| 121 m    | E         | Garage | 1998 |
| 154 m    | E         | Garage | 1970 |

This data is sourced from Ordnance Survey/Groundsure.



## Contaminated land / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Local Authority licensed pollutant release
- Pollution incidents

### Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see [page 4](#) > for further advice.

| ID | Distance | Direction | Company / Address   | Activity                                       | Category                                      |
|----|----------|-----------|---|--|---|
| 1  | 42 m     | W         | K & G Fuels - Station Road, Haltwhistle, Northumberland, NE49 0AH                 | Fuel Distributors and Suppliers                | Household, Office, Leisure and Garden         |
| 2  | 67 m     | NW        | Blake Printers Ltd - 1 Park View, Westgate, Haltwhistle, Northumberland, NE49 9AQ | Plate Makers, Print Finishers and Type Setters | IT, Advertising, Marketing and Media Services |
| 3  | 67 m     | NW        | Blake Printers - 1 Park View, Westgate, Haltwhistle, Northumberland, NE49 9AQ     | Published Goods                                | Industrial Products                           |



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| ID | Distance | Direction | Company / Address   | Activity  | Category                                      |
|----|----------|-----------|---|---|---|
| 4  | 96 m     | E         | Gas Distribution Station - Northumberland, NE49   | Gas Features  | Infrastructure and Facilities                 |
| 5  | 104 m    | W         | Tank - Northumberland, NE49   | Tanks (Generic)                                     | Industrial Features                           |
| 6  | 114 m    | SW        | Haltwhistle Rail Station - Northumberland, NE49   | Railway Stations, Junctions and Halts               | Public Transport, Stations and Infrastructure |
| 7  | 122 m    | W         | Water Tower - Northumberland, NE49  | Water Pumping Stations                              | Industrial Features                           |
| 9  | 134 m    | N         | Westgate Hardware - 16, Westgate, Haltwhistle, Northumberland, NE49 9AF                 | General Construction Supplies                       | Industrial Products                           |
| 11 | 142 m    | W         | G G & D F Turnball - New Glenwhelt, West Road, Haltwhistle, Northumberland, NE49 9HP    | Distribution and Haulage                            | Transport, Storage and Delivery               |
| 12 | 154 m    | NW        | Haltwhistle War Memorial Hospital - Main Street, Haltwhistle, Northumberland, NE49 9AJ  | Hospitals   | Health Practitioners and Establishments       |
| 13 | 159 m    | SE        | Kilfrost - Albion Works, Hadrian Enterprise Park, Haltwhistle, Northumberland, NE49 0HJ | Colours, Chemicals and Water Softeners and Supplies | Industrial Products                           |
| 15 | 165 m    | E         | Edens Lawn Service Station - Haltwhistle, Northumberland, NE49                          | Petrol and Fuel Stations                            | Road and Rail                                 |
| 16 | 165 m    | E         | Edens Lawn Service Station - Haltwhistle, Northumberland, NE49 0HH                      | Vehicle Cleaning Services                           | Personal, Consumer and Other Services         |
| 17 | 182 m    | SE        | Tank - Northumberland, NE49   | Tanks (Generic)                                     | Industrial Features                           |
| 18 | 186 m    | SE        | Tank - Northumberland, NE49   | Tanks (Generic)                                     | Industrial Features                           |
| 19 | 191 m    | SE        | Tank - Northumberland, NE49   | Tanks (Generic)                                     | Industrial Features                           |
| 20 | 191 m    | SE        | Works - Northumberland, NE49  | Unspecified Works Or Factories                      | Industrial Features                           |
| 21 | 195 m    | SE        | Tank - Northumberland, NE49   | Tanks (Generic)                                     | Industrial Features                           |
| 22 | 199 m    | SE        | Tank - Northumberland, NE49   | Tanks (Generic)                                     | Industrial Features                           |
| 23 | 210 m    | NW        | Haltwhistle Ambulance Station - Northumberland, NE49                                    | Ambulance and Medical Transportation Services       | Health Support Services                       |
| 24 | 229 m    | NW        | Electricity Sub Station - Northumberland, NE49  | Electrical Features                                 | Infrastructure and Facilities                 |
| 25 | 239 m    | S         | Sheep Dip - Northumberland, NE49  | Sheep Dips and Washes                               | Farming                                       |
| 26 | 239 m    | E         | Tank - Northumberland, NE49   | Tanks (Generic)                                     | Industrial Features                           |



This data is sourced from Ordnance Survey.

## Current or recent petrol stations

Petrol stations and their associated storage tanks are considered a risk for soil and groundwater contamination. This is because spills can occur when fuel tanks are filled and leaks from these tanks can cause ongoing pollution. Older and obsolete petrol stations are considered a greater risk than newer ones, as fuel tanks can remain underground and deteriorate, sometimes causing significant leaks. In some cases, fuels such as petrol or diesel can spread beneath the surface, meaning that properties can be affected even when they are some distance away.

Please see [page 4](#) > for further advice.

| ID | Distance | Direction | Company | Address  | Status |
|----|----------|-----------|---------|--|--------|
| 8  | 133 m    | E         | GULF    | Bypass Road, Haltwhistle, Northumberland, NE49 0HH | Open   |

This data is sourced from Experian Catalyst.

## Local Authority licensed pollutant release

Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

Please see [page 4](#) > for further advice.

| ID | Distance | Direction | Address   | Local Authority               | Processes Undertaken                                 | Permit Type | Details of Enforcement   |
|----|----------|-----------|---|-------------------------------|--|-------------|--|
| 14 | 163 m    | E         | Edens Lawn Service Station, Haltwhistle, Northumberland, NE49 0ND | Northumberland County Council | Unloading of Petrol into Storage at Service Stations | Part B      | Enforcement: No Enforcement Notified<br>Date of Enforcement: No Enforcement Notified<br>Comment: No Enforcement Notified |

This data is sourced from Local Authorities.

## Pollution incidents

Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

Please see [page 4](#) > for further advice.

| ID | Distance | Direction | Incident Date | Land Impact        | Water Impact             | Pollutant |
|----|----------|-----------|---------------|--------------------|--------------------------|-----------|
| 10 | 135 m    | SW        | 28/09/2005    | Category 3 (Minor) | Category 2 (Significant) | Diesel    |

This data is sourced from the Environment Agency/Natural Resources Wales.



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## Superficial hydrogeology



### Superficial geology

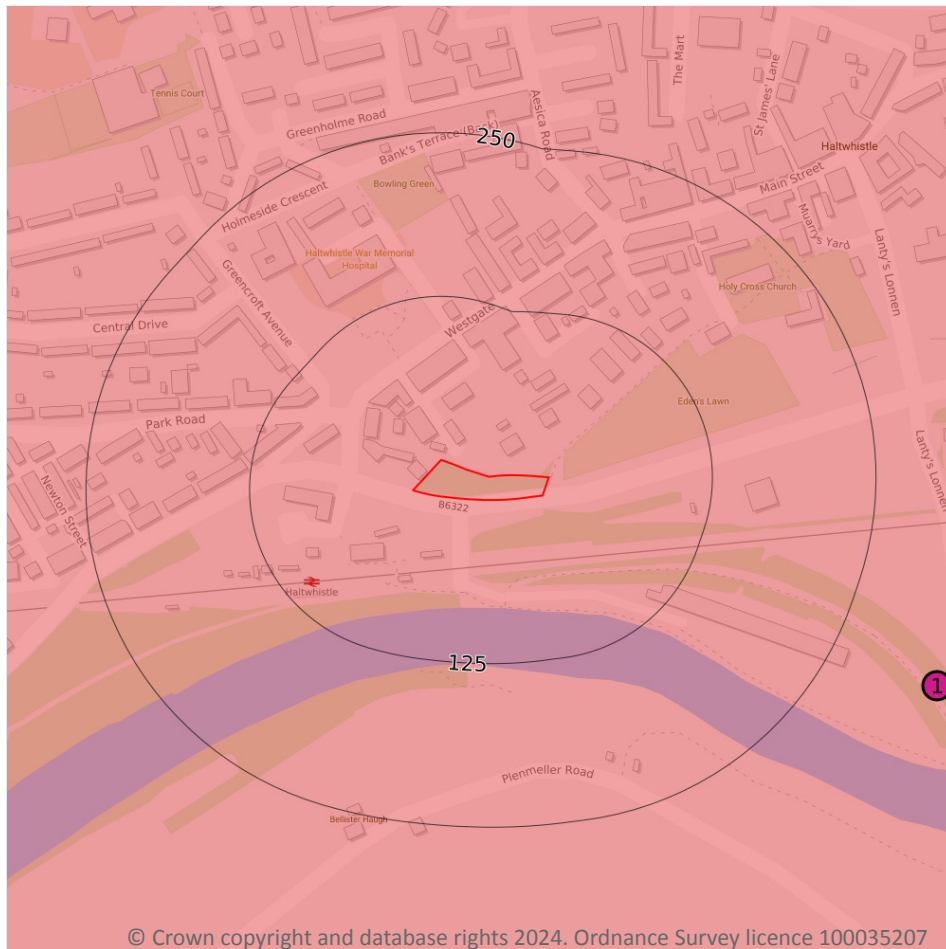
Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

| Description   | BGS LEX Code  | Rock Type                  |
|---|---------------|----------------------------|
| SUPERFICIAL THEME NOT MAPPED [FOR DIGITAL MAP USE ONLY] | SUPNM-UNKNOWN | UNKNOWN/UNCLASSIFIED ENTRY |

This data is sourced from British Geological Survey.



## Bedrock hydrogeology



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

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### Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

**Principal** - These are layers of rock or superficial deposits that usually provide a high level of water storage.

**Secondary A** - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

**Secondary B** - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

**Secondary Undifferentiated** - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

**Unproductive** - These are rock layers with low permeability that have negligible significance for water supply.



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| Distance | Direction | Designation |
|----------|-----------|-------------|
| 0        | on site   | Secondary A |

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

## Bedrock geology

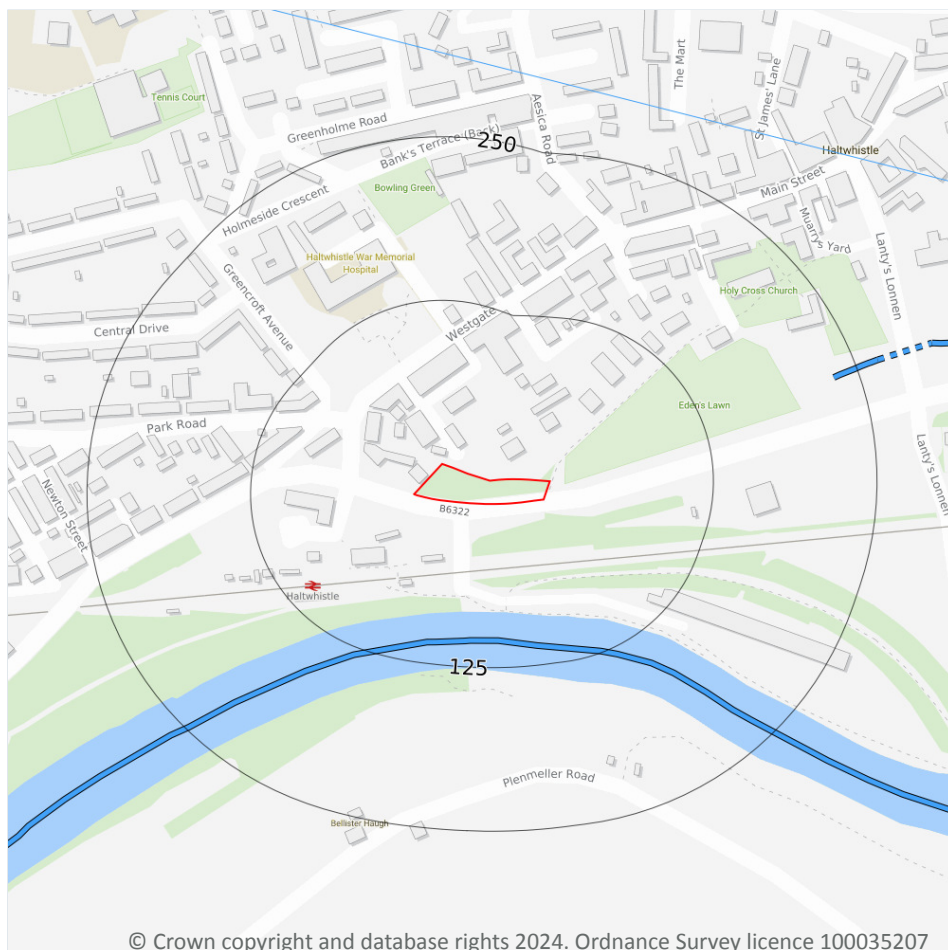
Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

| Description         | BGS LEX Code | Rock Type                         |
|---------------------|--------------|-----------------------------------|
| STAINMORE FORMATION | SMGP-MDSL    | MUDSTONE, SANDSTONE AND LIMESTONE |

This data is sourced from British Geological Survey.



## Hydrology



- Site Outline
- Search buffers in metres (m)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- Tidal River
- Inland River
- Foreshore
- Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer
- Type of watercourse:
- At ground level    - - - Elevated
- - - Underground    — Unspecified

## Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

| Distance | Direction | Details  |
|----------|-----------|--|
| 104 m    | S         | Name: River South Tyne<br>Type of water feature: Inland river not influenced by normal tidal action.<br>Ground level: On ground surface<br>Permanence: Watercourse contains water year round (in normal circumstances) |
| 231 m    | E         | Name:<br>Type of water feature: Inland river not influenced by normal tidal action.<br>Ground level: On ground surface<br>Permanence: Watercourse contains water year round (in normal circumstances)                  |

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## Flooding

**Negligible risk**

### Summary

No significant concerns have been identified as a result of the flood risk searches. No action required.

Further explanation of flood risk assessment can be seen in the Flood information on [page 43](#) >.

|  |                |
|--|----------------|
| River and Coastal Flooding                               | Very Low       |
| Groundwater Flooding                                     | Low            |
| Surface Water Flooding                                   | Negligible     |
| FloodScore™ insurance rating                             | Very Low       |
| Past Flooding  | Not identified |
| Flood Storage Areas                                      | Not identified |
| NPPF Flood Risk Assessment required if site redeveloped? | See overview   |

### Next steps

#### National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

#### Jump to

[Flood risk \(5 and 30 years\)](#) >

[Skip to next section: Environmental](#) >

You can find our methodology and list of limitations on [page 43](#) >

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## Climate change / Flood risk (5 and 30 Years)

The baseline or current flood risk assessment on this property is based on climatic conditions today. If present, the associated flood maps (and other relevant datasets) are visualised in the flood risk section. However, climate change is expected to increase the frequency and severity of weather events that could increase the risk of flooding. Rising sea levels due to climate change could also contribute to increased flood risk in coastal properties.

Ambiental Risk Analytics provides flood risk data that can project the risk from river, coastal and surface water flooding in the future for a range of emissions scenarios (Low emissions - RCP 2.6, medium emissions - RCP 4.5, and high emission - RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here:

[knowledge.groundsure.com/methodologies-and-limitations](https://knowledge.groundsure.com/methodologies-and-limitations) ↗.

| Climate change scenario | River/coastal flood depth (cm) |          | Surface water flood depth (cm) |          |
|-------------------------|--------------------------------|----------|--------------------------------|----------|
|                         | 5 years                        | 30 years | 5 years                        | 30 years |
| Low emissions           | < 20                           | < 20     | < 20                           | < 20     |
| Medium emissions        | < 20                           | < 20     | < 20                           | < 20     |
| High emissions          | < 20                           | < 20     | < 20                           | < 20     |

This data is sourced from Ambiental Risk Analytics.





## Environmental

**Identified**

## Ground stability

The property is assessed to have potential for natural or non-natural ground subsidence.

Please see [page 27](#) > for details of the identified issues.

**Natural Ground Stability****Moderate-High****Non-Natural Ground Stability****Identified**

## Radon

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 1% and 3%.

Please see [page 29](#) > for details of the identified issues.

**In a radon  
affected area**

## Next steps

### Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence. You should consider the following:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

### Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

### Radon

The property is in an area where elevated radon levels are expected to be found in 1-3% of properties.

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- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- no radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property
- all basement and cellar areas are considered at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of radon Affected Area status
- see <http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/> ↗ for further information

## Jump to

[Natural ground subsidence](#) >

[Non-natural ground subsidence](#) >

[Radon](#) >

[Natural ground instability \(5 and 30 Years\)](#) >

[Skip to next section: Energy](#) >

You can find our methodology and list of limitations on [page 43](#) >

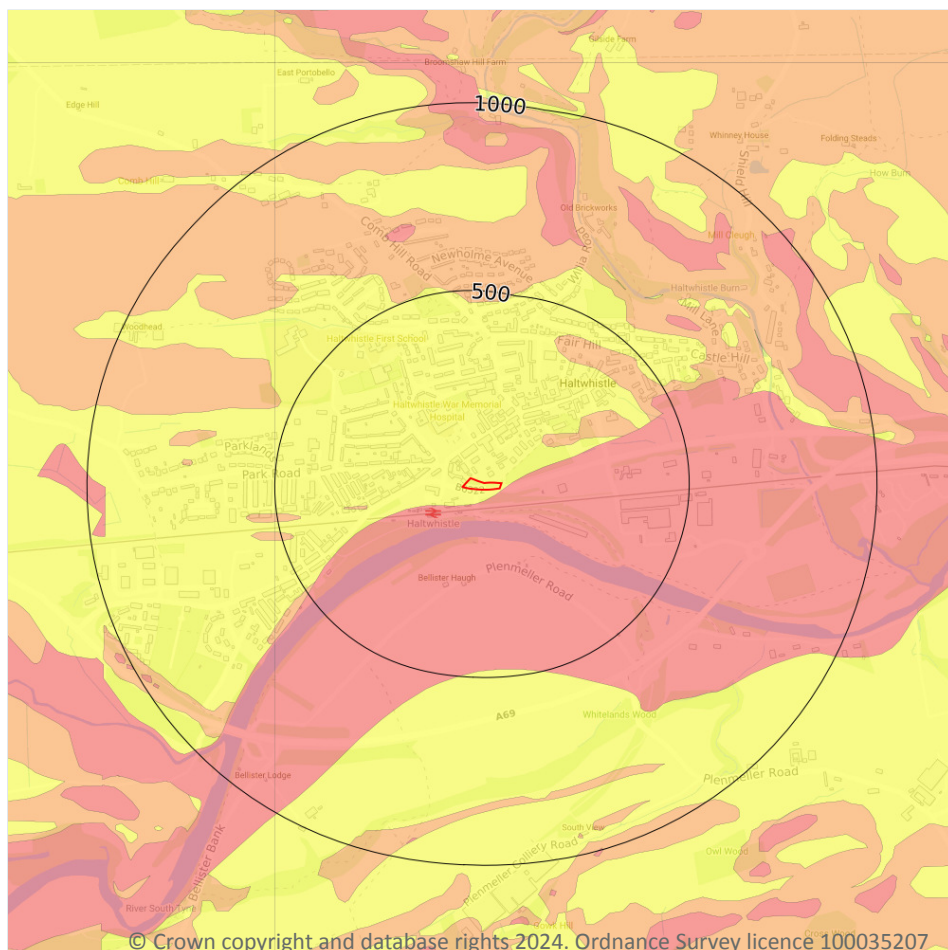


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## Ground stability / Natural ground subsidence



- Site Outline
- Search buffers in metres (m)
- Moderate - high
- Low
- Negligible - very low

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### Natural ground subsidence

The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

Please see [page 4](#) > for further advice.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.



## Ground stability / Non-natural ground subsidence



### Coal mining

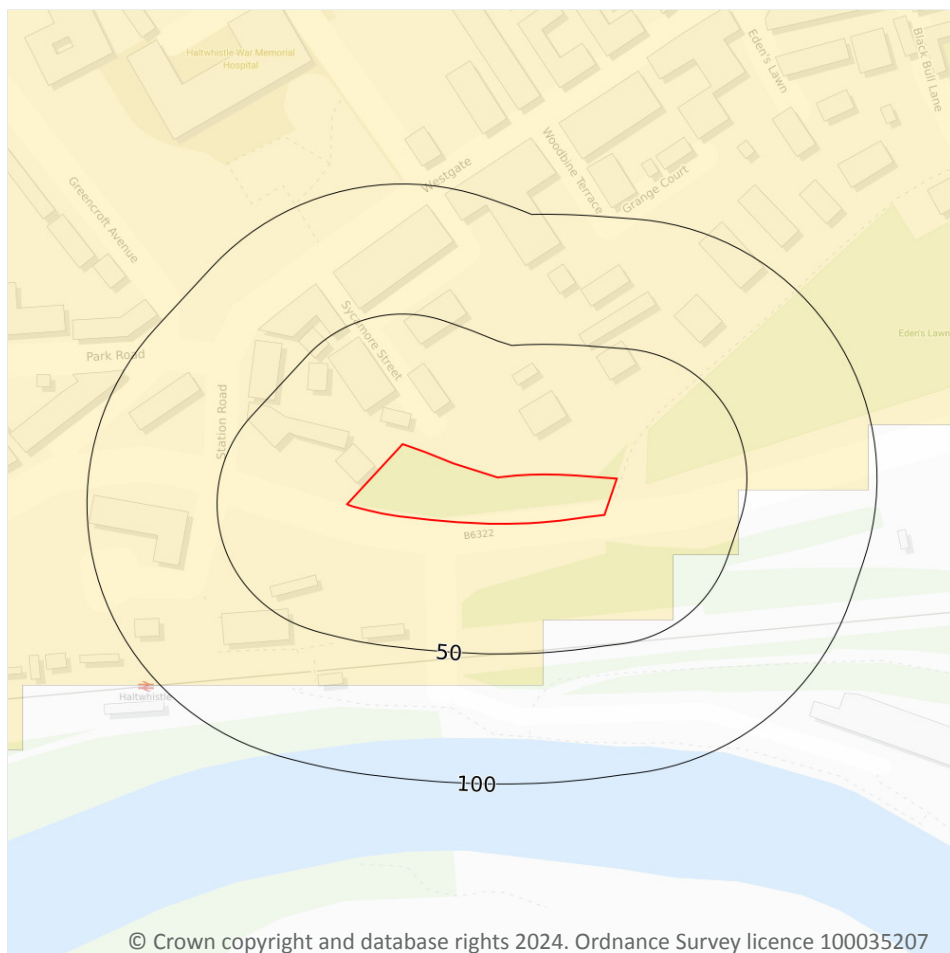
The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Please see [page 4 >](#) for further advice.





## Radon



- Site Outline**
- Search buffers in metres (m)**
- Greater than 30%
  - Between 10% and 30%
  - Between 5% and 10%
  - Between 3% and 5%
  - Between 1% and 3%
  - Less than 1%

The property is in a radon affected area, meaning there is an increased risk that properties will contain elevated levels of radon.

In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from UK Health Security Agency (UKHSA) or [www.ukradon.org](http://www.ukradon.org) ↗.

Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk.

Please see [page 4](#) > for further advice.

This data is sourced from the British Geological Survey/UK Health Security Agency.



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## Climate change / Ground stability (5 and 30 Years)

The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change is likely to result in higher temperatures and therefore likely to cause periods of drought and an increase in shrink swell subsidence.

This data has been produced using the Met Office local projections to accurately model predicted rainfall, using the high emissions climate change scenario (RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here:

[knowledge.groundsure.com/methodologies-and-limitations](https://knowledge.groundsure.com/methodologies-and-limitations) ↗.

| Rainfall scenario            | High rainfall   |                 | Average rainfall |                 | Lower rainfall  |                 |
|------------------------------|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|
|                              | 5 years         | 30 years        | 5 years          | 30 years        | 5 years         | 30 years        |
| Likelihood of increased risk | Highly unlikely | Highly unlikely | Highly unlikely  | Highly unlikely | Highly unlikely | Highly unlikely |

This data is sourced from the British Geological Survey





## Energy

**Identified**



## Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

**Oil and gas areas**  
**Oil and gas wells**

**Not identified**  
**Not identified**



## Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Please see [page 4 >](#) for further advice. Additionally, see [page 32 >](#) for details of the identified issues.

**Planned Multiple Wind Turbines**

**Identified**

**Planned Single Wind Turbines**

**Identified**

**Existing Wind Turbines**

**Not identified**

**Proposed Solar Farms**

**Not identified**

**Existing Solar Farms**

**Not identified**



## Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

**Power stations**  
**Energy Infrastructure Projects**

**Not identified**  
**Not identified**  
**Not identified**

## Next steps

### Wind

Existing or proposed wind installations have been identified within 10km.

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

### Jump to

[Wind and solar >](#)

[Skip to next section: Transport >](#)

You can find our methodology and list of limitations on [page 43 >](#)

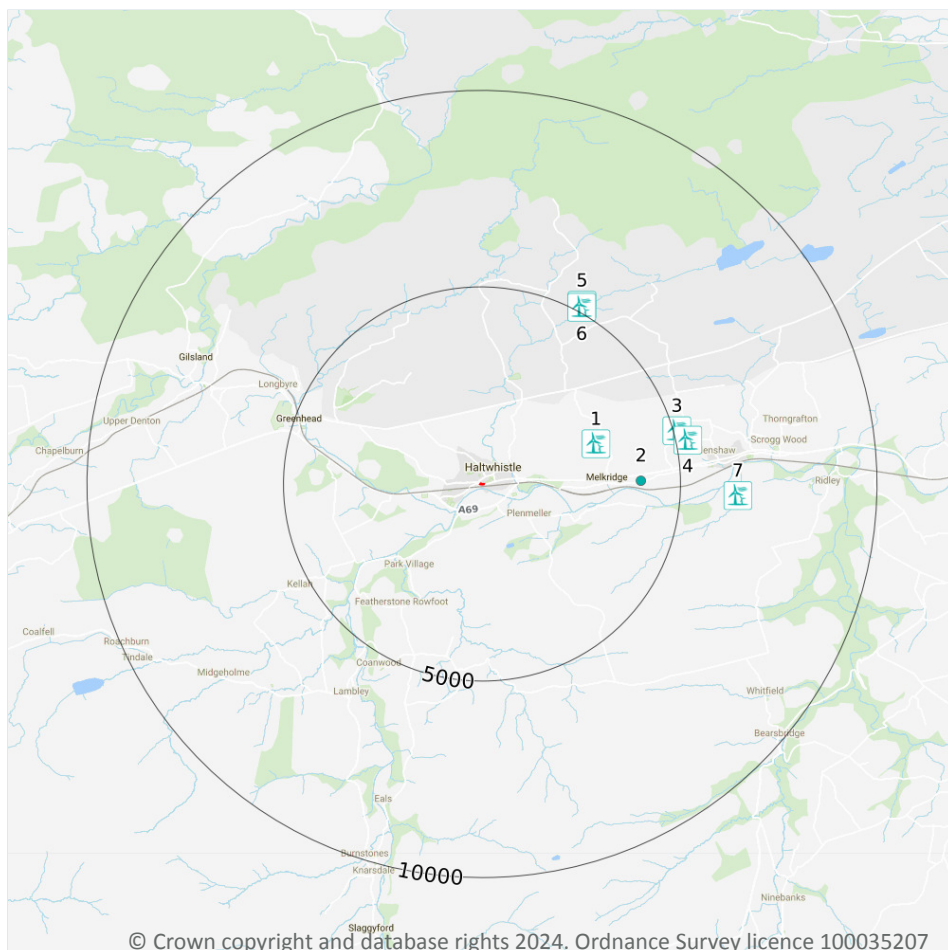


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## Energy / Wind and solar



- Site Outline
- Search buffers in metres (m)
- Wind farms
- Proposed wind farms
- Proposed wind turbines
- Existing and agreed solar installations
- Proposed solar installations

### Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

| ID | Distance | Direction | Details   |  |
|----|----------|-----------|---|--|
| 1  | 3-4 km   | E         | <p>Site Name: Common House Farm, Melkridge, Haltwhistle, Northumberland, NE49 9PF</p> <p>Planning Application Reference: 20110187</p> <p>Type of Project: 2 Wind Turbines</p> | <p>Application Date: 2011-03-14</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of 2 x 15m wind turbines.</p> <p>Approximate Grid Reference: 373450, 564900</p> |



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| ID | Distance | Direction | Details   |   |
|----|----------|-----------|---|---|
| 3  | 5-6 km   | E         | Site Name: Land North West Of Brownrigg F, Bardon Mill, Hexham, Northumberland, Northumberland, NE47 7EZ<br>Planning Application Reference: 14/00688/RENE<br>Type of Project: 2 Wind Turbines | Application Date: 2014-03-06<br>Planning Stage: Plans Approved Detail Plans Granted<br>Project Details: Scheme comprises installation of 2 Tozzi Nord TN535 10kw domestic wind turbines to generate electricity.<br>Approximate Grid Reference: 375509, 565233  |
| 4  | 5-6 km   | E         | Site Name: Brown Rigg, Bardon Mill, Hexham, Northumberland, Northumberland, NE47 7EZ<br>Planning Application Reference: 13/03497/RENE<br>Type of Project: 2 Wind Turbines                     | Application Date: 2013-12-24<br>Planning Stage: Early Planning Detail Plans Withdrawn<br>Project Details: Scheme comprises installation of 2 Tozzi Nord TN535 10kw domestic wind turbines to generate electricity.<br>Approximate Grid Reference: 375509, 565233  |
| 5  | 5-6 km   | NE        | Site Name: Longsyke Farm, Haltwhistle, Northumberland, NE49 9PR<br>Planning Application Reference: 17NP0123<br>Type of Project: 2 Wind Turbines   | Application Date: 2017-11-16<br>Planning Stage: Detail Plans Withdrawn<br>Project Details: Scheme comprises installation of two domestic wind turbines.<br>Approximate Grid Reference: 373096, 568422   |
| 6  | 5-6 km   | NE        | Site Name: Longsyke Farm, Close A Burns Junction to, Haltwhistle, Northumberland, NE49 9PR<br>Planning Application Reference: 18NP0003<br>Type of Project: 2 Wind Turbines                    | Application Date: 2018-01-15<br>Planning Stage: Detail Plans Granted<br>Project Details: Scheme comprises installation of two domestic wind turbines.<br>Approximate Grid Reference: 373096, 568422   |
| 7  | 6-7 km   | E         | Site Name: Land south west of, Willimoteswick, Hexham, Northumberland, Northumberland, NE47 7DB<br>Planning Application Reference: 13/00346/RENE<br>Type of Project: 3 Wind Turbines          | Application Date: 2013-02-12<br>Planning Stage: Early Planning Detail Plans Withdrawn<br>Project Details: Scheme comprises construction of three 30kw wind turbines (tip height of 32 metres (mast height 25m) and 12 metre rotor diameter) including associated access and cable runs.<br>Approximate Grid Reference: 377062, 563582 |

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.



## Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

| ID | Distance | Direction | Details  |   |
|----|----------|-----------|--|---|
| 2  | 3-4 km   | E         | Site Name: Carrsgate House, Bardon Mill, Hexham, Tynedale, Northumberland, NE47 7EY<br>Planning Application Reference: 20071139<br>Type of Project: Wind Turbine | Application Date: 2007-11-07<br>Planning Stage: Plans Approved Detail Plans Granted<br>Project Details: Scheme comprises construction of 6kw domestic wind turbine on a 15m mast.<br>Approximate Grid Reference: 374597, 563968 |

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.





## Transport

**Identified**

The property has been identified to lie within the search radius of one or more transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



## HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

|                          |                       |
|--------------------------|-----------------------|
| <b>HS2 Route</b>         | <b>Not identified</b> |
| <b>HS2 Safeguarding</b>  | <b>Not identified</b> |
| <b>HS2 Stations</b>      | <b>Not identified</b> |
| <b>HS2 Depots</b>        | <b>Not identified</b> |
| <b>HS2 Noise</b>         | <b>Not assessed</b>   |
| <b>HS2 Visual impact</b> | <b>Not assessed</b>   |



## Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

|                                 |                       |
|---------------------------------|-----------------------|
| <b>Crossrail 1 Route</b>        | <b>Not identified</b> |
| <b>Crossrail 1 Stations</b>     | <b>Not identified</b> |
| <b>Crossrail 2 Route</b>        | <b>Not identified</b> |
| <b>Crossrail 2 Stations</b>     | <b>Not identified</b> |
| <b>Crossrail 2 Worksites</b>    | <b>Not identified</b> |
| <b>Crossrail 2 Safeguarding</b> | <b>Not identified</b> |
| <b>Crossrail 2 Headhouse</b>    | <b>Not identified</b> |



## Other Railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

|  |                       |
|--|-----------------------|
| <b>Active Railways and Tunnels</b>     | <b>Identified</b>     |
| <b>Historical Railways and Tunnels</b> | <b>Identified</b>     |
| <b>Railway and Tube Stations</b>       | <b>Identified</b>     |
| <b>Underground</b>                     | <b>Not identified</b> |



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## Planning

**Identified**

### Summary

Protected areas have been identified within 250 metres of the property.

Please see [page 37 >](#) for details of the identified issues.

**Environmental Protected Areas** Not identified

**Visual and Cultural Protected Areas** **Identified**

### Next steps

#### Visual and cultural designations

The property lies within 250m of a visually or culturally protected site or area.

- seek further guidance from the local planning department on any likely restrictions if considering any property development

#### Jump to

[Planning constraints >](#)

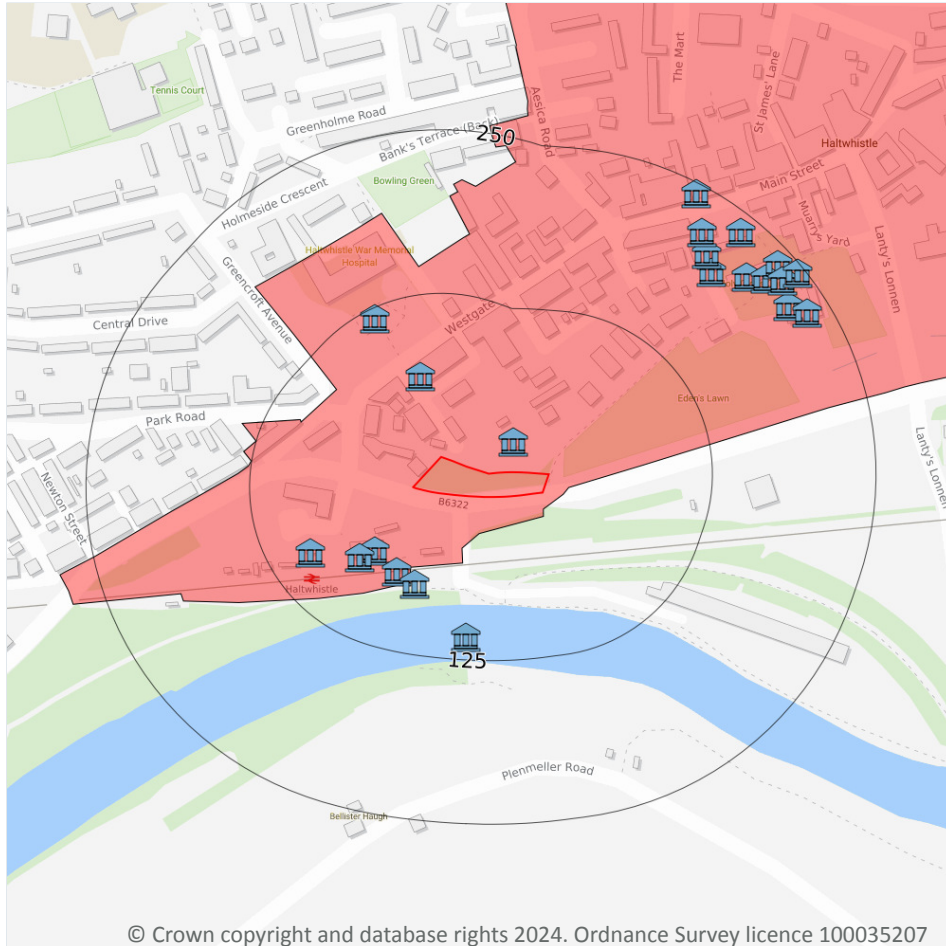
You can find our methodology and list of limitations on [page 43 >](#)

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## Planning constraints



- Site Outline**
- Search buffers in metres (m)**
- Listed buildings
  - Certificates of immunity from listing
  - Conservation areas
  - National Parks
  - Areas of Outstanding Natural Beauty
  - Registered parks and gardens
  - Scheduled Monuments
  - World Heritage Sites
  - Internationally important wetland sites (Ramsar Sites)
  - Sites of Special Scientific Interest
  - Designated Ancient Woodland
  - Green Belt
  - Local Nature Reserves
  - Special Areas of Conservation
  - National Nature Reserves
  - Special Protection Areas (for birds)

## Conservation Areas

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

| Distance | Direction | Name        | District       |
|----------|-----------|-------------|----------------|
| 0        | on site   | Haltwhistle | Northumberland |

This data is sourced from Historic England and Local Authorities. For more information please see [historicengland.org.uk/listing/what-is-designation/local/conservation-areas/](https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/).



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## Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

| Distance | Direction | Name   | Grade | Listed building reference number | Listed date |
|----------|-----------|--|-------|----------------------------------|-------------|
| 23 m     | NE        | South Vale   | II    | 1045271                          | 27/07/1987  |
| 57 m     | SW        | Station House  | II    | 1302919                          | 22/08/1973  |
| 63 m     | NW        | Roman Catholic Church Of St Wilfrid And Attached Former School Room    | II    | 1431015                          | 16/05/2016  |
| 65 m     | SW        | Footbridge Connecting Platforms At Haltwhistle Railway                 | II    | 1370340                          | 27/07/1987  |
| 67 m     | SW        | Ticket Office And Waiting Room West Of Station House                   | II    | 1045237                          | 22/08/1973  |
| 69 m     | SW        | Railway Signal Box On South Platform                                   | II    | 1156313                          | 27/07/1987  |
| 94 m     | SW        | Water Tank Building And 2 Water Columns At Haltwhistle Railway Station | II    | 1156353                          | 22/08/1973  |
| 108 m    | S         | Haltwhistle Tyne Bridge  | II    | 1370314                          | 27/07/1987  |
| 117 m    | NW        | Haltwhistle Memorial Cross   | II    | 1430835                          | 19/11/2015  |
| 198 m    | NE        | Hearse House 30 Metres North-West Of Church Of The Holy Cross          | II    | 1045232                          | 27/07/1987  |
| 207 m    | NE        | The Black Bull Inn   | II    | 1045231                          | 27/07/1987  |
| 214 m    | NE        | Church Of The Holy Cross   | I     | 1045233                          | 24/11/1967  |
| 219 m    | NE        | Sammys Chop Suey House   | II    | 1370337                          | 27/07/1987  |
| 223 m    | NE        | Borrow Headstone 2.0 Metres South Of Church Of The Holy Cross          | II    | 1370338                          | 27/07/1987  |
| 224 m    | NE        | Whitfield Headstone 20 Metres South Of Church Of The Holy Cross        | II    | 1156296                          | 27/07/1987  |
| 226 m    | NE        | Blenkinsopp Headstone 1.0 Metre South Of Church Of The Holy Cross      | II    | 1045234                          | 27/07/1987  |



| Distance | Direction | Name  | Grade | Listed building reference number | Listed date |
|----------|-----------|---|-------|----------------------------------|-------------|
| 232 m    | NE        | Armstrong Headstone 7.0 Metres South-East Of Church Of The Holy Cross | II    | 1370339                          | 27/07/1987  |
| 232 m    | NE        | Coldor, Valley View And Oakdene                                       | II    | 1045236                          | 10/06/1952  |
| 236 m    | NE        | Ironmongers Shop (Trading As F Jacson And Sons)                       | II    | 1370336                          | 27/07/1987  |
| 242 m    | NE        | Premises Of Greggs, Billy Bell And Water Willson                      | II    | 1156139                          | 27/07/1987  |
| 244 m    | NE        | Armorial Headstone 20 Metres South-East Of Church Of The Holy Cross   | II    | 1045235                          | 27/07/1987  |

This data is sourced from Historic England. For more information please see <https://historicengland.org.uk/listing/the-list/> ↗



## Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

| Contaminated Land   |                   |
|---|-------------------|
| <b>Former industrial land use (1:10,560 and 1:10,000 scale)</b>       | <b>Identified</b> |
| <b>Former tanks</b>   | <b>Identified</b> |
| Former energy features  | Not identified    |
| Former petrol stations  | Not identified    |
| <b>Former garages</b>   | <b>Identified</b> |
| Former military land  | Not identified    |
| Former landfill (from Local Authority and historical mapping records) | Not identified    |
| Waste site no longer in use   | Not identified    |
| Active or recent landfill   | Not identified    |
| Former landfill (from Environment Agency Records)                     | Not identified    |
| Active or recent licensed waste sites                                 | Not identified    |
| <b>Recent industrial land uses</b>                                    | <b>Identified</b> |
| <b>Current or recent petrol stations</b>                              | <b>Identified</b> |
| Dangerous or explosive sites  | Not identified    |
| Hazardous substance storage/usage                                     | Not identified    |
| Sites designated as Contaminated Land                                 | Not identified    |
| Historical licensed industrial activities                             | Not identified    |
| Current or recent licensed industrial activities                      | Not identified    |
| <b>Local Authority licensed pollutant release</b>                     | <b>Identified</b> |
| Pollutant release to surface waters                                   | Not identified    |
| Pollutant release to public sewer                                     | Not identified    |

| Contaminated Land                                       |                   |
|---|-------------------|
| Dangerous industrial substances (D.S.I. List 1)         | Not identified    |
| Dangerous industrial substances (D.S.I. List 2)         | Not identified    |
| <b>Pollution incidents</b>                              | <b>Identified</b> |
| Superficial hydrogeology                                |                   |
| Aquifers within superficial geology                     | Not identified    |
| <b>Superficial geology</b>                              | <b>Identified</b> |
| Bedrock hydrogeology                                    |                   |
| <b>Aquifers within bedrock geology</b>                  | <b>Identified</b> |
| Groundwater abstraction licences                        | Not identified    |
| <b>Bedrock geology</b>                                  | <b>Identified</b> |
| Source Protection Zones and drinking water abstractions |                   |
| Source Protection Zones                                 | Not identified    |
| Source Protection Zones in confined aquifer             | Not identified    |
| Drinking water abstraction licences                     | Not identified    |
| Hydrology   |                   |
| <b>Water courses from Ordnance Survey</b>               | <b>Identified</b> |
| Surface water abstractions                              | Not identified    |
| Flooding  |                   |
| Risk of flooding from rivers and the sea                | Not identified    |



## Flooding

|   |                |
|---|----------------|
| Flood storage areas: part of floodplain                           | Not identified |
| Historical flood areas  | Not identified |
| Reduction in Risk of Flooding from Rivers and Sea due to Defences | Not identified |
| Flood defences  | Not identified |
| Proposed flood defences   | Not identified |
| Surface water flood risk  | Not identified |
| Groundwater flooding  | Not identified |

## Climate change

**Flood risk (5 and 30 Years)** **Identified**

**Ground stability (5 and 30 Years)** **Identified**

## Natural ground subsidence

|                                  |                   |
|----------------------------------|-------------------|
| <b>Natural ground subsidence</b> | <b>Identified</b> |
| Natural geological cavities      | Not identified    |

## Non-natural ground subsidence

|                    |                   |
|--------------------|-------------------|
| <b>Coal mining</b> | <b>Identified</b> |
| Non-coal mining    | Not identified    |
| Mining cavities    | Not identified    |
| Infilled land      | Not identified    |

## Radon

**Radon** **Identified**

## Coastal Erosion

|  |                |
|--|----------------|
| Complex cliffs   | Not identified |
| Projections with active management or intervention measures in place | Not identified |
| Projections with no active management plan or intervention           | Not identified |

## Oil and gas

|                                    |                |
|------------------------------------|----------------|
| Oil or gas drilling well           | Not identified |
| Proposed oil or gas drilling well  | Not identified |
| Licensed blocks                    | Not identified |
| Potential future exploration areas | Not identified |

## Wind and solar

Wind farms Not identified

**Proposed wind farms** **Identified**

**Proposed wind turbines** **Identified**

Existing and agreed solar installations Not identified

Proposed solar installations Not identified

## Energy

|   |                |
|---|----------------|
| Electricity transmission lines and pylons | Not identified |
| National Grid energy infrastructure       | Not identified |
| Power stations                            | Not identified |
| Nuclear installations                     | Not identified |
| Large Energy Projects                     | Not identified |

## Planning constraints

|  |                |
|--|----------------|
| Sites of Special Scientific Interest                   | Not identified |
| Internationally important wetland sites (Ramsar Sites) | Not identified |
| Special Areas of Conservation                          | Not identified |
| Special Protection Areas (for birds)                   | Not identified |
| National Nature Reserves                               | Not identified |
| Local Nature Reserves                                  | Not identified |
| Designated Ancient Woodland                            | Not identified |
| Green Belt   | Not identified |
| World Heritage Sites                                   | Not identified |



## Planning constraints

|                                     |                |
|-------------------------------------|----------------|
| Areas of Outstanding Natural Beauty | Not identified |
|-------------------------------------|----------------|

|                |                |
|----------------|----------------|
| National Parks | Not identified |
|----------------|----------------|

|                           |                   |
|---------------------------|-------------------|
| <b>Conservation Areas</b> | <b>Identified</b> |
|---------------------------|-------------------|

|                         |                   |
|-------------------------|-------------------|
| <b>Listed Buildings</b> | <b>Identified</b> |
|-------------------------|-------------------|

|                                       |                |
|---------------------------------------|----------------|
| Certificates of Immunity from Listing | Not identified |
|---------------------------------------|----------------|

|                     |                |
|---------------------|----------------|
| Scheduled Monuments | Not identified |
|---------------------|----------------|

|                              |                |
|------------------------------|----------------|
| Registered Parks and Gardens | Not identified |
|------------------------------|----------------|

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[info@groundsure.com](mailto:info@groundsure.com) ↗  
01273 257 755

Ref: PLS-20240808110810-rs  
Your ref: 20240808110810  
Grid ref: 370549 563873



## Methodologies and limitations

Groundsure's methodologies and limitations are available here: [knowledge.groundsure.com/methodologies-and-limitations](https://knowledge.groundsure.com/methodologies-and-limitations) ↗.

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