



Phase I Preliminary Risk Assessment

Land off Knitsley Lane, Hownsgill Industrial Estate Consett, Durham DH8 7EQ
For
Project Genesis Ltd

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Phase I Preliminary Risk Assessment

Project:	Land off Knitsley Lane, Hownsgill Industrial Estate Consett, Durham DH8 7EQ.
For:	Project Genesis Ltd
Ref:	CRM.0138.001.GE.R.001.B
Status:	Final
Date:	June 2020
Author:	Richard Hamilton – Director of Geoenvironmental
Reviewer:	Steve Rhodes - Director

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1.0 INTRODUCTION

Background

- 1.1 Project Genesis Ltd are seeking to construct a waste to energy facility at Land off Knitsley Lane, Hownsgill Industrial Estate Consett, Durham DH8 7EQ. This Desk study has been compiled in order to support a planning application, Scoping exercise and Technical Chapter to an Environmental Statement.

Proposed Development

- 1.2 The proposed development is for Energy Waste Facility.
- 1.3 The proposed development is shown on Drawing 220033 AL(())001 Site plan included in Appendix 2 and comprises an area of hardstanding on which is constructed the following:
- Water Tank;
 - Gas fired back up boilers;
 - Furnace;
 - Chimney;
 - Bag House;
 - Damper;
 - Multicyclone;
 - Transformer;
 - Dry coolers;
 - Security Hut;
 - Weigh bridge, and;
 - Parking and deliver lorry drop off hardstanding areas and access road.

Objectives

- 1.4 The objectives of the study are to:
- Review historical plans, geology, hydrogeology, site sensitivity, mining records and contaminated land information provided by the local authority in order to complete a

Desk Study. A Groundsure report has been provided, a copy of which is included in Appendix 3;

- Assess the implications of any potential environmental risks, liabilities and development constraints associated with the proposed development of the site; and
- Provide a factual and interpretative report relating to the desk study.
- Provide a Preliminary Risk Assessment with recommendations for further works where requirements are identified.

Risk Classification

1.5 Enzygo has utilised the available information, together with our experience to assess the likely risks to development from land quality issues. Definitions of the risk terms used are provided on the following table.

Risk	Description
Dismissed	No contamination risk has been identified associated with the proposed development.
Low	No significant contamination risks have been encountered and there is a low risk that remediation will be required.
Low-Moderate	There are unlikely to be significant contamination issue associated with the development. However, minor or localised contamination may be present requiring remediation. Remediation should be possible under a discovery strategy and with a call out service.
Moderate	Some potential contamination risks have been encountered or identified. Remediation is considered feasible as part of the development process and no further investigation is considered necessary.
Moderate-High	Some potentially significant contamination risks have been identified that requires remediation. It is recommended that a separate remedial methodology is prepared supported by a site-specific risk assessment.
High	Significant potential contamination risks have been identified and general remediation is likely to be required supported by further intrusive ground investigation, risk assessment and remedial design.

2.0 SITE SETTING

Site Description

Item	Description
Site Address	Land off Knitsley Lane, Hownsgill Industrial Estate Consett, Durham DH8 7EQ
National Grid Reference	252288 056503

Current Site Description

- 2.1 The following site description has been compiled from a site inspection undertaken by an environmental consultant from Enzygo limited together with current maps and aerial photographs.
- 2.2 At the time of the inspection the site was noted to comprise grass covered site accessed off Hownsgill lane to the south east.
- 2.3 A bund was note to then south east of the site between the site and Hownsgill Lane.
- 2.4 Selected photographs are included in Appendix 1.

Surrounding Area

- 2.5 Land uses surrounding the site are summarised as follows:

Direction	Land Use
South west	Open space part of the allocated development plots, access road with commercial development beyond.
South east	Hownsgill Lane with open grassland (allocated future development plots beyond.
North east	Open Grass land, access road and commercial units Railway line with Commercial development.
North east	Open grass land public footpath and open space beyond.

- 2.6 There was no other evidence of significant potential contamination sources on or adjacent to the site.

3.0 SITE HISTORY

3.1 A review of historical Ordnance Survey maps and information pertinent to the site and within a 250m radius is summarised below:

Potentially Contaminative Historical Land Use		
Map Edition	Site	Surrounding Area
1867	Railway on embankment in the southern corner of the site. Fields across the centre of the site. Evidence of ground workings in the northern corner of the site.	Open fields S. Spring shown 100m SE. Significant ground workings (Quarry) 0m to 250m N with a building referenced Old Walls 200m NW within the quarry excavations. Railway line 30m NW.
1896	Railway to the south east is shown as Consett Iron Mineral railway. Ground working to the north of the site are associated with a large quarry to the north of the site now refenced old quarry	Quarry refence old quarry. Old Wall building not shown. High wall of quarry shown 90m N. New sidings and extension of the iron railway shown 150m E. End tip materials deposited off the end of the sidings.
1921	No significant change with the exception of infill of materials in the far southern corner associated with the sidings to the south east.	Washing shed (Coke) 20m SE. Infill materials from washing shed and sidings extensions to the south of the railway in the southern corner of the site to beyond 250m SE. Air Shaft shown 90m N.
1940	No significant change.	Air shaft is not shown. Washing shed is not shown . Overhead wires are shown 90m SE.
1961	Entire site covered with Works Buildings.	Access road on the south eastern boundary of the site. Railway and sidings 40m SE. Slag heap 110m SE. Chimneys 110m SW and 150m SW. Residential development 150m N.
1977	Works Building referenced part of the Consett Works (British Steel corporation).	Slag heap not shown. Tanks referenced 80m SW and 150m NE.
1987-1989	Works building demolished and replaced with open space.	Access road to the south still remains. Railway to the North shown as dismantled. Railway and siding to the south not shown presumed dismantled. New Commercial buildings 100m NW.
1993	Site shown as five disused gantries trending NE, SW and open space.	No significant change.
2003	Site shown as open space and part of the Hownsgill Industrial Park.	Dismantled railway to the north shown as path. Surrounding areas now part of the Hownsgill Industrial Park. Access road to plot shown 100m SE.
2020	Open land.	No significant change.
2020	Open land.	No significant change.

3.2 The site has been historically used as part of the quarry to the north, railway to the south and then part of the Consett Steel Works Buildings and the finally open space. There is a risk of metals, hydrocarbons and asbestos from historic rail activities, but these are not

considered to pose a significant risk to a low sensitivity energy use comprising hard standing. Risk is therefore considered low.

- 3.3 There is also considered to be contaminated materials associated with the infill materials from the quarry to the north and Made Ground associated with the former buildings and structures across the site.
- 3.4 An air shaft has been recorded in close proximity to the site and further underground workings will need to be considered.

4.0 ENVIRONMENTAL SETTING

Ground Conditions

- 4.1 The British Geological Survey (BGS) indicates that the site is underlain by the following geological sequence:

Geological Unit	Type	Description	Aquifer Classification
Drift (southern part of the site)	Glacial Till	Diamicton.	Secondary Undifferentiated.
Solid.	Pennine Lower Coal Measures.	Mudstone, Siltstone, Sandstone and coal	Secondary A.

- 4.2 Made Ground is shown by the BGS on the site. Based on its extent this is linked to the presence of the railways and the tailings deposited either side of the railway siding and embankments. The Made Ground is shown to cover the southern part of the site.
- 4.3 No landslips are identified near to the site.
- 4.4 Records of background soil chemistry for the site shows no exceedance of commercial values.
- 4.5 BGS borehole records close to the site show Made Ground over Alluvial clay and superficial gravels (Diamicton) and bedrock comprising sandstone and mudstone. Coal was encountered at 6mbgl and 15mbgl (0.2 and 0.5m thick).

Groundwater

- 4.6 The recorded permeability of the drift geology on site is high to low reflecting the mixed lithology. BGS boreholes show the Alluvium to comprise clay and as such permeability is likely to be low. The recorded permeability of the solid geology is low to high and is related to the fractures within the bedrock.
- 4.7 The Ground Sure Report shows that the site is not located within a Source Protection Zone.
- 4.8 There are no groundwater abstraction licenses within 500m of the site.

Coal Mining

- 4.9 The site is identified as being within an area of coal mining risk.

- 4.10 A Coal Mining report indicates that the site is underlain by one seam which has been worked at shallow depth and last worked in 1924.
- 4.11 The recorded seam may be associated with the coal seam recorded 81m north in the groundsure report. No further records of the type of coal seam are recorded in the coal mining report or groundsure report. Further information on the interactive coal authorities website indicates that this coal seam is referenced NE340H with a further seam outcropping 50m north east referenced NE001H. Both of which are unnamed and not referenced as worked. BGS records, also do not provide an indication of the seam names, although BGS borehole records for the site and surrounding area indicate shallow coal at 6m bgl and 15mbgl. (0.20m bgl and 0.5m thick) not worked. Anecdotal evidence indicates this seam may be the Busty seam (up to three feet thick) used by the Fell Coke Works to the north of the site and shown to be thin band in the 1940's Colliery Guardian, however no further records of this exist.
- 4.12 The working referenced in the coal mining report are recorded as shallow (less than 30m depth) and are associated with the Brockwell Seam which outcrops 500m to the south west. These works are shown to dip to the north east at shallow angles underneath the site.
- 4.13 A check of the interactive Coal Authority website does not reveal any further information with the exception that the site is within a high risk area and is underlain by shallow historical working (up to 30m depth).
- 4.14 In addition, the coal mining report identifies an adit and mineshaft within 20m of the site. This is likely to be the air shaft which was recorded in the historical Ordnance Survey plans and described in the site history section. The coal mining report also indicates that one of these has been backfilled and treated in 1959. Based on its position of the shaft and adit and the conjectured outcrop of the coal seam it is likely that these are related to each other and were related to see if the coal could be accessed initially from adits, until it was found that an air shaft was more appropriate. Further research indicates that there were a number of attempts to drive adits into the coal seams in the area with three positions referenced Crockhall Victory Fell Drift 1 ,2 and 3. Further research also indicates that the shaft is referenced Crockhall Victory Fell Shaft and is 34m deep with an assumed diameter of 2.50m and has been infilled.
- 4.15 BGS records indicates superficial materials and Made Ground up to 8m thick.

Non Coal Mining and Cavities

- 4.16 No significant non-coal mining activities have been identified close to the site.
- 4.17 No natural cavities have been identified within 250m of the site.

Ground Workings

- 4.18 There are a number of ground workings recorded on the site and within 250m of the site. All of these are related to the quarry to the north of the site and the colliery and coke and washing works associated the Consett Iron Works across the entire site. Other ground workings are associated with the railway embankments associated with the quarry activities, mineral railways and sidings. All the ground works are described in the historical section. As a results considerable thickness of Made Ground can be expected in the north of the site associated with the quarry,; south of the site associated with the railway, and remainder of the site associated with the infill of the site from the redevelopment of the site as the Iron Works. BGS borehole records have identified up to 6.00m of Made Ground most of which is comprises colliery waste and colliery shale. No new significant risks are identified.

Hydrology

- 4.19 There are no surface water courses on site. The nearest is a Smallhope Burn located 502m south. This is not considered to be viable receptor.
- 4.20 There are no surface water abstractions within 250m of the site.

Radon Risk Potential

- 4.21 The Groundsure GeoInsight Report indicates that the site is not within a Radon Affected Area and no protective measures are required.

Natural Hazards Finding

4.22 BGS information presented within the Groundsure Geosight report identifies the following ground conditions:

Hazard	Risk Designation (Groundsure)
Collapsible Ground	Very Low.
Compressible Ground	Very Low to Negligible.
Ground Dissolution	Negligible.
Landslide	Very Low.
Running Sand	Very Low to Negligible.
Swelling / Shrinking Clay	Very Low.

4.23 No significant ground risks are identified.

Sensitive Land Uses

4.24 The site comprises open grassland and is considered to be moderate sensitivity.

4.25 No historical features are identified onsite.

Environmental Sensitivity

4.26 Overall the site is currently considered to be of **low** sensitivity due to the following:

- The site is currently open space remediated as development land;
- The site is underlain by a Secondary Aquifers which BGS borehole records show to comprise Clay and gravel over mudstone and sandstone and coal;
- There are no groundwater abstractions within 500m; and
- There are no surface water course on the site.

4.27 The proposed end use of the site is for waste to energy facility with the use of hardstanding and as such future sensitivity will be low for end users.

Industrial Land Uses

4.28 Industrial land uses are identified within 250m of the site comprise Hownsgill Industrial Park on site, 0m south west and 0m north east. An electrical substation is identified 30m east and 37m south east. No new significant risks are identified.

- 4.29 There are no fuel filling stations within 250m of the site.
- 4.30 There are no high-pressure gas or oil pipelines within 250m of the site.
- 4.31 No new significant risks are identified from the register of industrial land uses.

Regulatory Database

- 4.32 The following information has been obtained from a commercially available environmental database.

Environmental Permits, Incidents and Registers	0-250m	250-500m	Details
Site determined as contaminated land	0	0	Not applicable
Authorised industrial processes & dangerous substances inventory sites.	0	0	Not applicable.
Registered radioactive substances	0	0	Not applicable.
Enforcements, prohibitions or prosecutions	0	0	Not applicable.
Pollution Incidents	0	0	Not applicable.
Consents issued under the Planning (Hazardous Substances) Act 1990	0	0	Not applicable
Control of Major Accident Hazard (COMAH)/ Notification of Installations Handling Hazardous Substances (NIHHS) sites	1	0	Historical NIHHS site. No risk as current site has been restored.
Records of Licensed Discharge Consents	0	0	Not applicable.

- 4.33 No significant risks are identified from the regulatory data base.

Landfill Sites and Waste Treatment Sites

- 4.34 There are no landfills identified within 250m of the site.
- 4.35 There are no other waste facilities identified within 250m of the site.
- 4.36 No new significant potential risks are identified from waste activities.

5.0 DESIGN ENHANCEMENT MEASURES

General

5.1 The proposed development is to comprise:

- Water Tank;
- Gas fired back up boilers;
- Furnace;
- Chimney;
- Bag House;
- Damper;
- Multicyclone;
- Transformer;
- Dry coolers;
- Security Hut;
- Weigh bridge, and;
- Parking and deliver lorry drop off hardstanding areas and access road.

5.2 It is proposed that the development is constructed on concrete slabs with internal roadways and hardstanding.

5.3 Based on the presence of Made Ground and alluvial clays it is considered that settlement sensitive structures should be piled. As there is a risk from shallow coal working additional mitigation measures to treat mine working may also be required.

Hazardous Chemical Storage

5.4 Lubricating oil tanks will be above ground and will be contained within bunds and as such none of these will pose a risk of potential pollution. No other hazardous chemical storage is proposed at the site. Waste to be burnt on site in the furnace will be stored in the lorries and on hardstanding areas in designated areas which have appropriate drainage system in place to deal with any surface run off.

- 5.5 Based on this no new contamination risks will be introduced to the site which can impact controlled waters. This risk is therefore dismissed on the absence of a viable pollutant linkage.

Transformer and Electricity Connection

- 5.6 The transformer is of modern construction and will be PCB free. It will be located on a concrete slab with a containment bund. This will address potential risk of leakage.
- 5.7 Power cables will be solid and will not have an oil jacket. Therefore, this is not a potential contamination source.
- 5.8 Switch gear will not contain chemicals and will be located within a structure with a concrete floor slab. This will mitigate potential risks from lubricants if used.
- 5.9 Based on this no new contamination risks will be introduced to the site which can impact controlled waters. This risk is therefore dismissed on the absence of a viable pollutant linkage.

Management and Maintenance

- 5.10 The site will be subject to regular inspections and maintenance. Spill response kits will be provided and used to deal with any localised spillage which does occur. This will manage the potential risk from accidental spillage and leakage on site.

Design Remedial Measures

- 5.11 Made Ground has been identified on the site and this is likely to be colliery waste and slag. As the proposed development is a low sensitivity commercial use and will utilise hard standing and a designated drainage system across the site this will reduce any potential residual risk from unforeseen contamination.
- 5.12 If unforeseen contamination is encountered during construction works such as localised spillage an Environmental consultant will be available on a 'call out' basis to undertake an assessment of risk. If 'unforeseen contamination' is encountered the discovery strategy will be to remove the source as it is likely to be very limited in extent and the Local Planning Authority advised. Remediation will be undertaken to provide environmental betterment.

Risk To Construction Workers

- 5.13 Made Ground has been identified however this is likely to be colliery waste and slag and as such any potential risks from Made Ground or unforeseen contamination will be addressed through normal site management and welfare procedures, including use of PPE. Given the former steel works buildings across the site the presence of heavy metals may be present and also buried asbestos may be present, however currently the site is covered with grass open space with no evidence of surface contamination it is therefore likely that the former use has been remediation and clean a capping is present on the site.

Assessment of Pollutant Pathways

- 5.14 The development will utilise hardstanding which will break the potential pollutant linkage between residual contamination in soils and end users of the site. This risk is therefore dismissed.
- 5.15 The risk to surface water receptors is dismissed as no significant contamination sources have been identified and no significant receptor is present. The use of hardstanding within a dedicated drainage system will provide a design enhancement measure by reducing surface water ingress into the ground and minimising the risk of residual unforeseen contamination being mobilised.
- 5.16 Based on the geological information reviewed it is considered likely that structures will be piled with piles set into the underlying denser, stiffer clay and the weathered Pennine Lower Coal Measures. As the soils are potentially granular (Diamicton) and are overlain by Made Ground (Colliery waste) it is considered that piled foundations may create a pathway to deeper materials and as such a pile risk assessment should be undertaken to confirm that no drag down of contamination into the underlying aquifer. Similarly, the pile foundations could also act as a potential gas pathway and therefore gas precautionary measures are likely to be required during construction of any habitable buildings.
- 5.17 The risk from creation of new pathways is mitigated with the use of hardstanding, a piling risk assessment and gas precautionary measures.

6.0 PRELIMINARY RISK ASSESSMENT

Source	Location	Exposure Pathway	Potential Receptor	Probability of Exposure	Details
Human Health					
Asbestos, Hydrocarbon and metals.	Potential on-site contamination.	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	No evidence of current Made Ground at the surface, capping materials likely to be present. Proposed hardstanding will break any potential pollutant linkage.
			Site users.		
Asbestos, Hydrocarbon and metals	Unforeseen contamination.	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	Design mitigation measures proposed.
			Site users.		
Hydrocarbon and metals.	Potential migration from off-site source.	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	No significant source identified.
			Site users.		
Ground Gas.	Landfills	Inhalation & Explosive.	Construction Workers.	Dismissed.	No source identified.
			Site users.		
	Made Ground.	Inhalation & Explosive.	Construction Workers.	Negligible	Made Ground present on site, unlikely to contain significant putrescible materials.
			Site users.		
Coal Gas	Coal seams and underground coal workings	Inhalation & Explosive.	Construction Workers.	Low	Shallow working present. Further gas assessment required to confirm gas protection measures required during any piling activities.
			Site users.		Shallow working present. Further gas assessment required to provide recommendations for gas precautionary measures for new buildings.
Radon	Geology	Inhalation & Explosive.	site users	dismissed	No radon protection measures required.
Groundwater					
Hydrocarbon and metals.	On site source.	Vertical Migration.	Groundwater.	Negligible	Made Ground identified potential pathway from proposed piles. Investigation required. (Leachate analysis recommended).
Surface Water					
Hydrocarbon and metals.	On site source.	Horizontal Migration.	River Network.	Dismissed.	No receptor identified.
Environmental Receptors					
On site contaminants		Ingestion dermal and inhalation.	Ecology.	Dismissed.	Hardstanding present.
		Direct.	Archaeology.	Dismissed.	No receptor.
		Direct.	Geology.	Dismissed.	No receptor.
		Phytotoxic.	Woodland.	Dismissed.	No receptor.
		Phytotoxic.	Crops.	Dismissed.	No receptor.
		Ingestion dermal and inhalation.	Livestock.	Dismissed.	No receptor.
Building Services					
On site contaminants		Direct.	Historic Buildings.	Dismissed.	No receptor.
		Direct.	Proposed Buildings.	Dismissed.	No receptor.
		Permeate into pipework.	Water Pipes.	Negligible	Water Authority requirements to be followed.

7.0 CONCLUSION AND RECOMMENDATIONS

- 7.1 The proposed development will utilise hardstanding and be used for low sensitivity commercial use. Risk to end users is therefore dismissed as there will be no viable pollutant linkage.
- 7.2 Risk to surface waters is dismissed due to the absence of significant source.
- 7.3 Risk to the groundwater is negligible as Made Ground has been identified on site and there is a potential pathway from proposed future piles dragging down contamination into the underlying secondary aquifers. However, the proposed development will use a hardstanding with a dedicated drainage system which will reduce infiltration at the site and so reduce potential mobilisation of any unforeseen contamination. Further investigation is recommended and leachate testing is recommended to be undertaken of the underlying Made Ground. and absence of viable pathways.
- 7.4 Risk to gas is negligible given the presence of Made Ground and shallow coal working and coal seams. It is likely that gas precautionary measures will be required. The details of the required gas precautionary measures will need to be established via further investigation.
- 7.5 In the unlikely event that unforeseen contamination is encountered during construction works removal of the material will lead to environmental betterment.
- 7.6 It is recommended that a ground investigation is undertaken to provide engineering design parameters for the proposed development. As Made Ground is expected contamination testing should be undertaken as part of the investigation, however it is considered that this investigation can be undertaken post planning and under a suitable worded planning condition.
- 7.7 The investigation is likely to comprise window sampling and boreholes with associated geotechnical testing to provide foundation information for the proposed development. In additional groundwater and gas monitoring should be undertaken.
- 7.8 Chemical testing of soils is also proposed to assist with classification of the Made Ground.
- 7.9 Leachate samples are recommended to confirm there is no risk of contamination being dragged down into the underlying Secondary Aquifers.
- 7.10 Given the presence of shallow coal workings and coal outcrops on the site a ground investigation should be undertaken in the form of rotary boreholes to a minimum depth of

35mbgl . Given the thickness of superficial materials and Made Ground trial pits or cable percussion boreholes will not be able to expose the workings or outcrop are therefore rotary borehole are required. Given the size of the site and the shallow dip of the workings it is recommended that a minimum of four number boreholes are sunk.

- 7.11 Given the location of the mine shaft and adit it is recommended that these are located and an appropriate no built exclusion zone is established using the depth of superficial materials (6m thick) and shaft depth (34m depth) and a 2.5m diameter. Using these figures a 45 degree cone can be established and thereby giving the extent of the no build exclusion zone for this shaft. Given these shafts and adits are outside the site no physically investigation can be carried out of the shaft.
- 7.12 Should the ground investigation works identify a significant ground stability risk then mitigation measures are available, such as treatment of mine workings and use of suitably designed structures to mitigate risk from settlement.
- 7.13 As mitigation measures are available to address potential ground stability risks it is considered that the ground investigation can be undertaken post planning and under a suitably worded planning condition.

APPENDIX 1 - PHOTOGRAPHS

General View



General View

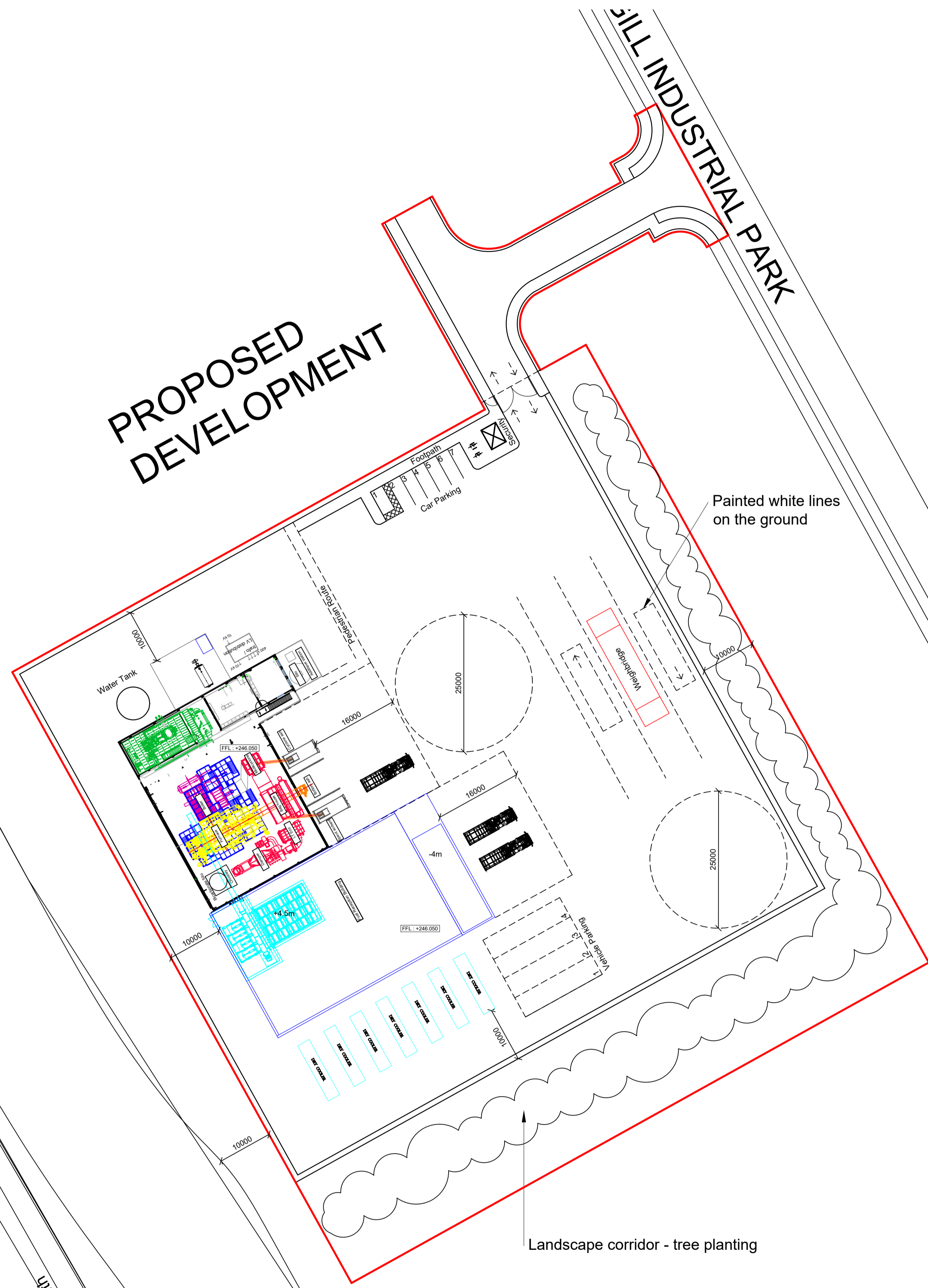


APPENDIX 2 - DRAWINGS

**COAST TO COAST
CYCLE PATH**

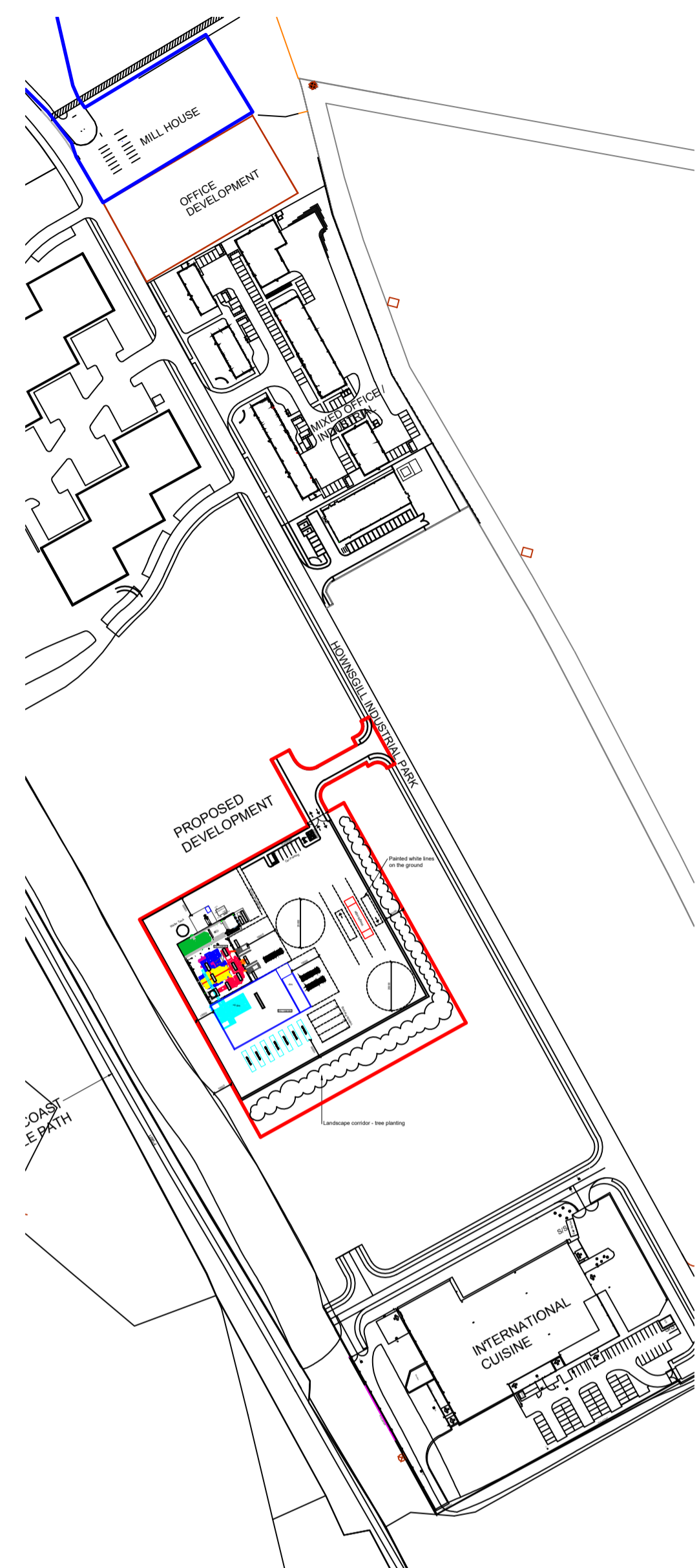
**PROPOSED
DEVELOPMENT**

HILL INDUSTRIAL PARK



Painted white lines
on the ground

Landscape corridor - tree planting



Key Location Plan
1:2500

NOTE:

Site area
4.04 acres
1.64 hectares

NOTES:
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 DRAWING TO BE READ IN CONJUNCTION WITH HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS.

Residual Risks
 In addition to the hazards/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, in an appropriate method statement.
 Safety Health and Environmental Information Box

Rev	Revision	Date	Dwn	Chd
-	First Issue	03.11.20	FC	DD

Rev	Revision	Date	Dwn	Chd

Project: **EFW Facility, Consett**
 Client: **Project Genesis Ltd**
 Layout Title: **Proposed Site Plan**

Scale: 1:500

Scale in m. 0 5 10 15 20 25

Drawing Number: **AL(0) 012**

Project Genesis Ltd
 SBA AKA Project No: 2200033
 Scale: A1
 Status: **PLANNING**

SBA AKA ARCHITECTS GROUP

APPENDIX 3 - DESK STUDY INFORMATION

Hownsgill Industrial Estate, Hownsgill Industrial Estate, Knitsley Lane, Consett, Durham, DH8 7EQ,

Order Details

Date: 03/06/2020
Your ref: EMS_612969_818202
Our Ref: EMS-612969_818202
Client: emapsite

Site Details

Location: 410385 549672
Area: 2.27 ha
Authority: [Durham County Council](#)



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Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

p.12

groundsure.com/insightuserguide

Contact us with any questions at:

info@groundsure.com

08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	<u>Historical industrial land uses</u>	18	13	31	65	-
18	1.2	<u>Historical tanks</u>	1	1	6	61	-
21	1.3	<u>Historical energy features</u>	0	0	0	2	-
21	1.4	Historical petrol stations	0	0	0	0	-
22	1.5	Historical garages	0	0	0	0	-
22	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
23	2.1	<u>Historical industrial land uses</u>	20	22	36	91	-
30	2.2	<u>Historical tanks</u>	1	1	6	80	-
33	2.3	<u>Historical energy features</u>	0	0	0	2	-
33	2.4	Historical petrol stations	0	0	0	0	-
34	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
35	3.1	Active or recent landfill	0	0	0	0	-
35	3.2	Historical landfill (BGS records)	0	0	0	0	-
36	3.3	<u>Historical landfill (LA/mapping records)</u>	0	0	0	1	-
36	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
36	3.5	Historical waste sites	0	0	0	0	-
36	3.6	Licensed waste sites	0	0	0	0	-
36	3.7	Waste exemptions	0	0	0	0	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
37	4.1	<u>Recent industrial land uses</u>	0	3	7	-	-
38	4.2	Current or recent petrol stations	0	0	0	0	-
38	4.3	Electricity cables	0	0	0	0	-
39	4.4	Gas pipelines	0	0	0	0	-
39	4.5	Sites determined as Contaminated Land	0	0	0	0	-



39	4.6	<u>Control of Major Accident Hazards (COMAH)</u>	1	0	0	0	-
39	4.7	Regulated explosive sites	0	0	0	0	-
40	4.8	Hazardous substance storage/usage	0	0	0	0	-
40	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
40	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
40	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
40	4.12	Radioactive Substance Authorisations	0	0	0	0	-
41	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
41	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
41	4.15	Pollutant release to public sewer	0	0	0	0	-
41	4.16	List 1 Dangerous Substances	0	0	0	0	-
41	4.17	List 2 Dangerous Substances	0	0	0	0	-
42	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
42	4.19	Pollution inventory substances	0	0	0	0	-
42	4.20	Pollution inventory waste transfers	0	0	0	0	-
42	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
43	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
45	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
47	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
48	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
48	5.5	Groundwater vulnerability- local information	None (within 0m)				
49	5.6	Groundwater abstractions	0	0	0	0	0
49	5.7	Surface water abstractions	0	0	0	0	0
49	5.8	Potable abstractions	0	0	0	0	0
49	5.9	Source Protection Zones	0	0	0	0	-
50	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
51	6.1	Water Network (OS MasterMap)	0	0	0	-	-



51	6.2	Surface water features	0	0	0	-	-
52	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
52	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
53	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
54	7.1	Risk of Flooding from Rivers and Sea (RoFRaS)	None (within 50m)				
54	7.2	Historical Flood Events	0	0	0	-	-
54	7.3	Flood Defences	0	0	0	-	-
54	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
55	7.5	Flood Storage Areas	0	0	0	-	-
56	7.6	Flood Zone 2	None (within 50m)				
56	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
57	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
59	9.1	<u>Groundwater flooding</u>	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
60	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
61	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
61	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
61	10.4	Special Protection Areas (SPA)	0	0	0	0	0
61	10.5	National Nature Reserves (NNR)	0	0	0	0	0
62	10.6	<u>Local Nature Reserves (LNR)</u>	0	0	0	0	1
62	10.7	<u>Designated Ancient Woodland</u>	0	0	0	1	11
63	10.8	Biosphere Reserves	0	0	0	0	0
63	10.9	Forest Parks	0	0	0	0	0
63	10.10	Marine Conservation Zones	0	0	0	0	0
63	10.11	Green Belt	0	0	0	0	0
63	10.12	Proposed Ramsar sites	0	0	0	0	0

64	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
64	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
64	10.15	Nitrate Sensitive Areas	0	0	0	0	0
64	10.16	<u>Nitrate Vulnerable Zones</u>	1	0	0	0	0
66	10.17	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
67	10.18	SSSI Units	0	0	0	0	0

Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
68	11.1	World Heritage Sites	0	0	0	-	-
68	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
68	11.3	National Parks	0	0	0	-	-
68	11.4	Listed Buildings	0	0	0	-	-
69	11.5	Conservation Areas	0	0	0	-	-
69	11.6	Scheduled Ancient Monuments	0	0	0	-	-
69	11.7	Registered Parks and Gardens	0	0	0	-	-

Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
70	12.1	<u>Agricultural Land Classification</u>	Urban (within 250m)				
71	12.2	Open Access Land	0	0	0	-	-
71	12.3	Tree Felling Licences	0	0	0	-	-
71	12.4	Environmental Stewardship Schemes	0	0	0	-	-
71	12.5	Countryside Stewardship Schemes	0	0	0	-	-

Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
72	13.1	Priority Habitat Inventory	0	0	0	-	-
72	13.2	Habitat Networks	0	0	0	-	-
73	13.3	<u>Open Mosaic Habitat</u>	1	1	1	-	-
73	13.4	Limestone Pavement Orders	0	0	0	-	-

Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
74	14.1	<u>10k Availability</u>	Identified (within 500m)				
75	14.2	Artificial and made ground (10k)	0	0	0	0	-
76	14.3	Superficial geology (10k)	0	0	0	0	-

76	14.4	Landslip (10k)	0	0	0	0	-
77	14.5	Bedrock geology (10k)	0	0	0	0	-
77	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
78	15.1	<u>50k Availability</u>	Identified (within 500m)				
79	15.2	<u>Artificial and made ground (50k)</u>	1	0	0	1	-
80	15.3	<u>Artificial ground permeability (50k)</u>	1	0	-	-	-
81	15.4	<u>Superficial geology (50k)</u>	1	0	0	0	-
82	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
82	15.6	Landslip (50k)	0	0	0	0	-
82	15.7	Landslip permeability (50k)	None (within 50m)				
83	15.8	<u>Bedrock geology (50k)</u>	1	0	1	3	-
84	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
84	15.10	<u>Bedrock faults and other linear features (50k)</u>	0	0	5	6	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
86	16.1	<u>BGS Boreholes</u>	13	8	30	-	-
Page	Section	Natural ground subsidence					
89	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
90	17.2	<u>Running sands</u>	Very low (within 50m)				
92	17.3	<u>Compressible deposits</u>	Very low (within 50m)				
94	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
95	17.5	<u>Landslides</u>	Very low (within 50m)				
96	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
97	18.1	Natural cavities	0	0	0	0	-
98	18.2	<u>BritPits</u>	0	0	1	2	-
98	18.3	<u>Surface ground workings</u>	13	18	24	-	-
101	18.4	<u>Underground workings</u>	0	0	2	3	20
102	18.5	Historical Mineral Planning Areas	0	0	0	0	-



102	18.6	<u>Non-coal mining</u>	0	0	0	0	3
103	18.7	Mining cavities	0	0	0	0	0
103	18.8	JPB mining areas	None (within 0m)				
103	18.9	<u>Coal mining</u>	Identified (within 0m)				
103	18.10	Brine areas	None (within 0m)				
104	18.11	Gypsum areas	None (within 0m)				
104	18.12	Tin mining	None (within 0m)				
104	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
105	19.1	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
106	20.1	<u>BGS Estimated Background Soil Chemistry</u>	3	1	-	-	-
106	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
106	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
107	21.1	Underground railways (London)	0	0	0	-	-
107	21.2	Underground railways (Non-London)	0	0	0	-	-
108	21.3	Railway tunnels	0	0	0	-	-
108	21.4	<u>Historical railway and tunnel features</u>	13	11	30	-	-
110	21.5	Royal Mail tunnels	0	0	0	-	-
110	21.6	<u>Historical railways</u>	2	2	2	-	-
111	21.7	Railways	0	0	0	-	-
111	21.8	Crossrail 1	0	0	0	0	-
111	21.9	Crossrail 2	0	0	0	0	-
111	21.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 10/06/2015

Site Area: 2.27ha



Recent site history - 2009 aerial photograph



Capture Date: 31/05/2009

Site Area: 2.27ha



Recent site history - 2001 aerial photograph



Capture Date: 24/05/2001

Site Area: 2.27ha



Recent site history - 2000 aerial photograph

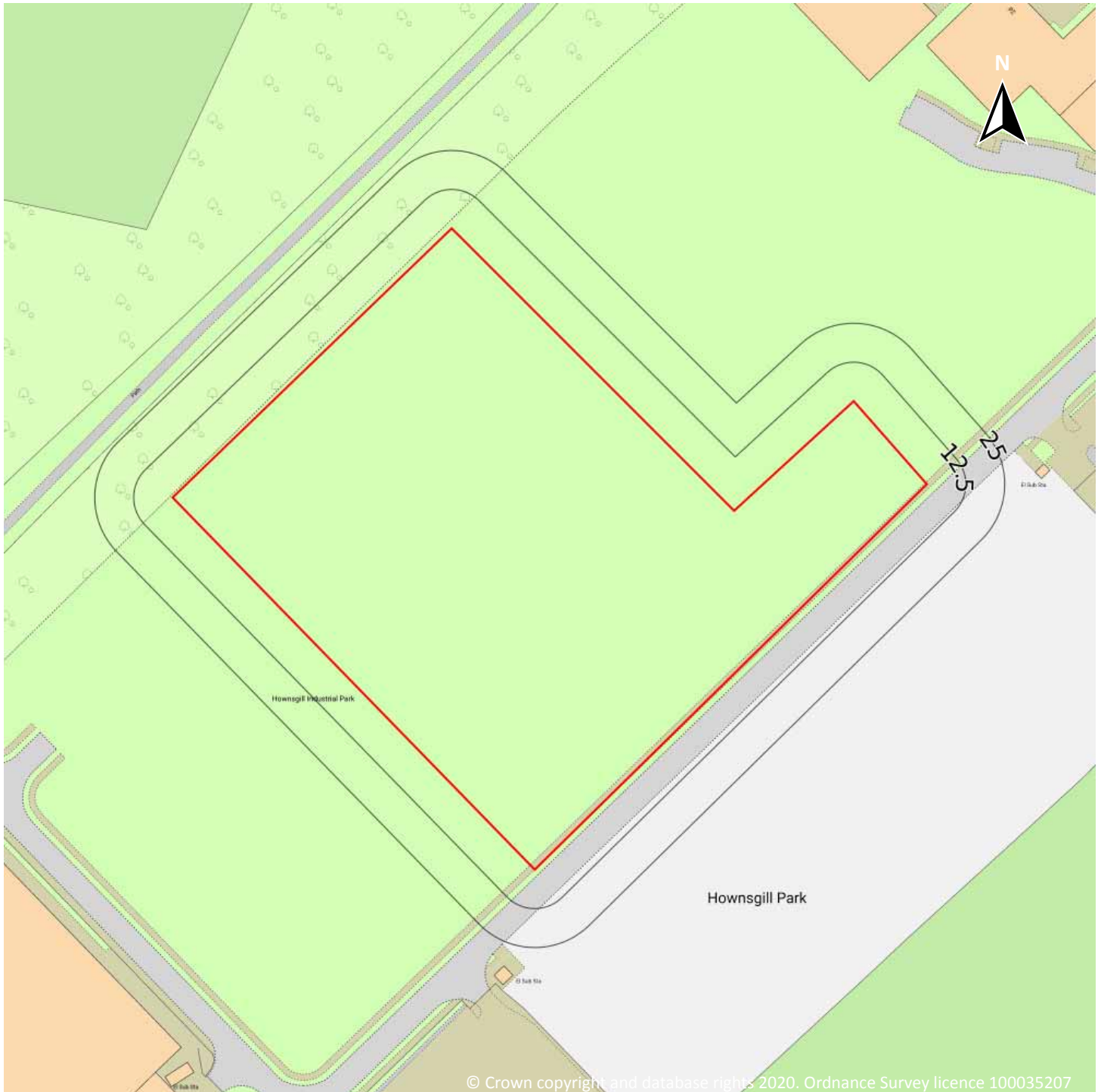


Capture Date: 19/10/2000

Site Area: 2.27ha



OS MasterMap site plan



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Site Area: 2.27ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features

1.1 Historical industrial land uses

Records within 500m **127**

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
1	On site	Railway Sidings	1895	1349340

ID	Location	Land use	Dates present	Group ID
2	On site	Railway Sidings	1919 - 1923	1396672
3	On site	Unspecified Works	1980	1339004
A	On site	Gravel Heap	1919	1304515
A	On site	Gravel Pit	1948	1314006
A	On site	Refuse Heap	1923 - 1940	1384342
B	On site	Mineral Railway Sidings	1980	1339147
B	On site	Mineral Railway Sidings	1980	1339146
B	On site	Mineral Railway Sidings	1980	1339145
C	On site	Unspecified Ground Workings	1940	1344953
C	On site	Unspecified Ground Workings	1857	1370938
C	On site	Unspecified Ground Workings	1895	1383067
C	On site	Unspecified Ground Workings	1923	1397842
D	On site	Unspecified Heap	1923	1356608
D	On site	Unspecified Heap	1857 - 1895	1357223
D	On site	Unspecified Heap	1923 - 1940	1401949
E	On site	Railway Sidings	1923 - 1940	1381729
F	On site	Railway Sidings	1948	1338812
G	9m SW	Cuttings	1857	1384224
H	23m NW	Unspecified Quarry	1857	1319735
G	26m SW	Cuttings	1940	1368303
F	28m SE	Coke Shed	1923	1315319
C	29m NE	Unspecified Heap	1895	1361631
C	29m NE	Unspecified Heap	1923	1366210
G	29m SW	Cuttings	1895 - 1948	1375372
C	35m NE	Unspecified Heaps	1940	1329418
E	36m SE	Refuse Heaps	1923	1314396
H	36m NW	Unspecified Old Quarry	1923	1405530
H	36m NW	Unspecified Old Quarry	1923	1391306



ID	Location	Land use	Dates present	Group ID
H	36m NW	Unspecified Old Quarry	1895	1404662
C	44m N	Cuttings	1857	1306022
I	57m NW	Railway Sidings	1940	1369739
C	58m NE	Unspecified Pit	1895	1335514
4	109m NW	Sand Pit	1940	1307230
J	115m NE	Sand Pit	1940	1307229
5	137m SE	Railway Sidings	1895	1338755
G	153m SW	Railway Sidings	1940	1338718
G	153m SW	Railway Sidings	1980	1338743
G	153m SW	Cuttings	1980	1380818
G	153m SW	Cuttings	1940	1389852
K	154m N	Unspecified Tank	1980	1325055
L	163m NW	Refuse Heap	1940	1327611
6	165m S	Unspecified Ground Workings	1980	1308841
7	168m E	Unspecified Ground Workings	1940	1308843
G	168m SW	Sand Pits	1857	1317748
8	173m SW	Railway Sidings	1940 - 1968	1362518
G	180m W	Unspecified Tank	1980	1325072
G	183m SW	Sand Pit	1857	1307172
I	184m NW	Unspecified Heap	1940	1310920
9	185m N	Unspecified Pit	1980	1335515
G	195m SW	Sand Pit	1857	1307171
G	214m W	Sand Pit	1857	1307231
G	221m SW	Unspecified Heap	1940	1310902
L	224m NW	Unspecified Heap	1980	1310906
G	225m W	Sand Pit	1857	1307232
M	227m S	Unspecified Tank	1980	1325054
10	228m N	Unspecified Disused Workings	1987	1337456



ID	Location	Land use	Dates present	Group ID
M	235m S	Unspecified Tanks	1980	1318915
G	235m W	Cuttings	1980	1350189
11	239m N	Unspecified Ground Workings	1967 - 1968	1359512
G	242m W	Sand Pit	1857	1307233
G	250m SW	Railway Sidings	1940	1377643
12	252m NW	Unspecified Pit	1940	1335517
N	255m NE	Unspecified Tanks	1980	1318919
13	258m SW	Railway Sidings	1923	1362134
G	264m W	Sand Pit	1857	1307234
14	268m SW	Cuttings	1980	1306023
O	270m W	Unspecified Commercial/Industrial	1940	1375020
O	271m W	Coke Works	1980	1393958
P	279m SW	Unspecified Heap	1857	1353236
15	284m N	Unspecified Ground Workings	1987	1308844
16	289m N	Iron Shaft	1857	1313834
G	291m W	Unspecified Heap	1940	1310903
O	302m W	Unspecified Tank	1940	1325073
Q	318m E	Refuse Heap	1923	1406200
O	324m W	Unspecified Ground Workings	1857	1308905
19	328m SW	Unspecified Pit	1919	1335519
21	345m SW	Unspecified Heap	1919 - 1923	1347920
Q	346m E	Unspecified Old Shafts	1857	1304825
R	347m E	Cuttings	1923	1357651
R	347m E	Cuttings	1895	1402876
S	350m W	Unspecified Tanks	1980	1318914
P	350m SW	Unspecified Heap	1940	1397223
22	358m NW	Unspecified Ground Workings	1940	1308896
23	370m SW	Cuttings	1940	1306029



ID	Location	Land use	Dates present	Group ID
O	376m W	Unspecified Tanks	1980	1382051
24	393m NW	Railway Building	1967 - 1968	1348975
O	400m NW	Unspecified Tanks	1940	1355751
25	403m N	Refuse Heap	1940	1327613
R	403m NE	Cuttings	1940	1389780
26	411m SW	Railway Building	1948	1321446
27	419m NW	Unspecified Commercial/Industrial	1966	1339193
V	422m N	Unspecified Ground Workings	1923	1385390
29	427m S	Cuttings	1980 - 1994	1358904
V	428m N	Unspecified Heap	1895	1392580
V	432m N	Unspecified Heap	1923	1407373
U	433m NW	Unspecified Tank	1967 - 1968	1354121
U	433m NW	Unspecified Tank	1940	1382446
T	433m NW	Unspecified Tanks	1940 - 1980	1372217
U	434m NW	Railway Building	1967 - 1968	1388120
30	435m S	Cuttings	1980 - 1994	1364455
W	435m NE	Brick Works	1895	1406340
V	436m N	Unspecified Heap	1940	1400090
31	442m SE	Cuttings	1980 - 1994	1363560
S	443m W	Railway Building	1940 - 1948	1340283
X	450m SW	Cuttings	1940	1359706
X	451m SW	Cuttings	1919 - 1923	1364983
X	451m SW	Cuttings	1948	1387146
Y	452m SW	Cuttings	1923 - 1940	1396785
X	454m SW	Cuttings	1895	1390752
X	455m SW	Cuttings	1940	1405395
32	456m E	Coke Works	1940	1362386
T	456m NW	Cuttings	1857	1306031



ID	Location	Land use	Dates present	Group ID
W	457m NE	Brick Works	1923	1340193
X	458m SW	Cuttings	1980 - 1994	1398818
W	460m NE	Brick Works	1923	1364990
Y	461m SW	Cuttings	1980	1366209
S	480m W	Railway Building	1895	1321448
35	481m N	Cuttings	1967 - 1968	1383042
S	482m W	Railway Building	1923	1406998
S	482m W	Railway Building	1895	1377556
S	487m W	Railway Building	1940	1321447
36	489m SW	Railway Sidings	1919	1367846
37	489m N	Iron Works	1895	1351434
S	497m W	Railway Building	1919 - 1923	1351611
S	497m W	Railway Buildings	1895	1331239
W	499m NE	Brick Works	1940	1393730

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

69

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
B	On site	Unspecified Tank	1977	200644
D	36m E	Unspecified Tank	1978	200645
G	76m SW	Tanks	1977	205472
K	153m N	Unspecified Tank	1978	200643



ID	Location	Land use	Dates present	Group ID
G	190m W	Unspecified Tank	1977	200648
J	205m NE	Unspecified Tank	1978	200641
M	227m S	Unspecified Tank	1961	200646
M	232m S	Tanks	1961	205475
N	256m NE	Tanks	1978	205469
O	270m W	Unspecified Tank	1977	200649
17	291m NW	Unspecified Tank	1977	200642
O	294m W	Unspecified Tank	1961	216382
O	295m W	Unspecified Tank	1987	214195
P	331m SW	Tanks	1961	205471
20	344m NW	Unspecified Tank	1939	213888
O	355m W	Tanks	1977	205470
S	355m W	Tanks	1977	205481
S	357m W	Tanks	1977	205476
S	359m W	Unspecified Tank	1977	200650
O	365m NW	Tanks	1977	205477
O	367m NW	Tanks	1977	211414
O	367m W	Tanks	1939	220885
S	367m W	Tanks	1977	205482
O	369m NW	Unspecified Tank	1961	200655
O	370m NW	Tanks	1987	212211
S	370m W	Tanks	1977	205480
S	371m W	Tanks	1977	205483
O	376m NW	Unspecified Tank	1961	200654
O	384m W	Tanks	1977	205478
O	391m W	Tanks	1977	209272
O	391m W	Unspecified Tank	1961	200651
O	392m W	Tanks	1977	205491



ID	Location	Land use	Dates present	Group ID
S	392m W	Unspecified Tank	1977	200679
O	393m W	Tanks	1987	215155
O	396m W	Tanks	1977	214335
O	397m W	Unspecified Tank	1977	200680
O	398m W	Unspecified Tank	1961	200653
S	402m W	Tanks	1977	205479
O	404m NW	Unspecified Tank	1961	200652
T	409m NW	Tanks	1939	219305
T	414m NW	Unspecified Tank	1977	200656
U	419m NW	Unspecified Tank	1939 - 1967	215179
S	421m W	Tanks	1977	205488
28	423m SW	Tank or Trough	1857	207095
T	426m NW	Tanks	1977	205468
T	428m NW	Tanks	1977	217522
T	429m NW	Tanks	1961	212356
T	431m NW	Tanks	1987	222153
T	435m NW	Tanks	1939	209921
T	438m NW	Unspecified Tank	1939	210170
T	450m NW	Tanks	1939	212233
T	451m NW	Tanks	1977	207600
T	455m NW	Tanks	1939	218250
T	456m NW	Unspecified Tank	1939	218518
33	466m W	Unspecified Tank	1921	200678
T	467m NW	Unspecified Tank	1977	200639
T	467m NW	Unspecified Tank	1977	200681
T	473m NW	Unspecified Tank	1977	200640
T	475m NW	Unspecified Tank	1977	200638
T	475m NW	Tanks	1961 - 1987	221437



ID	Location	Land use	Dates present	Group ID
T	477m NW	Tanks	1977	210868
T	481m NW	Tanks	1939	220868
T	483m NW	Tanks	1977	217076
T	490m NW	Tanks	1939	212855
T	492m NW	Tanks	1977	212365
T	493m NW	Tanks	1977	205496
T	494m NW	Tanks	1977	205493
T	497m NW	Tanks	1977	217293
T	498m NW	Tanks	1977	205492

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

2

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
18	323m NE	Electricity Substation	1977	116787
34	480m NE	Electricity Substation	1977	116788

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.



This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

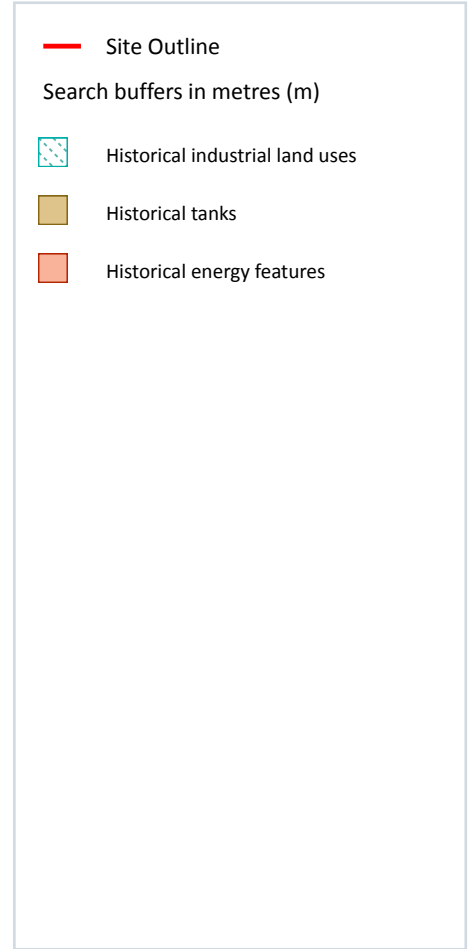
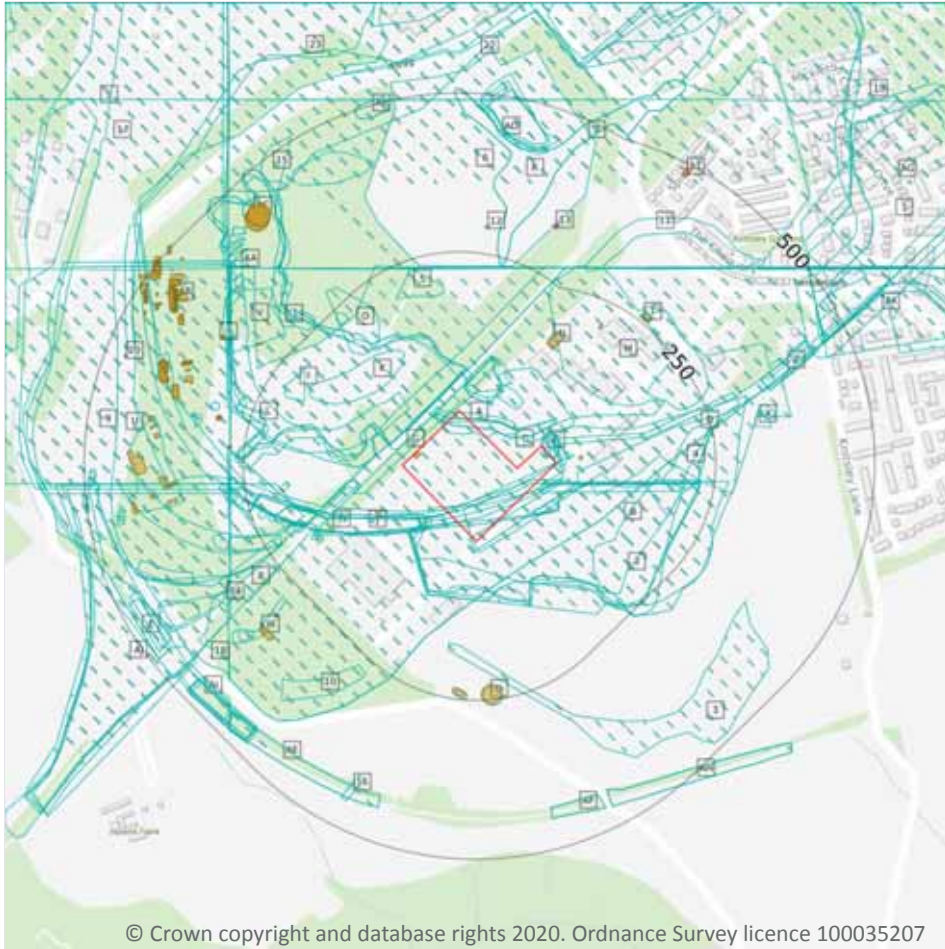
0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



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2.1 Historical industrial land uses

Records within 500m **169**

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 23**

ID	Location	Land Use	Date	Group ID
A	On site	Unspecified Ground Workings	1940	1344953
A	On site	Unspecified Ground Workings	1923	1397842
A	On site	Unspecified Ground Workings	1895	1383067

ID	Location	Land Use	Date	Group ID
A	On site	Unspecified Ground Workings	1923	1397842
A	On site	Unspecified Ground Workings	1857	1370938
B	On site	Refuse Heap	1940	1384342
B	On site	Gravel Heap	1919	1304515
B	On site	Railway Sidings	1948	1338812
B	On site	Railway Sidings	1919	1396672
B	On site	Refuse Heap	1923	1384342
B	On site	Railway Sidings	1923	1396672
B	On site	Gravel Pit	1948	1314006
C	On site	Mineral Railway Sidings	1980	1339145
C	On site	Unspecified Works	1980	1339004
D	On site	Railway Sidings	1940	1381729
E	On site	Railway Sidings	1895	1349340
F	On site	Unspecified Heap	1923	1356608
F	On site	Unspecified Heap	1895	1357223
F	On site	Unspecified Heap	1923	1401949
F	On site	Unspecified Heap	1857	1357223
1	5m E	Railway Sidings	1923	1396672
F	7m NE	Unspecified Heap	1940	1401949
D	7m SE	Railway Sidings	1923	1381729
H	9m SW	Cuttings	1857	1384224
G	9m NW	Cuttings	1857	1384224
I	23m NW	Unspecified Quarry	1857	1319735
J	26m SW	Cuttings	1940	1368303
B	28m SE	Coke Shed	1923	1315319
A	29m NE	Unspecified Heap	1923	1366210
A	29m NE	Unspecified Heap	1895	1361631
A	29m NE	Unspecified Heap	1923	1366210



ID	Location	Land Use	Date	Group ID
H	29m SW	Cuttings	1948	1375372
H	29m SW	Cuttings	1919	1375372
H	32m SW	Cuttings	1923	1375372
A	35m NE	Unspecified Heaps	1940	1329418
K	35m NW	Mineral Railway Sidings	1980	1339147
D	36m SE	Refuse Heaps	1923	1314396
I	36m NW	Unspecified Old Quarry	1923	1405530
I	36m NW	Unspecified Old Quarry	1923	1391306
I	36m NW	Unspecified Old Quarry	1895	1404662
H	37m SW	Cuttings	1895	1375372
A	44m N	Cuttings	1857	1306022
L	57m NW	Railway Sidings	1940	1369739
A	58m NE	Unspecified Pit	1895	1335514
H	76m SW	Cuttings	1857	1384224
K	109m NW	Sand Pit	1940	1307230
M	115m NE	Sand Pit	1940	1307229
2	137m SE	Railway Sidings	1895	1338755
H	153m SW	Railway Sidings	1980	1338743
H	153m SW	Railway Sidings	1940	1338718
H	153m SW	Cuttings	1980	1380818
H	153m SW	Cuttings	1940	1389852
N	154m N	Unspecified Tank	1980	1325055
O	163m NW	Refuse Heap	1940	1327611
3	165m S	Unspecified Ground Workings	1980	1308841
4	168m E	Unspecified Ground Workings	1940	1308843
H	168m SW	Sand Pits	1857	1317748
E	173m SW	Railway Sidings	1948	1362518
H	180m W	Unspecified Tank	1980	1325072



ID	Location	Land Use	Date	Group ID
H	183m SW	Sand Pit	1857	1307172
L	184m NW	Unspecified Heap	1940	1310920
5	185m N	Unspecified Pit	1980	1335515
H	195m SW	Sand Pit	1857	1307171
H	214m W	Sand Pit	1857	1307231
H	221m SW	Unspecified Heap	1940	1310902
P	223m N	Railway Sidings	1967	1362518
O	224m NW	Unspecified Heap	1980	1310906
P	225m N	Railway Sidings	1968	1362518
H	225m W	Sand Pit	1857	1307232
Q	227m S	Unspecified Tank	1980	1325054
6	228m N	Unspecified Disused Workings	1987	1337456
Q	235m S	Unspecified Tanks	1980	1318915
H	235m W	Cuttings	1980	1350189
R	239m N	Unspecified Ground Workings	1968	1359512
R	239m N	Unspecified Ground Workings	1967	1359512
H	242m W	Sand Pit	1857	1307233
S	248m W	Railway Sidings	1923	1396672
H	250m SW	Railway Sidings	1940	1377643
S	250m W	Railway Sidings	1895	1349340
7	252m NW	Unspecified Pit	1940	1335517
T	255m NE	Unspecified Tanks	1980	1318919
8	258m SW	Railway Sidings	1923	1362134
9	258m W	Railway Sidings	1923	1396672
H	264m W	Sand Pit	1857	1307234
10	268m SW	Cuttings	1980	1306023
U	270m W	Railway Sidings	1940	1362518
U	270m W	Unspecified Commercial/Industrial	1940	1375020



ID	Location	Land Use	Date	Group ID
U	271m W	Mineral Railway Sidings	1980	1339146
U	271m W	Coke Works	1980	1393958
V	276m NW	Coke Works	1980	1393958
W	279m SW	Unspecified Heap	1857	1353236
11	284m N	Unspecified Ground Workings	1987	1308844
12	289m N	Iron Shaft	1857	1313834
H	291m W	Unspecified Heap	1940	1310903
U	302m W	Unspecified Tank	1940	1325073
X	318m E	Refuse Heap	1923	1406200
U	324m W	Unspecified Ground Workings	1857	1308905
X	327m E	Refuse Heap	1923	1406200
14	328m SW	Unspecified Pit	1919	1335519
E	345m SW	Unspecified Heap	1923	1347920
X	346m E	Unspecified Old Shafts	1857	1304825
Z	347m E	Cuttings	1923	1357651
Z	347m E	Cuttings	1895	1402876
Z	347m E	Cuttings	1923	1357651
U	350m W	Unspecified Tanks	1980	1318914
W	350m SW	Unspecified Heap	1940	1397223
15	358m NW	Unspecified Ground Workings	1940	1308896
E	370m SW	Cuttings	1940	1306029
U	376m W	Unspecified Tanks	1980	1382051
E	390m SW	Unspecified Heap	1919	1347920
AA	393m NW	Railway Building	1968	1348975
AA	393m NW	Railway Building	1967	1348975
U	400m NW	Unspecified Tanks	1940	1355751
S	403m N	Refuse Heap	1940	1327613
Z	403m NE	Cuttings	1940	1389780



ID	Location	Land Use	Date	Group ID
16	411m SW	Railway Building	1948	1321446
17	419m NW	Unspecified Commercial/Industrial	1966	1339193
AD	422m N	Unspecified Ground Workings	1923	1385390
AE	427m S	Cuttings	1994	1358904
AE	427m S	Cuttings	1980	1358904
AD	428m N	Unspecified Heap	1895	1392580
AD	432m N	Unspecified Heap	1923	1407373
AC	433m NW	Unspecified Tank	1968	1354121
AC	433m NW	Unspecified Tank	1940	1382446
AC	433m NW	Unspecified Tank	1967	1354121
AB	433m NW	Unspecified Tanks	1980	1372217
AC	434m NW	Railway Building	1968	1388120
AC	434m NW	Railway Building	1967	1388120
AF	435m S	Cuttings	1994	1364455
AF	435m S	Cuttings	1980	1364455
AG	435m NE	Brick Works	1895	1406340
AD	436m N	Unspecified Heap	1940	1400090
19	439m NE	Railway Sidings	1940	1362518
AB	440m NW	Unspecified Tanks	1940	1372217
AH	442m SE	Cuttings	1994	1363560
AH	442m SE	Cuttings	1980	1363560
U	443m W	Railway Building	1940	1340283
U	446m W	Railway Building	1948	1340283
AI	450m SW	Cuttings	1940	1359706
AI	451m SW	Cuttings	1948	1387146
AI	451m SW	Cuttings	1919	1364983
E	452m SW	Cuttings	1940	1396785
AI	454m SW	Cuttings	1895	1390752



ID	Location	Land Use	Date	Group ID
AJ	454m SW	Railway Sidings	1923	1396672
AI	455m SW	Cuttings	1940	1405395
AI	456m SW	Cuttings	1923	1364983
AK	456m E	Coke Works	1940	1362386
AB	456m NW	Cuttings	1857	1306031
AG	457m NE	Brick Works	1923	1340193
AI	458m SW	Cuttings	1980	1398818
AI	458m SW	Cuttings	1994	1398818
AG	460m NE	Brick Works	1923	1364990
E	461m SW	Cuttings	1980	1366209
E	462m SW	Cuttings	1923	1396785
AK	465m NE	Railway Sidings	1940	1362518
U	480m W	Railway Building	1895	1321448
AL	481m N	Cuttings	1968	1383042
AL	481m N	Cuttings	1967	1383042
U	482m W	Railway Building	1923	1406998
U	482m W	Railway Building	1895	1377556
U	487m W	Railway Building	1923	1406998
U	487m W	Railway Building	1940	1321447
AJ	489m SW	Railway Sidings	1919	1367846
22	489m N	Railway Sidings	1895	1349340
23	489m N	Iron Works	1895	1351434
U	497m W	Railway Building	1919	1351611
U	497m W	Railway Buildings	1895	1331239
U	498m W	Railway Building	1923	1351611
AG	499m NE	Brick Works	1940	1393730

This data is sourced from Ordnance Survey / Groundsure.



2.2 Historical tanks

Records within 500m

88

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 23**

ID	Location	Land Use	Date	Group ID
G	On site	Unspecified Tank	1977	200644
F	36m E	Unspecified Tank	1978	200645
J	76m SW	Tanks	1977	205472
N	153m N	Unspecified Tank	1978	200643
H	190m W	Unspecified Tank	1977	200648
M	205m NE	Unspecified Tank	1978	200641
Q	227m S	Unspecified Tank	1961	200646
Q	232m S	Tanks	1961	205475
T	256m NE	Tanks	1978	205469
U	270m W	Unspecified Tank	1977	200649
V	291m NW	Unspecified Tank	1977	200642
U	294m W	Unspecified Tank	1961	216382
U	295m W	Unspecified Tank	1987	214195
U	295m W	Unspecified Tank	1987	214195
W	331m SW	Tanks	1961	205471
Y	344m NW	Unspecified Tank	1939	213888
Y	344m NW	Unspecified Tank	1939	213888
U	355m W	Tanks	1977	205470
U	355m W	Tanks	1977	205481
U	357m W	Tanks	1977	205476
U	359m W	Unspecified Tank	1977	200650
U	365m NW	Tanks	1977	205477
U	367m W	Tanks	1939	220885



ID	Location	Land Use	Date	Group ID
U	367m W	Tanks	1939	220885
U	367m NW	Tanks	1977	211414
U	367m W	Tanks	1977	205482
U	369m NW	Unspecified Tank	1961	200655
U	370m NW	Tanks	1987	212211
U	370m NW	Tanks	1987	212211
U	370m W	Tanks	1977	205480
U	371m W	Tanks	1977	205483
U	376m NW	Unspecified Tank	1961	200654
U	384m W	Tanks	1977	205478
U	391m W	Tanks	1977	209272
U	391m W	Unspecified Tank	1961	200651
U	392m W	Tanks	1977	205491
U	392m W	Unspecified Tank	1977	200679
U	393m W	Tanks	1987	215155
U	393m W	Tanks	1987	215155
U	396m W	Tanks	1977	214335
U	397m W	Unspecified Tank	1977	200680
U	398m W	Unspecified Tank	1961	200653
U	402m W	Tanks	1977	205479
U	404m NW	Unspecified Tank	1961	200652
AB	409m NW	Tanks	1939	219305
AB	409m NW	Tanks	1939	219305
AB	414m NW	Unspecified Tank	1977	200656
AC	419m NW	Unspecified Tank	1939	215179
AC	419m NW	Unspecified Tank	1939	215179
U	421m W	Tanks	1977	205488
AC	422m NW	Unspecified Tank	1961	215179



ID	Location	Land Use	Date	Group ID
AC	422m NW	Unspecified Tank	1967	215179
18	423m SW	Tank or Trough	1857	207095
AB	426m NW	Tanks	1977	205468
AB	428m NW	Tanks	1977	217522
AB	429m NW	Tanks	1961	212356
AB	431m NW	Tanks	1987	222153
AB	431m NW	Tanks	1987	222153
AB	435m NW	Tanks	1939	209921
AB	435m NW	Tanks	1939	209921
AB	438m NW	Unspecified Tank	1939	210170
AB	438m NW	Unspecified Tank	1939	210170
AB	450m NW	Tanks	1939	212233
AB	450m NW	Tanks	1939	212233
AB	451m NW	Tanks	1977	207600
AB	455m NW	Tanks	1939	218250
AB	455m NW	Tanks	1939	218250
AB	456m NW	Unspecified Tank	1939	218518
AB	456m NW	Unspecified Tank	1939	218518
20	466m W	Unspecified Tank	1921	200678
AB	467m NW	Unspecified Tank	1977	200639
AB	467m NW	Unspecified Tank	1977	200681
AB	473m NW	Unspecified Tank	1977	200640
AB	475m NW	Unspecified Tank	1977	200638
AB	475m NW	Tanks	1961	221437
AB	477m NW	Tanks	1987	221437
AB	477m NW	Tanks	1987	221437
AB	477m NW	Tanks	1977	210868
AB	481m NW	Tanks	1939	220868



ID	Location	Land Use	Date	Group ID
AB	481m NW	Tanks	1939	220868
AB	483m NW	Tanks	1977	217076
AB	490m NW	Tanks	1939	212855
AB	490m NW	Tanks	1939	212855
AB	492m NW	Tanks	1977	212365
AB	493m NW	Tanks	1977	205496
AB	494m NW	Tanks	1977	205493
AB	497m NW	Tanks	1977	217293
AB	498m NW	Tanks	1977	205492

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

2

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 23**

ID	Location	Land Use	Date	Group ID
13	323m NE	Electricity Substation	1977	116787
21	480m NE	Electricity Substation	1977	116788

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



2.5 Historical garages

Records within 500m

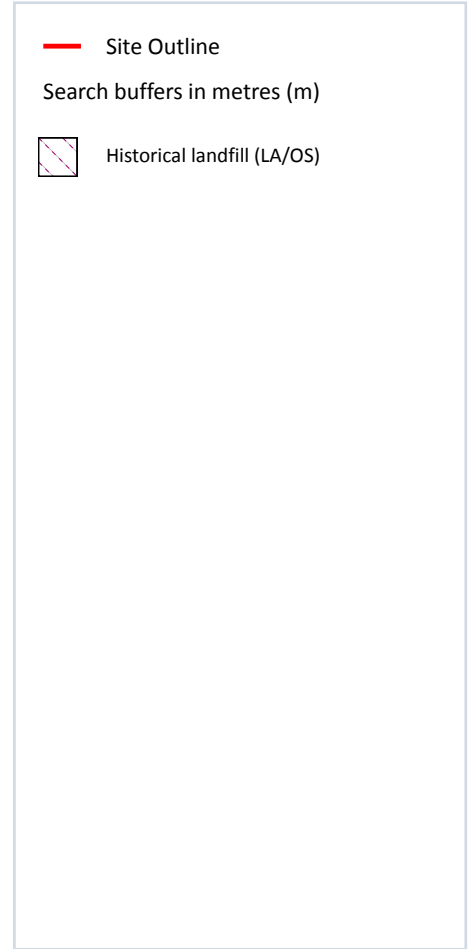
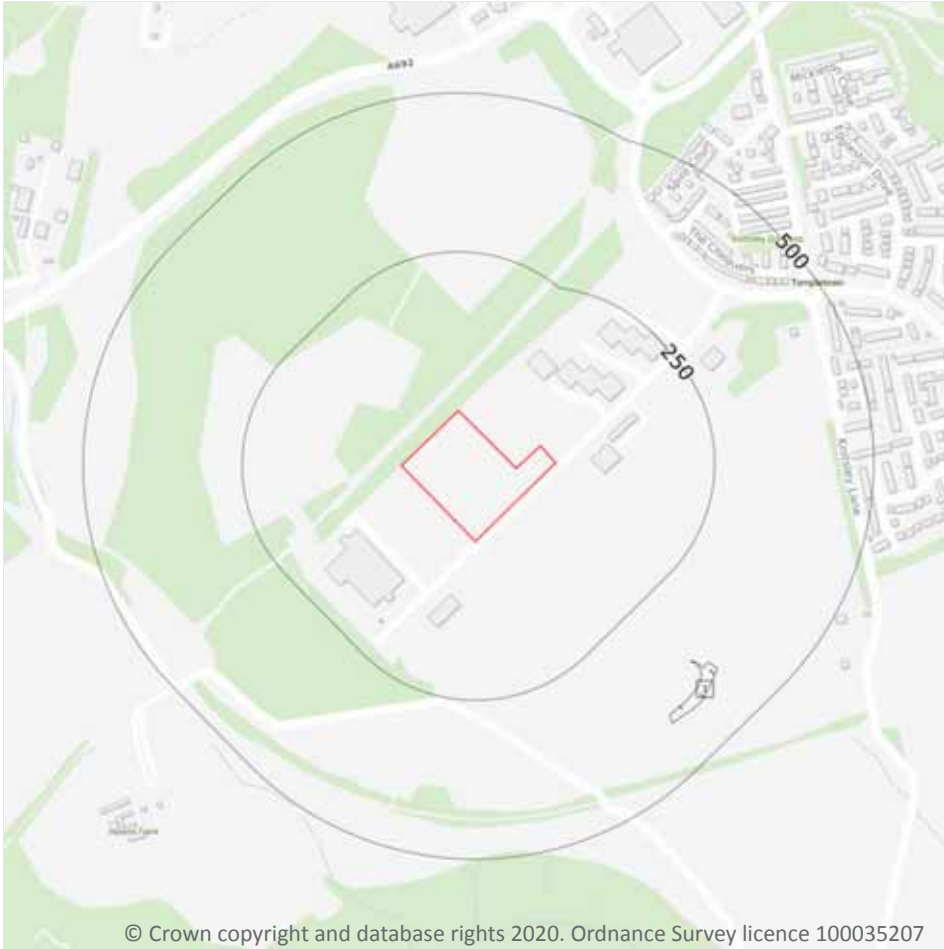
0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

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

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m**1**

Landfill sites identified from Local Authority records and high detail historical mapping.

Features are displayed on the Waste and landfill map on **page 35**

ID	Location	Site address	Source	Data type
1	371m SE	Refuse Tip	1961 mapping	Polygon

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

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

3.5 Historical waste sites

Records within 500m**0**

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m**0**

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

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

3.7 Waste exemptions

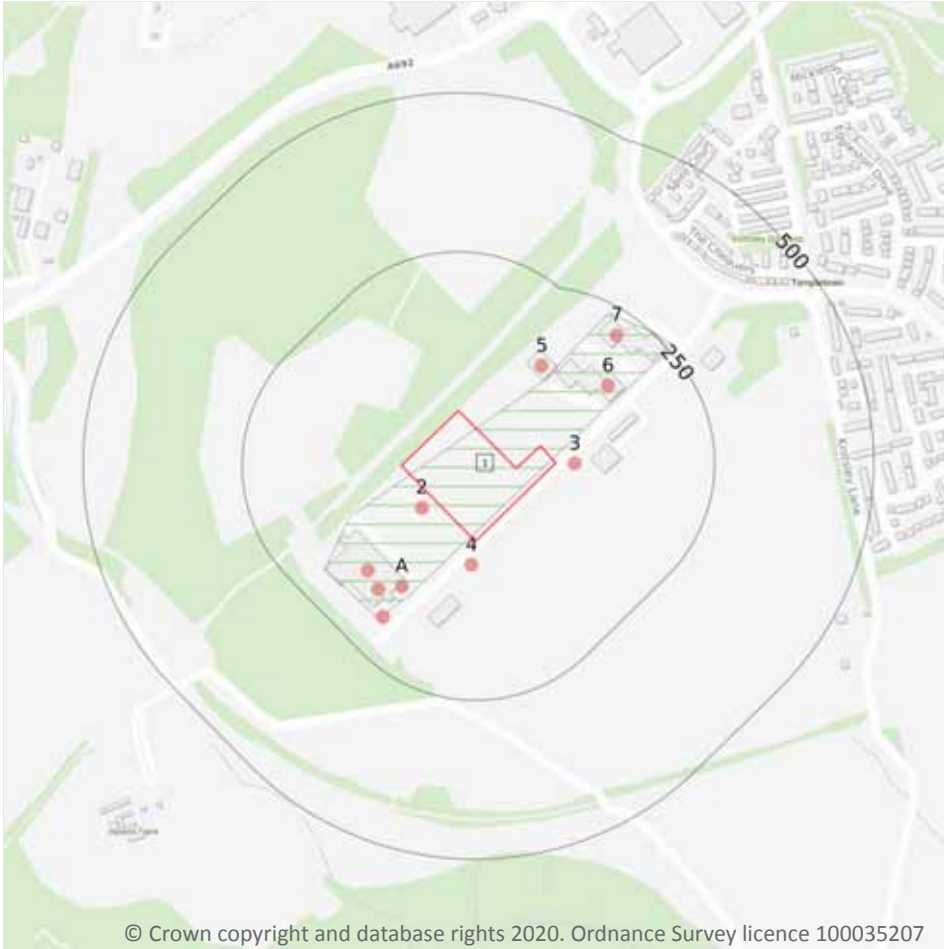
Records within 500m**0**

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Control of Major Accident Hazards

4.1 Recent industrial land uses

Records within 250m

10

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 37**

ID	Location	Company	Address	Activity	Category
2	23m SW	Hownsgill Industrial Park	Durham, DH8	Business Parks and Industrial Estates	Industrial Features
3	30m E	Electricity Sub Station	Durham, DH8	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
4	37m S	Electricity Sub Station	Durham, DH8	Electrical Features	Infrastructure and Facilities
5	126m N	Geodrill	Unit 2e Hownsgill Industrial Park, Knitsley Lane, Consett, Durham, DH8 7NU	Cutting, Drilling and Welding Services	Construction Services
A	132m SW	Electricity Sub Station	Durham, DH8	Electrical Features	Infrastructure and Facilities
6	142m NE	Symingtons	Unit 2a Hownsgill Industrial Park, Knitsley Lane, Consett, Durham, DH8 7NU	Catering and Non Specific Food Products	Foodstuffs
A	153m SW	Works	Durham, DH8	Unspecified Works Or Factories	Industrial Features
A	162m SW	Greencore Convenience Foods	Hownsgill Industrial Park, Knitsley Lane, Consett, Durham, DH8 7NU	Catering and Non Specific Food Products	Foodstuffs
A	187m SW	Electricity Sub Station	Durham, DH8	Electrical Features	Infrastructure and Facilities
7	211m NE	Furnace Engineering	Unit 1d Hownsgill Industrial Park, Knitsley Lane, Consett, Durham, DH8 7NU	Ovens and Furnaces	Industrial Products

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.



4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m

0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

1

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

Features are displayed on the Current industrial land use map on **page 37**

ID	Location	Company	Address	Operational status	Tier
1	On site	Gr-stein Refractories Ltd	Gr-stein Refractories Ltd, Hownsgill Ind Park, Knitsley Lane, Templetown, Consett, DH8 7PG	Historical NIHHS Site	-

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m

0

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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



4.13 Licensed Discharges to controlled waters

Records within 500m

0

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.17 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

0

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

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

4.19 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory radioactive waste

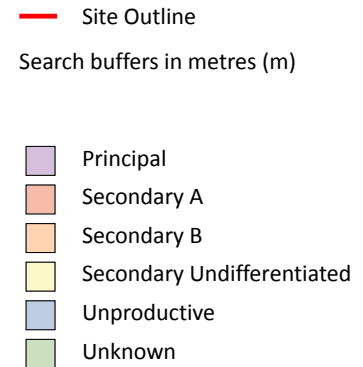
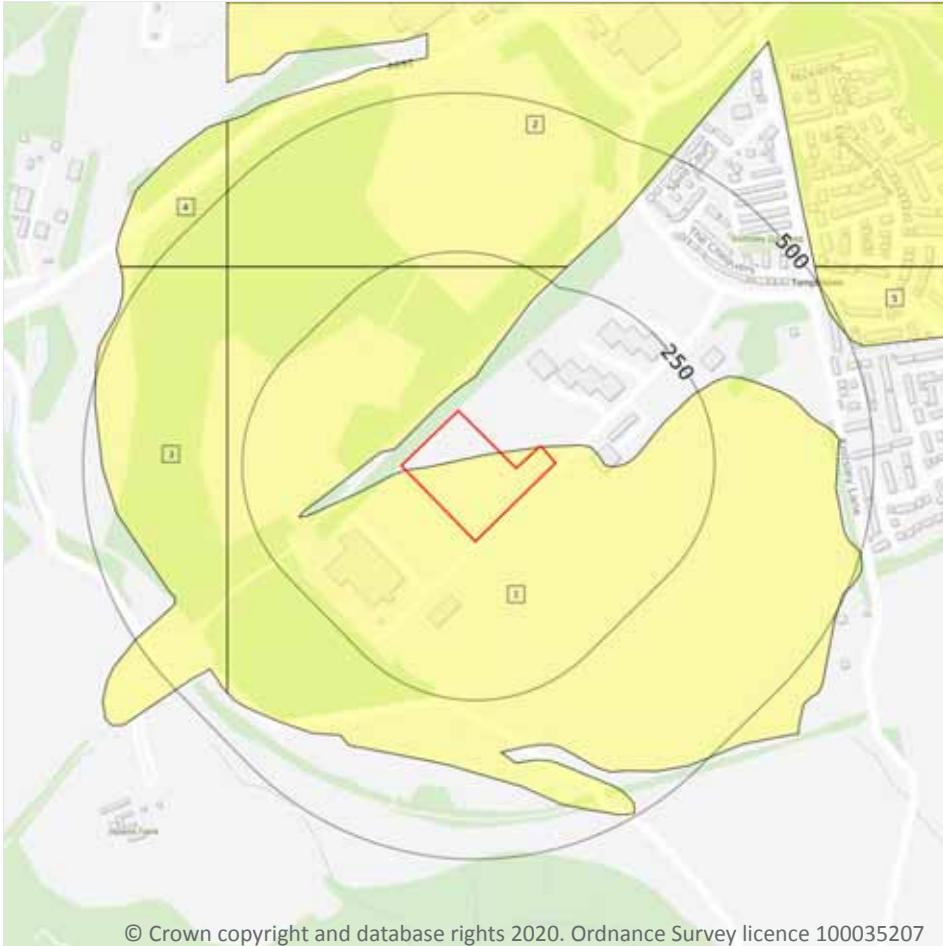
Records within 500m

0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer



5.1 Superficial aquifer

Records within 500m

5

Aquifer status of groundwater held within superficial geology.

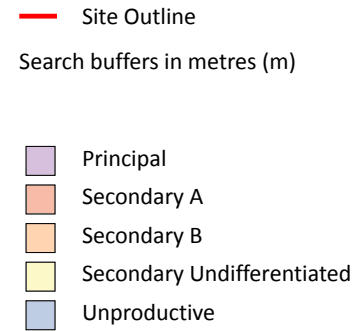
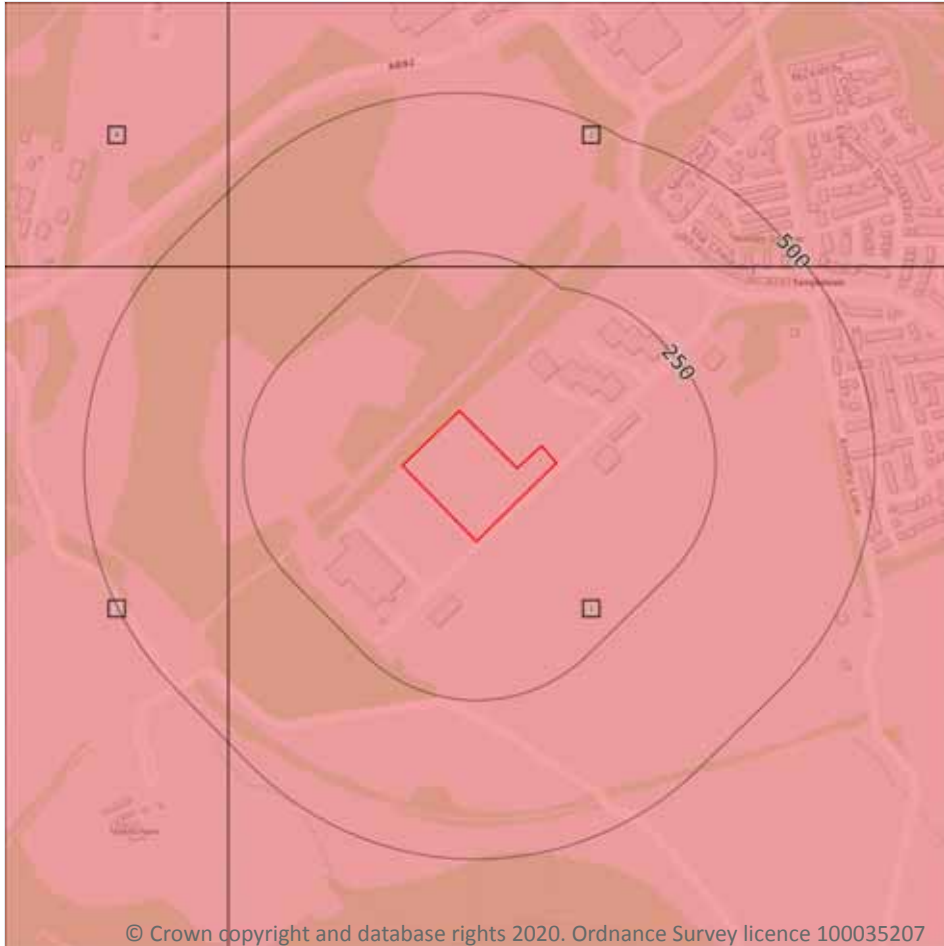
Features are displayed on the Hydrogeology map on **page 43**

ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	227m N	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

ID	Location	Designation	Description
3	273m W	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
4	415m NW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
5	491m NE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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

Bedrock aquifer



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5.2 Bedrock aquifer

Records within 500m

4

Aquifer status of groundwater held within bedrock geology.

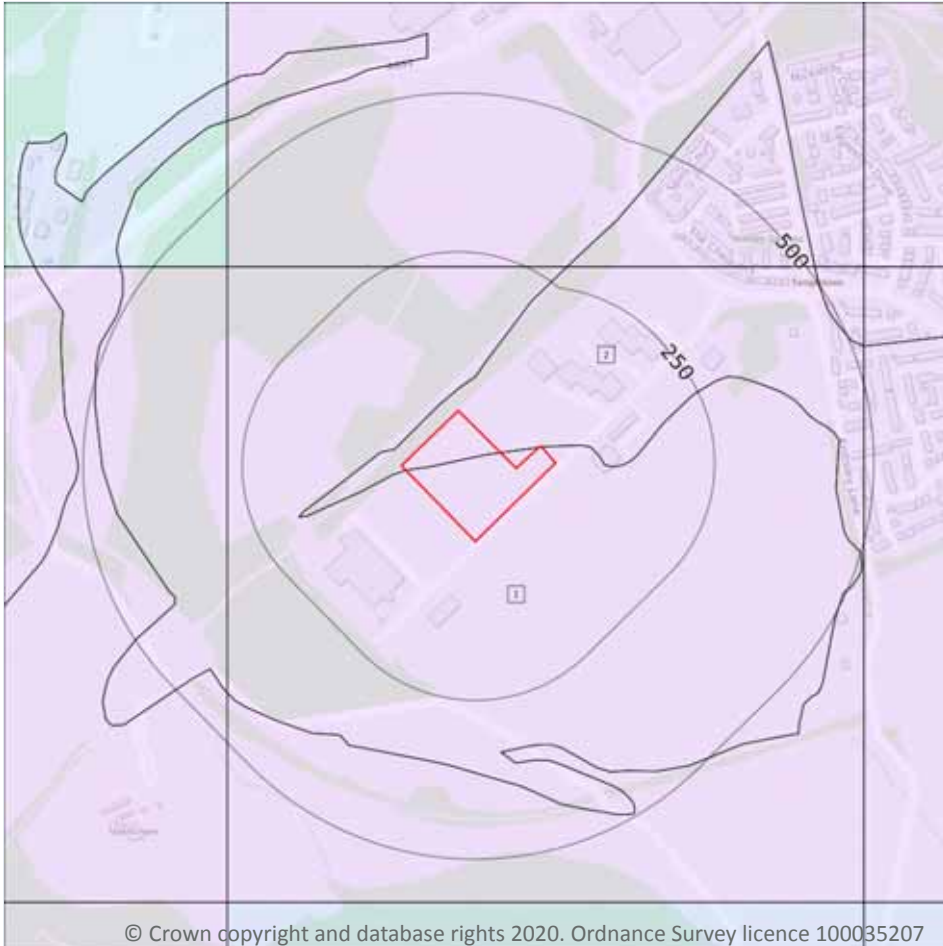
Features are displayed on the Bedrock aquifer map on **page 45**

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	227m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

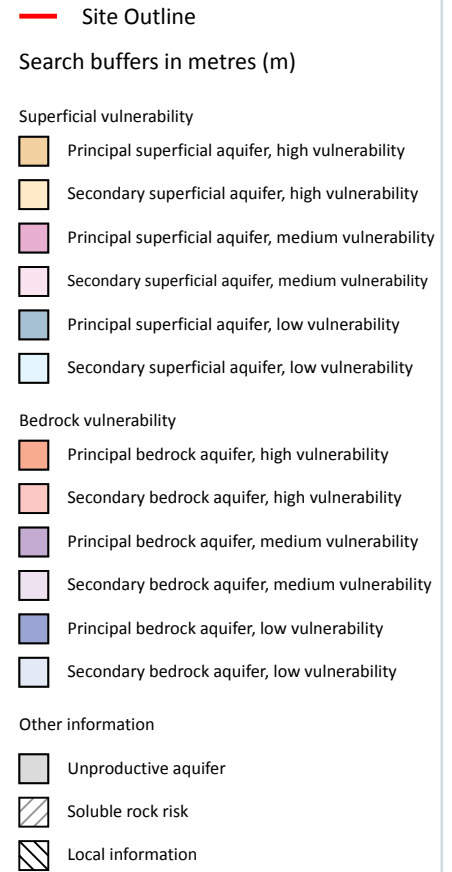
ID	Location	Designation	Description
3	273m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	415m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Groundwater vulnerability



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5.3 Groundwater vulnerability

Records within 50m

2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 47**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300- 550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
------------------------	----------

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

Records on site	0
------------------------	----------

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones

5.6 Groundwater abstractions

Records within 2000m

0

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

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

5.7 Surface water abstractions

Records within 2000m

0

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.8 Potable abstractions

Records within 2000m

0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.9 Source Protection Zones

Records within 500m

0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

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



5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

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



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- ⋯ WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

0

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 51**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
2	On site	River WB catchment	Smallhope Burn from Source to Browney, Stocke	GB103024077330	Browney	Wear

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

6.4 WFD Surface water bodies

Records identified

1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on **page 51**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	602m S	River	Smallhope Burn from Source to Browney, Stocke	GB103024077330	Poor	Fail	Poor	2016

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



6.5 WFD Groundwater bodies

Records on site	1
------------------------	----------

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 51**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
1	On site	Wear Carboniferous Limestone and Coal Measures	<u>GB40302G701600</u>	Poor	Poor	Good	2015

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

7 River and coastal flooding

7.1 Risk of Flooding from Rivers and Sea (RoFRaS)

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance).

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

7.2 Historical Flood Events

Records within 250m

0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

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

7.3 Flood Defences

Records within 250m

0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

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

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

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



7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

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

7.7 Flood Zone 3

Records within 50m

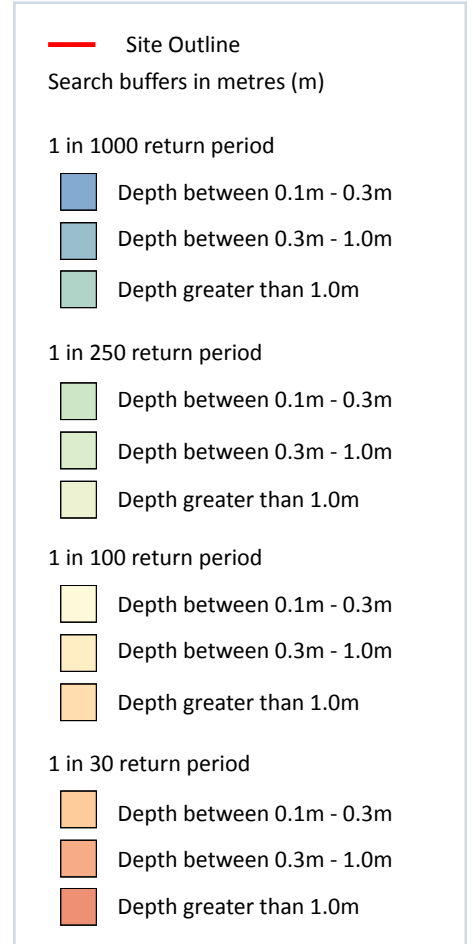
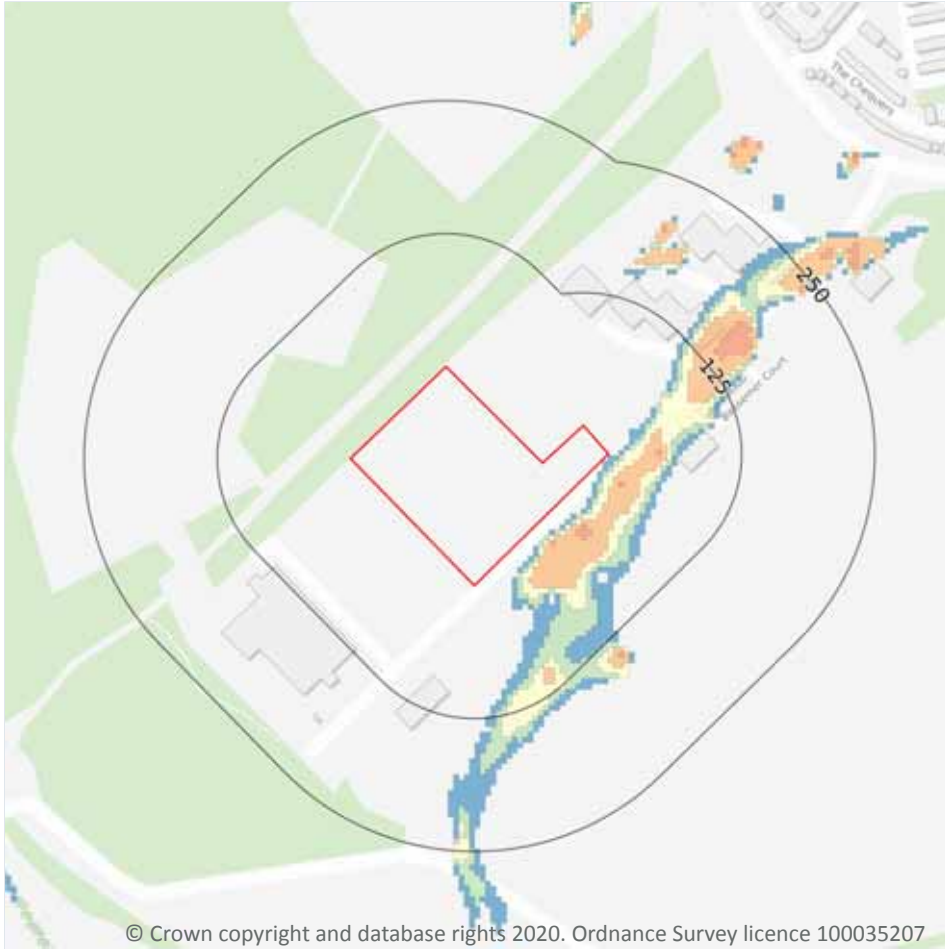
0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on **page 57**

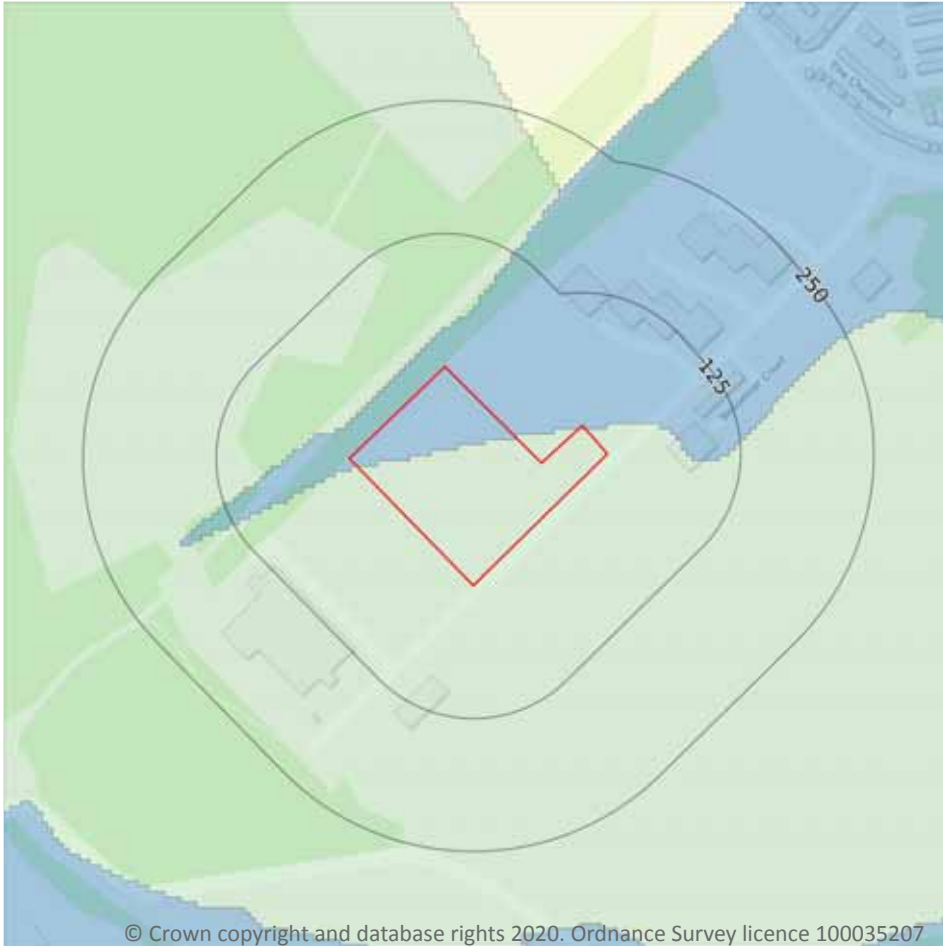
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

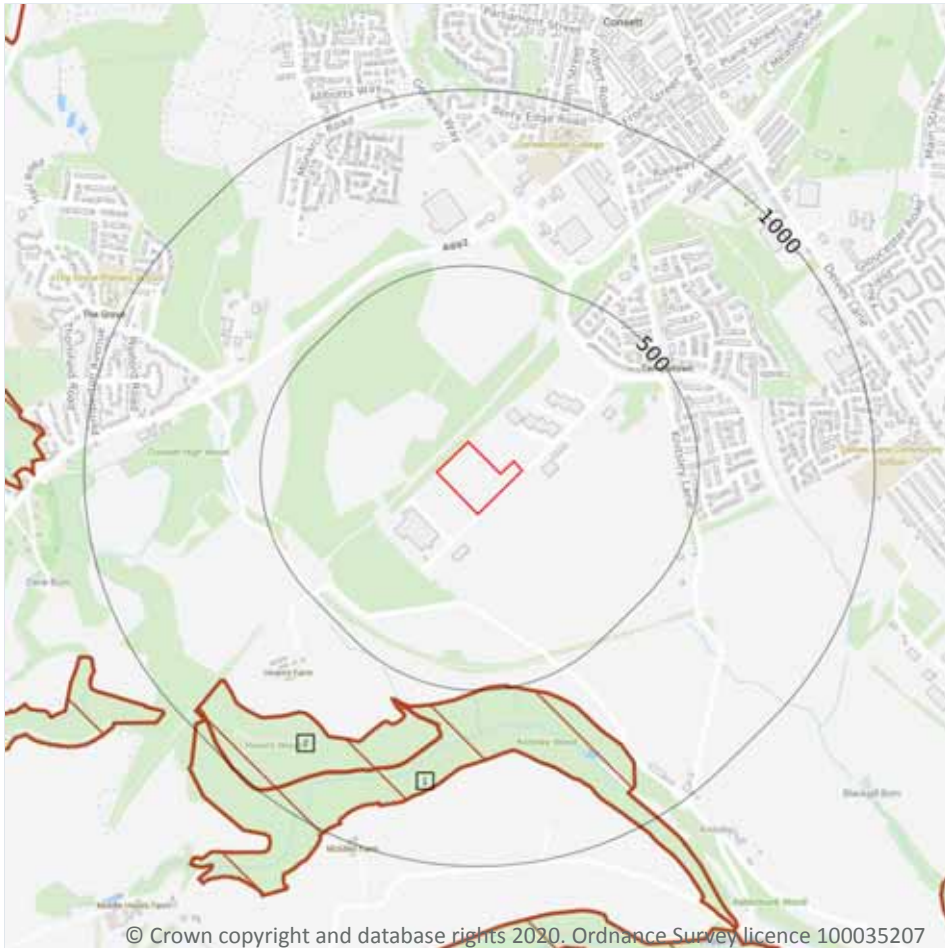
Low

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 59**

This data is sourced from Ambient Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- ▨ Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m

0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m

0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.6 Local Nature Reserves (LNR)

Records within 2000m	1
-----------------------------	----------

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on **page 60**

ID	Location	Name	Data source
-	1795m W	Allensford Woods	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m	12
-----------------------------	-----------

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on **page 60**

ID	Location	Name	Woodland Type
1	492m S	KNITSLEY WOOD	Ancient & Semi-Natural Woodland
2	575m SW	KNITSLEY WOOD	Ancient Replanted Woodland
3	1031m SW	ROWLEY BANK\CRAG BANK	Ancient & Semi-Natural Woodland
4	1115m W	Unknown	Ancient & Semi-Natural Woodland
5	1153m S	KNITSLEY WOOD	Ancient & Semi-Natural Woodland
-	1380m S	KNITSLEY WOOD	Ancient Replanted Woodland
-	1571m W	Unknown	Ancient & Semi-Natural Woodland
-	1637m SE	Unknown	Ancient & Semi-Natural Woodland
8	1672m SE	Unknown	Ancient & Semi-Natural Woodland
9	1711m NW	Unknown	Ancient & Semi-Natural Woodland
-	1737m SE	Unknown	Ancient & Semi-Natural Woodland
-	1805m W	Unknown	Ancient & Semi-Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m

0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.



10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

1

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

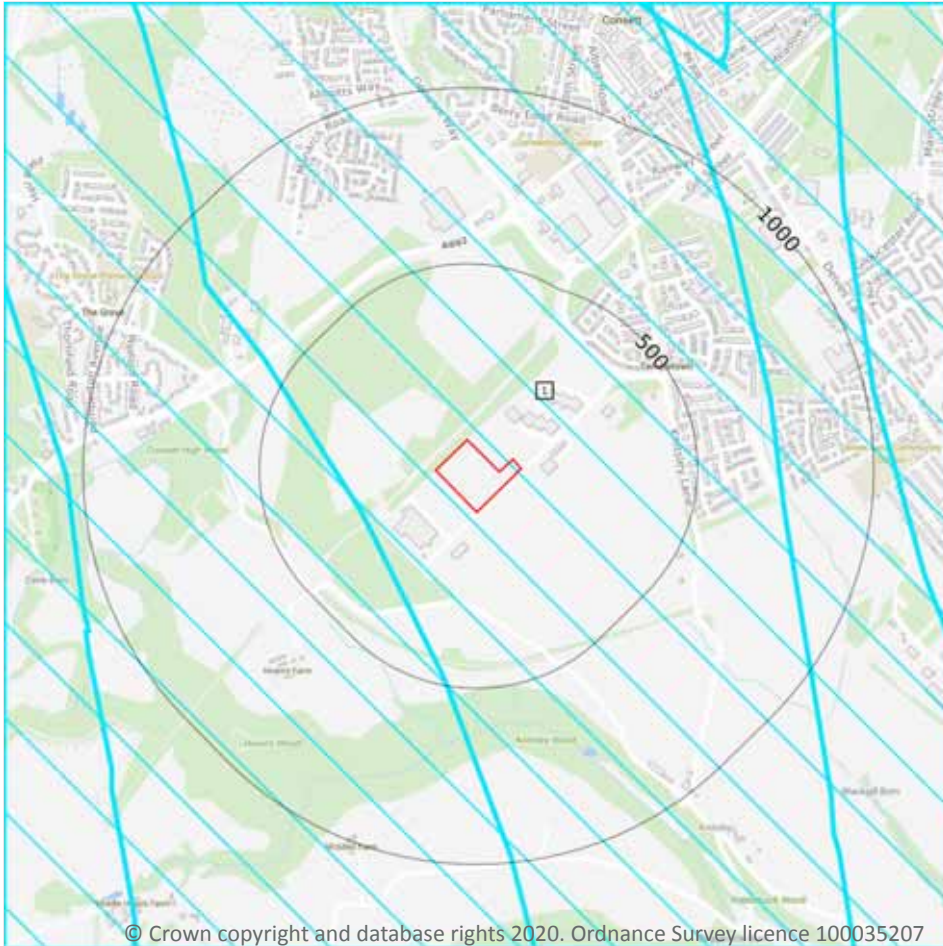
Location	Name	Type	NVZ ID	Status
On site	Smallhope Burn from Source to Browney NVZ	Surface Water	S236	Existing



This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 66**

ID	Location	Type of developments requiring consultation
1	On site	<p>Infrastructure - Airports, helipads and other aviation proposals.</p> <p>Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500t.</p> <p>Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p>

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0
-----------------------------	----------

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.



This data is sourced from English Heritage, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from English Heritage, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from English Heritage, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

Records within 250m

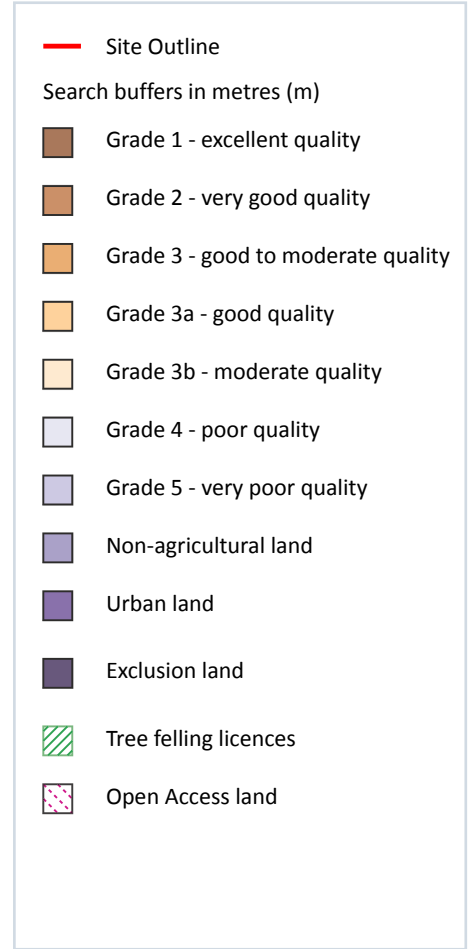
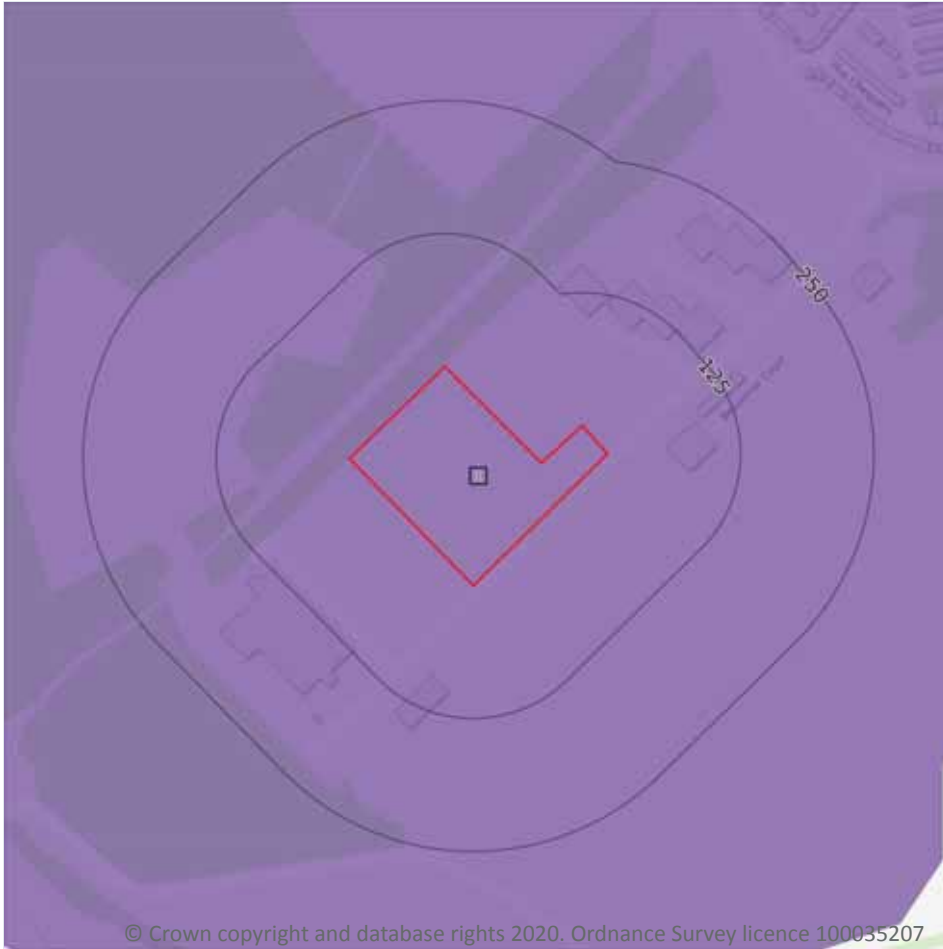
0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from English Heritage, Cadw and Historic Environment Scotland.



12 Agricultural designations



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12.1 Agricultural Land Classification

Records within 250m

1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 70**

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m

0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

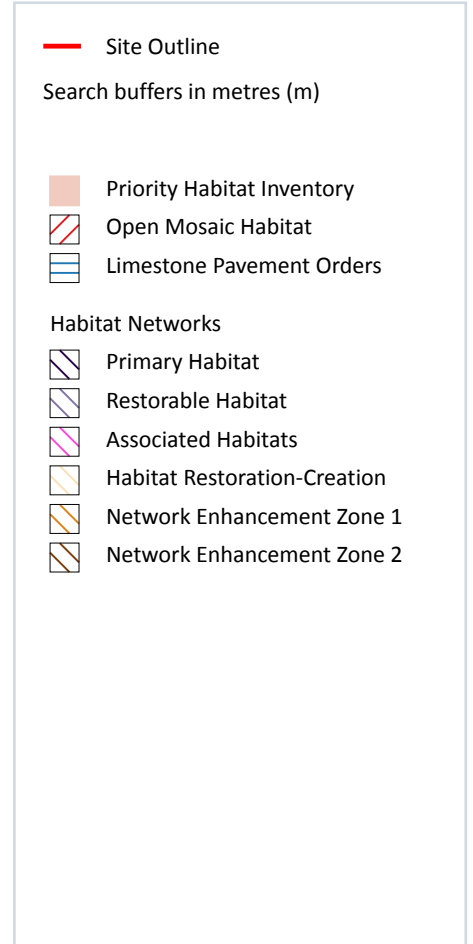
0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.



13 Habitat designations



13.1 Priority Habitat Inventory

Records within 250m

0

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

3

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

Features are displayed on the Habitat designations map on **page 72**

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
1	On site	NLUD Ref: 131500101	Low	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography	OMH Survey 2012
2	10m SE	NLUD Ref: 131500101	Low	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography	OMH Survey 2012
3	97m SE	NLUD Ref: 131500102	Low	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography	-

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

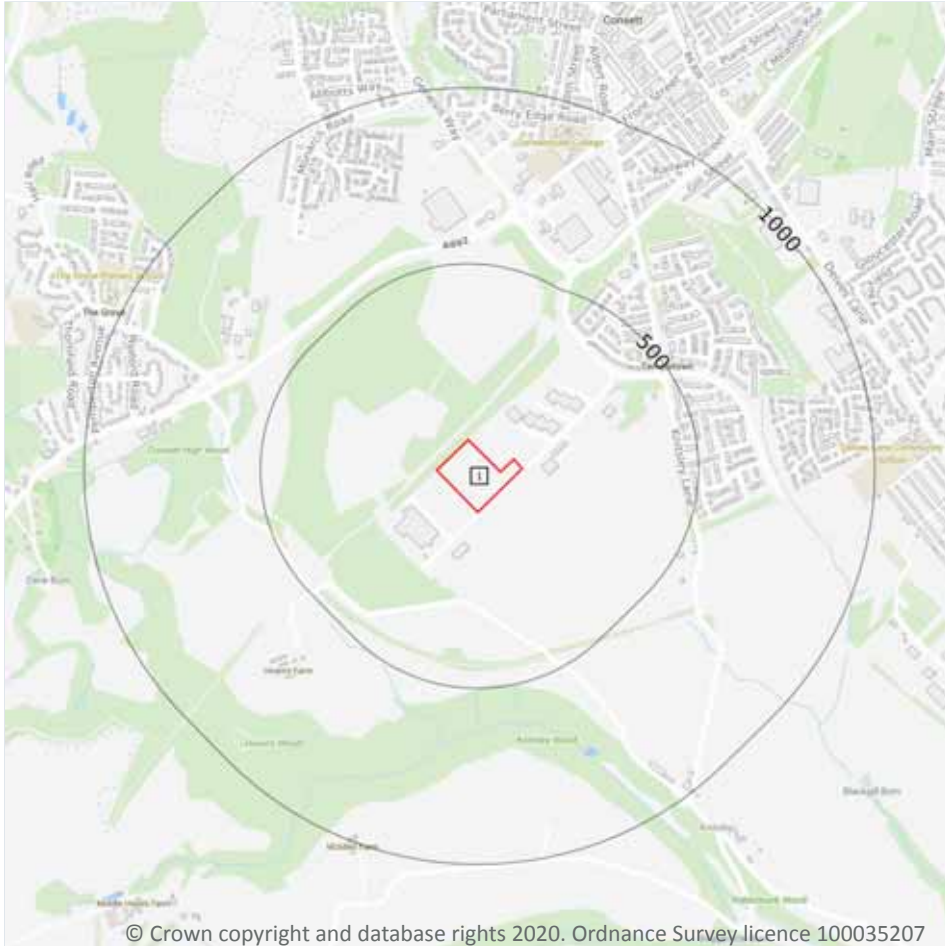
0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
 Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 74**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	No coverage	No coverage	No coverage	NoCov

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Artificial and made ground

14.2 Artificial and made ground (10k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock

14.5 Bedrock geology (10k)

Records within 500m

0

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

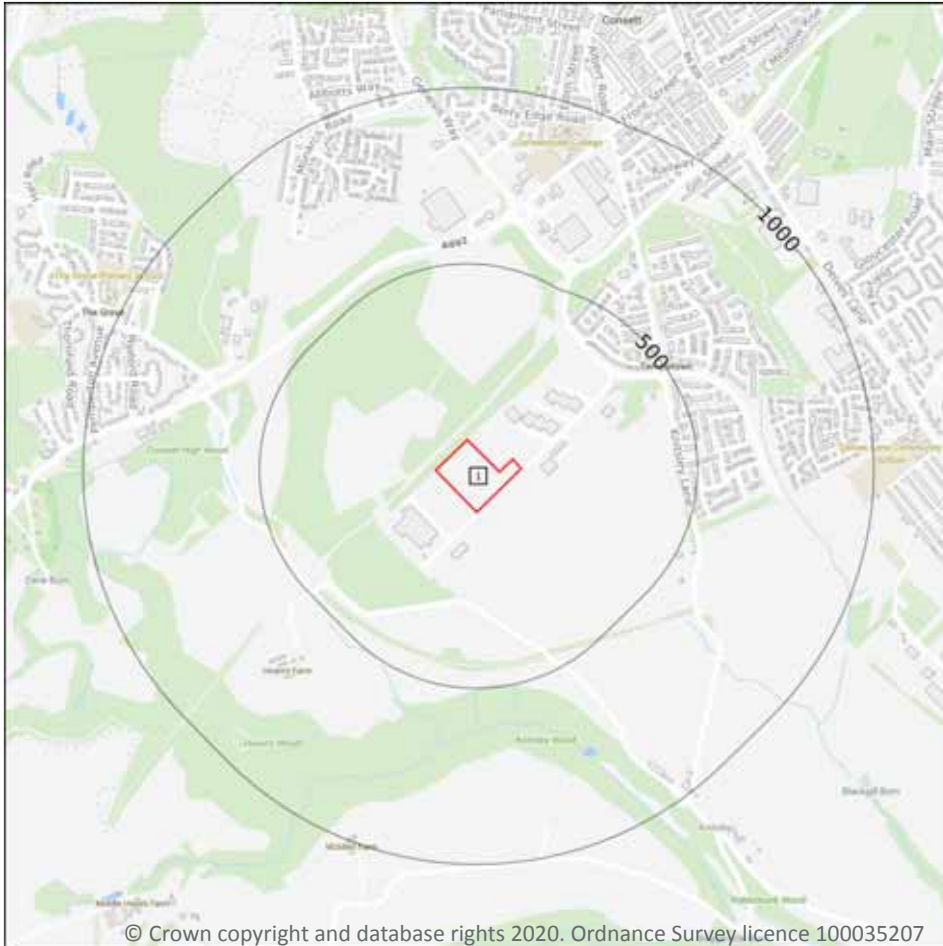
0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Geological map tile

15.1 50k Availability

Records within 500m

1

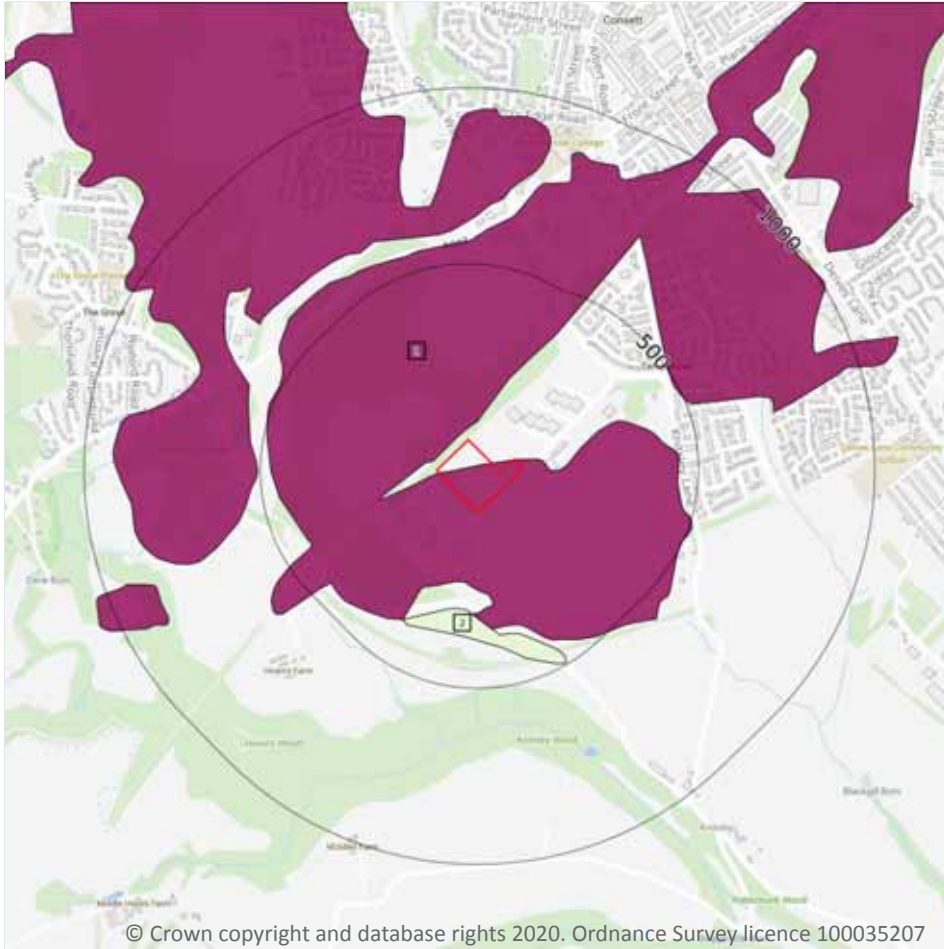
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 78**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW020_newcastle_v4

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground



— Site Outline
Search buffers in metres (m)

- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

2

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 79**

ID	Location	LEX Code	Description	Rock description
1	On site	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	279m S	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

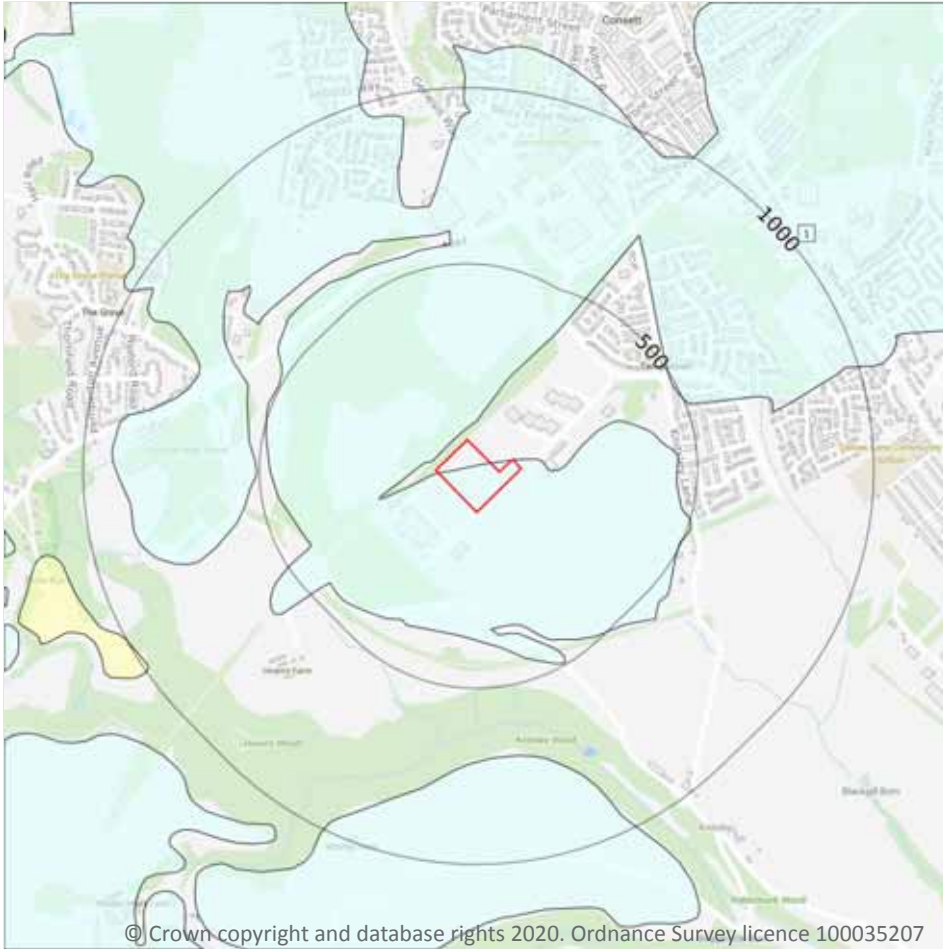
Records within 50m	1
---------------------------	----------

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Very High	Low

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (50k)
- Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

1

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 81**

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVANSIAN	DIAMICTON

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

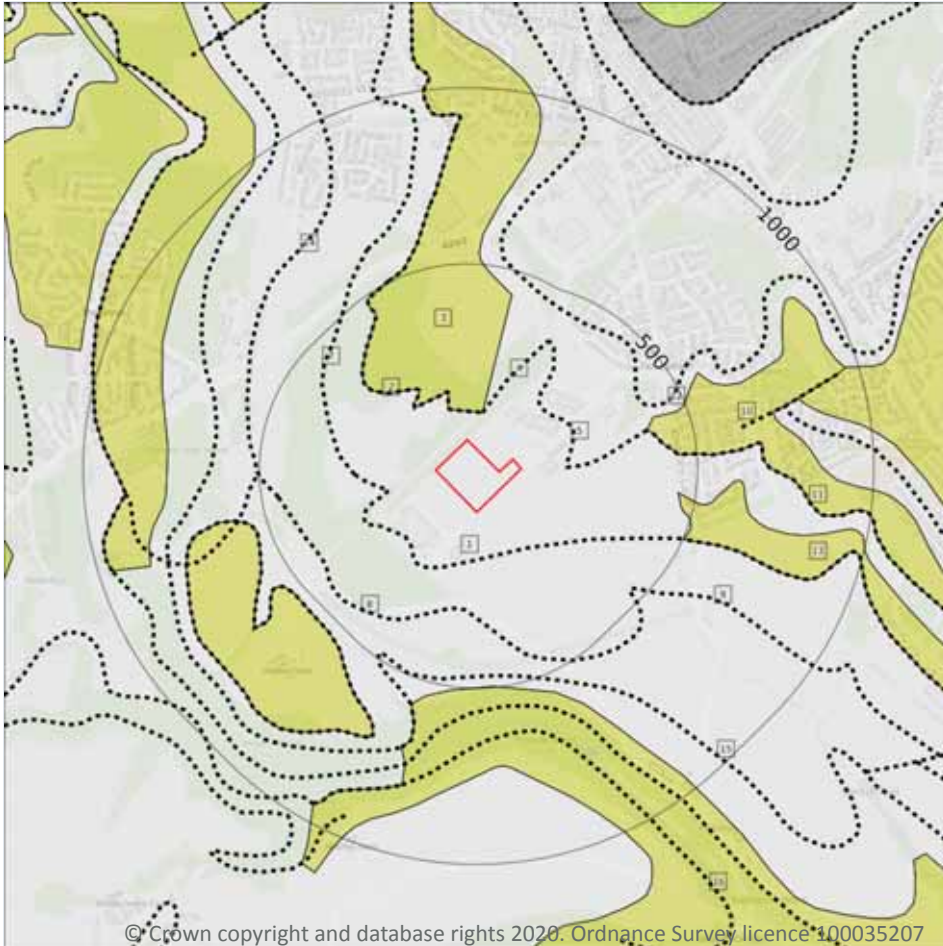
Records within 50m

0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (50k)
- Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

5

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 83**

ID	Location	LEX Code	Description	Rock age
1	On site	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
3	81m N	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN

ID	Location	LEX Code	Description	Rock age
10	373m E	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
13	451m E	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
16	497m S	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1
---------------------------	----------

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	High	Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	11
----------------------------	-----------

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

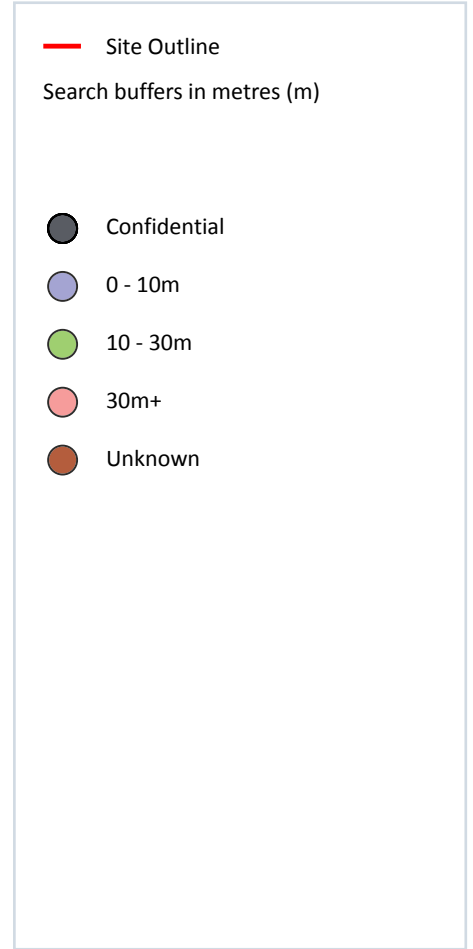
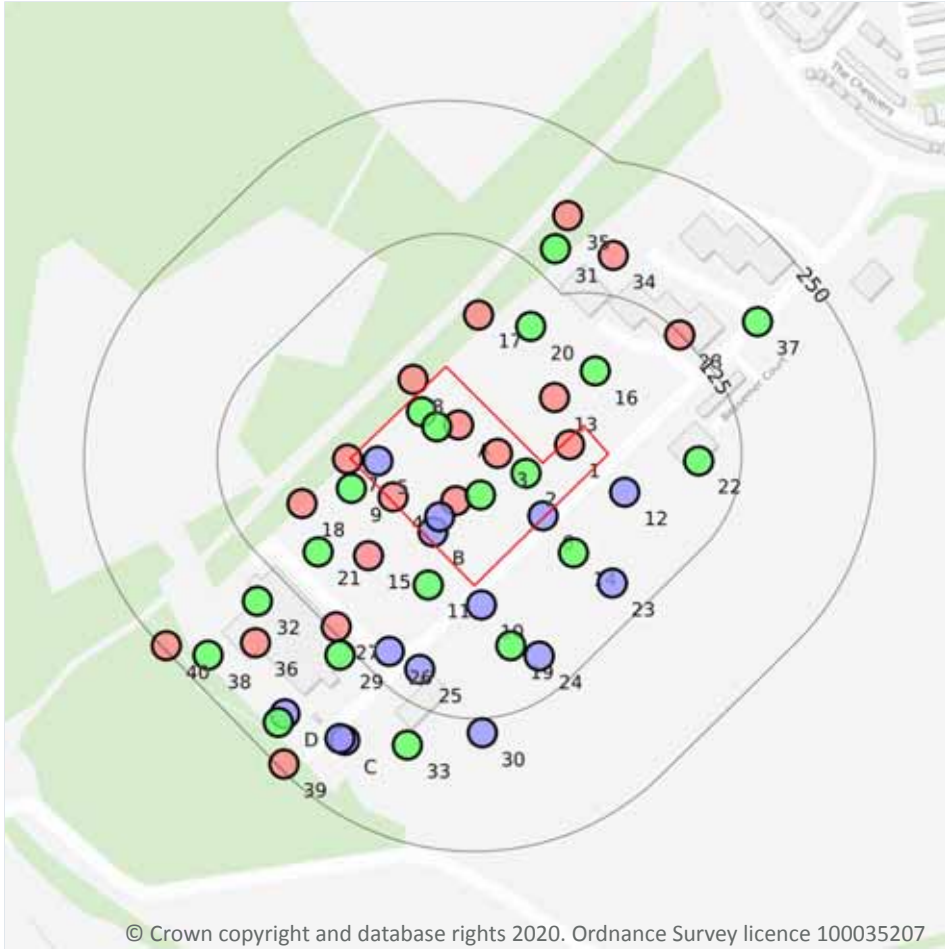
Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 83**

ID	Location	Category	Description
2	81m N	ROCK	Coal seam, observed
4	89m NE	ROCK	Coal seam, inferred
5	129m E	ROCK	Coal seam, inferred
6	132m S	ROCK	Coal seam, inferred
7	231m W	ROCK	Coal seam, observed
8	279m S	ROCK	Coal seam, inferred
9	354m S	ROCK	Coal seam, inferred

ID	Location	Category	Description
11	373m E	ROCK	Coal seam, inferred
12	388m NE	ROCK	Coal seam, inferred
14	453m W	ROCK	Coal seam, inferred
15	466m S	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.

16 Boreholes



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16.1 BGS Boreholes

Records within 250m

51

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on **page 86**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	On site	410479 549700	NEW PLATE MILL SITE HOWNSGILL	35.05	N	738650
2	On site	410438 549673	CONSETT HOWNSGILL INDUSTRIAL ESTATE RH 8	15.5	N	738718
3	On site	410411 549692	NEW PLATE MILL SITE HOWNSGILL	38.1	N	738655

ID	Location	Grid reference	Name	Length	Confidential	Web link
4	On site	410313 549651	NEW PLATE MILL SITE HOWNSGILL	35.05	N	738647
5	On site	410299 549685	CONSETT HOWNSGILL INDUSTRIAL ESTATE 4	4.1	N	738700
6	On site	410454 549633	CONSETT HOWNSGILL INDUSTRIAL ESTATE 2	7.75	N	738698
A	On site	410375 549719	NEW PLATE MILL SITE HOWNSGILL	36.58	N	738648
A	On site	410340 549731	CONSETT HOWNSGILL INDUSTRIAL ESTATE RH 6	20.0	N	738716
A	On site	410354 549717	CONSETT HOWNSGILL INDUSTRIAL ESTATE RH 5	20.5	N	738715
B	On site	410351 549618	CONSETT HOWNSGILL INDUSTRIAL ESTATE 5A	0.2	N	738702
B	On site	410372 549647	NEW PLATE MILL SITE HOWNSGILL	35.05	N	738654
B	On site	410357 549632	CONSETT HOWNSGILL INDUSTRIAL ESTATE 5	0.3	N	738701
B	On site	410395 549653	CONSETT HOWNSGILL INDUSTRIAL ESTATE RH 9	20.0	N	738719
7	2m W	410271 549687	NEW PLATE MILL SITE HOWNSGILL	38.1	N	738642
8	13m NW	410332 549761	NEW PLATE MILL SITE HOWNSGILL	38.1	N	738643
9	19m SW	410274 549659	CONSETT HOWNSGILL INDUSTRIAL ESTATE RH 7	22.0	N	738717
10	20m S	410396 549549	CONSETT HOWNSGILL INDUSTRIAL ESTATE 6	3.9	N	738703
11	31m SW	410346 549568	CONSETT HOWNSGILL INDUSTRIAL ESTATE RH 10	20.5	N	738720
12	37m SE	410531 549655	CONSETT HOWNSGILL INDUSTRIAL ESTATE 1	2.25	N	738697
13	38m NW	410465 549744	NEW PLATE MILL SITE HOWNSGILL	38.1	N	738656
14	44m SE	410483 549598	CONSETT HOWNSGILL INDUSTRIAL ESTATE RH 18	20.5	N	738728
15	52m SW	410290 549596	NEW PLATE MILL SITE HOWNSGILL	35.05	N	738646
16	52m N	410503 549769	CONSETT HOWNSGILL INDUSTRIAL ESTATE RH 4	17.0	N	738714
17	58m NE	410394 549822	NEW PLATE MILL SITE HOWNSGILL	44.2	N	738644
18	62m SW	410228 549645	NEW PLATE MILL SITE HOWNSGILL	38.1	N	738641
19	66m SE	410424 549511	CONSETT HOWNSGILL INDUSTRIAL ESTATE RH 17	20.0	N	738727
20	83m NE	410443 549811	CONSETT HOWNSGILL INDUSTRIAL ESTATE RH 3	20.5	N	738713
21	83m SW	410243 549599	CONSETT HOWNSGILL INDUSTRIAL ESTATE RH 11	20.0	N	738721
22	85m E	410600 549685	CONSETT HOWNSGILL INDUSTRIAL ESTATE RH 19	20.0	N	738729
23	89m SE	410519 549570	CONSETT HOWNSGILL INDUSTRIAL ESTATE 3	8.9	N	738699
24	91m SE	410451 549501	CONSETT HOWNSGILL INDUSTRIAL ESTATE 7	7.4	N	738704

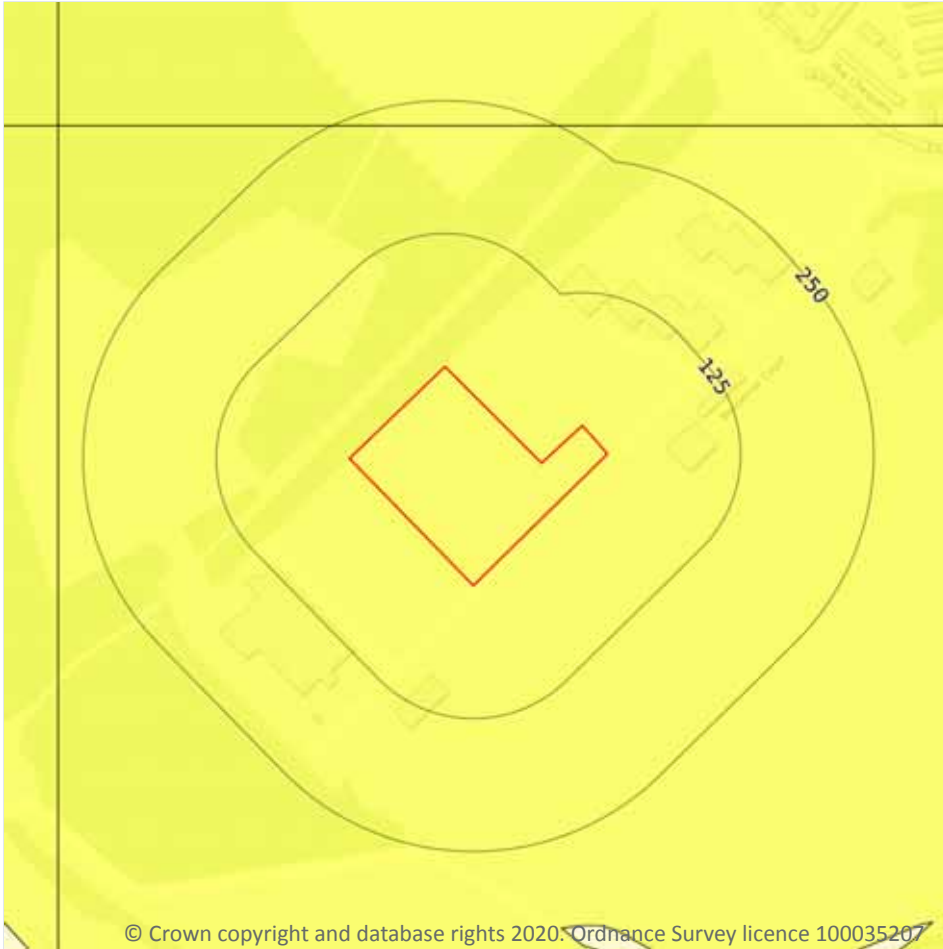


ID	Location	Grid reference	Name	Length	Confidential	Web link
25	94m SW	410338 549489	CONSETT HOWNSGILL INDUSTRIAL ESTATE 11A	1.0	N	738710
26	100m SW	410310 549506	CONSETT HOWNSGILL INDUSTRIAL ESTATE 11	1.1	N	738709
27	120m SW	410260 549529	NEW PLATE MILL SITE HOWNSGILL	35.05	N	738660
28	124m NE	410582 549803	NEW PLATE MILL SITE HOWNSGILL	38.1	N	738651
29	136m SW	410264 549502	CONSETT HOWNSGILL INDUSTRIAL ESTATE RH 13	16.5	N	738723
30	139m S	410397 549429	CONSETT HOWNSGILL INDUSTRIAL ESTATE 9	7.5	N	738707
31	151m NE	410466 549884	CONSETT HOWNSGILL INDUSTRIAL ESTATE RH 2	16.0	N	738712
32	156m SW	410186 549553	HOWNSGILL IND ESTATE RH 12	16.0	N	738722
33	162m SW	410327 549418	CONSETT HOWNSGILL INDUSTRIAL ESTATE RH 16	20.5	N	738726
34	162m N	410520 549878	NEW PLATE MILL SITE HOWNSGILL	42.67	N	738649
35	182m NE	410477 549915	NEW PLATE MILL SITE HOWNSGILL	44.2	N	738645
36	185m SW	410184 549514	NEW PLATE MILL SITE HOWNSGILL	35.05	N	738658
37	187m NE	410655 549816	CONSETT HOWNSGILL INDUSTRIAL ESTATE RH 20	20.5	N	738730
C	190m SW	410268 549422	CONSETT HOWNSGILL INDUSTRIAL ESTATE 8A	6.25	N	738706
C	191m SW	410264 549424	CONSETT HOWNSGILL INDUSTRIAL ESTATE 8	1.8	N	738705
D	211m SW	410212 549447	CONSETT HOWNSGILL INDUSTRIAL ESTATE 10	0.75	N	738708
D	221m SW	410206 549439	CONSETT HOWNSGILL INDUSTRIAL ESTATE RH 15	20.5	N	738725
38	225m SW	410140 549502	CONSETT HOWNSGILL INDUSTRIAL ESTATE RH 14	20.5	N	738724
39	245m SW	410211 549400	NEW PLATE MILL SITE HOWNSGILL	30.48	N	738662
40	246m SW	410101 549511	NEW PLATE MILL SITE HOWNSGILL	30.48	N	738657

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



— Site Outline
Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m

1

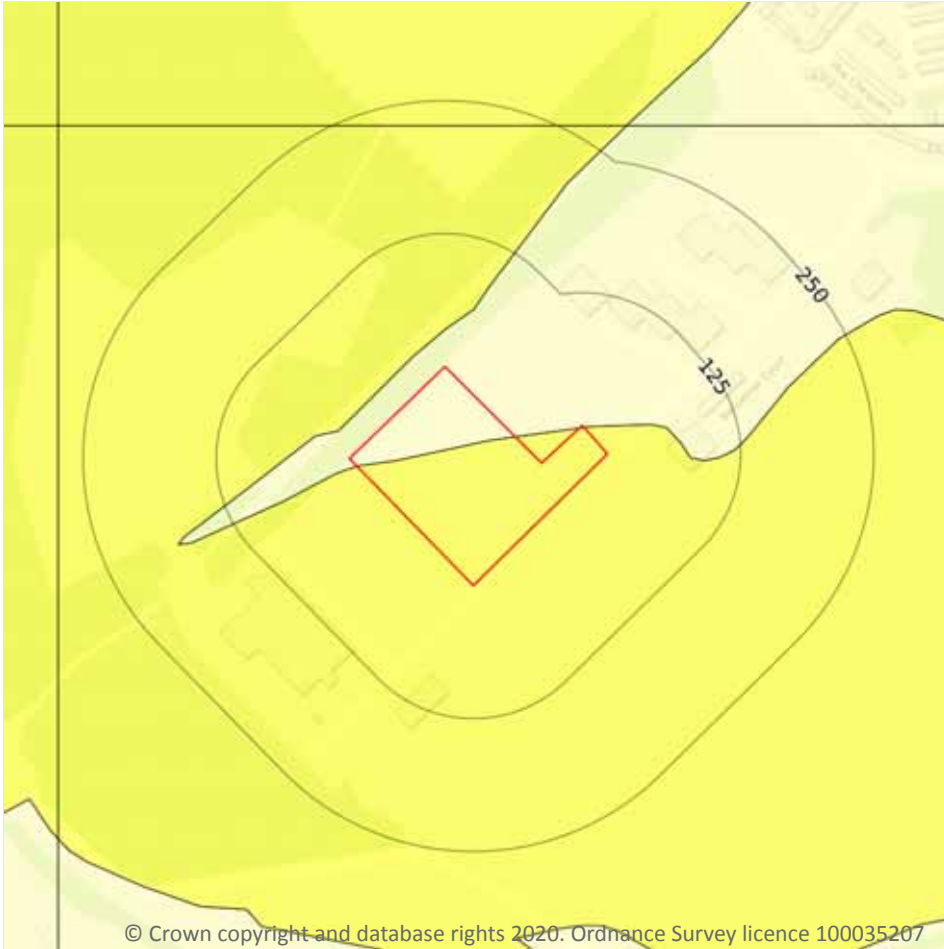
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 89**

Location	Hazard rating	Details
On site	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



— Site Outline
Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m

2

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

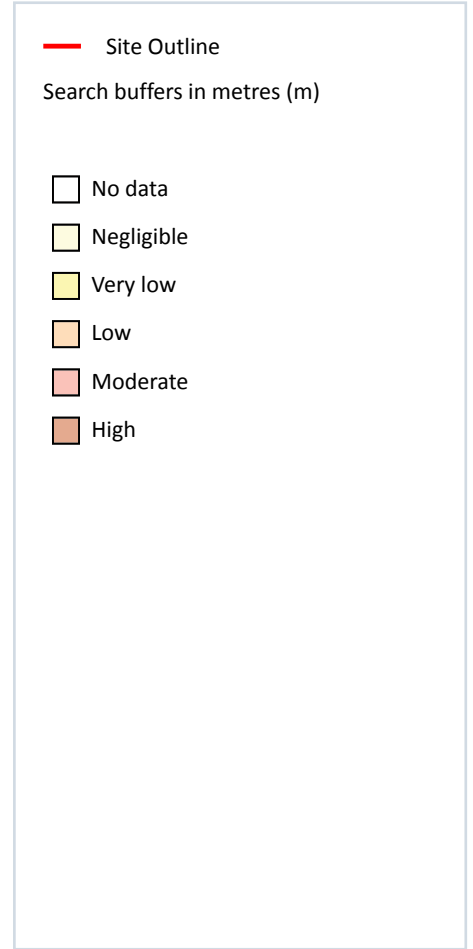
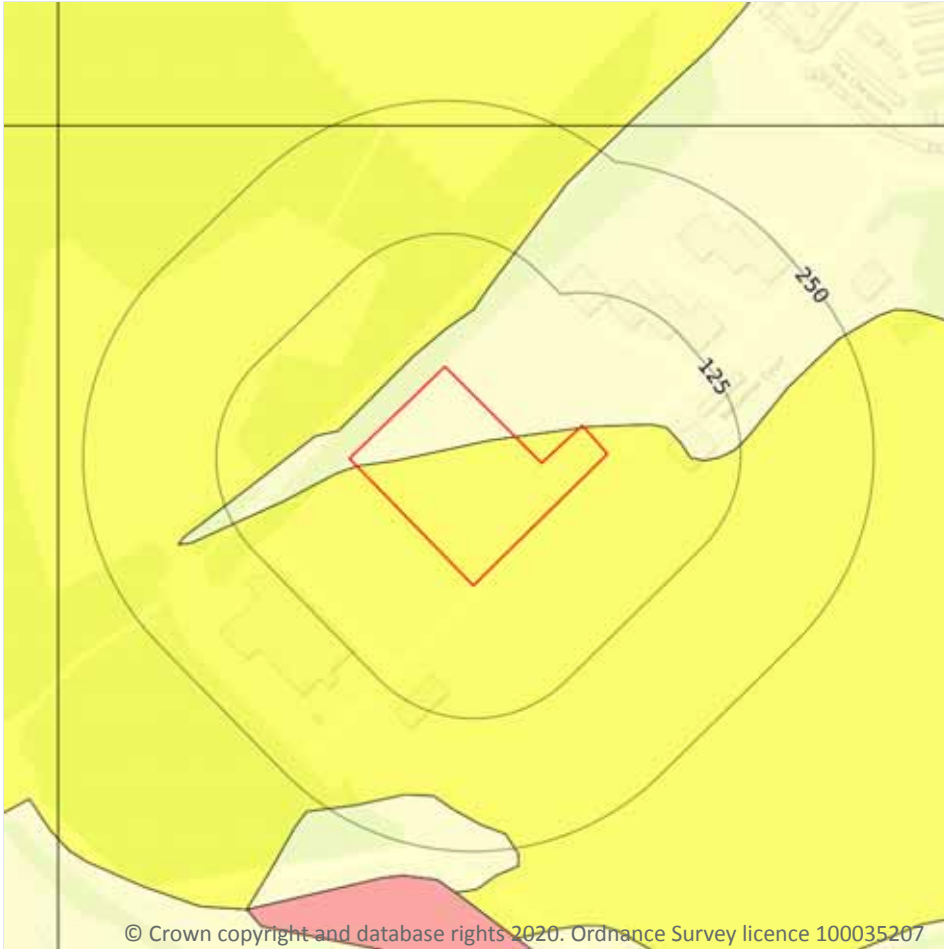
Features are displayed on the Natural ground subsidence - Running sands map on **page 90**

Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



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17.3 Compressible deposits

Records within 50m

2

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

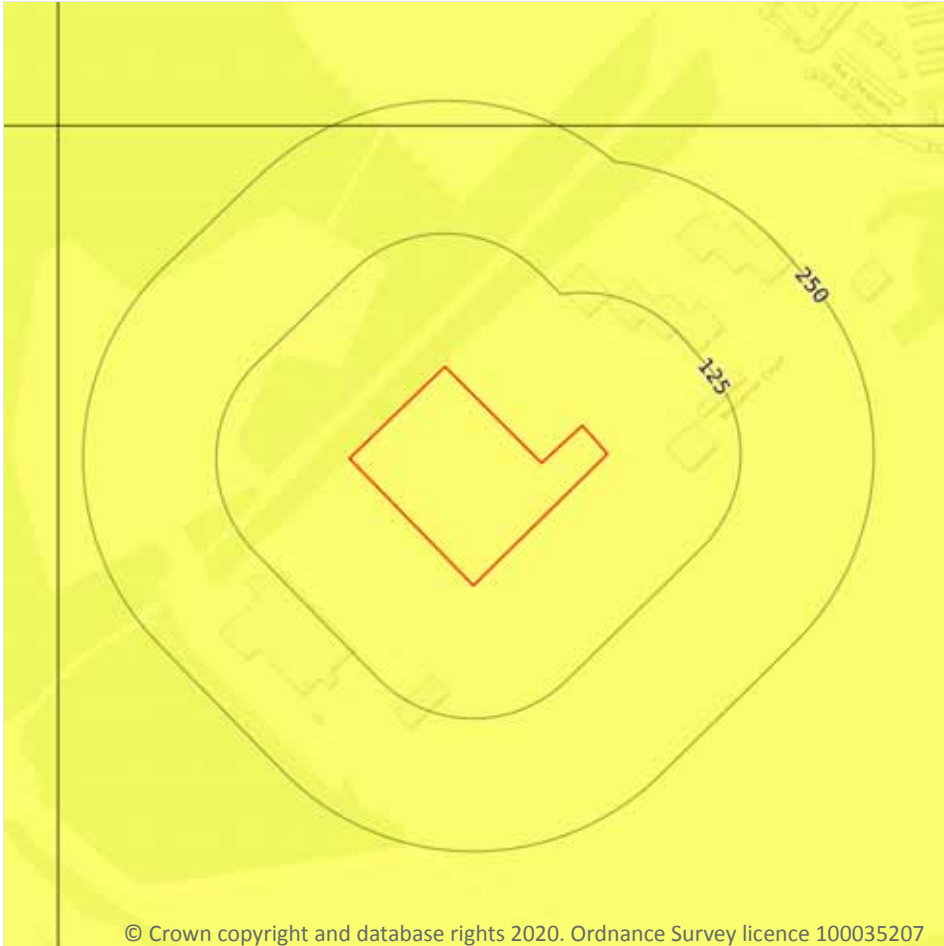
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 92**

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
On site	Very low	Compressibility and uneven settlement problems are not likely to be significant on the site for most land uses.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m

1

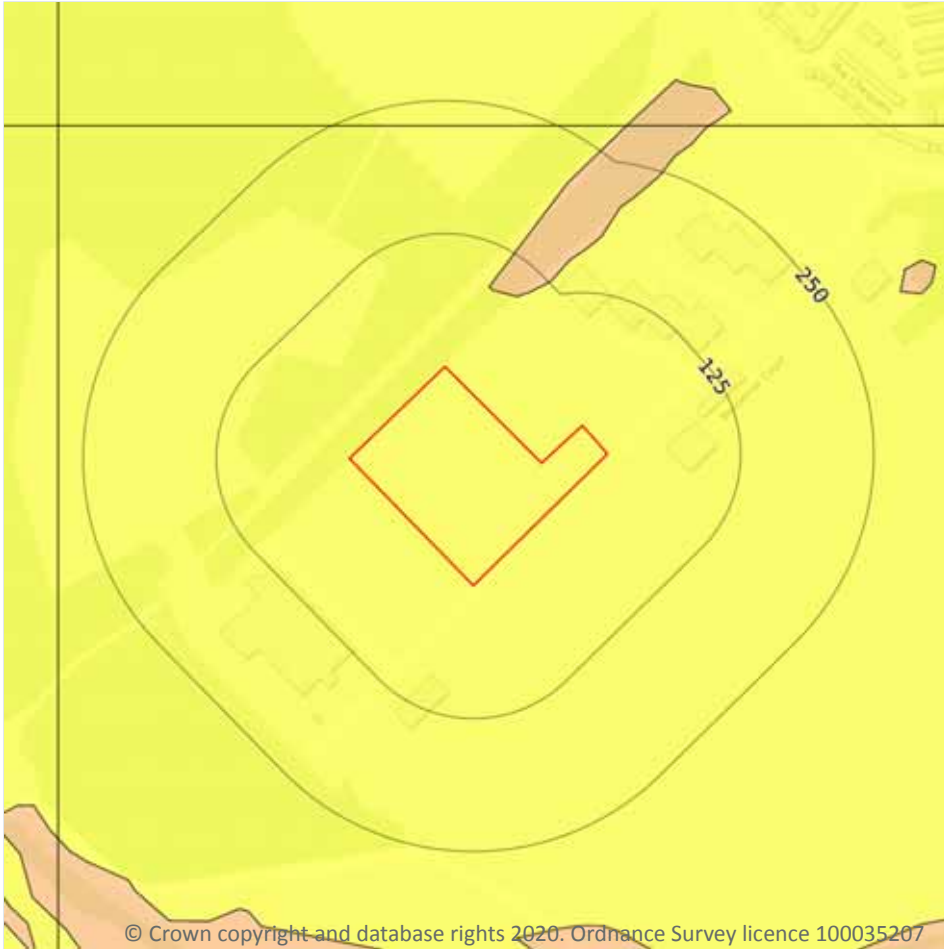
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 94**

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



— Site Outline
Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

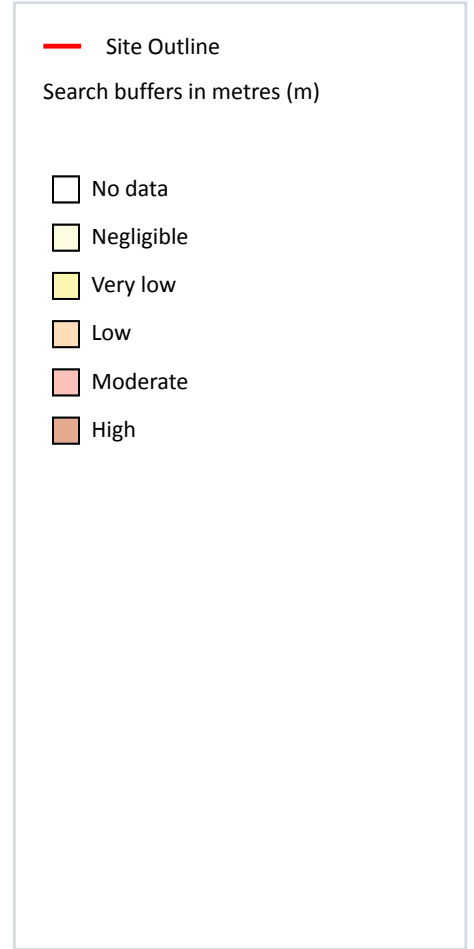
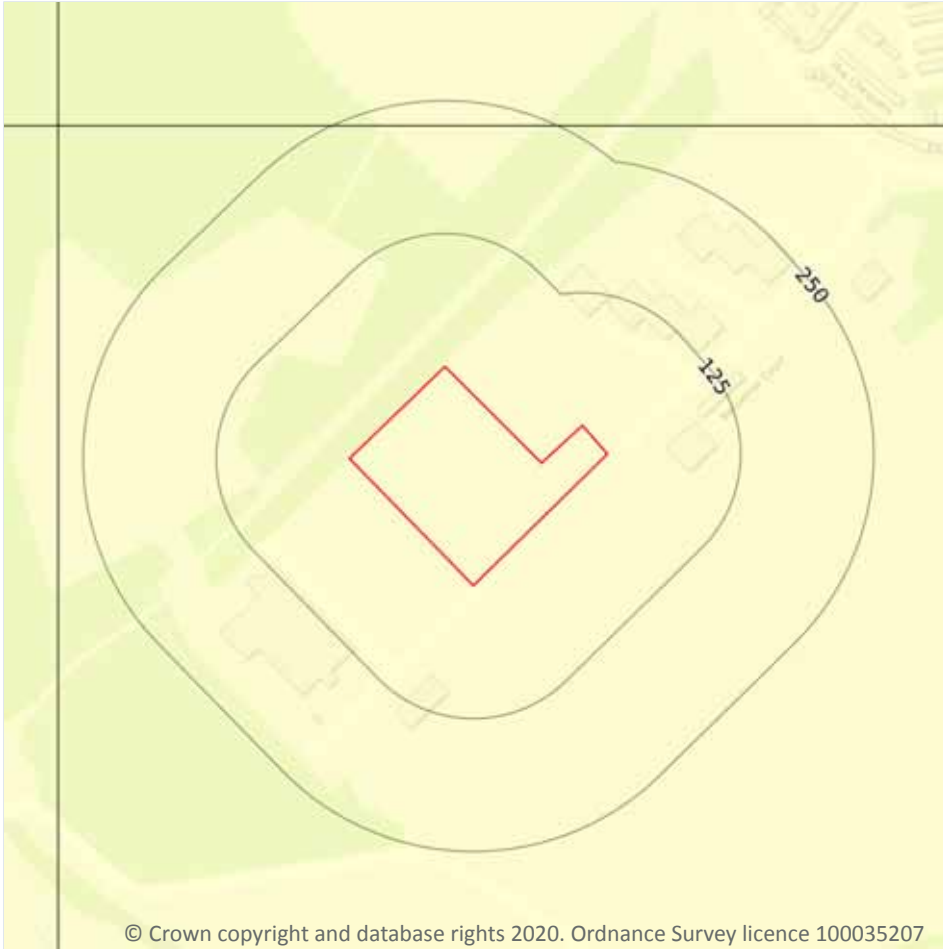
Features are displayed on the Natural ground subsidence - Landslides map on **page 95**

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 96**

Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

This data is sourced from the British Geological Survey.

18 Mining, ground workings and natural cavities



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Peter Brett Associates (PBA).

18.2 BritPits

Records within 500m

3

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining, ground workings and natural cavities map on **page 97**

ID	Location	Details	Description
E	213m NW	Name: Templetown Address: Templetown, CONSETT, Co Durham Commodity: Sandstone Status: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Type: Ceased Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
H	309m N	Name: Consett Cottages Iron Pit Address: Templetown, CONSETT, Co Durham Commodity: Ironstone Status: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots)	Type: Ceased Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
21	398m NW	Name: Templetown Address: Templetown, CONSETT, Co Durham Commodity: Sandstone Status: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Type: Ceased Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

55

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining, ground workings and natural cavities map on **page 97**

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Unspecified Heap	1923	1:10560
A	On site	Unspecified Heap	1895	1:10560
A	On site	Unspecified Heap	1923	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Unspecified Heap	1857	1:10560
B	On site	Refuse Heap	1940	1:10560
B	On site	Gravel Heap	1919	1:10560
B	On site	Refuse Heap	1923	1:10560
B	On site	Gravel Pit	1948	1:10560
C	On site	Unspecified Ground Workings	1940	1:10560
C	On site	Unspecified Ground Workings	1923	1:10560
C	On site	Unspecified Ground Workings	1895	1:10560
C	On site	Unspecified Ground Workings	1923	1:10560
C	On site	Unspecified Ground Workings	1857	1:10560
A	7m NE	Unspecified Heap	1940	1:10560
D	9m SW	Cuttings	1857	1:10560
1	9m NW	Cuttings	1857	1:10560
E	23m NW	Unspecified Quarry	1857	1:10560
2	26m SW	Cuttings	1940	1:10560
C	29m NE	Unspecified Heap	1923	1:10560
C	29m NE	Unspecified Heap	1895	1:10560
C	29m NE	Unspecified Heap	1923	1:10560
D	29m SW	Cuttings	1948	1:10560
D	29m SW	Cuttings	1919	1:10560
D	32m SW	Cuttings	1923	1:10560
C	35m NE	Unspecified Heaps	1940	1:10560
3	36m SE	Refuse Heaps	1923	1:10560
E	36m NW	Unspecified Old Quarry	1923	1:10560
E	36m NW	Unspecified Old Quarry	1923	1:10560
E	36m NW	Unspecified Old Quarry	1895	1:10560
D	37m SW	Cuttings	1895	1:10560
C	44m N	Cuttings	1857	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
C	58m NE	Unspecified Pit	1895	1:10560
D	76m SW	Cuttings	1857	1:10560
4	109m NW	Sand Pit	1940	1:10560
5	115m NE	Sand Pit	1940	1:10560
D	153m SW	Cuttings	1980	1:10000
D	153m SW	Cuttings	1940	1:10560
E	163m NW	Refuse Heap	1940	1:10560
6	165m S	Unspecified Ground Workings	1980	1:10000
7	168m E	Unspecified Ground Workings	1940	1:10560
D	168m SW	Sand Pits	1857	1:10560
D	183m SW	Sand Pit	1857	1:10560
8	184m NW	Unspecified Heap	1940	1:10560
9	185m N	Unspecified Pit	1980	1:10000
D	195m SW	Sand Pit	1857	1:10560
10	202m S	Ponds	1980	1:10000
D	214m W	Sand Pit	1857	1:10560
D	221m SW	Unspecified Heap	1940	1:10560
E	224m NW	Unspecified Heap	1980	1:10000
D	225m W	Sand Pit	1857	1:10560
11	228m N	Unspecified Disused Workings	1987	1:10000
D	235m W	Cuttings	1980	1:10000
F	239m N	Unspecified Ground Workings	1968	1:10560
F	239m N	Unspecified Ground Workings	1967	1:10560
D	242m W	Sand Pit	1857	1:10560

This is data is sourced from Ordnance Survey/Groundsure.



18.4 Underground workings

Records within 1000m

25

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining, ground workings and natural cavities map on **page 97**

ID	Location	Land Use	Year of mapping	Mapping scale
C	76m NE	Air Shaft	1923	1:10560
C	88m NE	Air Shaft	1923	1:10560
H	289m N	Iron Shaft	1857	1:10560
I	346m E	Unspecified Old Shafts	1857	1:10560
24	497m E	Air Shaft	1857	1:10560
AC	787m NE	Unspecified Disused Mine	1968	1:10560
AC	787m NE	Unspecified Disused Mine	1967	1:10560
-	831m SW	Unspecified Old Drifts	1919	1:10560
-	849m SW	Unspecified Old Drift	1919	1:10560
-	852m SW	Unspecified Old Drifts	1923	1:10560
-	854m SW	Unspecified Old Drift	1923	1:10560
-	856m SW	Unspecified Level	1857	1:10560
-	865m SW	Unspecified Old Drift	1919	1:10560
AD	868m SW	Unspecified Old Drift	1948	1:10560
AD	868m SW	Unspecified Old Drift	1919	1:10560
AD	872m SW	Unspecified Levels	1857	1:10560
-	875m N	Unspecified Level	1857	1:10560
-	879m N	Unspecified Old Shaft	1857	1:10560
AD	881m SW	Unspecified Levels	1857	1:10560
-	918m SW	Unspecified Old Drift	1948	1:10560
-	933m NE	Coal Pit	1857	1:10560
-	938m W	Unspecified Old Drift	1948	1:10560
-	987m SW	Unspecified Old Drift	1919	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
-	989m NE	Unspecified Shaft	1923	1:10560
-	999m NE	Unspecified Shaft	1923	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

3

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining, ground workings and natural cavities map on **page 97**

ID	Location	Name	Commodity	Class	Likelihood
-	697m W	Consett	Sandstone	B	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered
-	761m W	Consett	Sandstone	B	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered
-	836m W	Consett	Sandstone	B	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

This data is sourced from the British Geological Survey.



18.7 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Peter Brett Associates (PBA).

18.8 JPB mining areas

Records on site

0

Areas which could be affected by former coal mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site

1

Areas which could be affected by past, current or future coal mining.

Location	Details
On site	The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site

0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.11 Gypsum areas

Records on site	0
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0
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Generalised areas that may be affected by historical tin mining.

This data is sourced from Mining Searches UK.

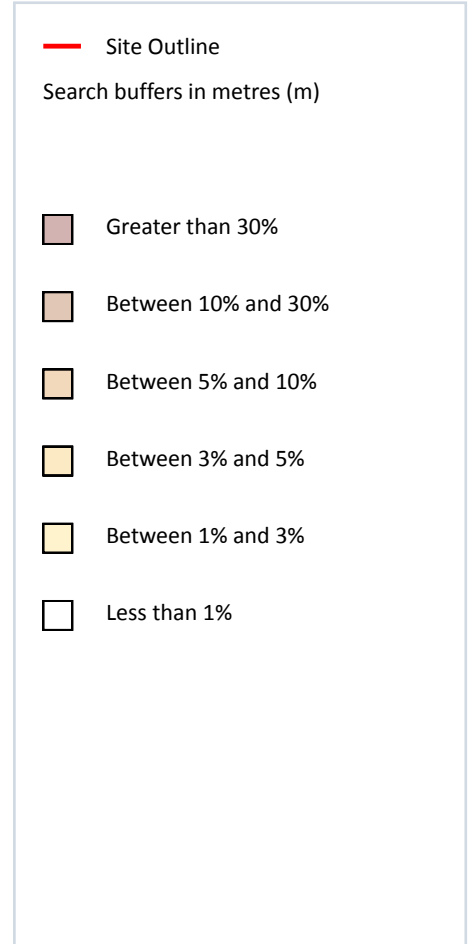
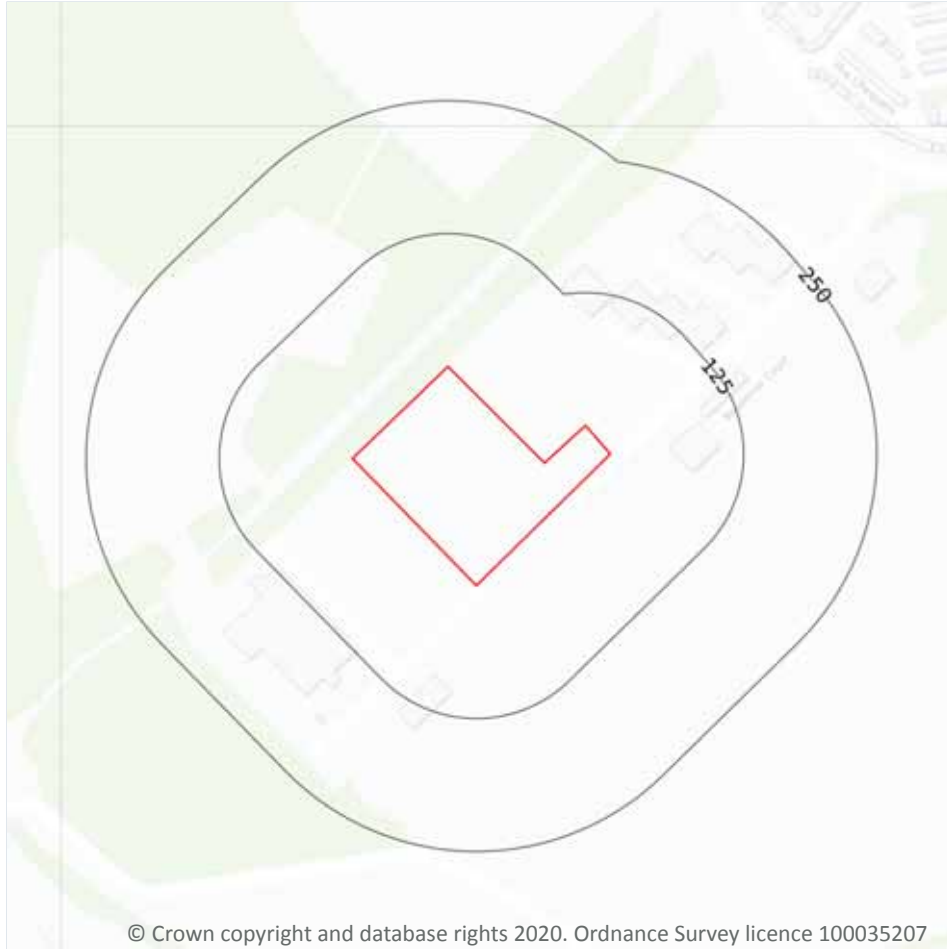
18.13 Clay mining

Records on site	0
-----------------	---

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Radon



19.1 Radon

Records on site

1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 105**

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None**

This data is sourced from the British Geological Survey and Public Health England.

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

4

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
5m NE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m

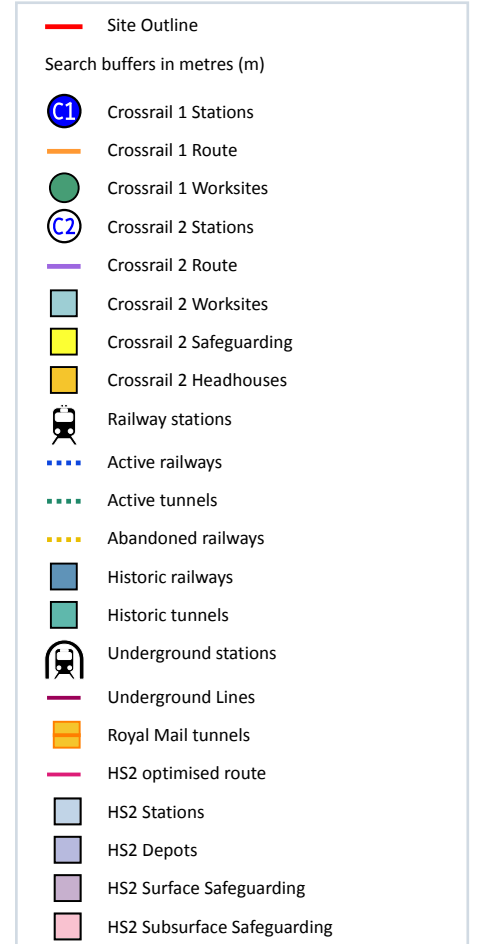
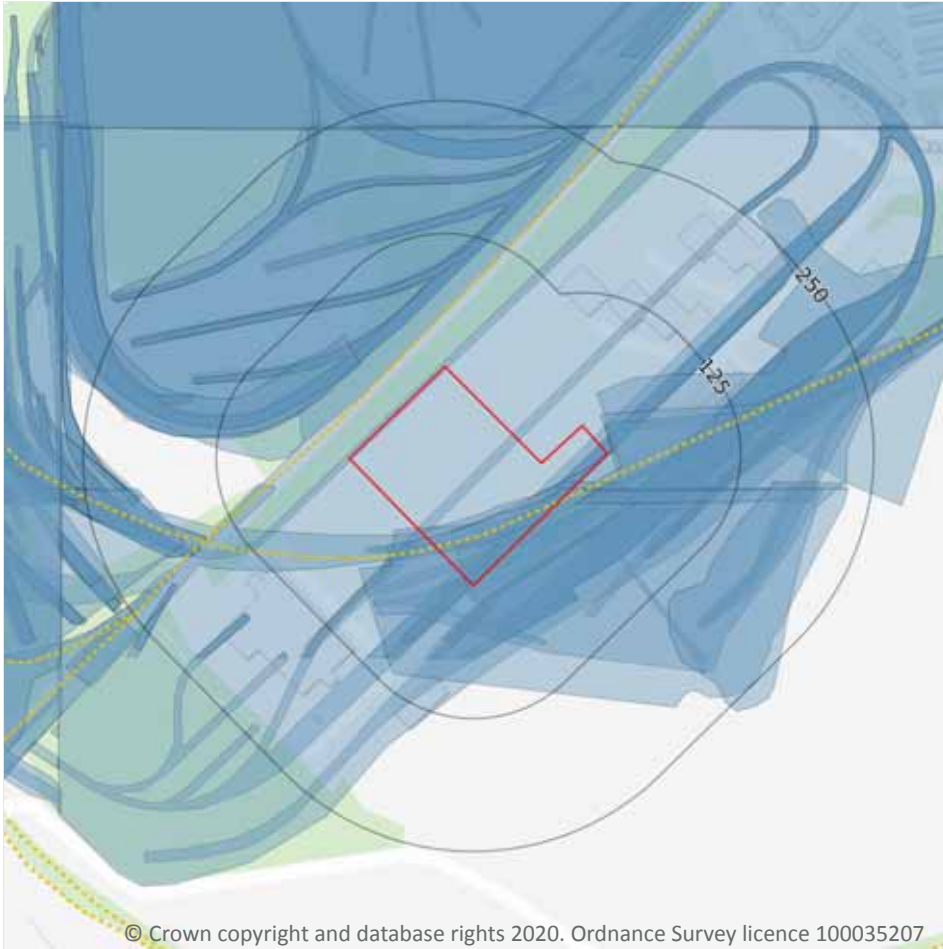
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The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects



21.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m

54

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on **page 107**

Location	Land Use	Year of mapping	Mapping scale
On site	Railway Sidings	1977	1250
On site	Railway Sidings	1978	1250
On site	Railway Sidings	1987	2500
On site	Mineral Railway Sidings	1961	2500
On site	Mineral Railway Sidings	1987	2500
On site	Railway Sidings	1921	2500
On site	Railway Sidings	1940	2500
On site	Mineral Railway Sidings	1980	10000
On site	Railway Sidings	1948	10560
On site	Railway Sidings	1919	10560
On site	Railway Sidings	1940	10560
On site	Railway Sidings	1895	10560
On site	Railway Sidings	1923	10560
5m E	Railway Sidings	1923	10560
5m SW	Railway Sidings	1896	2500
7m SE	Railway Sidings	1923	10560
13m SE	Railway Sidings	1921	2500



Location	Land Use	Year of mapping	Mapping scale
14m SW	Railway Sidings	1977	1250
14m SE	Railway Sidings	1939	2500
15m SW	Railway Sidings	1977	1250
21m SE	Railway Sidings	1977	1250
35m NW	Mineral Railway Sidings	1980	10000
36m SW	Railway Sidings	1977	1250
42m SE	Railway Sidings	1978	1250
52m SE	Railway Sidings	1977	1250
55m NW	Mineral Railway Sidings	1987	2500
57m NW	Railway Sidings	1940	10560
82m N	Railway Sidings	1977	1250
85m SE	Railway Sidings	1940	2500
94m SE	Railway Sidings	1978	1250
137m SE	Railway Sidings	1895	10560
153m SW	Railway Sidings	1980	10000
153m SW	Railway Sidings	1940	10560
164m SW	Railway Sidings	1987	2500
167m SE	Railway Sidings	1896	2500
172m SE	Railway Sidings	1921	2500
172m SW	Railway Sidings	1977	1250
172m SW	Railway Sidings	1977	1250
173m N	Railway Sidings	1977	1250
173m SW	Railway Sidings	1987	2500
173m SW	Railway Sidings	1948	10560
179m SW	Railway Sidings	1977	1250
185m W	Railway Sidings	1977	1250
198m SW	Railway Sidings	1896	2500
201m SW	Railway Sidings	1987	2500



Location	Land Use	Year of mapping	Mapping scale
223m N	Railway Sidings	1967	10560
225m N	Railway Sidings	1968	10560
226m N	Railway Sidings	1977	1250
231m N	Railway Sidings	1961	2500
231m N	Railway Sidings	1967	2500
244m N	Mineral Railway Sidings	1961	2500
246m N	Railway Sidings	1967	2500
248m W	Railway Sidings	1923	10560
250m SW	Railway Sidings	1940	10560

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m

6

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

Features are displayed on the Railway infrastructure and projects map on **page 107**

Location	Description
On site	Abandoned
On site	Historic
32m NW	Abandoned
32m NW	Historic



Location	Description
247m SW	Abandoned
247m SW	Historic

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m **0**

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m **0**

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m **0**

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m **0**

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.

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Hownsigill Industrial Estate, Hownsigill Industrial Estate, Knitsley Lane, Consett, Durham, DH8 7EQ

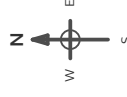
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Map Name: County Series

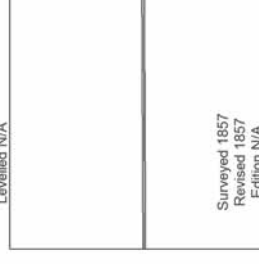
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Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1858
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



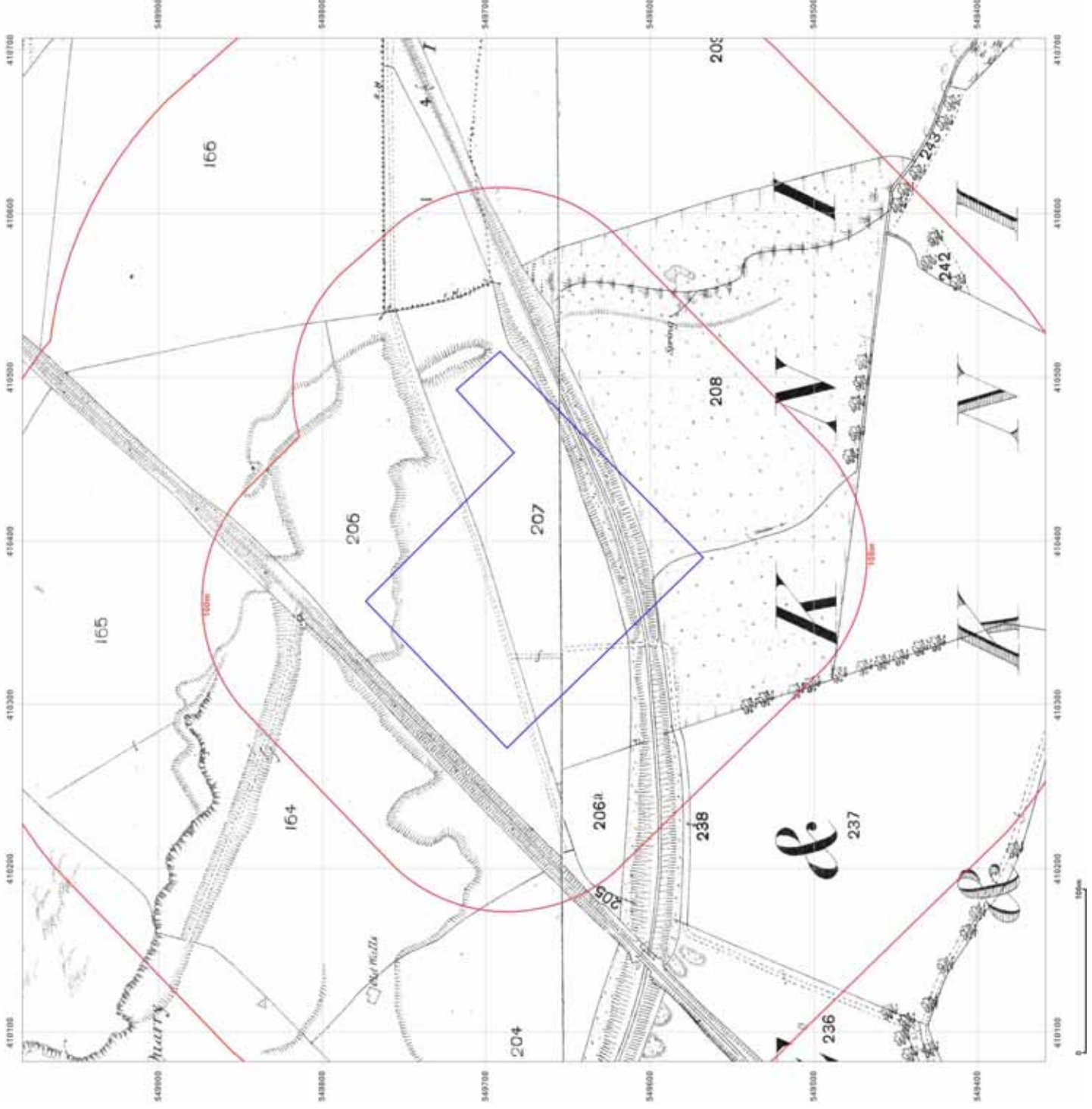
Surveyed 1857
 Revised 1857
 Edition N/A
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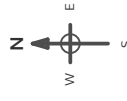
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Printed at: 1:2,500



Surveyed 1896
 Revised 1896
 Edition N/A
 Copyright N/A
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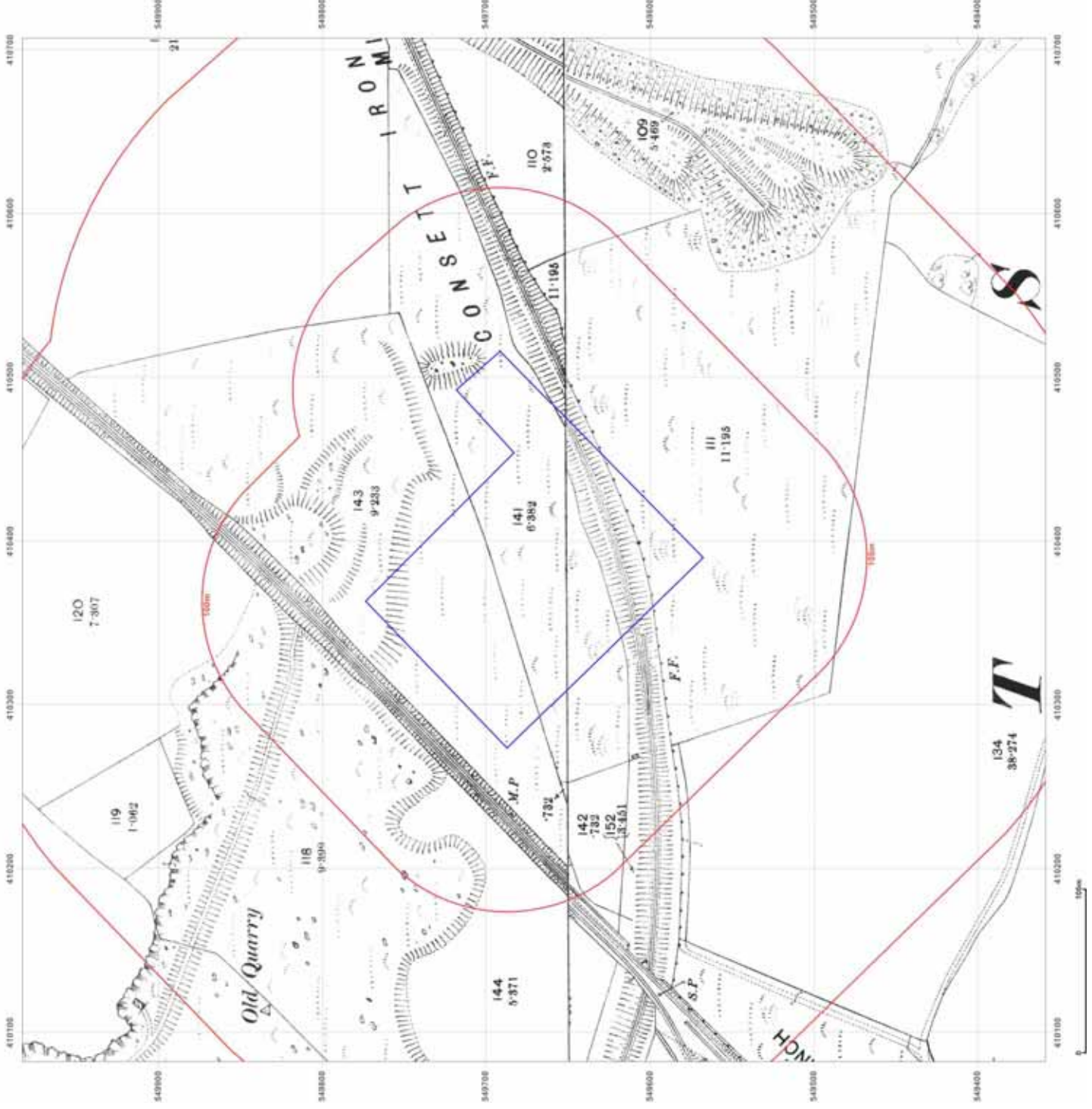
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Client Ref: EMS_612969_818201
Report Ref: EMS-612969_818201
Grid Ref: 410394, 549671

Map Name: County Series

Map date: 1939

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1939
Revised 1939
Edition N/A
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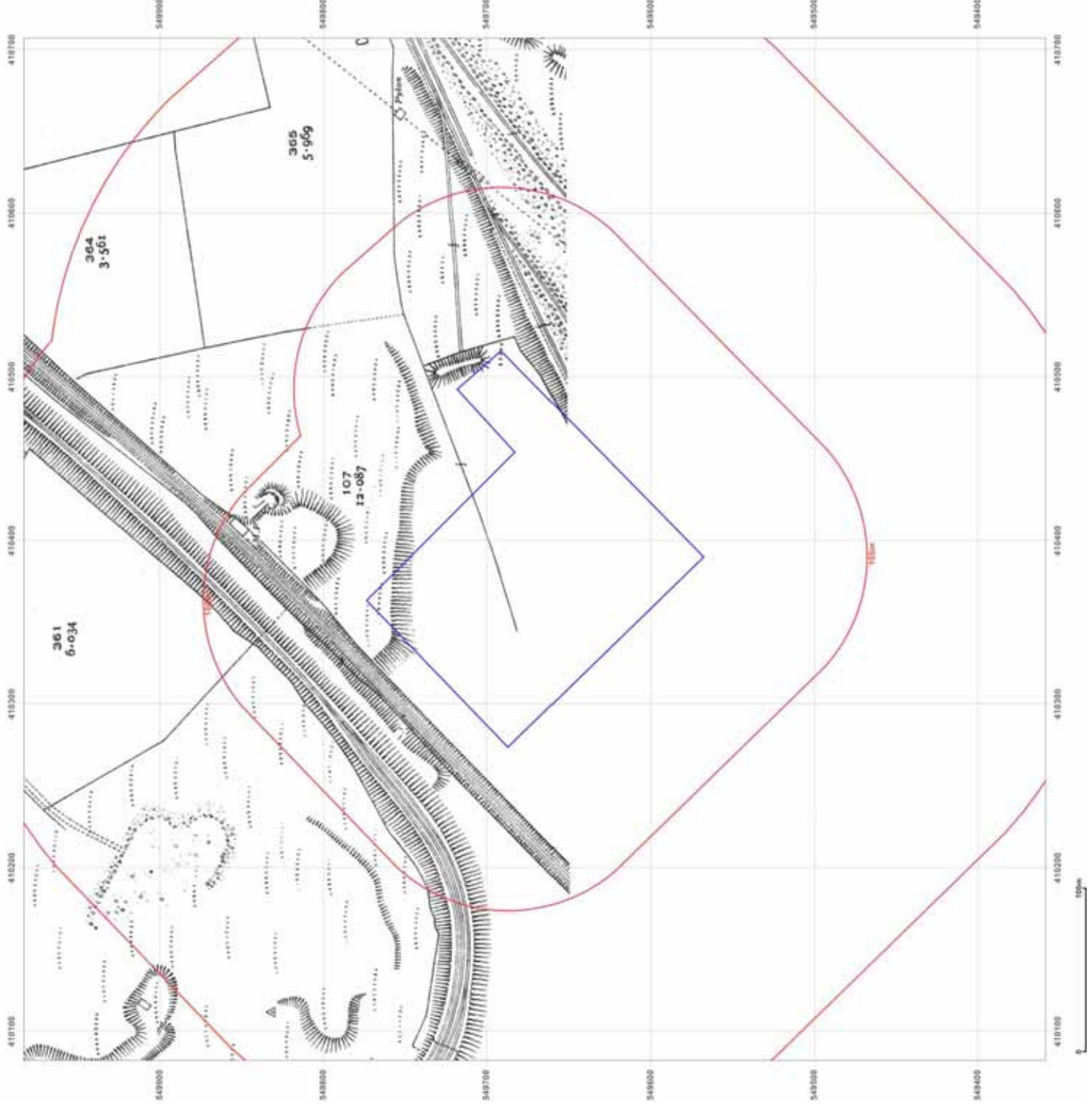


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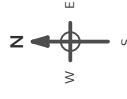
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Grid Ref: 410394, 549671

Map Name: County Series

Map date: 1939-1940

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1940
Edition N/A
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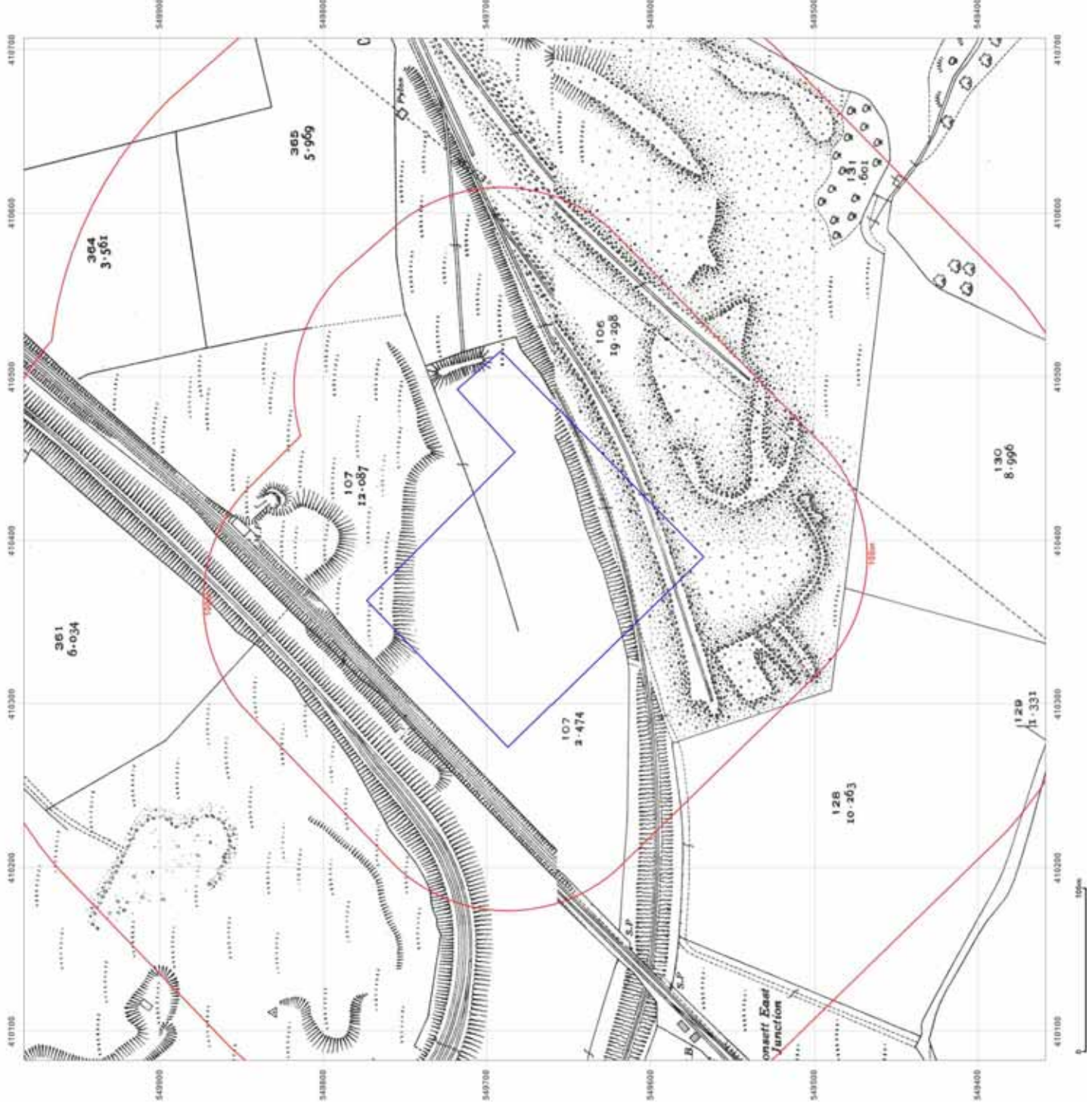


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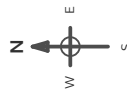
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Grid Ref: 410394, 549671

Map Name: National Grid

Map date: 1961

Scale: 1:2,500

Printed at: 1:2,500



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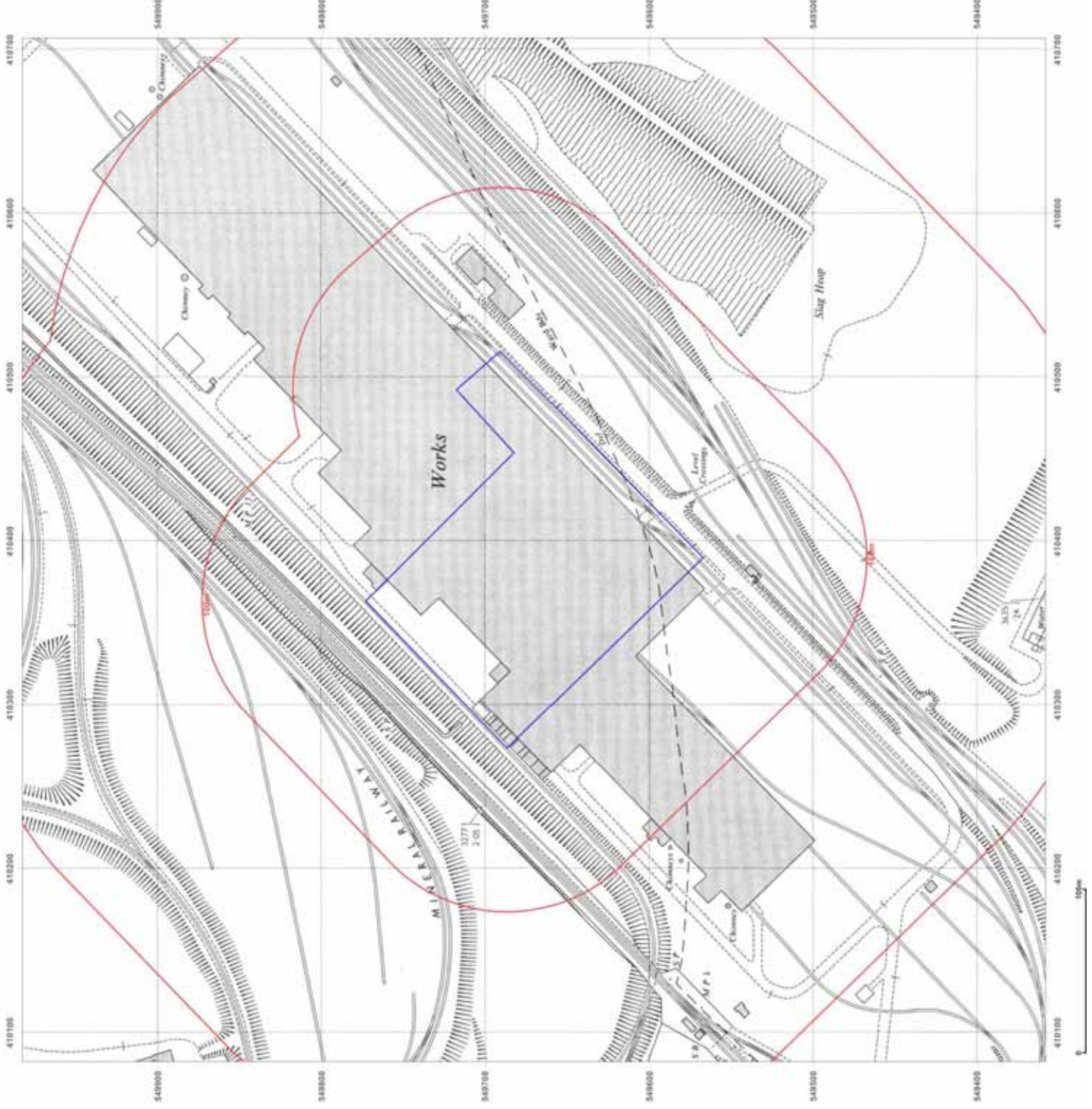


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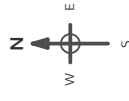
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Grid Ref: 410394, 549671

Map Name: National Grid

Map date: 1977

Scale: 1:1,250

Printed at: 1:2,000



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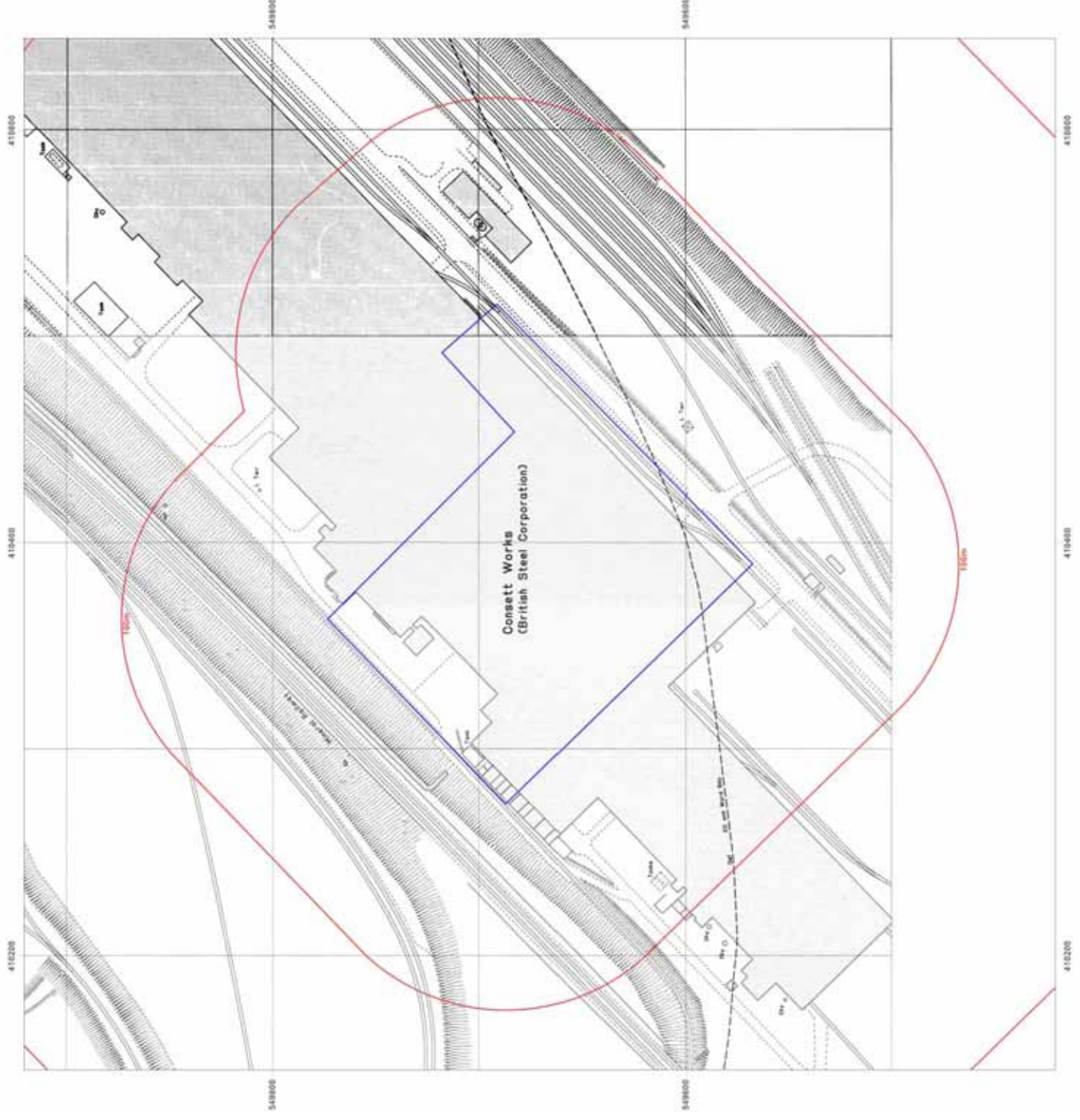
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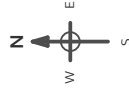
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Map Name: National Grid

Map date: 1978

Scale: 1:1,250

Printed at: 1:2,000



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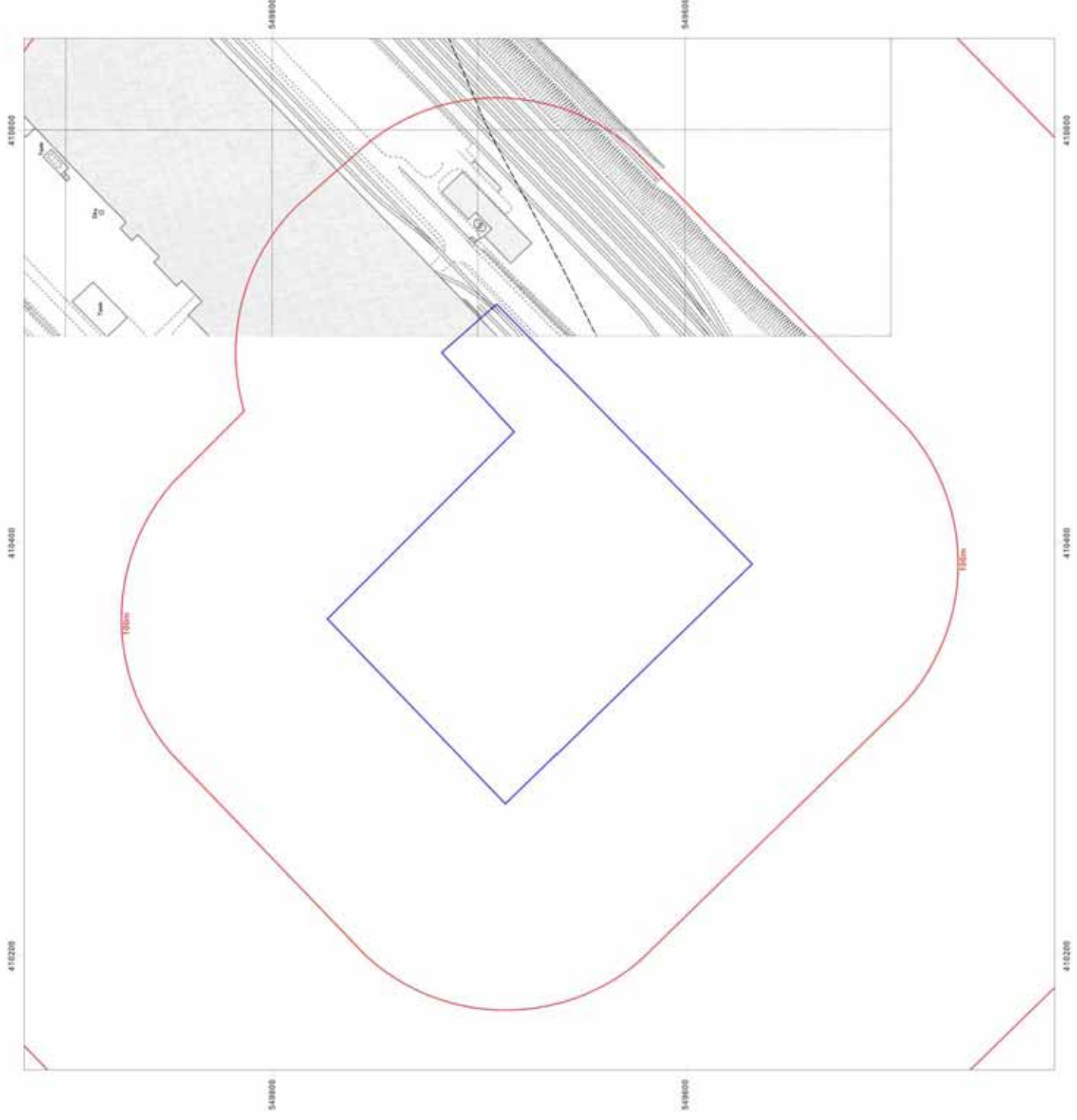
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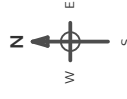
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Map Name: National Grid

Map date: 1987

Scale: 1:1,250

Printed at: 1:2,000



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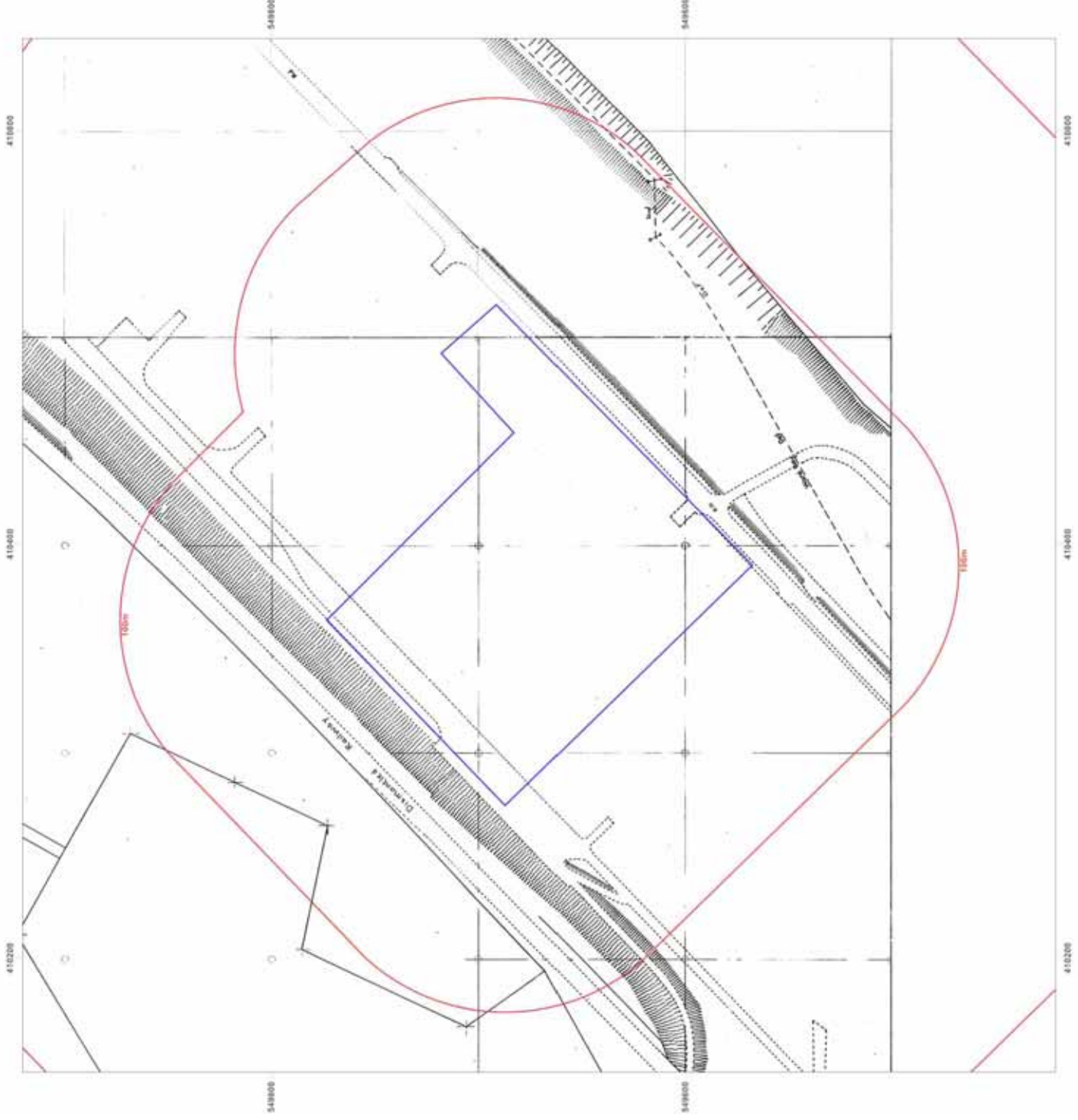


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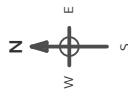
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Map Name: National Grid

Map date: 1987

Scale: 1:2,500

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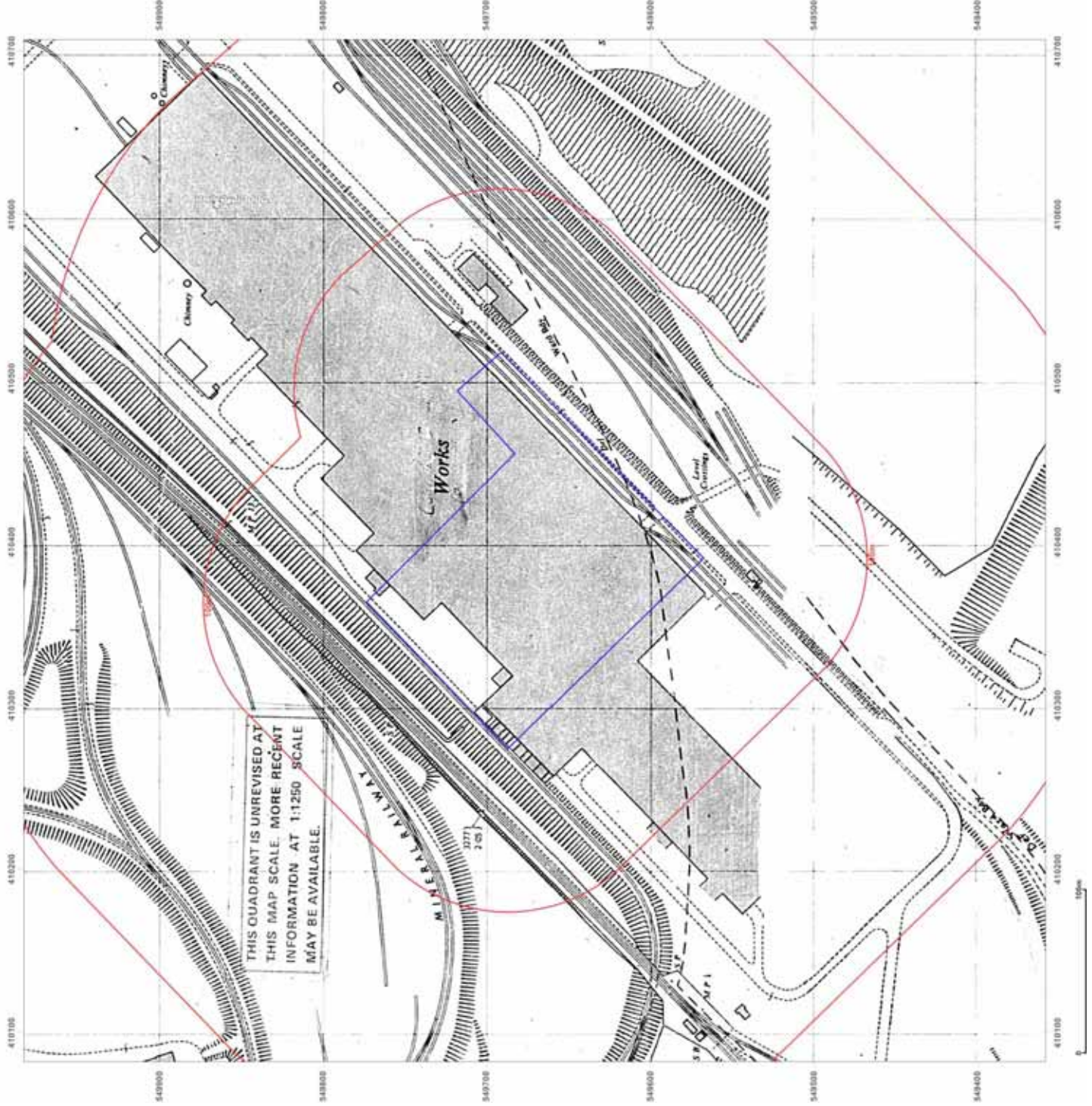


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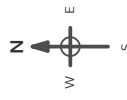
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Map Name: National Grid

Map date: 1987

Scale: 1:2,500

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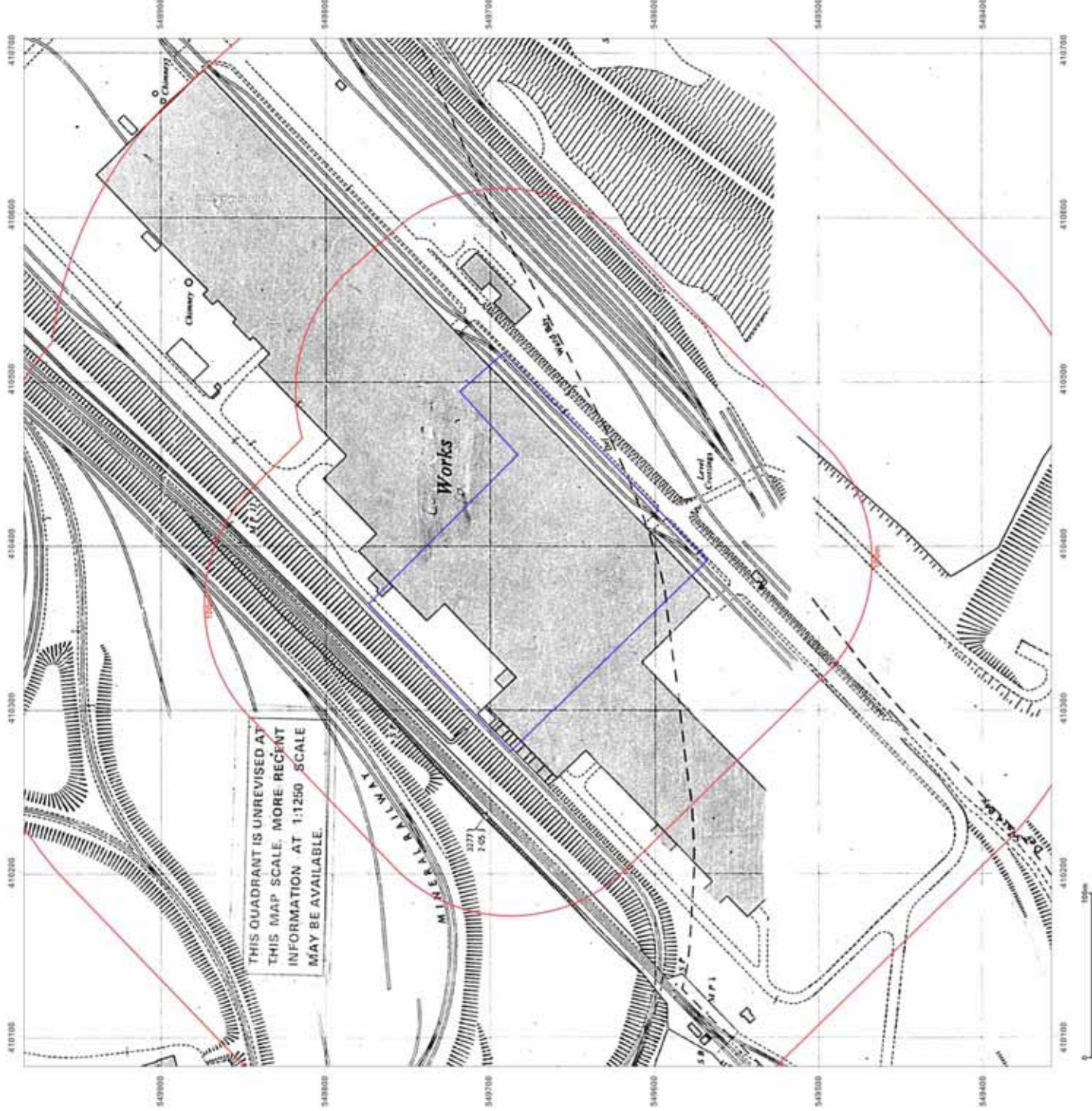


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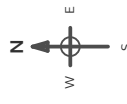
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Grid Ref: 410394, 549671

Map Name: National Grid

Map date: 1987

Scale: 1:2,500

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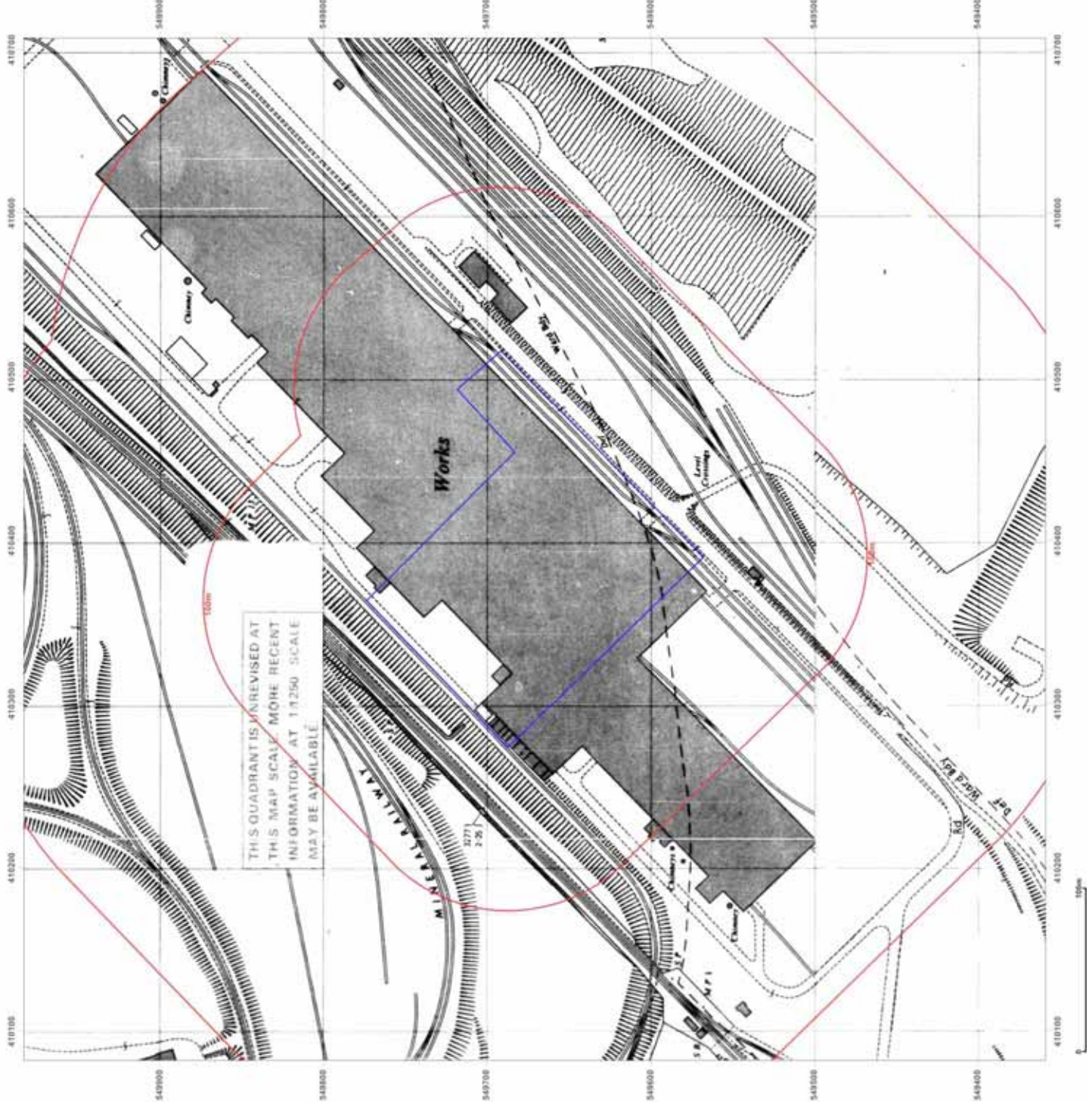
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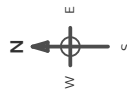
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Report Ref: EMS-612969_818201
Grid Ref: 410394, 549671

Map Name: National Grid

Map date: 1987-1989

Scale: 1:1,250

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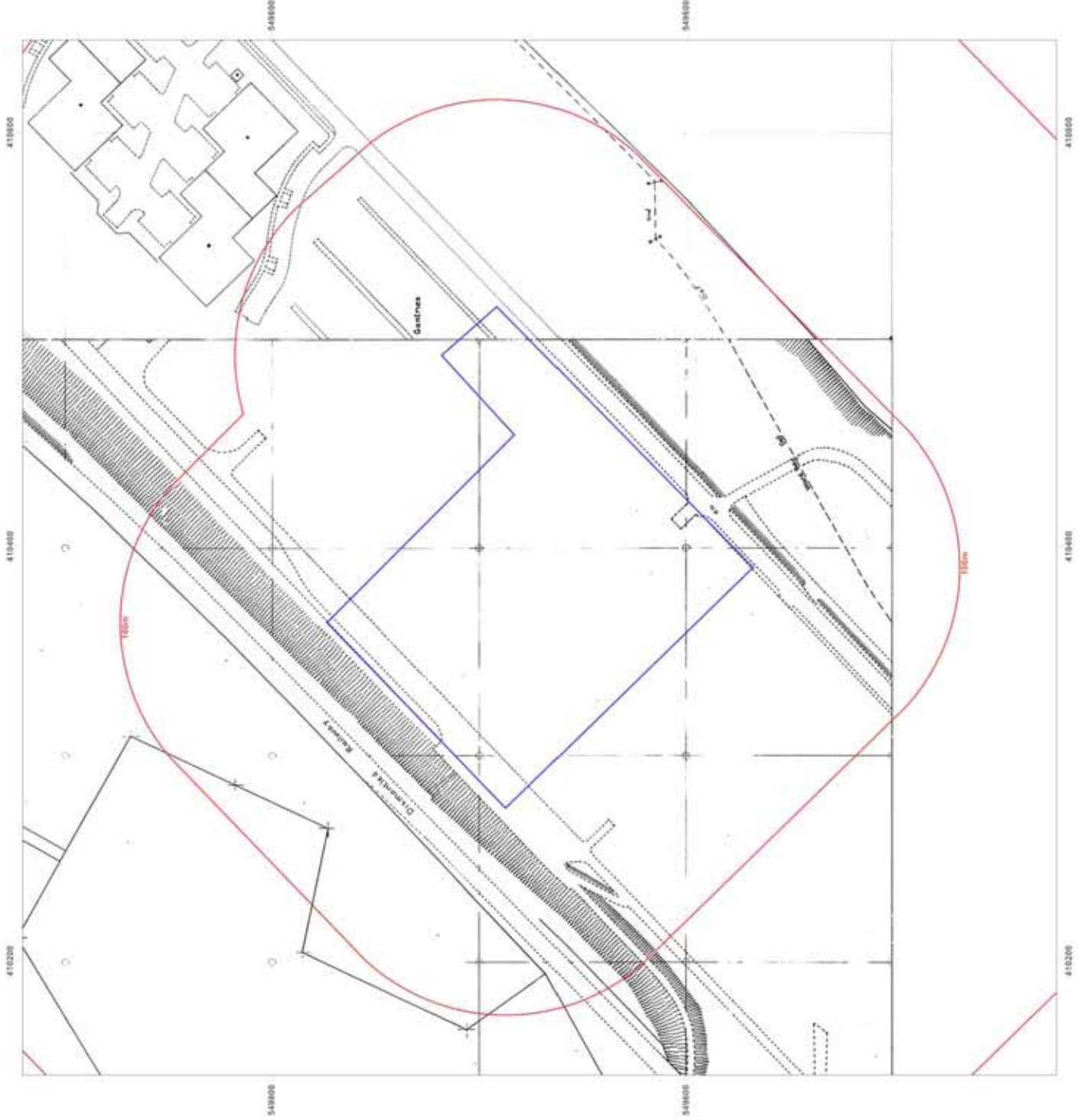
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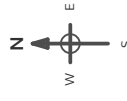
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Grid Ref: 410394, 549671

Map Name: National Grid

Map date: 1989-1993

Scale: 1:1,250

Printed at: 1:2,000



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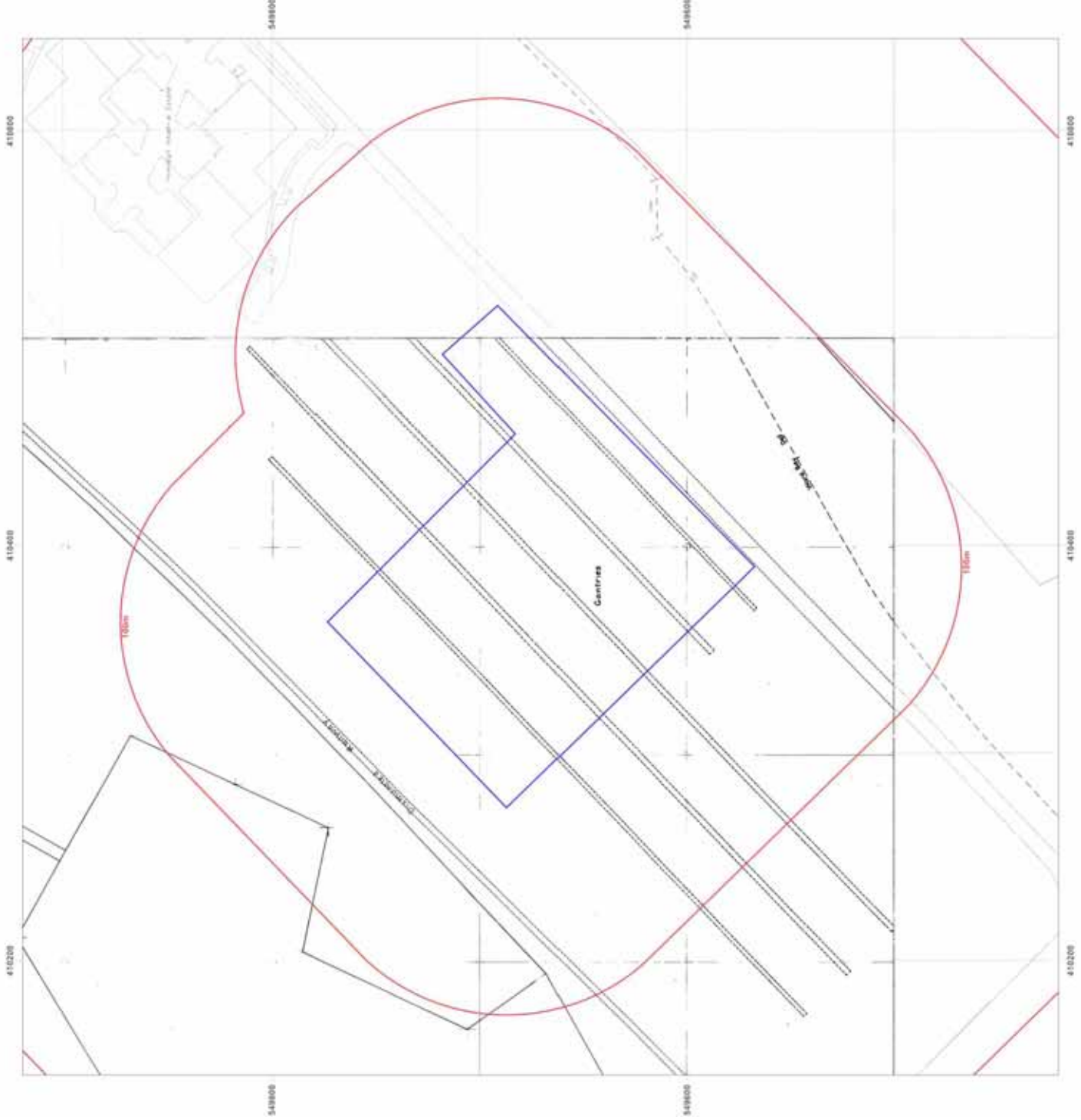


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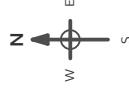
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Report Ref: EMS-612969_818201
Grid Ref: 410394, 549671

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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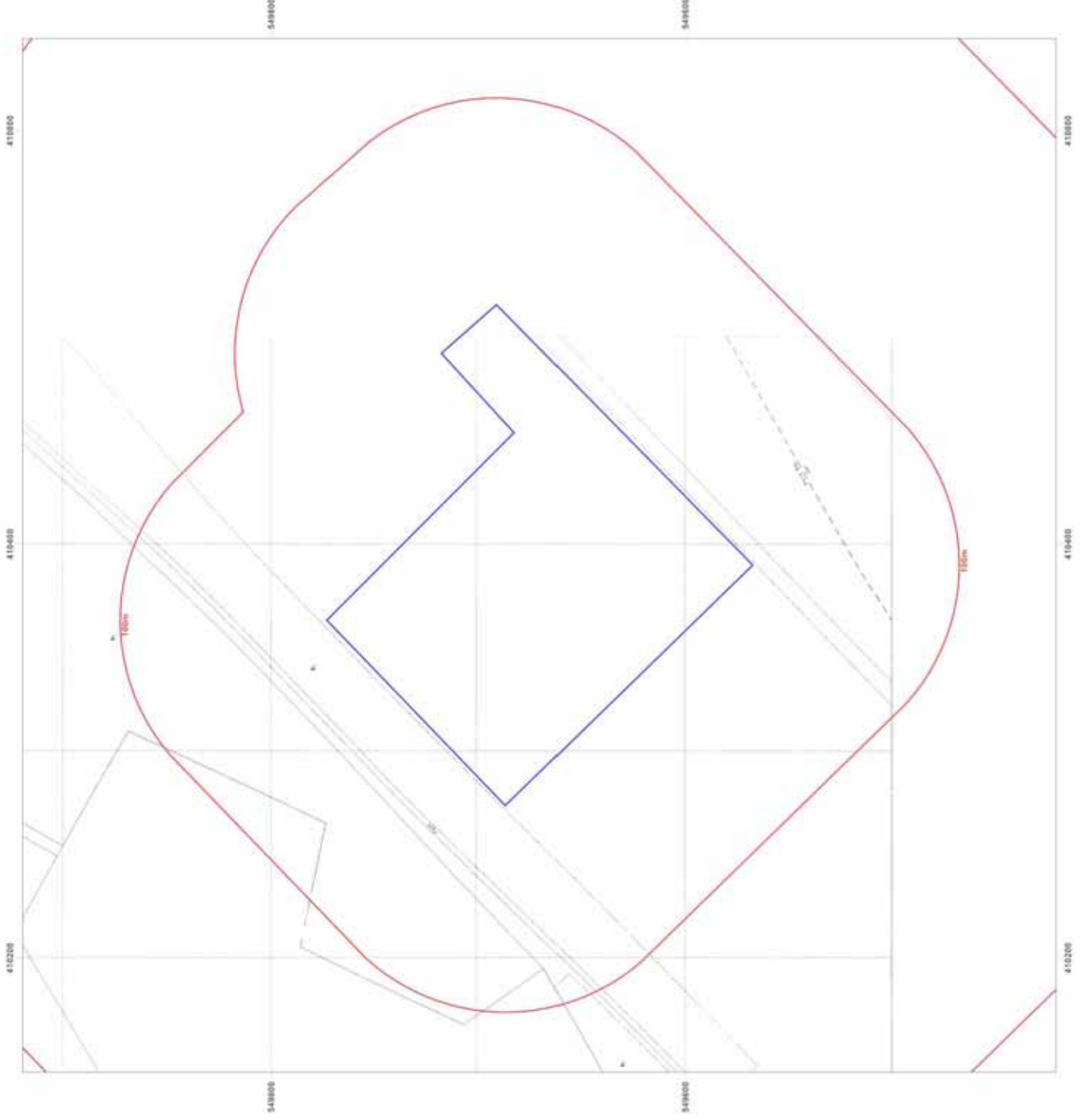


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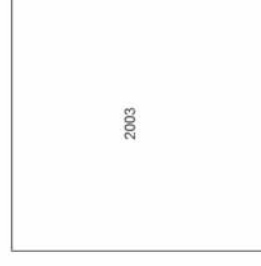
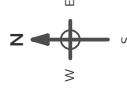
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Report Ref: EMS-612969_818201
Grid Ref: 410394, 549671

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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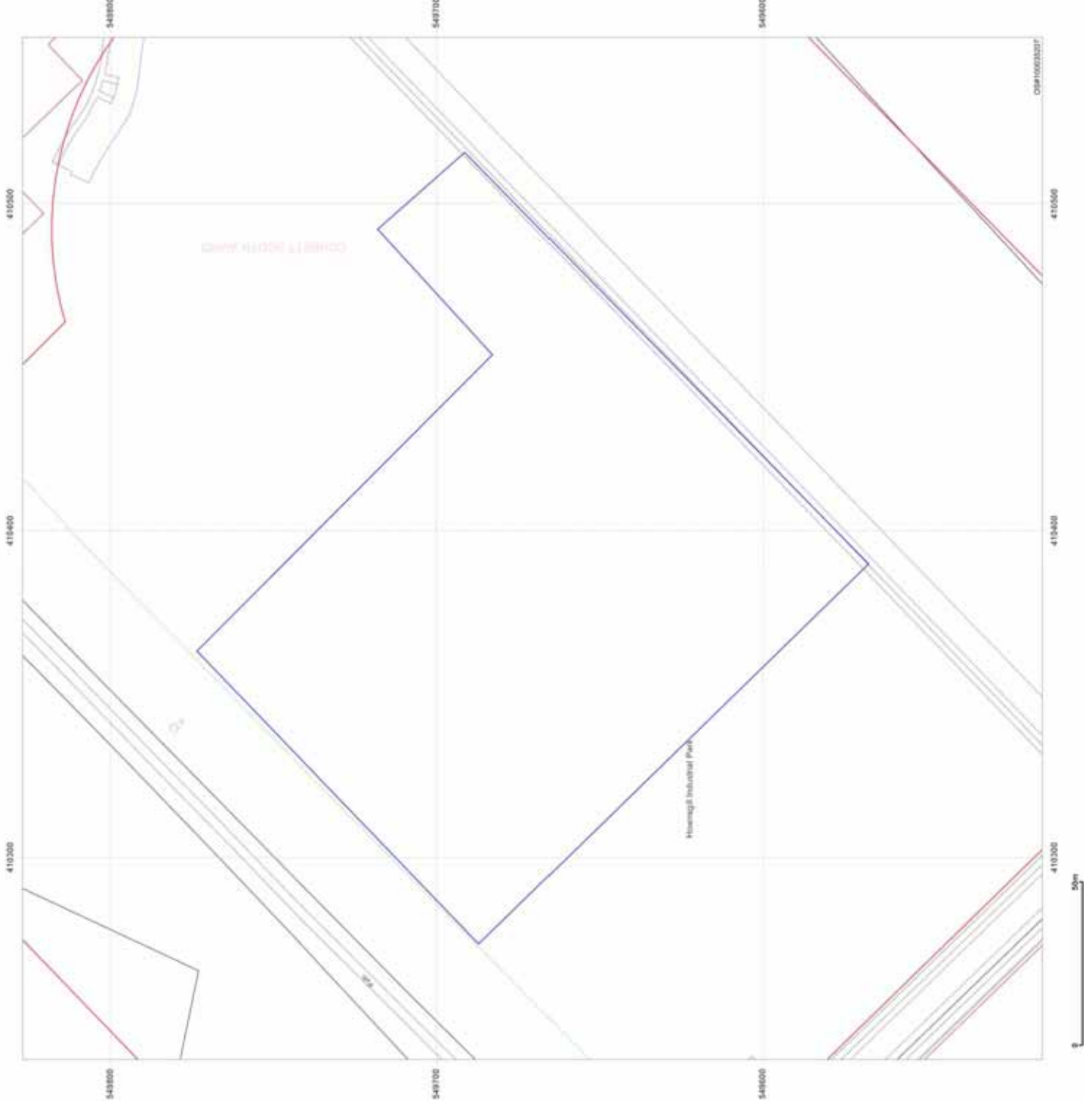


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County Series 1:10,560 scale

VEGETATION

ROADS

RAILWAYS

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GENERAL FEATURES

BOUNDARIES

National Grid 1:10,000 scale

HEIGHTS (METRES)

Values are given in metres above mean sea level at Newlyn.

Surface heights are determined by ground survey (4.1km) or by aneroid (4.1km).

Beach marks and other objects are shown on large scale maps and beach mark lines containing fuller and possibly later levelling information are obtainable from the Director General, Ordnance Survey.

Contours are at 5 metres vertical interval.

CONVERSION SCALE

Metres - Feet

2000 Metres = 6600 Feet

1500 Metres = 4900 Feet

1000 Metres = 3300 Feet

500 Metres = 1650 Feet

4000 Metres = 13100 Feet

ROCK FEATURES

Lower rocks, Boulders, Outcrop, Scree

ABBREVIATIONS

BPBS	Boundary Post or Stone	PO	Post Office
Ch	Church	PH	Public House
CH	Club House	S	Stone
F Sta	Fire Station	Spr	Spring
FB	Foot Bridge	TCB	Telephone Call Box
Fn	Fountain	TCP	Telephone Call Post
GP	Grid Post	TH	Town Hall
HPMS	High Post or Stone	W	Well
P	Pole or Post	Y	Youth hostel
Pol Sta	Police Station		

ROADS

Where unfenced shown by pecked lines.

RAILWAYS

Multiple track, Single track, Standard gauge, Siding, tramway or mineral line, Narrow gauge

GENERAL FEATURES

Antiquity, (use of), Boulders, Building, Pylon, Electricity transmission line, Glasshouse, Triangulation station, Direction of flow of water, Lake, loch or pond, Sloping masonry, Chalk pit, clay pit or quarry, Gravel pit, Sand pit, Refuse or slag heap, Shingle, Sand

VEGETATION

Bracken, rough grassland, Scrub, Heath, Marsh, Saltings, Reeds, Coppice, Orchard, Coniferous trees, Non-coniferous trees

In some areas bracken () and rough grassland () are shown separately.

GroundSure Historical Map Pack Legend

County Series & National Grid 1:10,560 scale

Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

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Client Ref: EMS_612969_818201
Report Ref: EMS-612969_818201
Grid Ref: 410394, 549671

Map Name: County Series

Map date: 1857

Scale: 1:10,560

Printed at: 1:10,560



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 Revised 1857
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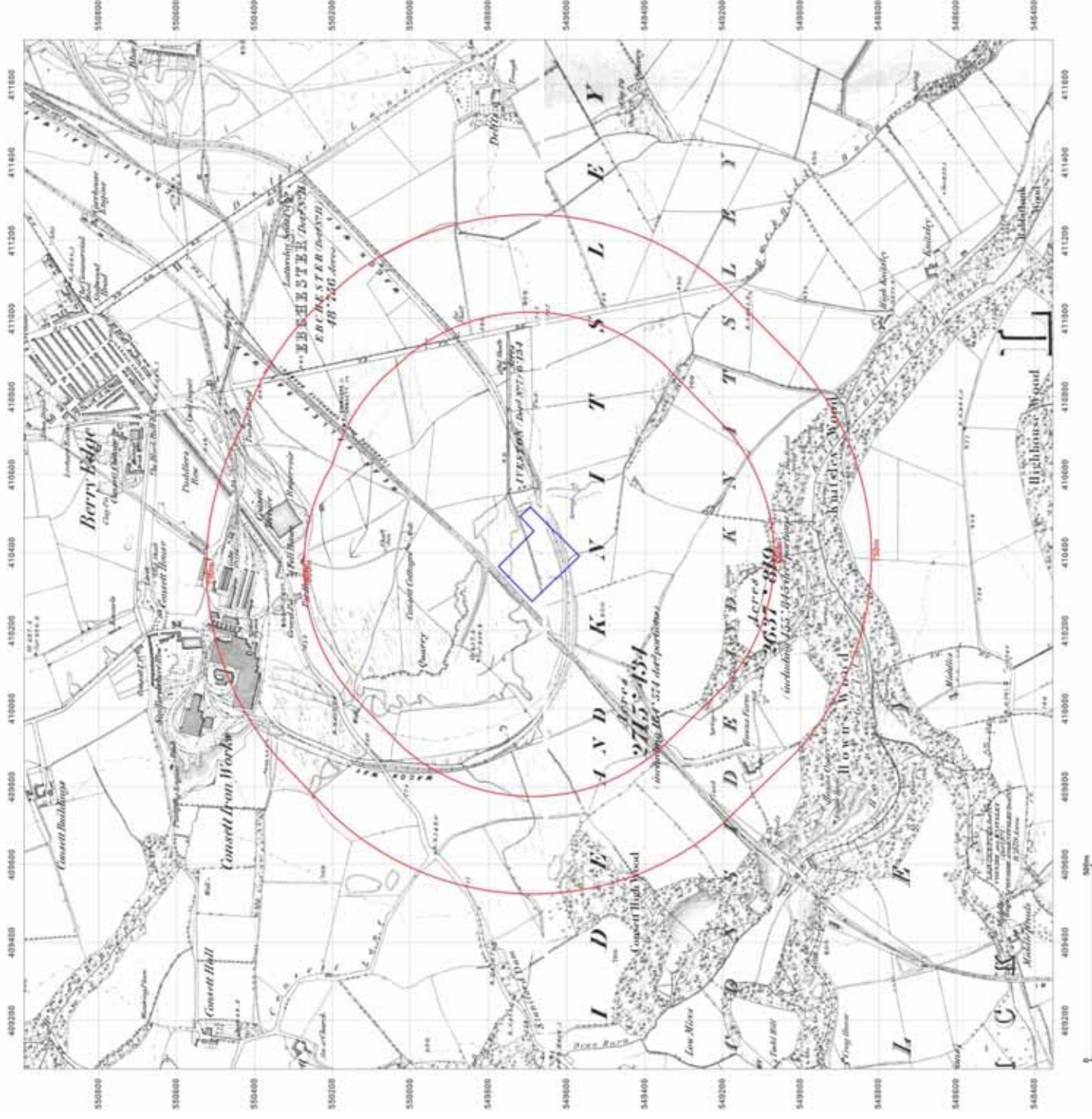
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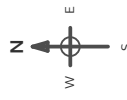
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Grid Ref: 410394, 549671

Map Name: County Series

Map date: 1895

Scale: 1:10,560

Printed at: 1:10,560



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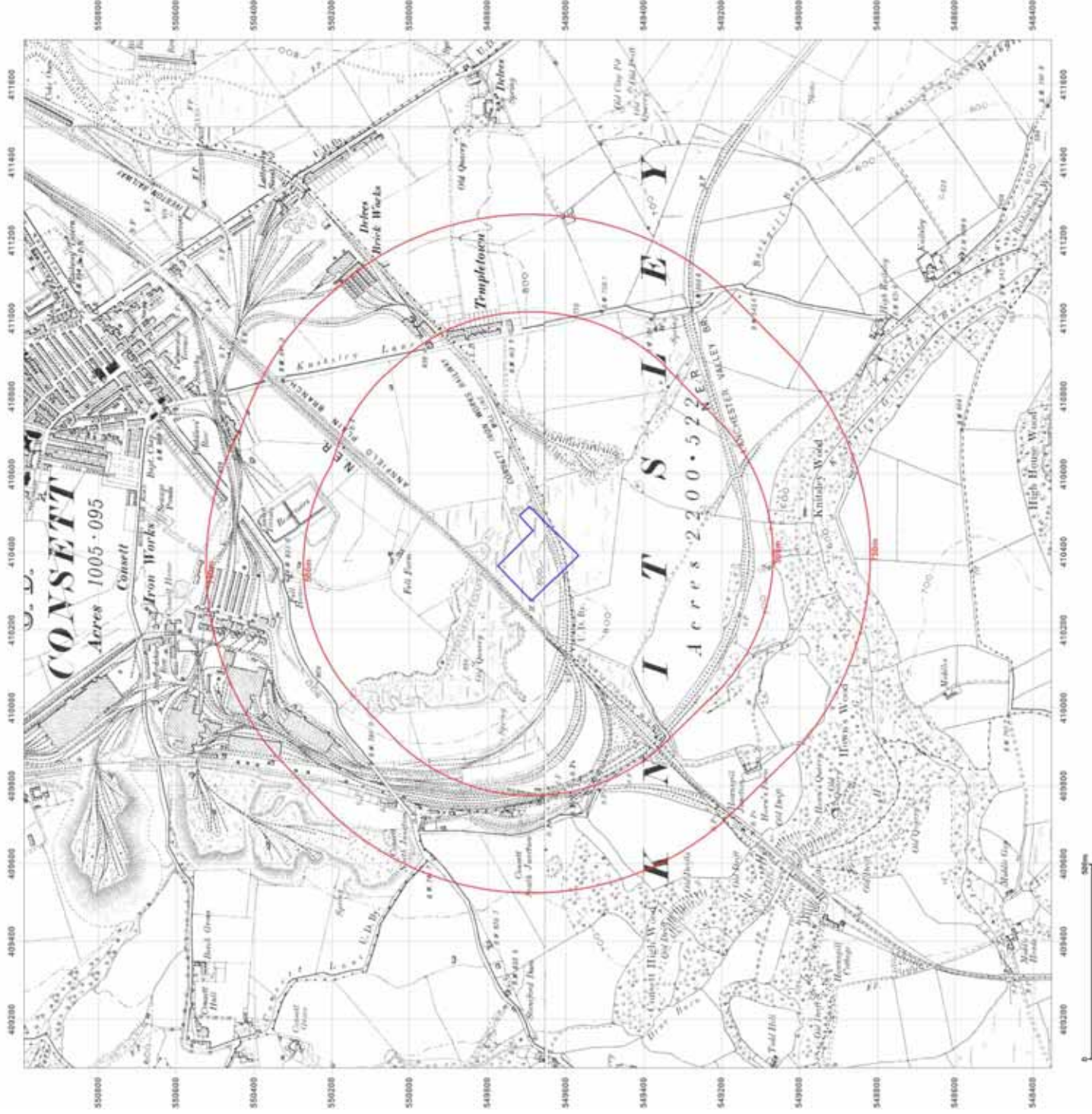


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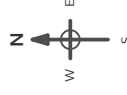
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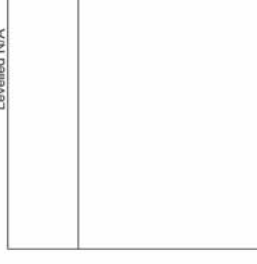
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Revised 1895
Edition N/A
Copyright N/A
Levelling N/A



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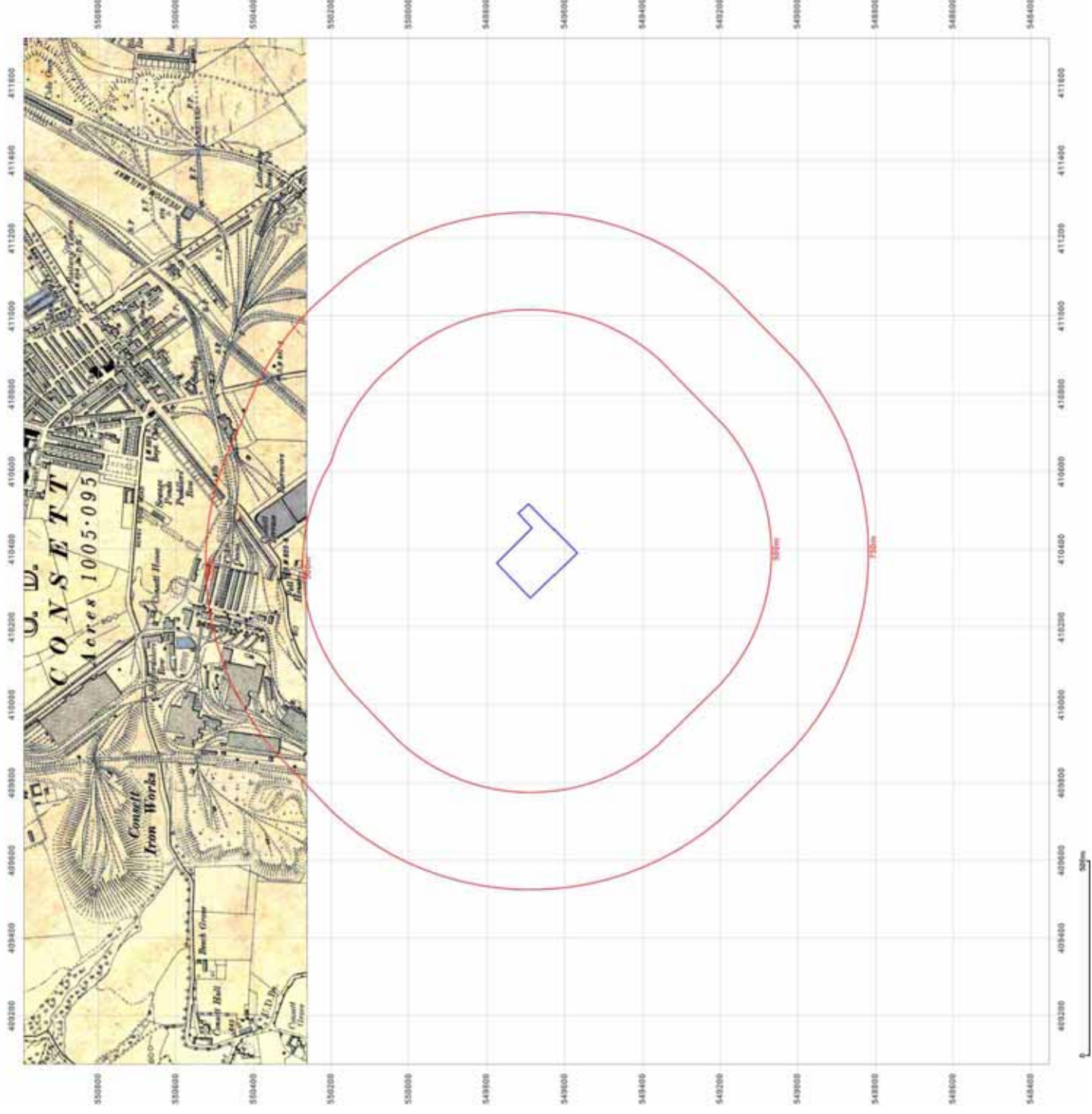
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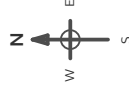
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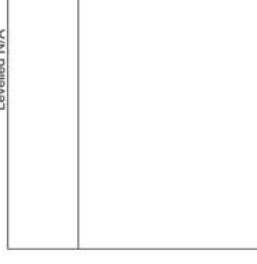
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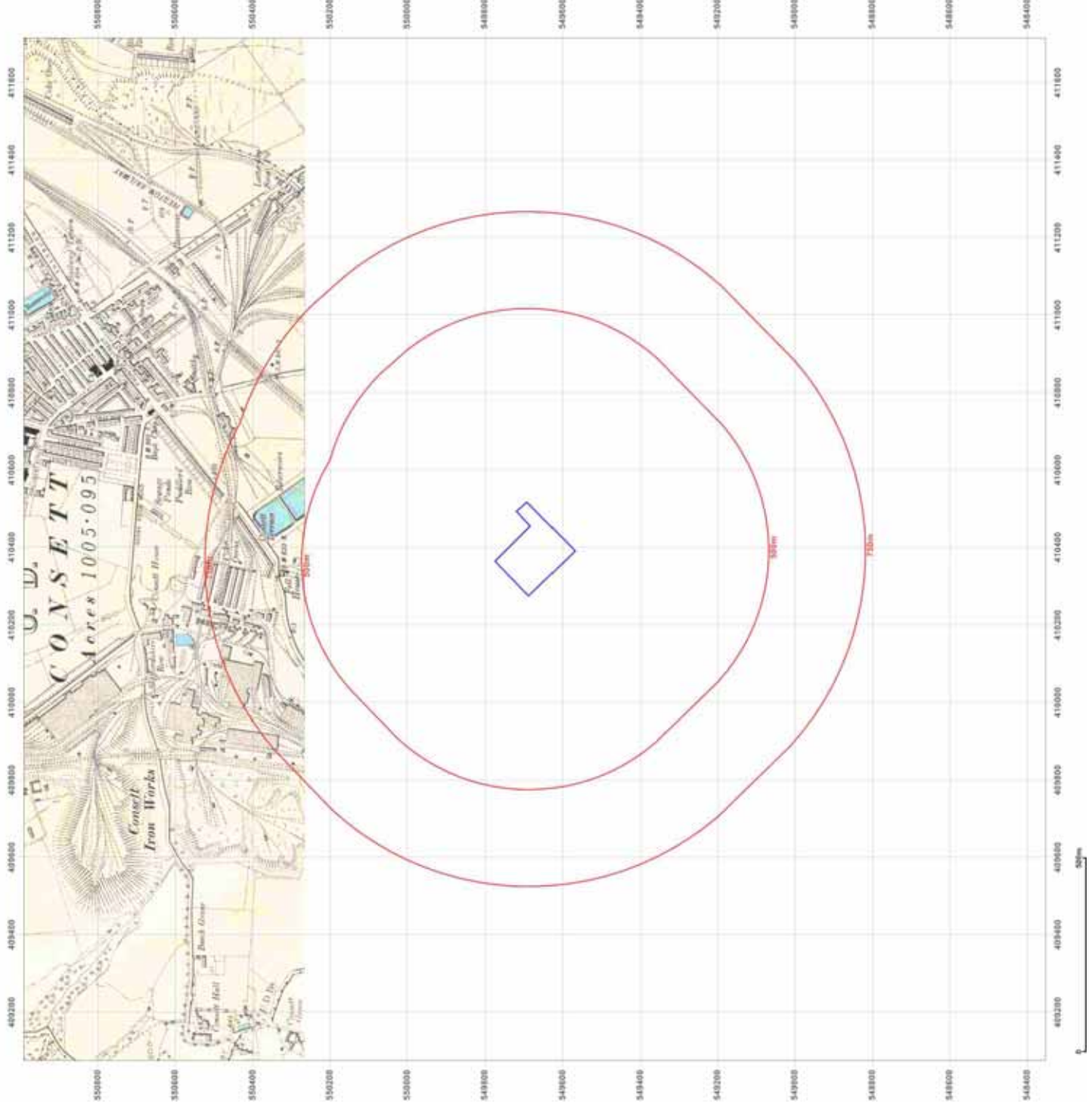
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Edition 1899
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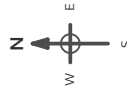
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Map Name: County Series

Map date: 1919-1923

Scale: 1:10,560

Printed at: 1:10,560



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 Levelled 1895

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 Copyright N/A
 Levelled N/A

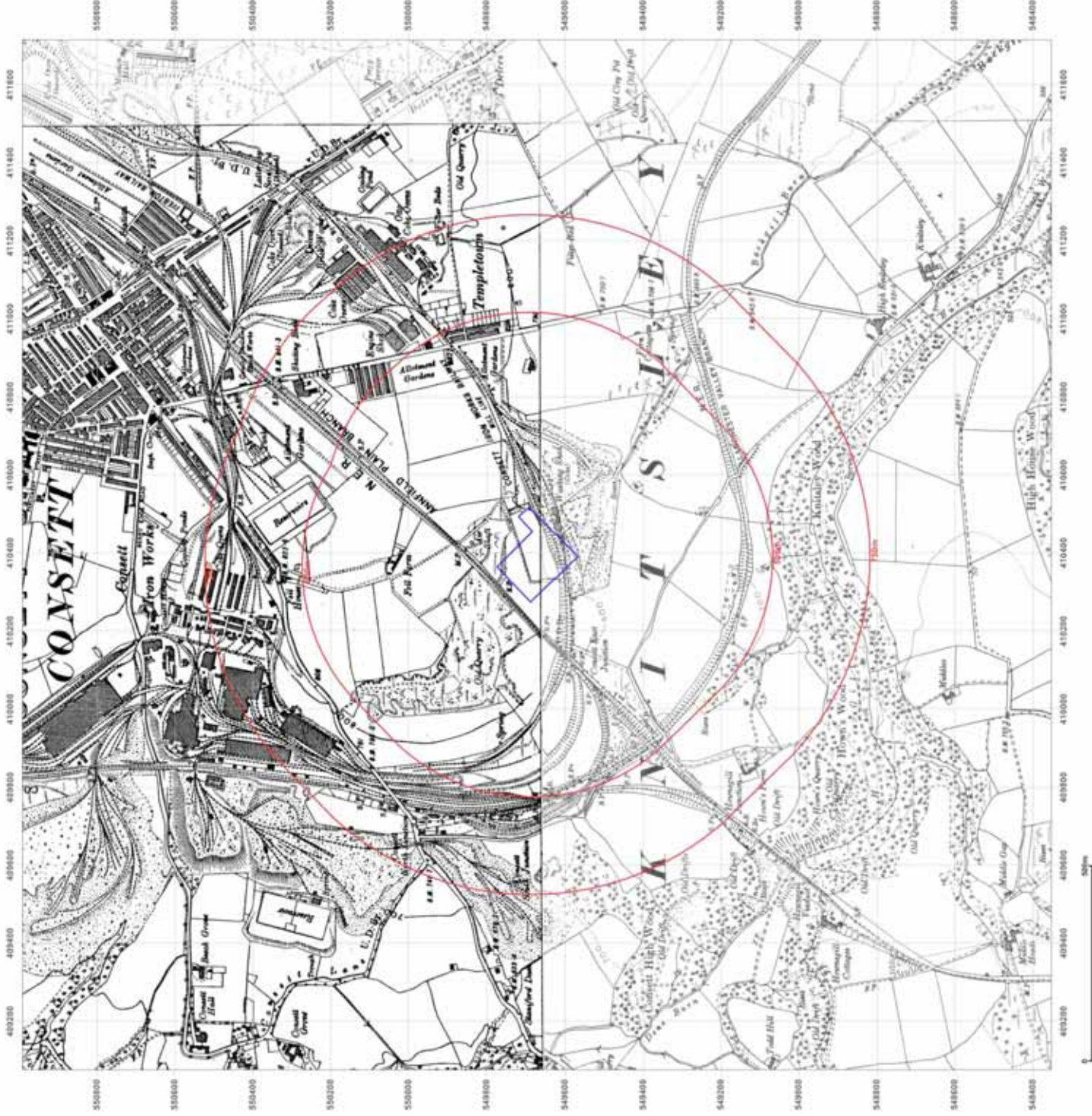
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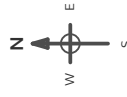
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Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1859
 Revised 1923
 Edition N/A
 Copyright N/A
 Levelled N/A

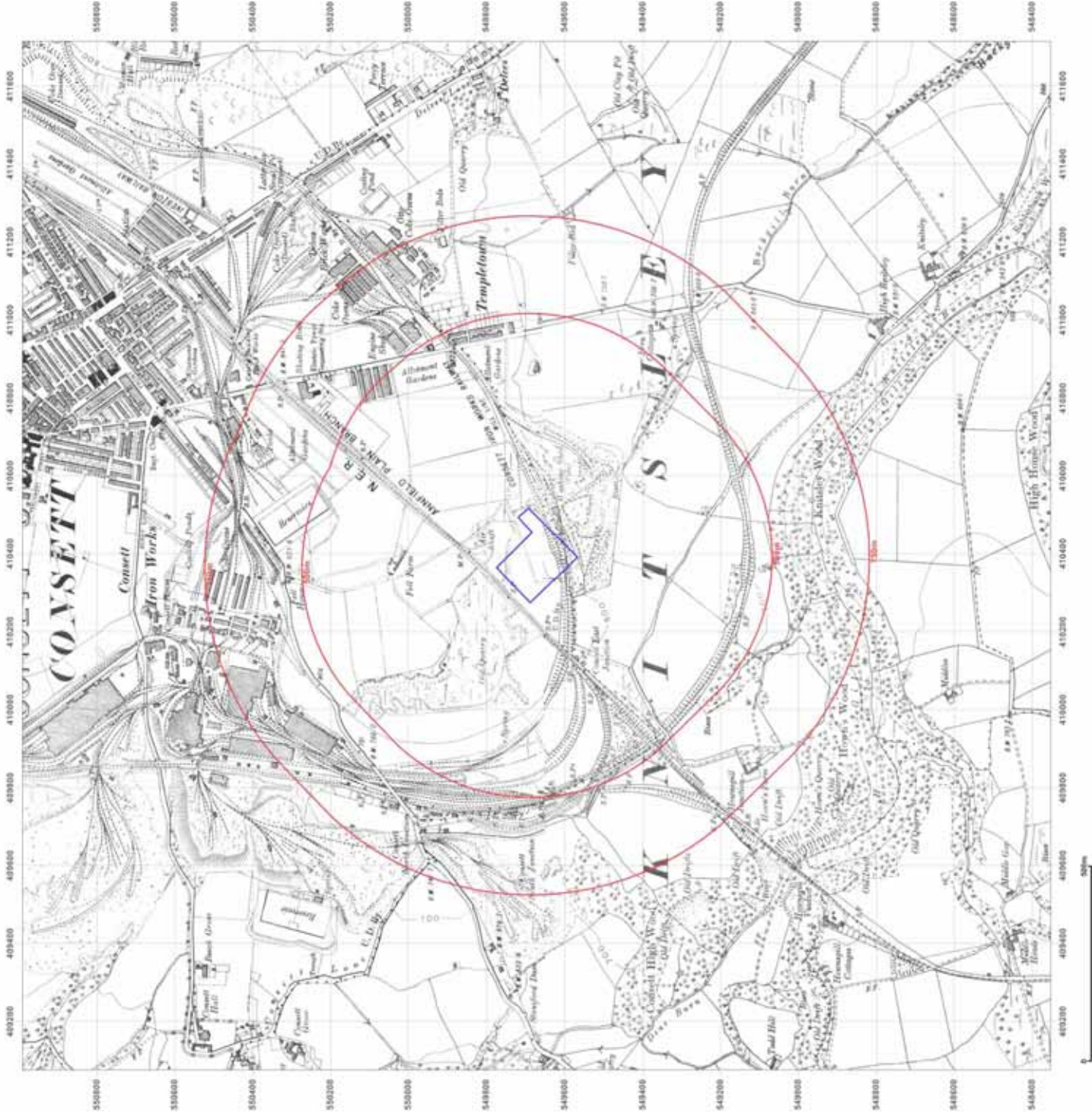
Surveyed 1858
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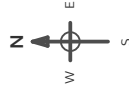
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Map Name: County Series

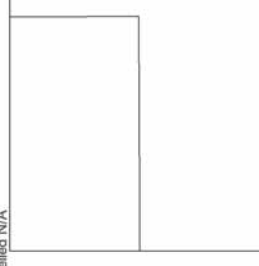
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Revised 1923
Edition N/A
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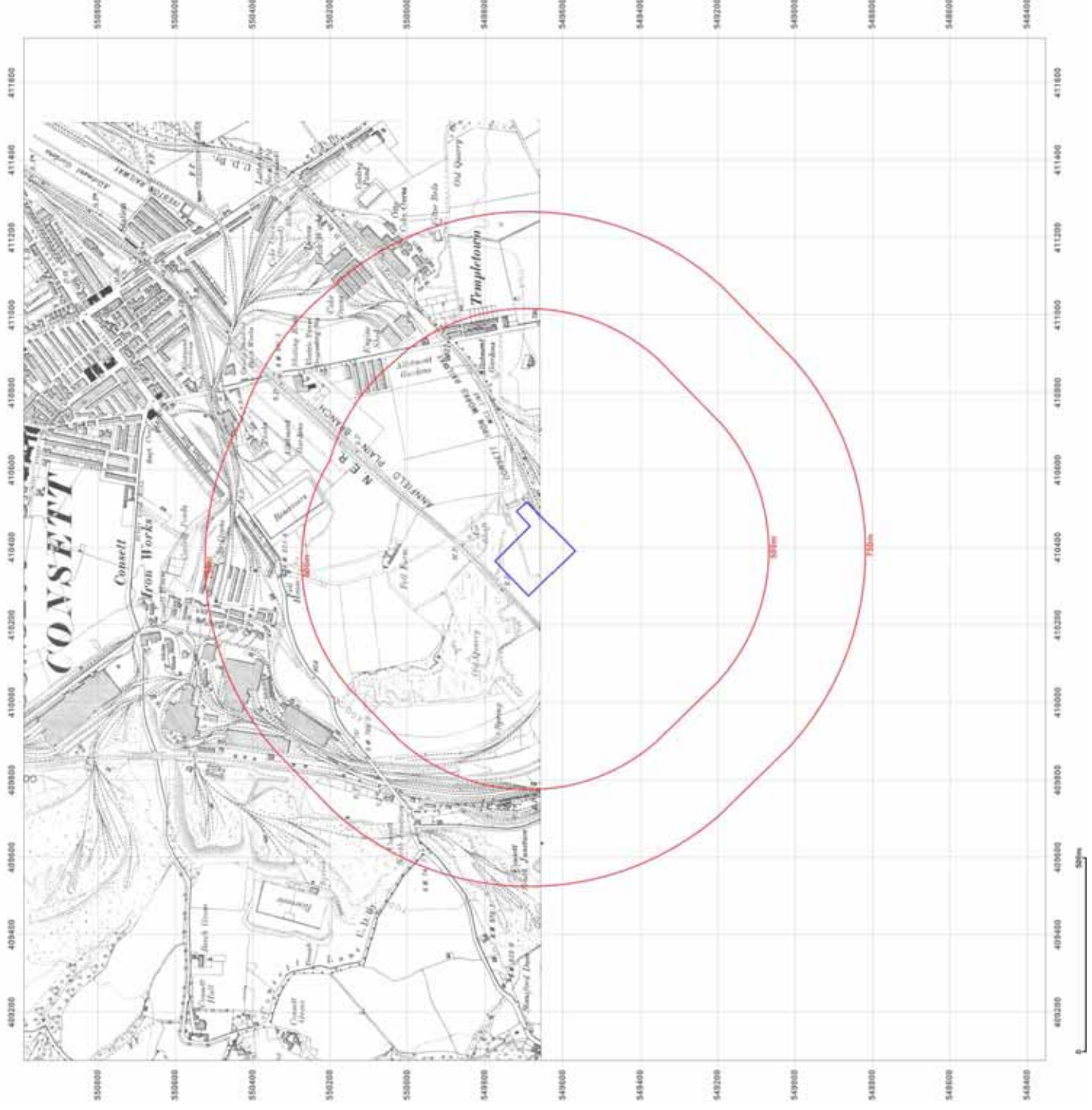


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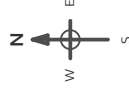
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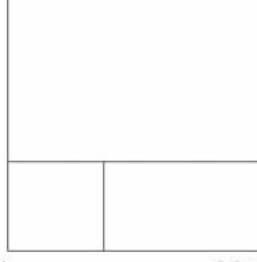
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 Edition N/A
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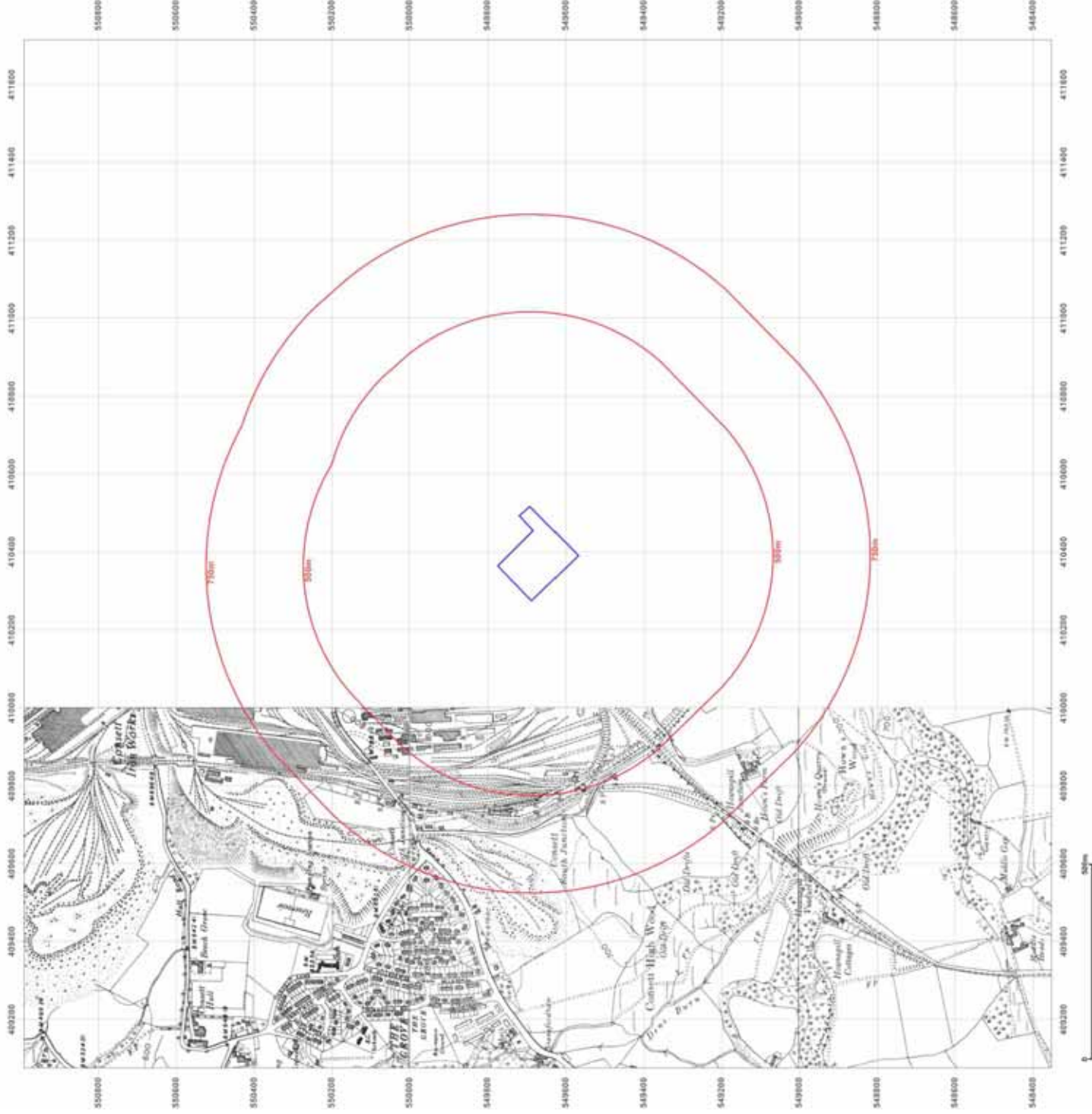
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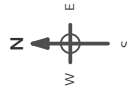
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Grid Ref: 410394, 549671

Map Name: County Series

Map date: 1948

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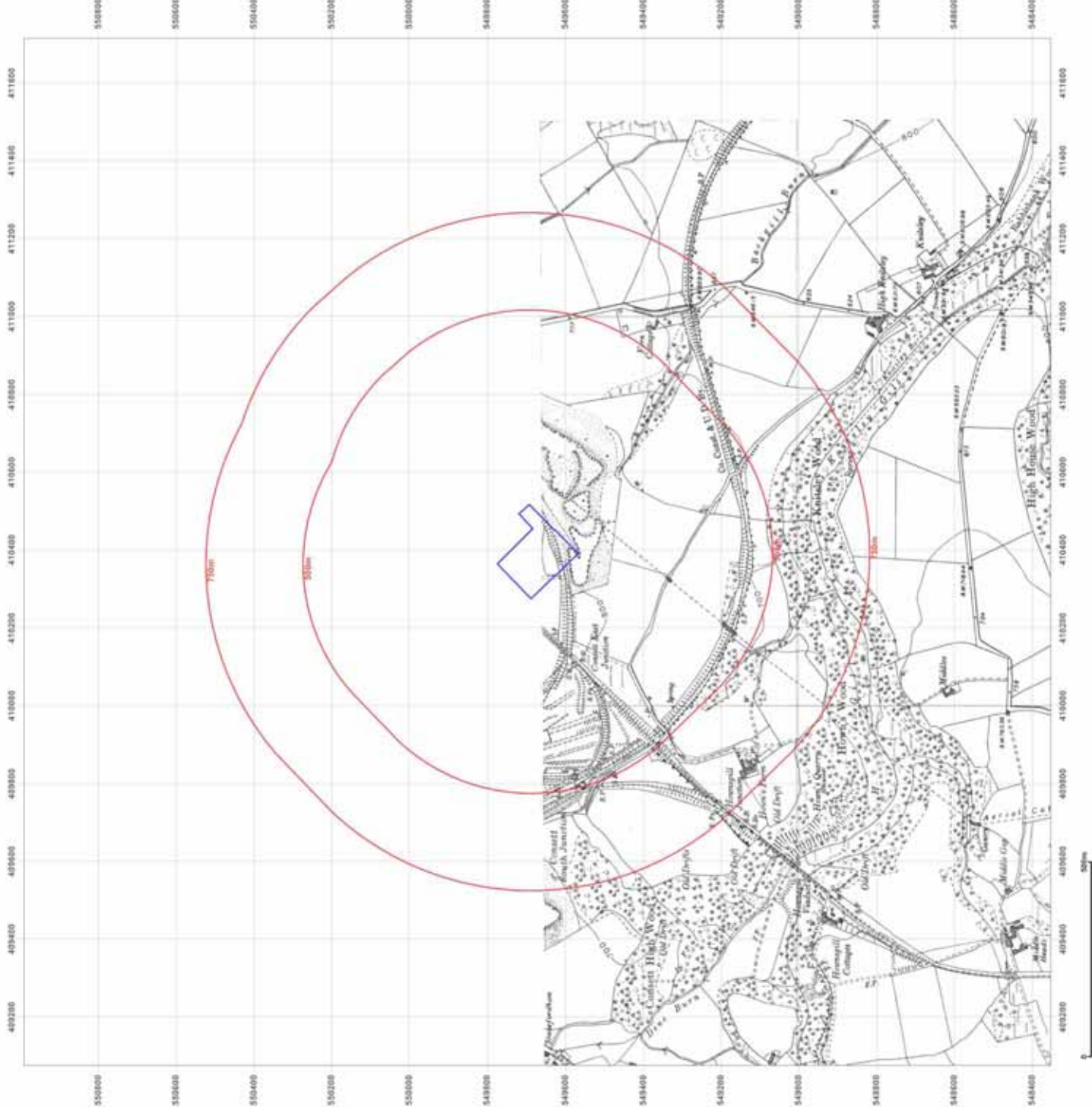


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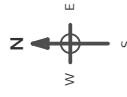
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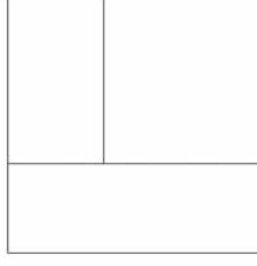
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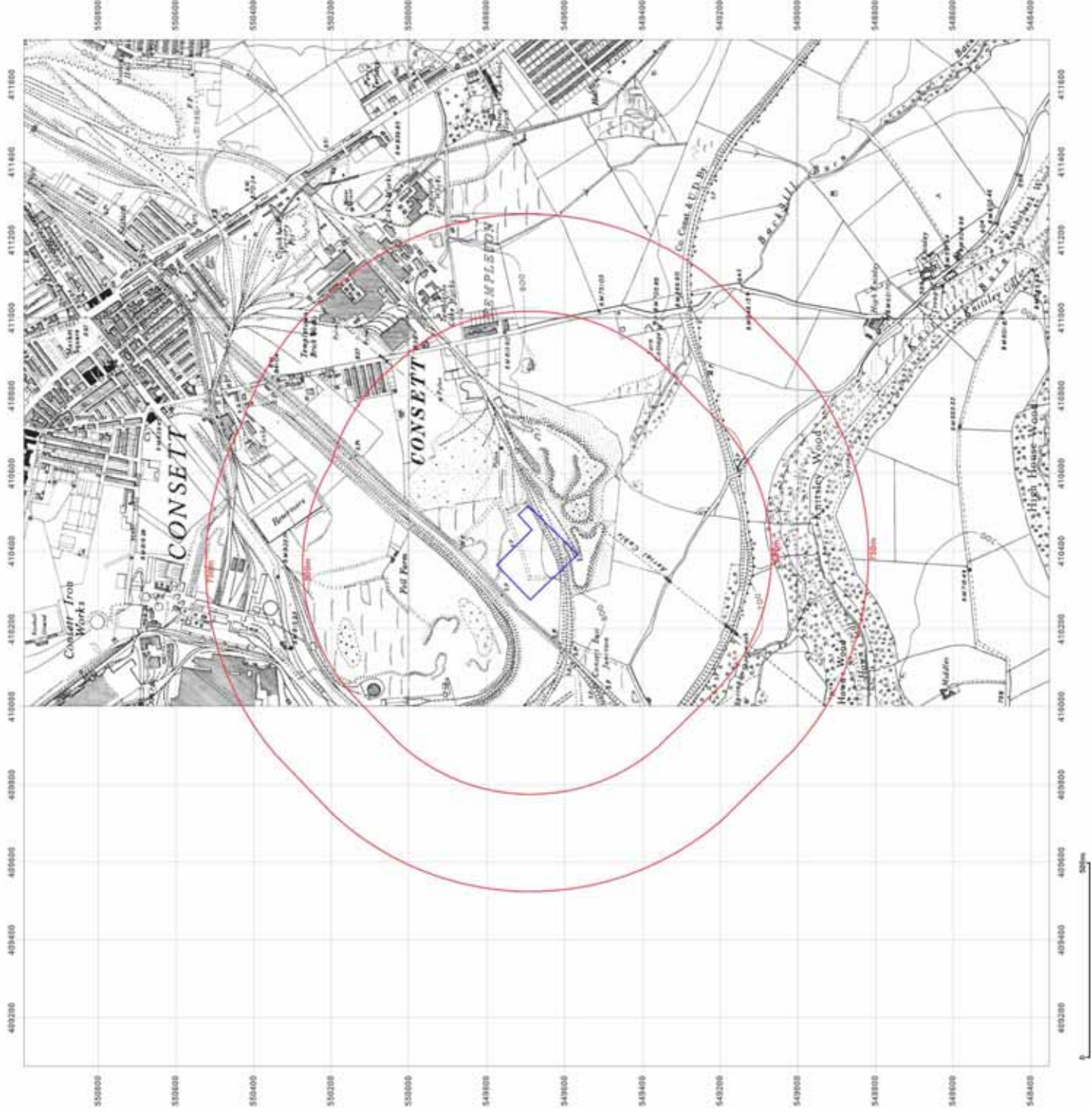


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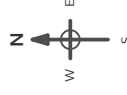
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Grid Ref: 410394, 549671

Map Name: Provisional

Map date: 1966-1967

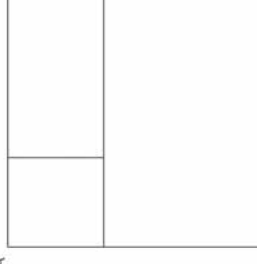
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Revised 1966
Edition N/A
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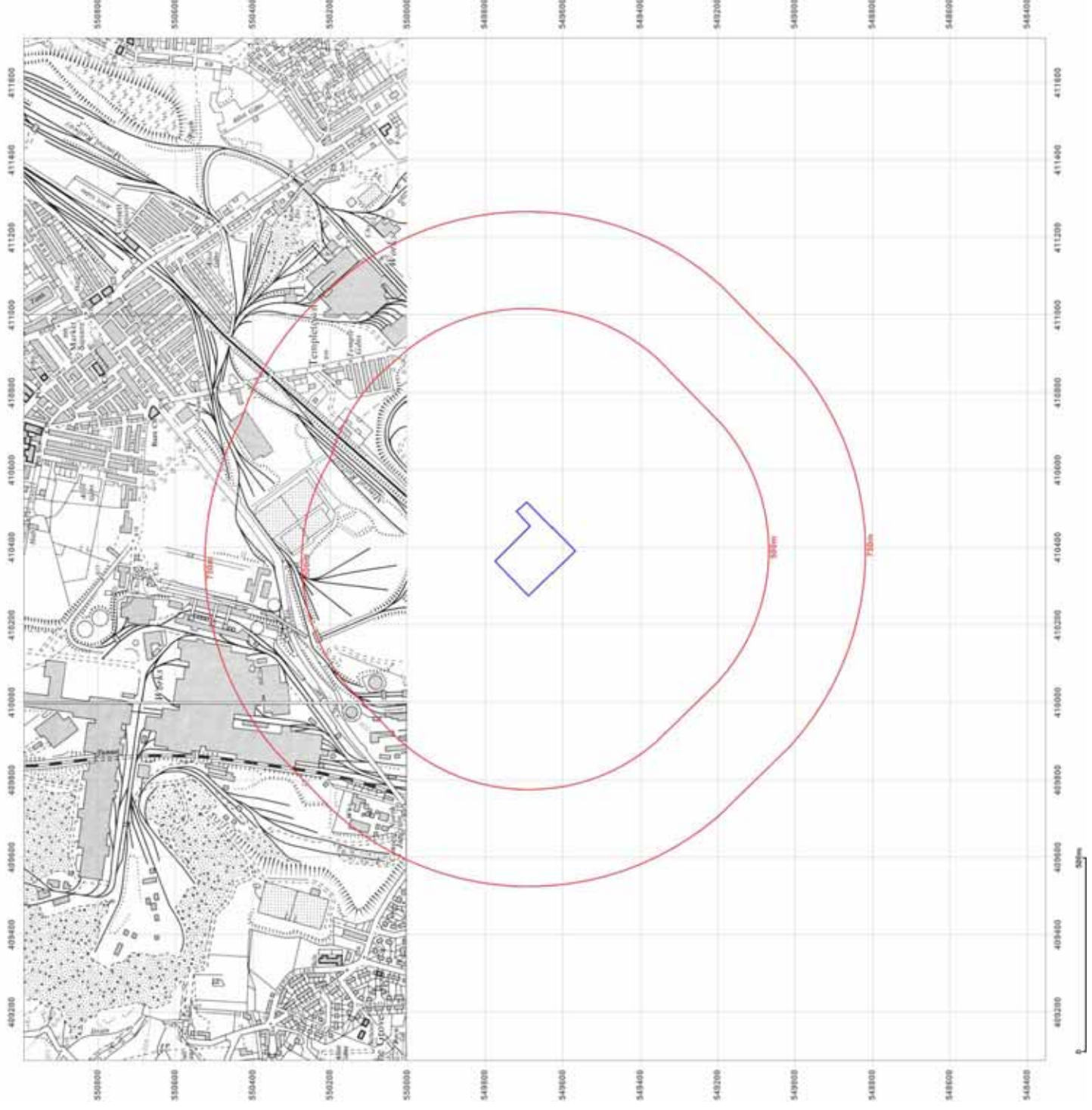
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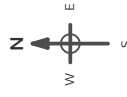
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Grid Ref: 410394, 549671

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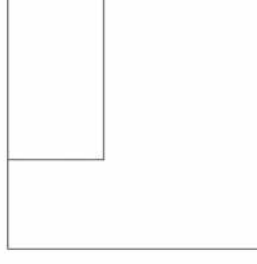
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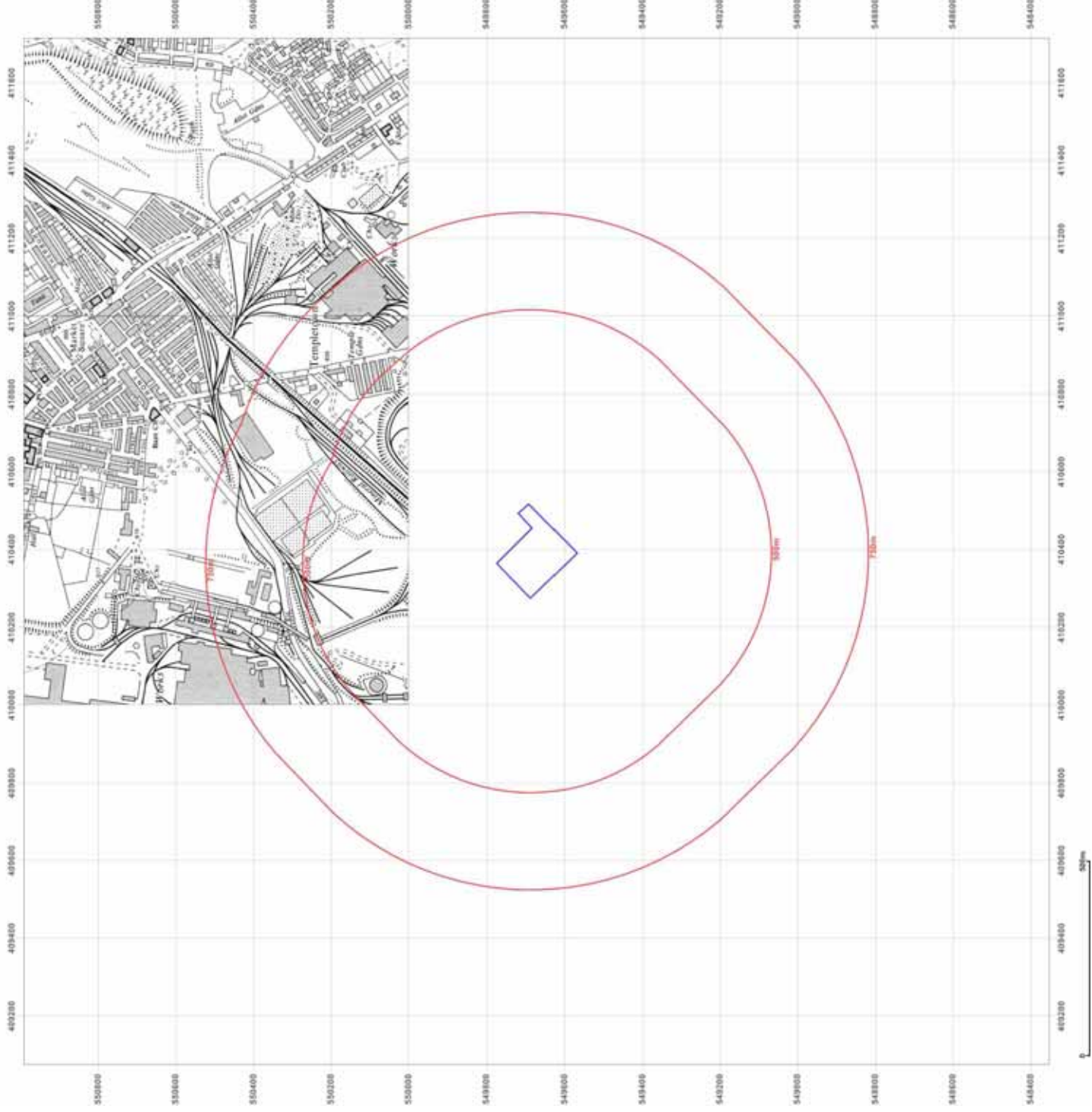
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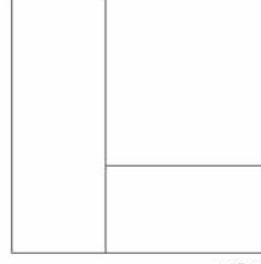
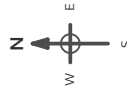
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Report Ref: EMS-612969_818201
Grid Ref: 410394, 549671

Map Name: National Grid

Map date: 1980

Scale: 1:10,000

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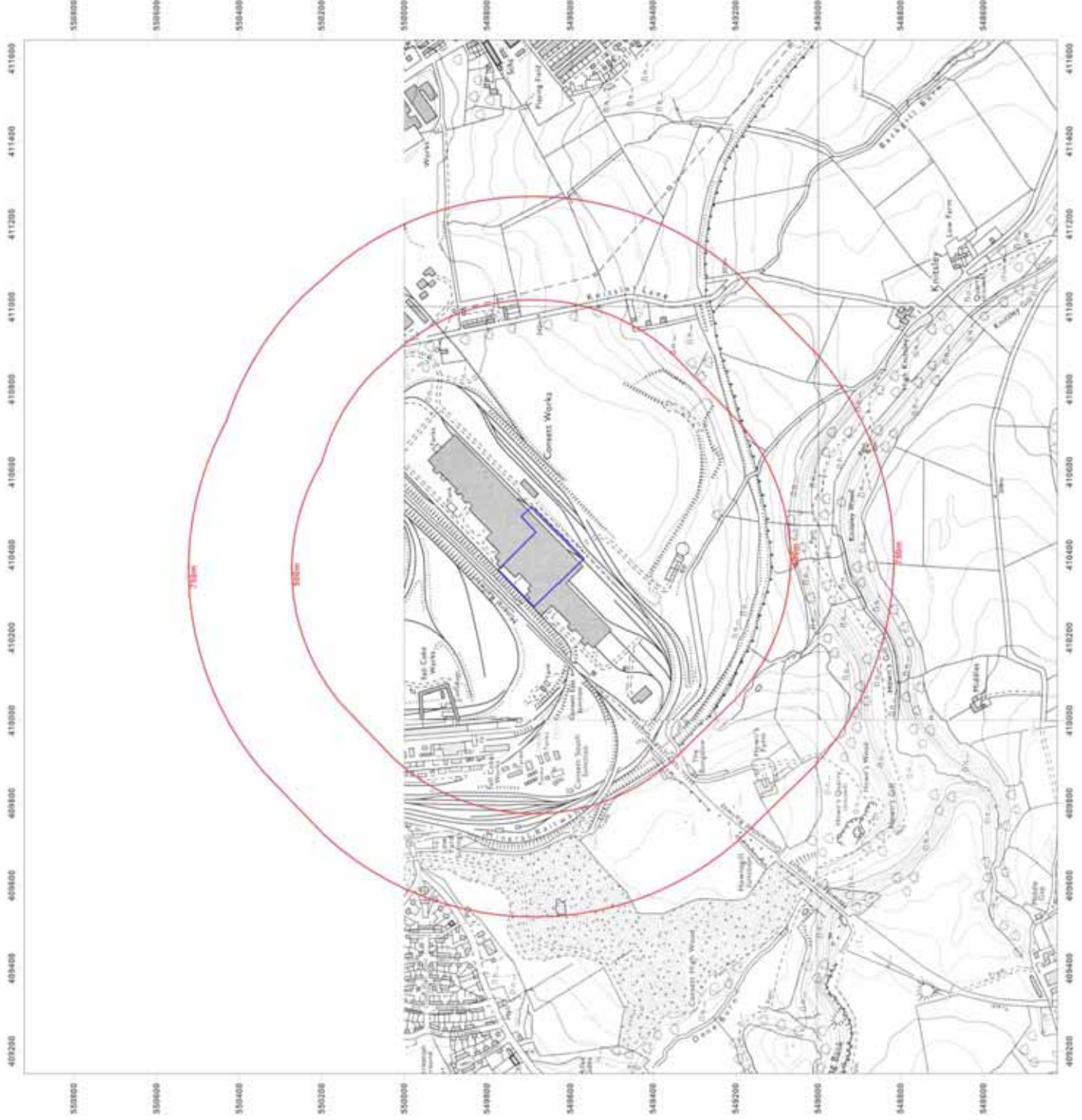


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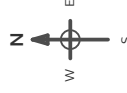
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Grid Ref: 410394, 549671

Map Name: National Grid

Map date: 1987-1989

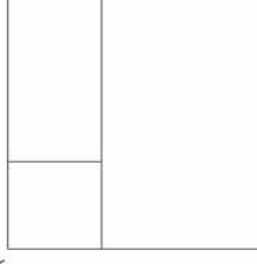
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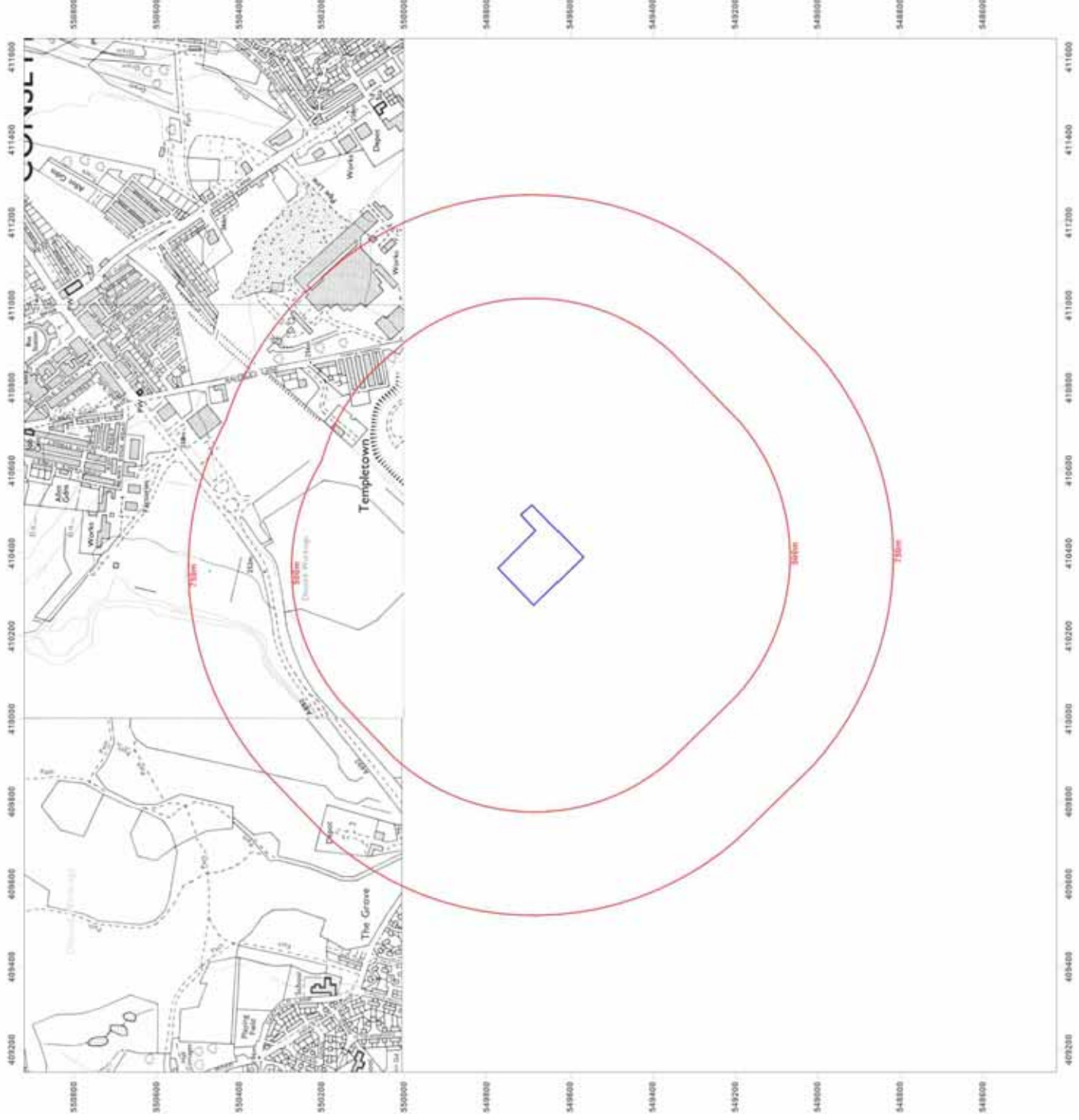
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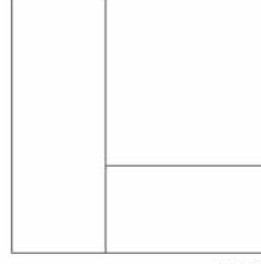
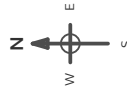
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Grid Ref: 410394, 549671

Map Name: National Grid

Map date: 1994

Scale: 1:10,000

Printed at: 1:10,000



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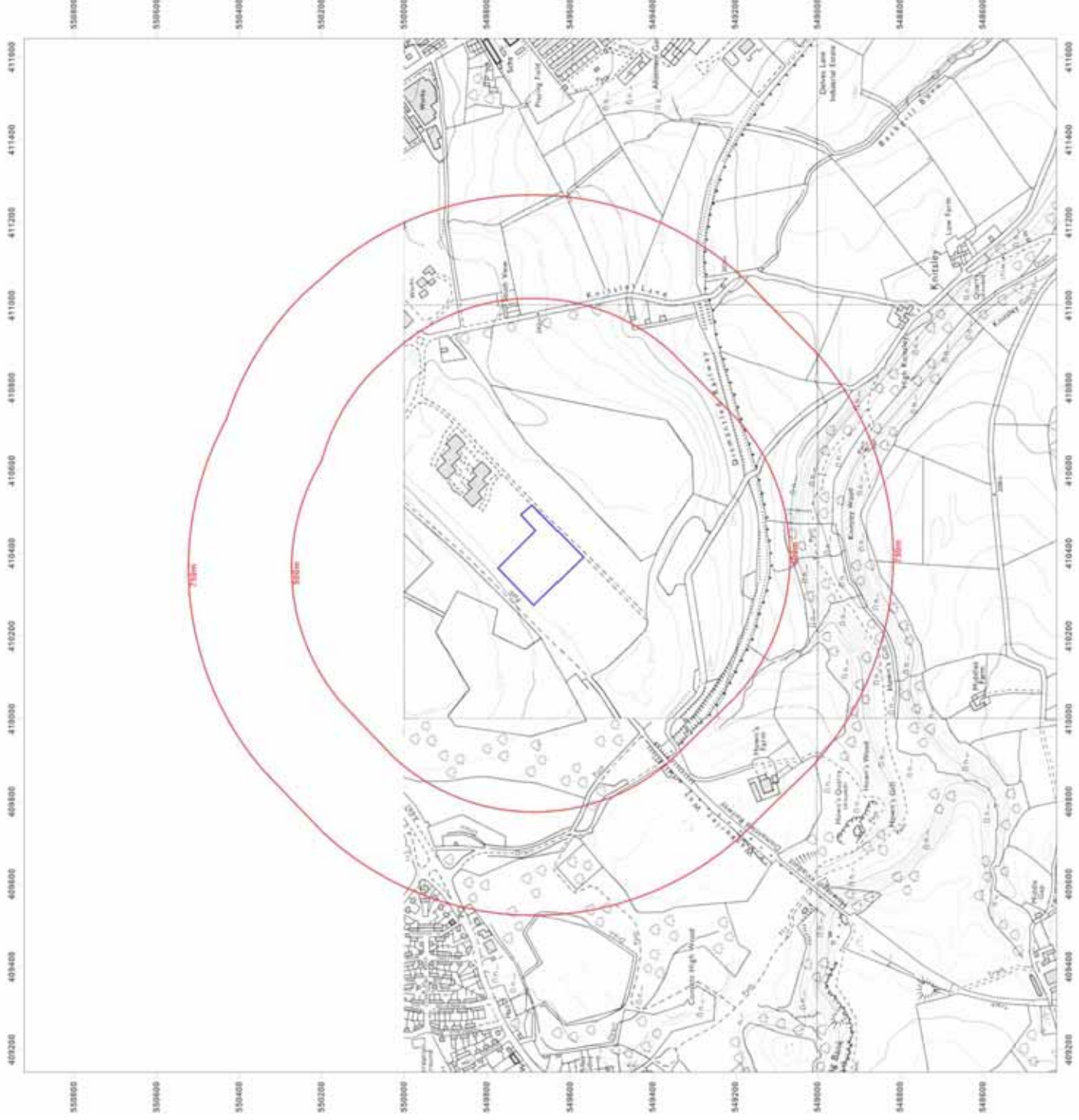


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Grid Ref: 410394, 549671

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

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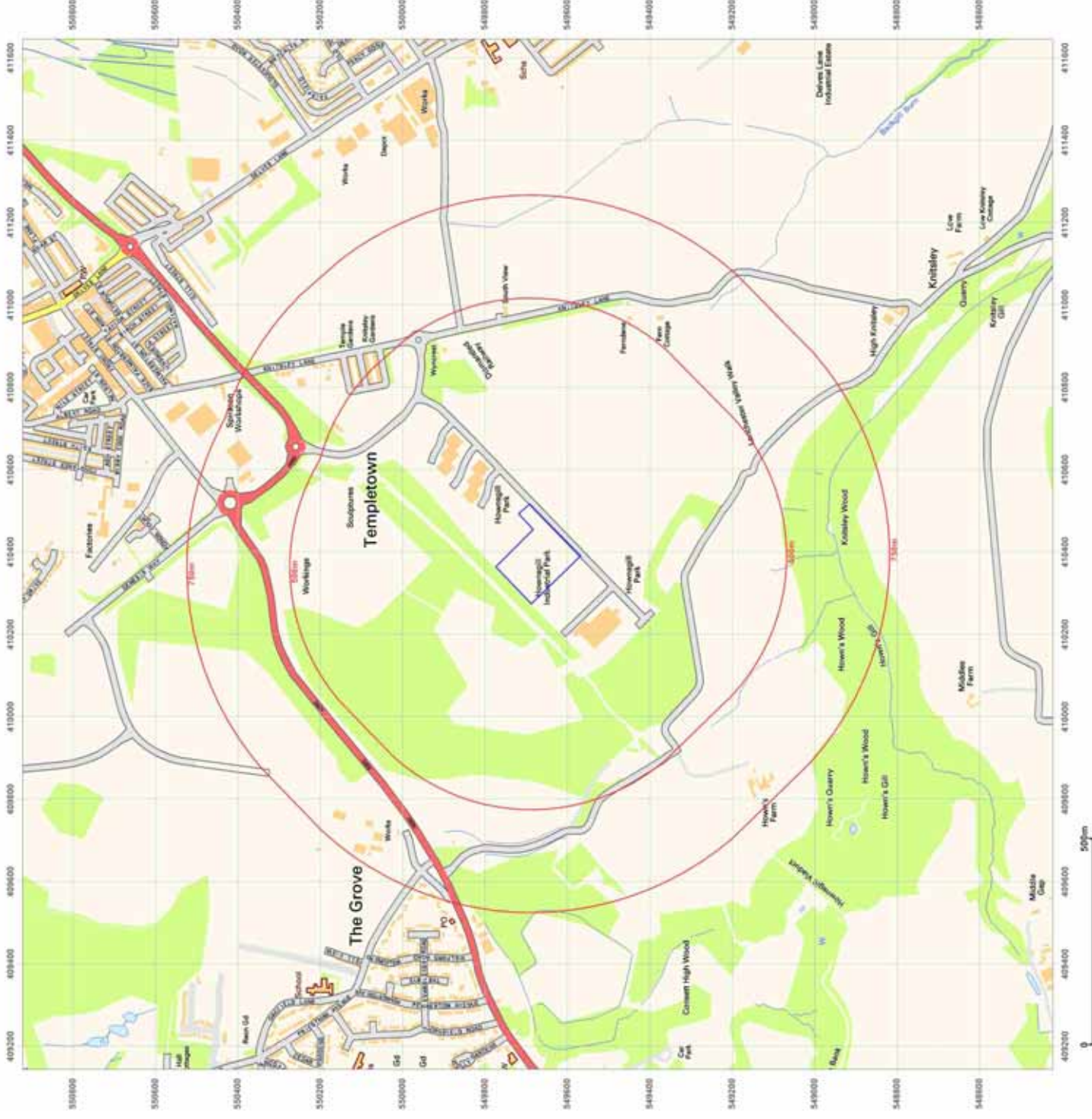


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Grid Ref: 410394, 549671

Map Name: National Grid

Map date: 2010

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2010



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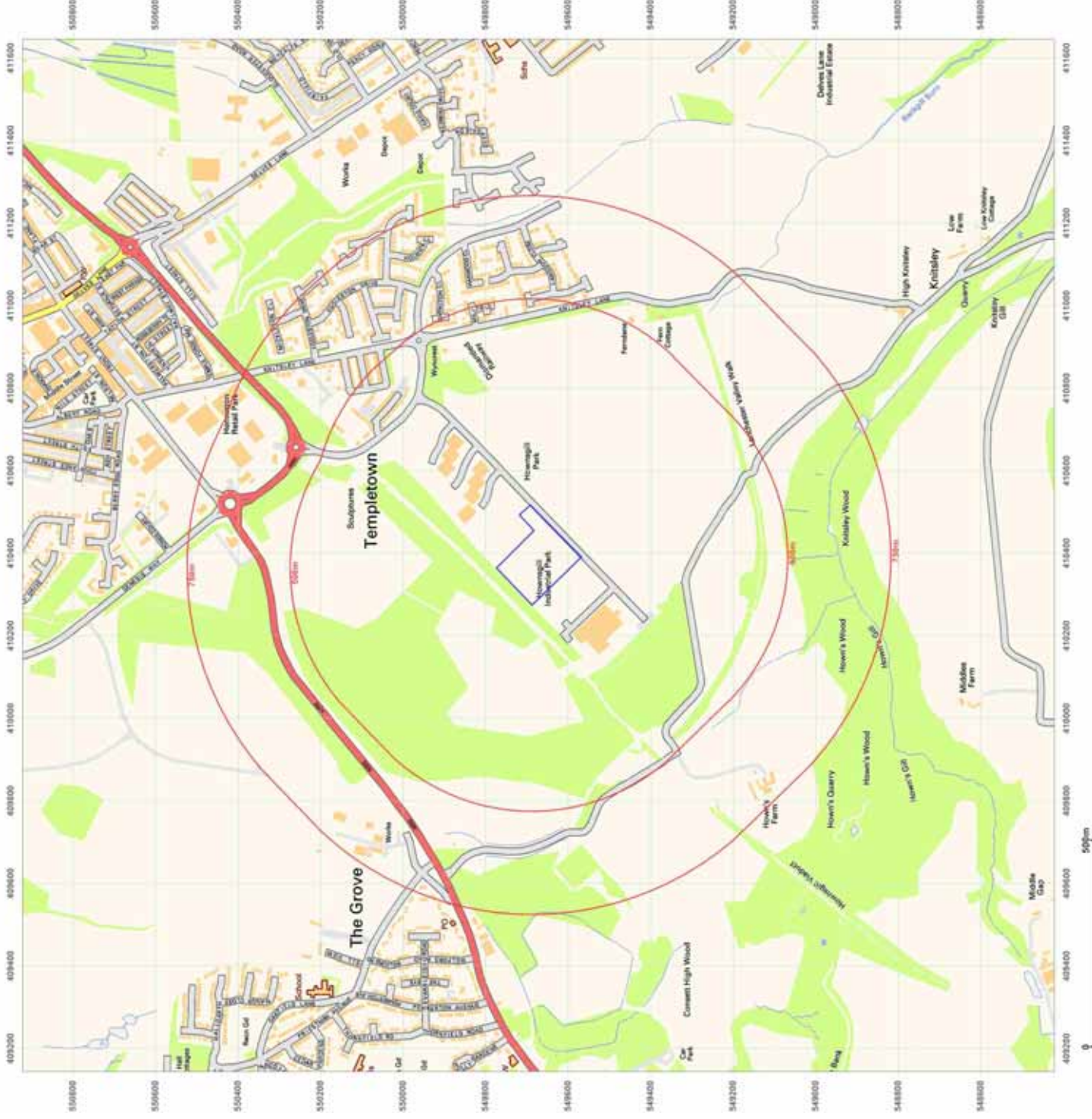


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Report Ref: EMS-612969_818201
Grid Ref: 410394, 549671

Map Name: National Grid

Map date: 2020

Scale: 1:10,000

Printed at: 1:10,000



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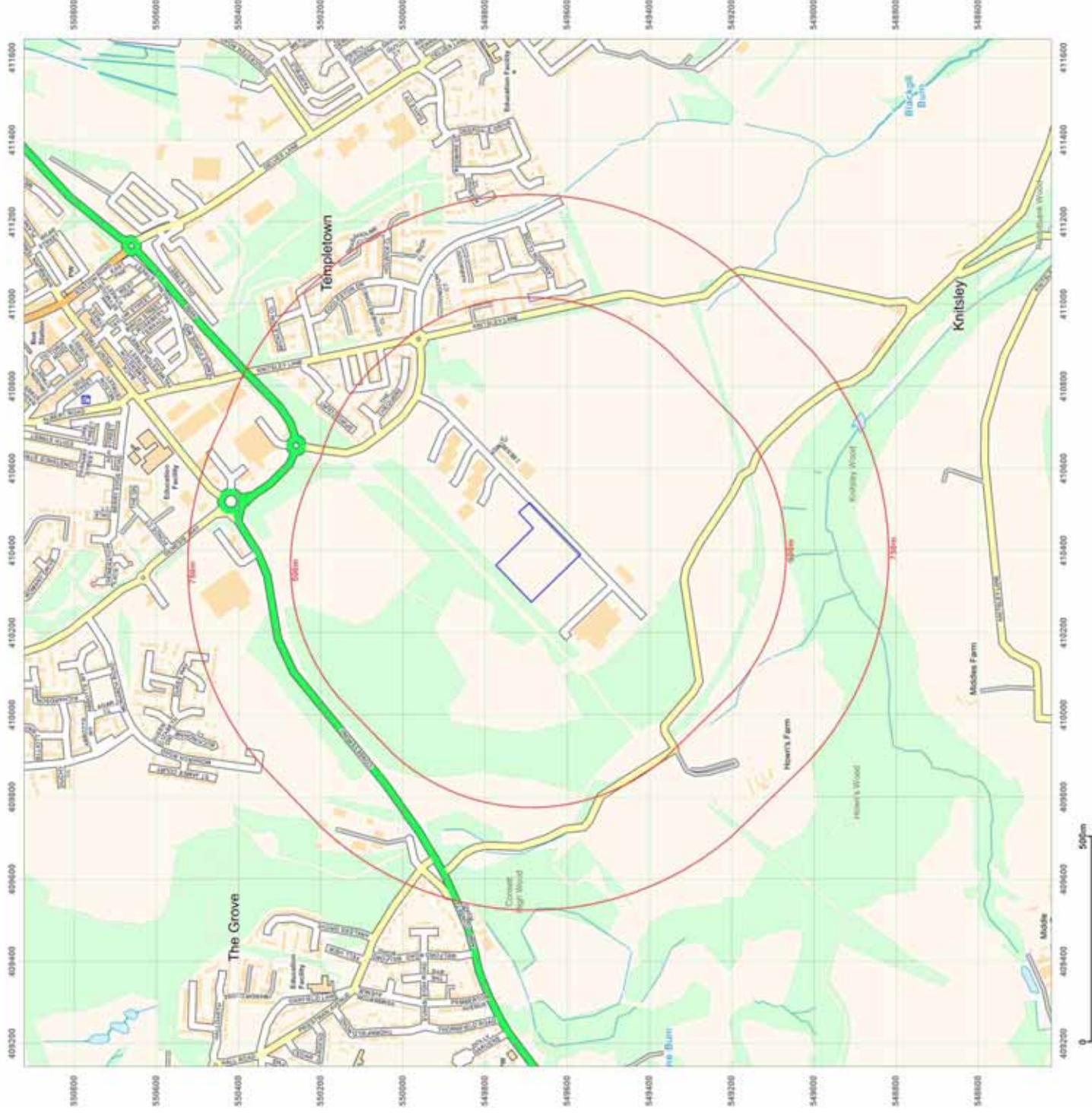


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The Coal
Authority

CON29M

coal mining report

HOWNSGILL INDUSTRIAL ESTATE, KNITSLETY LANE, CONSETT, DURHAM
DH8 7EQ



Known or potential coal mining risks

Past underground coal mining	Page 4
Future underground coal mining	Page 4
Mine entries	Page 5
Withdrawal of support	Page 6



Further action

These additional reports can give further detail on the risks identified:

- Mine entry interpretive report
- Mine entry plan and data sheets

For more information please see our **Further action reports** on page 10



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see **page 3** for further details on **Future development**.

Your reference: **CRM.1033.035**
Our reference: **51002277388001**
Date: **5 June 2020**

Client name:
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contact our experts on:
0345 762 6848
groundstability@coal.gov.uk



Enquiry boundary

Key

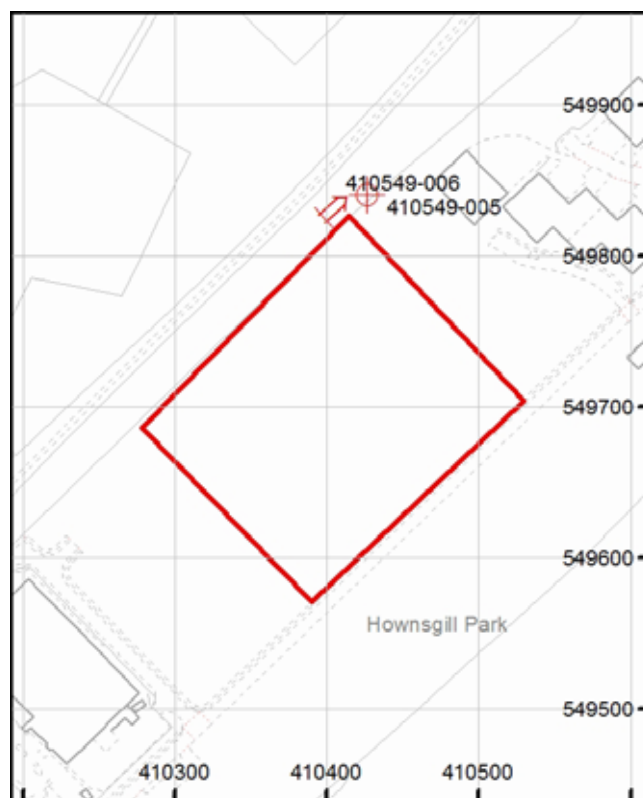
Approximate position of enquiry boundary shown



Disused adit



Disused mineshaft



We can confirm that the location is
on the coalfield



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Accessibility

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Our reference: **51002277388001**
Date: **5 June 2020**

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Professional opinion



Mine entries

The enquiry boundary shows the approximate location of the disused mine entry/entries referred to in this report. Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage caused by disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by visiting www.coal.gov.uk. Please note this Act is not valid where coal was worked or extracted 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.

If you wish to discuss the relevance of any of the information contained in this report, you should seek the advice of a qualified mining engineer or surveyor. If you or your advisor wishes to examine the source plans from which the information has been taken, these are available to view, at our Coal Authority head office in Mansfield. To book an appointment please call **01623 637 225**. Should you or your advisor wish to carry out a physical investigation that may enter, disturb or interfere with any disused mine entry, prior permission must be sought from the owner. For coal mine entries, the owner will normally be the Coal Authority.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency, 24 hour call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries). To report an emergency you can call **01623 646 333**.



Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email cmra@coal.gov.uk.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

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1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 1 seam of coal at shallow depth, and last worked in 1924.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

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

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4 Mine entries

Within, or within 20 metres of, the boundary of the property there are 2 mine entries, the approximate positions of which are shown on the enquiry boundary plot. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

Our records disclose the following information:

410549-005. Reported as filled to an unknown specification in 1959.

410549-006. No treatment details.

This information is based on the information that the Coal Authority has at the time of this enquiry.

Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

For an additional fee, the Coal Authority can provide a Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry/entries referred to in this report. It gives an opinion on the likelihood of mining subsidence damage caused from ground movement as a consequence of the mine entry/entries. It also gives details of the remedies available for subsidence damage where the mine entry was sunk in connection with coal mining.

Please note that it may not be possible to produce a report if the main building to the property cannot be identified from Coal Authority plans (ie for development sites and new build).

For further advice on how to order this additional information please visit www.groundstability.com.

5 Coal mining geology

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

6 Past opencast coal mining

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

7 Present opencast coal mining

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

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

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

9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

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

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

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

12 Withdrawal of support

The property is in an area where a notice to withdraw support was given in 1946.

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

13 Working facilities order

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

14 Payments to owners of former copyhold land

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

Your reference: **CRM.1033.035**
Our reference: **51002277388001**
Date: **5 June 2020**

Client name:
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groundstability@coal.gov.uk

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act 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.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **01623 646 333**. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings



Further action reports

Mine entry interpretive report - assesses the risk of ground movement from mine entries in, or within 20 metres of, the property boundary. To order this report, use the same boundary as the CON29M report, then draw the building on the additional map screen.

For more information and to order this report please visit:

<https://www2.groundstability.com/interpretive-report>

Mine entry plan and data sheets - give additional information on mine entries recorded on a piece of land. To order this report use the same boundary as the CON29M report and a member of our team will contact you to confirm the mine entries to include in this bespoke report.

For more information and to order this report please visit:

<https://www2.groundstability.com/plan-and-data-sheets>



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