

Groundsure Enviroinsight

Address: 448903 521705,
Date: 30 Nov 2015
Reference: GS-2616441
Client: WISER Environment Ltd

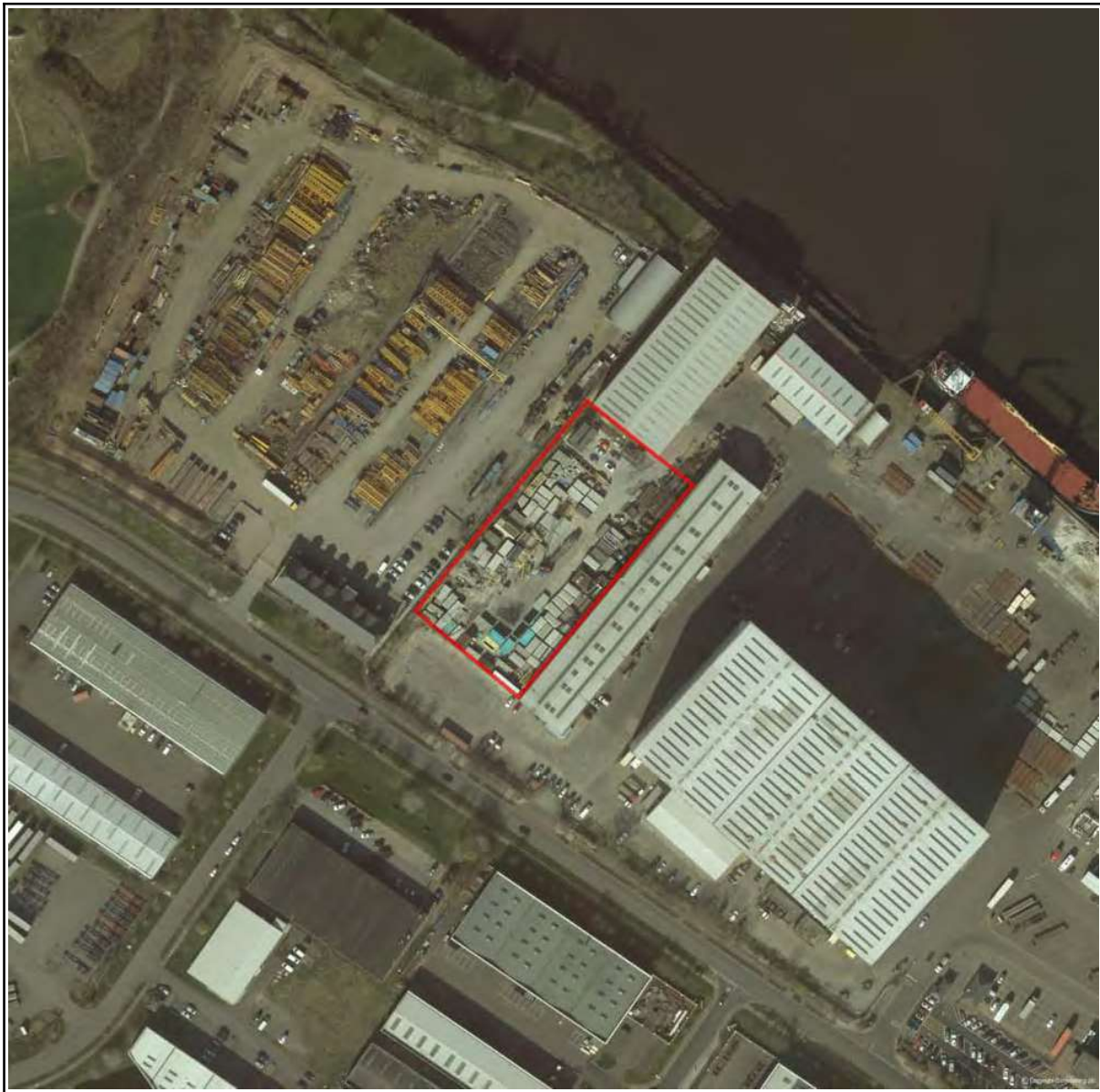
NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 30-Mar-2012
Grid Reference: 448903,521705
Site Size: 0.53ha

Report Reference: GS-2616441
Client Reference: K239-WE2209GL

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	35	8	100	171
1.2 Additional Information – Historical Tank Database	2	17	119	62
1.3 Additional Information – Historical Energy Features Database	0	0	10	43
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	0	3
1.6 Potentially Infilled Land	11	5	42	87

Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	1
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	1	3
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	1	3
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	1	12
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	2
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	0	8
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency Historic Landfill Sites	1	0	0	2	6	3
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	5	Not searched	Not searched
3.2.2 Environment Agency Licensed Waste Sites	0	0	1	10	24	19

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	0	24	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	Yes
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	Yes					
6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	2
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	2	1
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	1
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	0	0	0	0	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500

Section 6: Hydrogeology and Hydrology 0-500m

6.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	Yes
6.10 Detailed River Network entries within 500m of the site	0	0	1	0	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	Yes	Not searched	Not searched	Not searched

Section 7: Flooding

7.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	Yes
7.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site?	Yes
7.3 What is the Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site?	Very Low
7.4 Are there any Flood Defences within 250m of the study site?	No
7.5 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.6 Are there any areas used for Flood Storage within 250m of the study site?	No
7.7 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential at Surface
7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderate

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
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8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	2
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	3
8.5 Records of Ramsar sites	0	0	0	0	0	2
8.6 Records of Ancient Woodlands	0	0	0	0	0	0
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	1
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards	
9.1 What is the maximum risk of natural ground subsidence?	Very Low
9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Very Low
9.1.2 What is the maximum Landslides hazard rating identified on the study site?	Very Low
9.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Negligible
9.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Very Low
9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Negligible
9.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Very Low
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

Section 10: Mining	
10.1 Are there any coal mining areas within 75m of the study site?	No
10.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	No
10.3 Are there any brine affected areas within 75m of the study site?	No

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon.

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

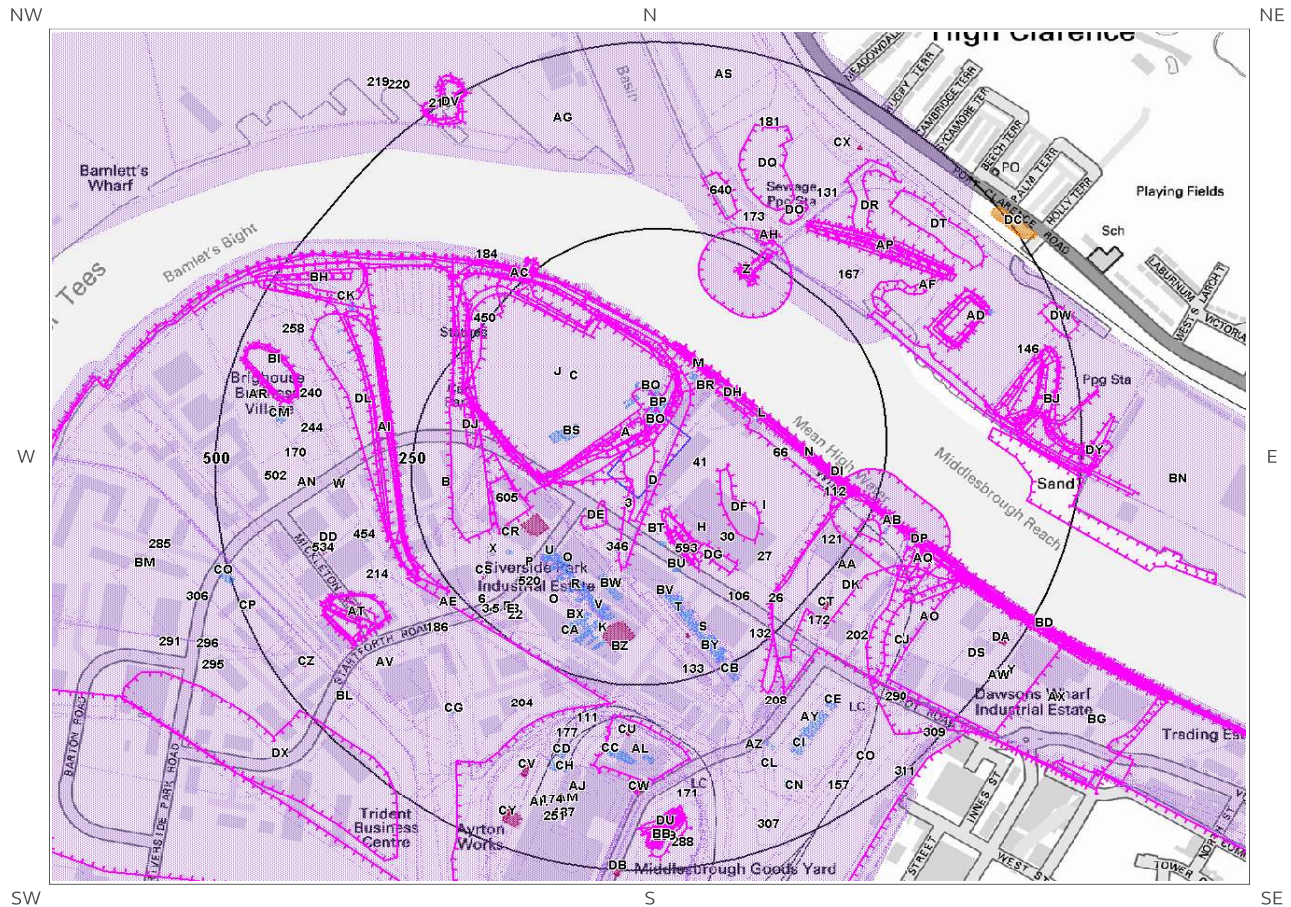
Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Historical Land Use



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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 314

ID	Distance [m]	Direction	Use	Date
1A	0	On Site	Refuse Heap	1923
2A	0	On Site	Refuse Heap	1923
3	0	On Site	Iron Works	1923
4D	0	On Site	Iron Works	1923
5	0	On Site	Railway Sidings	1923
6	0	On Site	Railway Sidings	1923
7H	0	On Site	Iron Works	1923
8C	0	On Site	Unspecified Wharves	1923
9B	0	On Site	Unspecified Commercial/Industrial	1973
10B	0	On Site	Iron and Steel Works	1950
11C	0	On Site	Refuse Heap	1973
12D	0	On Site	Refuse Heap	1897
13BO	0	On Site	Chimney	1950
14J	0	On Site	Refuse Heap	1897
15C	0	On Site	Refuse Heaps	1938
16E	0	On Site	Railway Sidings	1913
17E	0	On Site	Railway Sidings	1928
18	0	On Site	Railway Sidings	1893
19F	0	On Site	Railway Sidings	1950
20F	0	On Site	Goods Station	1950
21DD	0	On Site	Refuse Heap	1893
22	0	On Site	Industrial Estate	1984
23G	0	On Site	Railway Sidings	1897
24G	0	On Site	Dock Yard	1897
25G	0	On Site	Railway Sidings	1938
26	0	On Site	Iron Works	1897
27	0	On Site	Iron Works	1938
28H	0	On Site	Iron Works	1928
29H	0	On Site	Iron Works	1913
30	0	On Site	Iron Works	1893
31I	0	On Site	Unspecified Works	1984
32I	0	On Site	Unspecified Commercial/Industrial	1992
33J	0	On Site	Refuse Heap	1913

34	0	On Site	Railway Sidings	1923
35C	0	On Site	Refuse Heap	1923
36J	2	NE	Refuse Heaps	1923
37J	2	NE	Refuse Heaps	1923
38J	16	NW	Unspecified Works	1928
39J	17	NW	Tar Macadam Works	1950
40H	24	SE	Railway Buildings	1950
41	30	SE	Coke Ovens	1950
42DE	31	SW	Refuse Heaps	1950
43BR	47	NE	Railway Buildings	1950
44K	52	SW	Industrial Estate	1992
45DF	58	SE	Refuse Heap	1893
46K	60	SW	Iron Works	1923
47Q	69	SW	Chimney	1950
48DH	71	NE	Unspecified Wharves	1897
49P	72	SW	Iron Works	1893
50K	77	SW	Iron Works	1923
51M	77	NE	Unspecified Wharves	1923
52L	78	NE	Unspecified Wharves	1913
53L	78	NE	Unspecified Wharves	1928
54DI	78	NE	Unspecified Wharves	1893
55L	79	E	Railway Building	1950
56M	80	NE	Unspecified Wharves	1938
57M	81	NE	Unspecified Wharves	1923
58M	81	NE	Unspecified Wharves	1923
59O	81	SW	Iron Works	1897
60N	91	E	Unspecified Wharves	1923
61N	91	E	Unspecified Wharves	1923
62N	91	E	Unspecified Wharves	1938
63O	106	SW	Iron Works	1938
64P	108	SW	Unspecified Commercial/Industrial	1913
65P	108	SW	Iron Works	1928
66	111	E	Railway Building	1950
67Q	119	SW	Unspecified Tanks	1893
68Q	121	SW	Unspecified Tanks	1893
69U	121	SW	Unspecified Tanks	1950
70S	122	S	Unspecified Tanks	1928
71R	124	SW	Unspecified Tanks	1897
72R	125	SW	Unspecified Tanks	1923
73R	126	SW	Unspecified Tanks	1923
74R	126	SW	Unspecified Tanks	1938
75R	126	SW	Unspecified Tanks	1923
76R	127	SW	Unspecified Tanks	1913
77R	127	SW	Unspecified Tanks	1928
78T	128	S	Unspecified Tanks	1923

79S	128	S	Unspecified Tanks	1938
80S	128	S	Unspecified Tanks	1923
81S	128	S	Unspecified Tanks	1923
82S	129	S	Unspecified Tanks	1913
83T	133	S	Unspecified Tanks	1893
84S	134	S	Unspecified Tanks	1897
85U	134	SW	Unspecified Tanks	1928
86R	135	SW	Unspecified Tanks	1893
87R	135	SW	Unspecified Tank	1950
88U	135	SW	Unspecified Tank	1923
89Q	138	SW	Unspecified Tanks	1923
90R	138	SW	Unspecified Tanks	1923
91Q	139	SW	Unspecified Tanks	1928
92V	144	SW	Unspecified Tanks	1950
93R	144	SW	Unspecified Tanks	1928
94V	146	S	Chimney	1950
95S	146	S	Unspecified Tanks	1897
96R	147	SW	Unspecified Tanks	1923
97W	147	W	Steel Works	1923
98R	149	SW	Unspecified Tanks	1928
99W	153	W	Steel Works	1923
100BX	163	SW	Unspecified Tanks	1928
101W	164	W	Steel Works	1923
102Z	167	NE	Unspecified Wharf	1923
103DJ	174	W	Refuse Heap	1950
104K	176	SW	Unspecified Tanks	1950
105X	176	SW	Unspecified Tank	1923
106	176	SE	Railway Building	1950
107AC	176	NW	Unspecified Wharf	1923
108X	178	SW	Unspecified Covered Tanks	1928
109X	178	SW	Unspecified Covered Tanks	1913
110K	179	S	Unspecified Tanks	1928
111	189	SE	Railway Sidings	1973
112	194	SE	Railway Building	1950
113AB	198	SE	Unspecified Wharf	1923
114BY	200	SE	Unspecified Tanks	1923
115AA	203	SE	Refuse Heap	1893
116DK	206	SE	Unspecified Wharf	1923
117Y	208	SE	Unspecified Commercial/Industrial	1913
118Y	208	SE	Unspecified Commercial/Industrial	1928
119Z	210	NE	Unspecified Wharf	1897
120AA	212	SE	Railway Buildings	1950
121	212	SE	Railway Buildings	1973

122Z	214	NE	Unspecified Wharf	1923
123Z	214	NE	Unspecified Wharf	1923
124Z	214	NE	Unspecified Wharf	1923
125Z	215	NE	Unspecified Wharf	1928
126Z	215	NE	Unspecified Wharf	1913
127Z	215	NE	Railway Sidings	1893
128Z	215	NE	Unspecified Wharf	1893
129Z	217	NE	Unspecified Wharf	1938
130Z	220	NE	Railway Sidings	1897
131	222	NE	Ship Building Yard	1973
132	233	SE	Railway Building	1950
133	238	S	Railway Building	1950
134AB	240	E	Unspecified Wharf	1938
135AB	241	E	Unspecified Wharf	1923
136AB	241	E	Unspecified Wharf	1923
137AC	242	NW	Unspecified Wharf	1923
138AB	245	SE	Refuse Heap	1950
139CB	246	SE	Unspecified Tanks	1923
140AC	249	NW	Unspecified Wharf	1913
141AC	249	NW	Unspecified Wharf	1928
142AC	250	NW	Unspecified Wharf	1923
143AC	250	NW	Unspecified Wharf	1923
144AJ	252	S	Unspecified Works	1950
145AD	252	NE	Salt works	1923
146	258	NE	Railway Sidings	1897
147	258	NE	Salt works	1897
148AF	260	NE	Salt works	1923
149AG	260	NE	Ship Building Yard	1984
150AD	261	NE	Salt works	1923
151AE	262	SW	Railway Building	1913
152AE	262	SW	Railway Building	1928
153AF	262	NE	Salt works	1913
154AF	262	NE	Salt works	1928
155AC	262	NW	Unspecified Wharf	1938
156AG	264	NE	Ship Building Works	1938
157	264	S	Railway Sidings	1992
158AH	264	NE	Unspecified Pit	1913
159AH	264	NE	Unspecified Pit	1928
160AH	266	NE	Unspecified Pit	1923
161AH	266	NE	Unspecified Pit	1923
162AI	266	W	Refuse Heap	1923
163AH	266	NE	Unspecified Pit	1923
164AN	267	W	Steel Works	1897
165CF	269	W	Refuse Heap	1913
166DL	269	W	Refuse Heap	1897
167	271	NE	Railway Sidings	1893

168AI	271	W	Refuse Heap	1923
169AI	271	W	Refuse Heap	1923
170	273	W	Steel Works	1938
171	278	S	Railway Sidings	1984
172	279	SE	Railway Building	1973
173	280	NE	Pumping Station	1992
174	283	S	Rolling Mills	1923
175DM	283	NE	Unspecified Ground Workings	1923
176AY	283	SE	Iron Works	1893
177	285	S	Unspecified Foundry	1893
178AK	289	S	Rolling Mills	1923
179AJ	291	S	Rolling Mills	1928
180AL	293	S	Brick Works	1893
181	294	NE	Ship Building Yard	1992
182DN	295	NE	Unspecified Ground Workings	1950
183AJ	296	S	Rolling Mills	1938
184	296	NW	Pumping Station	1928
185AK	297	S	Rolling Mills	1923
186	298	SW	Railway Building	1950
187	299	S	Rolling Mills	1913
188AL	299	S	Unspecified Commercial/Industrial	1913
189AJ	299	S	Unspecified Works	1992
190AJ	299	S	Rolling Mills	1897
191DO	302	NE	Unspecified Heap	1950
192AQ	302	SE	Engineering Works	1928
193BE	302	SE	Unspecified Wharf	1928
194AX	302	SE	Unspecified Commercial/Industrial	1923
195DP	303	SE	Unspecified Wharf	1913
196AM	304	S	Unspecified Works	1984
197AM	304	S	Unspecified Works	1973
198AM	304	S	Rolling Mills and Steel Works	1950
199AN	305	W	Steel Works	1893
200AO	310	SE	Unspecified Works	1992
201AO	310	SE	Unspecified Works	1984
202	311	SE	Engineering Works	1928
203DQ	312	NE	Refuse Heaps	1950
204	312	SW	Railway Building	1950
205AP	313	NE	Refuse Heap	1938
206AW	314	SE	Unspecified Wharf	1923
207AP	314	NE	Refuse Heap	1923
208	316	SE	Railway Building	1950
209AP	318	NE	Refuse Heap	1923

210AP	318	NE	Refuse Heap	1923
211AP	318	NE	Refuse Heap	1923
212AP	318	NE	Refuse Heap	1913
213AP	318	NE	Refuse Heap	1928
214	319	SW	Railway Building	1950
215AQ	320	SE	Railway Building	1950
216	320	N	Railway Sidings	1973
217AR	322	W	Steel Works	1928
218AR	322	W	Steel Works	1913
219	323	N	Ship Building Yard	1992
220	325	N	Railway Sidings	1950
221AS	325	N	Ship Building Yard	1950
222AS	325	N	Ship Building Yard	1973
223AQ	325	SE	Railway Building	1973
224BD	327	SE	Unspecified Wharf	1992
225AQ	332	SE	Unspecified Wharf	1923
226AQ	332	SE	Unspecified Wharf	1923
227AL	332	S	Unspecified Tanks	1928
228AL	335	S	Unspecified Tanks	1893
229AT	337	SW	Refuse Heap	1913
230AT	337	SW	Refuse Heap	1923
231AT	337	SW	Refuse Heap	1923
232AT	338	SW	Sand Pit	1923
233AT	338	SW	Sand Pit	1938
234AT	339	SW	Refuse Heap	1923
235AU	340	SE	Railway Buildings	1950
236AU	341	SE	Railway Building	1973
237AL	341	S	Unspecified Tank	1893
238AV	342	SW	Unspecified Commercial/Industrial	1928
239AV	342	SW	Unspecified Commercial/Industrial	1913
240	343	W	Railway Sidings	1984
241BI	343	W	Unspecified Works	1984
242BF	343	SE	Unspecified Wharf	1913
243DR	345	NE	Unspecified Ground Workings	1950
244	348	W	Railway Buildings	1973
245AW	349	SE	Unspecified Wharf	1923
246AX	349	SE	Unspecified Commercial/Industrial	1938
247AL	350	S	Chimney	1950
248AT	352	SW	Refuse Heap	1950
249AY	357	SE	Unspecified Tanks	1897
250AZ	359	SE	Railway Building	1928
251	363	SW	Rolling Mills	1893
252AZ	363	S	Railway Building	1923

253CE	364	SE	Unspecified Tanks	1893
254AY	369	SE	Unspecified Tanks	1893
255AT	373	SW	Refuse Heap	1938
256BB	373	S	Unspecified Foundry	1928
257AT	374	SW	Refuse Heap	1923
258	374	W	Railway Building	1973
259	376	S	Unspecified Foundry	1984
260BA	376	S	Foundry Works	1950
261BA	376	S	Unspecified Works	1973
262BB	377	S	Unspecified Foundry	1938
263BC	377	S	Unspecified Foundry	1923
264BC	378	S	Unspecified Foundry	1923
265BB	379	S	Unspecified Foundry	1913
266CI	385	SE	Unspecified Tanks	1893
267DS	388	SE	Dock Yard	1893
268BD	389	SE	Unspecified Wharf	1938
269BA	390	S	Unspecified Foundry	1923
270BE	391	SE	Unspecified Wharf	1923
271BF	391	SE	Unspecified Wharf	1923
272BG	395	SE	Unspecified Warehouses	1950
273BG	395	SE	Unspecified Commercial/Industrial	1973
274CK	396	NW	Chimneys	1950
275BH	396	NW	Refuse Heap	1923
276DT	402	NE	Unspecified Heaps	1950
277BH	403	NW	Refuse Heap	1923
278BH	403	NW	Refuse Heap	1923
279BI	409	W	Refuse Heap	1913
280BI	410	W	Refuse Heap	1938
281BI	410	W	Refuse Heap	1923
282BI	410	W	Refuse Heap	1923
283BI	411	W	Refuse Heap	1923
284BI	411	W	Refuse Heap	1923
285	412	SW	Iron Works	1938
286BJ	415	E	Unspecified Ground Workings	1923
287BJ	415	E	Unspecified Ground Workings	1923
288	415	S	Unspecified Foundry	1893
289BK	415	E	Unspecified Heap	1938
290	416	SE	Railway Building	1928
291	420	SW	Iron Works	1923
292BK	421	E	Unspecified Ground Workings	1950
293CX	422	NE	Railway Building	1950
294CN	430	SE	Unspecified Tanks	1897
295	436	SW	Iron Works	1950

296	438	SW	Iron Works	1923
297BD	439	SE	Unspecified Wharf	1984
298BG	443	SE	Unspecified Commercial/Industrial	1992
299BG	443	SE	Unspecified Commercial/Industrial	1984
300BH	444	NW	Chimney	1950
301BM	447	SW	Iron Works	1893
302BL	448	SW	Railway Building	1913
303BL	448	SW	Railway Building	1928
304BM	452	SW	Unspecified Commercial/Industrial	1913
305BM	452	SW	Iron Works	1928
306	464	SW	Iron Works	1897
307	469	S	Railway Sidings	1893
308DW	479	E	Unspecified Heaps	1950
309	480	SE	Railway Buildings	1950
310DX	484	SW	Refuse Heap	1897
311	494	SE	Railway Building	1950
312DY	496	E	Unspecified Heap	1897
313BN	496	E	Unspecified Works	1992
314BN	496	E	Unspecified Works	1984

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary: 200

ID	Distance (m)	Direction	Use	Date
315BO	0	On Site	Tanks	1951
316BO	0	On Site	Tanks	1951
317BP	2	NW	Tanks	1929
318BP	7	N	Tanks	1951
319BO	8	NE	Unspecified Tank	1929
320BO	9	NW	Tanks	1951
321BP	24	N	Tanks	1951
322BP	24	N	Tanks	1951
323BQ	25	NW	Unspecified Tank	1929
324BQ	28	N	Tanks	1951
325BQ	29	N	Tanks	1951
326BP	32	NW	Tanks	1951
327BP	33	NW	Tanks	1951
328BQ	39	NW	Tanks	1929

329BQ	41	NW	Tanks	1929
330BQ	45	NW	Unspecified Tank	1951
331BQ	45	NW	Unspecified Tank	1951
332BT	46	SE	Unspecified Tank	1929
333BQ	47	N	Unspecified Tank	1929
334BR	59	NE	Tanks	1951
335BR	60	NE	Tanks	1951
336BS	61	NW	Unspecified Tank	1951
337BS	61	NW	Unspecified Tank	1951
338BR	62	NE	Tanks	1929
339BT	64	SE	Unspecified Tank	1915
340BT	64	SE	Unspecified Tank	1894
341BR	64	NE	Tanks	1951
342BR	64	NE	Tanks	1951
343BT	66	SE	Unspecified Tank	1899
344BS	67	NW	Tanks	1929
345BS	67	NW	Tanks	1915
346	72	S	Tanks	1987
347BS	75	NW	Unspecified Tank	1951
348BS	75	NW	Unspecified Tank	1951
349L	82	E	Unspecified Tank	1951
350L	82	E	Unspecified Tank	1951
351L	87	E	Unspecified Tank	1951
352L	87	E	Unspecified Tank	1951
353BU	100	SE	Unspecified Tank	1915
354BU	100	SE	Tanks	1894
355BU	103	SE	Unspecified Tank	1899
356BU	105	SE	Unspecified Tank	1899
357BW	110	SW	Tanks	1951
358Q	118	SW	Unspecified Tank	1899
359Q	120	SW	Tanks	1894
360Q	120	SW	Tanks	1899
361Q	122	SW	Unspecified Tank	1915
362Q	122	SW	Unspecified Tank	1929
363Q	122	SW	Tanks	1951
364Q	123	SW	Tanks	1951
365R	124	SW	Tanks	1915
366R	124	SW	Tanks	1929
367S	126	S	Tanks	1894
368Q	129	SW	Unspecified Tank	1899
369BV	130	S	Unspecified Tank	1915
370BV	131	S	Unspecified Tank	1899
371BW	132	SW	Tanks	1899
372P	133	SW	Unspecified Tank	1929
373P	133	SW	Unspecified Tank	1915
374BW	134	SW	Tanks	1894

375P	134	SW	Tanks	1951
376T	135	S	Tanks	1915
377T	135	S	Tanks	1929
378R	135	SW	Unspecified Tank	1951
379R	135	SW	Unspecified Tank	1951
380BV	136	S	Tanks	1899
381Q	138	SW	Unspecified Tank	1951
382Q	138	SW	Unspecified Tank	1951
383Q	139	SW	Unspecified Tank	1929
384Q	139	SW	Unspecified Tank	1915
385BV	139	S	Unspecified Tank	1929
386R	142	SW	Unspecified Tank	1951
387R	142	SW	Unspecified Tank	1951
388BV	142	S	Unspecified Tank	1915
389R	142	SW	Unspecified Tank	1929
390R	142	SW	Unspecified Tank	1915
391V	147	SW	Unspecified Tank	1951
392V	147	SW	Unspecified Tank	1951
393O	147	SW	Unspecified Tank	1951
394O	147	SW	Unspecified Tank	1951
395CR	148	SW	Unspecified Tank	1899
396O	149	SW	Unspecified Tank	1929
397O	149	SW	Unspecified Tank	1915
398V	150	S	Unspecified Tank	1899
399V	151	S	Unspecified Tank	1915
400V	151	S	Unspecified Tank	1929
401V	153	SW	Unspecified Tank	1951
402V	153	SW	Unspecified Tank	1951
403V	154	SW	Unspecified Tank	1915
404V	154	SW	Unspecified Tank	1929
405V	155	S	Tanks	1951
406V	155	S	Tanks	1915
407V	155	S	Unspecified Tank	1951
408V	157	S	Tanks	1951
409X	159	SW	Unspecified Tank	1899
410T	161	SE	Unspecified Tank	1929
411X	162	SW	Unspecified Tank	1915
412X	162	SW	Unspecified Tank	1894
413S	163	S	Tanks	1899
414T	164	SE	Unspecified Tank	1915
415V	165	S	Tanks	1929
416V	165	S	Tanks	1915
417V	169	SW	Tanks	1929
418BX	169	S	Tanks	1915
419V	170	SW	Tanks	1915
420K	171	S	Tanks	1951

421K	172	S	Tanks	1951
422K	173	S	Tanks	1951
423X	176	SW	Unspecified Tank	1915
424K	177	SW	Tanks	1951
425K	177	SW	Tanks	1951
426K	180	S	Unspecified Tank	1929
427S	183	SE	Unspecified Tank	1929
428K	184	S	Tanks	1929
429S	185	SE	Unspecified Tank	1915
430K	187	S	Tanks	1951
431K	187	S	Tanks	1951
432BX	192	SW	Tanks	1929
433S	193	SE	Unspecified Tank	1929
434K	194	S	Tanks	1951
435K	195	S	Tanks	1951
436S	196	SE	Unspecified Tank	1899
437CA	199	SW	Unspecified Tank	1929
438BY	202	SE	Tanks	1915
439BY	202	SE	Tanks	1929
440BZ	202	S	Unspecified Tank	1951
441BZ	202	S	Unspecified Tank	1951
442BY	204	SE	Tanks	1899
443BY	205	SE	Unspecified Tank	1929
444CS	205	SW	Unspecified Tank	1929
445BY	206	SE	Unspecified Tank	1915
446CA	207	SW	Unspecified Tank	1929
447CA	208	S	Unspecified Tank	1929
448BY	226	SE	Unspecified Tank	1929
449BY	228	SE	Unspecified Tank	1915
450	248	NW	Unspecified Tank	1929
451CB	248	SE	Unspecified Tank	1929
452CB	250	SE	Unspecified Tank	1915
453AB	276	SE	Tanks	1994
454	318	W	Tanks	1987
455AQ	319	SE	Unspecified Tank	1929
456AL	335	S	Tanks	1894
457CC	338	S	Unspecified Tank	1915
458CC	338	S	Tanks	1899
459CC	338	S	Tanks	1929
460AL	344	S	Unspecified Tank	1894
461CD	349	S	Unspecified Tank	1951
462AL	349	S	Unspecified Tank	1899
463CD	349	S	Unspecified Tank	1951
464CE	359	SE	Unspecified Tank	1899
465CE	360	SE	Tanks	1894
466AY	364	SE	Unspecified Tank	1899

467AZ	366	SE	Unspecified Tank	1894
468CF	366	NW	Unspecified Tank	1915
469AY	367	SE	Tanks	1894
470CE	367	SE	Tanks	1899
471CD	368	S	Unspecified Tank	1951
472CD	368	S	Unspecified Tank	1951
473CG	369	SW	Unspecified Tank	1994
474CG	370	SW	Unspecified Tank	1989
475CD	371	S	Tanks	1967
476CD	371	S	Tanks	1968
477CD	371	S	Tanks	1968
478AY	373	SE	Unspecified Tank	1899
479AZ	373	SE	Tanks	1899
480CH	374	S	Tanks	1967
481CH	374	S	Tanks	1968
482CH	374	S	Tanks	1968
483AY	374	SE	Tanks	1899
484CI	381	SE	Unspecified Tank	1899
485CJ	382	SE	Unspecified Tank	1929
486CJ	387	SE	Unspecified Tank	1951
487CJ	387	SE	Unspecified Tank	1951
488CI	390	SE	Tanks	1899
489CF	390	NW	Unspecified Tank	1915
490CK	391	NW	Unspecified Tank	1951
491CK	393	NW	Unspecified Tank	1951
492CL	395	SE	Unspecified Tank	1894
493CK	402	NW	Unspecified Tank	1951
494CK	402	NW	Unspecified Tank	1951
495CL	403	SE	Unspecified Tank	1899
496AD	412	NE	Unspecified Tank	1915
497AD	412	NE	Unspecified Tank	1894
498AD	414	NE	Unspecified Tank	1916
499CM	416	W	Tanks	1951
500CM	416	W	Tanks	1951
501AD	417	NE	Unspecified Tank	1899
502	422	W	Unspecified Tank	1929
503CN	422	SE	Unspecified Tank	1894
504CK	426	NW	Unspecified Tank	1951
505CM	426	W	Tanks	1951
506CK	426	NW	Unspecified Tank	1951
507CN	428	SE	Unspecified Tank	1899
508CO	454	SE	Unspecified Tank	1963
509CO	454	SE	Unspecified Tank	1951
510CO	454	SE	Unspecified Tank	1951
511CP	492	W	Unspecified Tank	1929
512CP	492	W	Unspecified Tank	1915

513CQ	496	W	Tanks	1951
514CQ	498	W	Tanks	1951

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary:

53

ID	Distance (m)	Direction	Use	Date
515CR	104	SW	Electricity Power Station	1951
516CR	104	SW	Electricity Power Station	1951
517DG	122	SE	Electricity Substation	1987
518BZ	166	S	Power House	1951
519BZ	166	S	Power House	1951
520	175	SW	Electricity Substation	1987
521S	191	S	Electricity Substation	1983
522S	191	S	Electricity Substation	1989
523S	192	S	Electricity Substation	1994
524CS	208	SW	Electricity Substation	1987
525CT	271	SE	Electricity Substation	1985
526CT	272	SE	Electricity Substation	1994
527CT	274	SE	Electricity Substation	1971
528CU	314	S	Electricity Substation	1989
529CU	314	S	Electricity Substation	1983
530CU	314	S	Electricity Substation	1968
531CU	314	S	Electricity Substation	1968
532CU	314	S	Electricity Substation	1994
533CU	314	S	Electricity Substation	1967
534	374	W	Electricity Substation	1992
535CV	377	S	Electricity Substation	1983
536CV	377	S	Electricity Substation	1989
537CV	378	S	Electricity Substation	1994
538CV	379	S	Electricity Substation	1967
539CV	379	S	Electricity Substation	1968
540CV	379	S	Electricity Substation	1968
541CW	387	S	Electricity Substation	1968
542CW	387	S	Electricity Substation	1968
543CW	387	S	Electricity Substation	1951
544CW	387	S	Electricity Substation	1951
545CW	387	S	Electricity Substation	1967
546CX	438	NE	Electricity Substation	1992
547CX	438	NE	Electricity Substation	1973

548CY	451	S	Electricity Substations	1968
549CY	451	S	Electricity Substation	1951
550CY	451	S	Electricity Substation	1967
551CY	452	S	Electricity Substations	1951
552CY	453	S	Electricity Substations	1983
553CY	453	S	Electricity Substations	1989
554CY	457	S	Electricity Substations	1968
555CZ	459	SW	Electricity Substation	1994
556CZ	460	SW	Electricity Substation	1990
557CZ	460	SW	Electricity Substation	1988
558DA	470	SE	Electricity Substation	1997
559DA	473	SE	Electricity Substation	1985
560DA	473	SE	Electricity Substation	1991
561DA	473	SE	Electricity Substation	1982
562DA	475	SE	Electricity Substation	1968
563DA	475	SE	Electricity Substation	1967
564DB	490	S	Electricity Substation	1983
565DB	490	S	Electricity Substation	1967
566DB	490	S	Electricity Substation	1968
567DB	490	S	Electricity Substation	1968

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 3

ID	Distance (m)	Direction	Use	Date
568DC	487	NE	Garage	1992
569DC	488	NE	Garage	1994
570DC	488	NE	Garage	1973

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 145

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

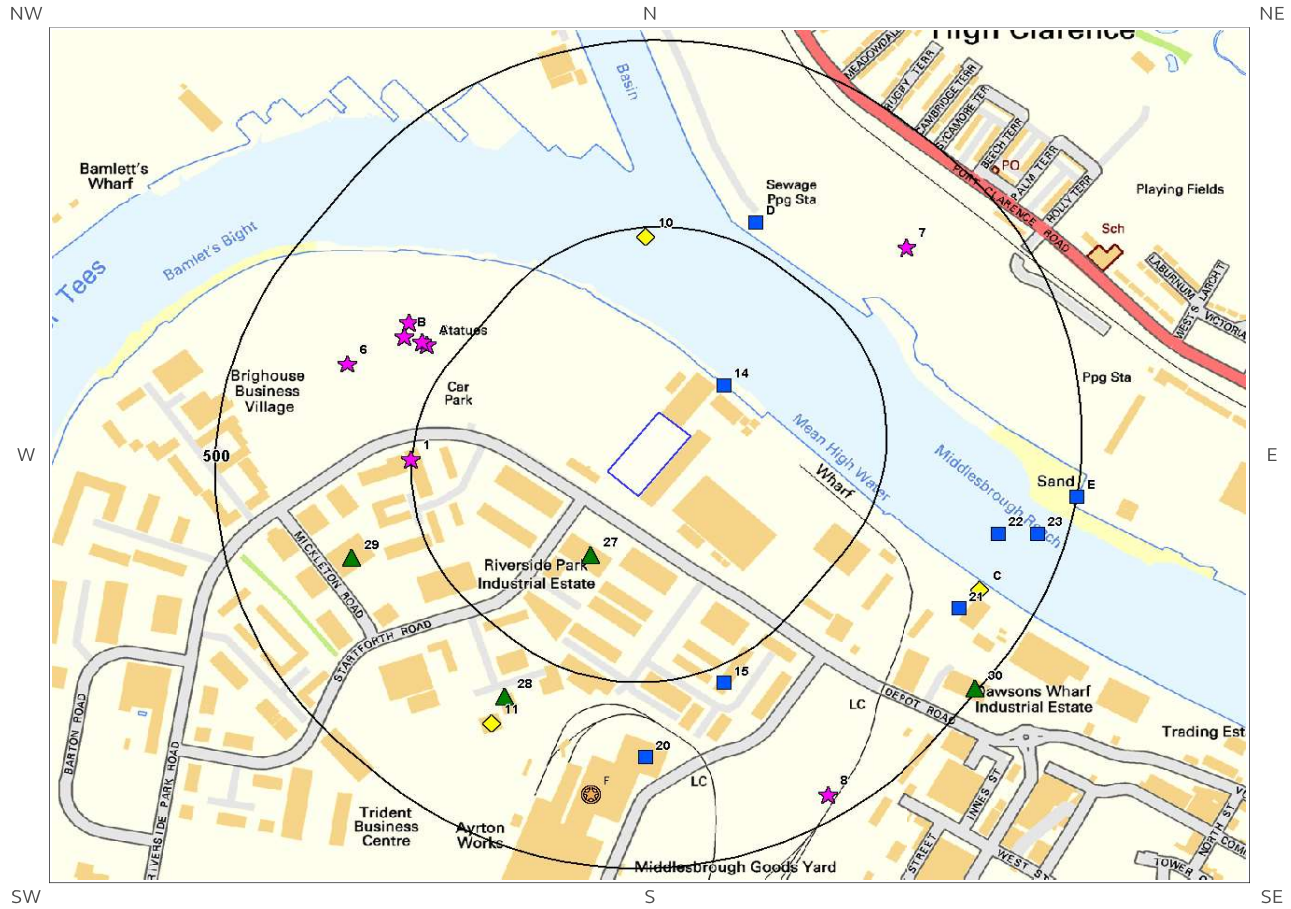
ID	Distance(m)	Direction	Use	Date
571DD	0	On Site	Refuse Heap	1893
572G	0	On Site	Dock Yard	1897
573D	0	On Site	Refuse Heap	1897
574C	0	On Site	Unspecified Wharves	1923
575C	0	On Site	Refuse Heap	1923
576C	0	On Site	Refuse Heap	1897
577C	0	On Site	Refuse Heap	1973
578C	0	On Site	Refuse Heap	1913
579C	0	On Site	Refuse Heaps	1938
580A	0	On Site	Refuse Heap	1923
581A	0	On Site	Refuse Heap	1923
582C	2	NE	Refuse Heaps	1923
583C	2	NE	Refuse Heaps	1923
584DE	31	SW	Refuse Heaps	1950
585BT	33	SE	Pond	1893
586BT	41	SE	Pond	1897
587DF	58	SE	Refuse Heap	1893
588H	61	SE	Reservoir	1923
589H	61	SE	Reservoir	1923
590BT	62	SE	Reservoir	1938
591DG	63	SE	Reservoir	1913
592DH	71	NE	Unspecified Wharves	1897
593	73	SE	Reservoir	1923
594M	77	NE	Unspecified Wharves	1923
595L	78	NE	Unspecified Wharves	1913
596L	78	NE	Unspecified Wharves	1928
597DI	78	NE	Unspecified Wharves	1893
598M	80	NE	Unspecified Wharves	1938
599M	81	NE	Unspecified Wharves	1923
600M	81	NE	Unspecified Wharves	1923
601N	91	E	Unspecified Wharves	1923
602N	91	E	Unspecified Wharves	1923
603N	91	E	Unspecified Wharves	1938
604DG	101	SE	Reservoir	1938
605	108	SW	Reservoir	1950
606Z	167	NE	Unspecified Wharf	1923
607DJ	174	W	Refuse Heap	1950
608AC	176	NW	Unspecified Wharf	1923

609AB	198	SE	Unspecified Wharf	1923
610AA	203	SE	Refuse Heap	1893
611DK	206	SE	Unspecified Wharf	1923
612Z	210	NE	Unspecified Wharf	1897
613Z	214	NE	Unspecified Wharf	1923
614Z	214	NE	Unspecified Wharf	1923
615Z	214	NE	Unspecified Wharf	1923
616Z	215	NE	Unspecified Wharf	1913
617Z	215	NE	Unspecified Wharf	1928
618Z	215	NE	Unspecified Wharf	1893
619Z	217	NE	Unspecified Wharf	1938
620AB	240	E	Unspecified Wharf	1938
621AB	241	E	Unspecified Wharf	1923
622AB	241	E	Unspecified Wharf	1923
623AC	242	NW	Unspecified Wharf	1923
624AB	245	SE	Refuse Heap	1950
625AC	249	NW	Unspecified Wharf	1928
626AC	249	NW	Unspecified Wharf	1913
627AC	250	NW	Unspecified Wharf	1923
628AC	250	NW	Unspecified Wharf	1923
629AC	262	NW	Unspecified Wharf	1938
630AH	264	NE	Unspecified Pit	1913
631AH	264	NE	Unspecified Pit	1928
632AH	266	NE	Unspecified Pit	1923
633AH	266	NE	Unspecified Pit	1923
634AI	266	W	Refuse Heap	1923
635AH	266	NE	Unspecified Pit	1923
636CF	269	W	Refuse Heap	1913
637DL	269	W	Refuse Heap	1897
638AI	271	W	Refuse Heap	1923
639AI	271	W	Refuse Heap	1923
640	277	N	Pond	1950
641DM	283	NE	Unspecified Ground Workings	1923
642AL	293	S	Brick Works	1893
643DN	295	NE	Unspecified Ground Workings	1950
644DO	302	NE	Unspecified Heap	1950
645BE	302	SE	Unspecified Wharf	1928
646DP	303	SE	Unspecified Wharf	1913
647DQ	312	NE	Refuse Heaps	1950
648AP	313	NE	Refuse Heap	1938
649AW	314	SE	Unspecified Wharf	1923
650AP	314	NE	Refuse Heap	1923
651AP	318	NE	Refuse Heap	1923
652AP	318	NE	Refuse Heap	1923

653AP	318	NE	Refuse Heap	1923
654AP	318	NE	Refuse Heap	1913
655AP	318	NE	Refuse Heap	1928
656BD	327	SE	Unspecified Wharf	1992
657AU	332	SE	Unspecified Wharf	1923
658AU	332	SE	Unspecified Wharf	1923
659AT	337	SW	Refuse Heap	1913
660AT	337	SW	Refuse Heap	1923
661AT	337	SW	Refuse Heap	1923
662AD	338	NE	Ponds	1923
663AT	338	SW	Sand Pit	1938
664AT	338	SW	Sand Pit	1923
665AT	339	SW	Refuse Heap	1923
666BF	343	SE	Unspecified Wharf	1913
667AD	344	NE	Reservoir	1950
668DR	345	NE	Unspecified Ground Workings	1950
669AD	349	NE	Ponds	1913
670AD	349	NE	Ponds	1928
671AD	349	NE	Ponds	1923
672AW	349	SE	Unspecified Wharf	1923
673AD	349	NE	Ponds	1923
674AT	352	SW	Refuse Heap	1950
675AT	373	SW	Refuse Heap	1938
676AT	374	SW	Refuse Heap	1923
677BK	379	E	Water Body	1897
678	380	E	Pond	1992
679DS	388	SE	Dock Yard	1893
680DM	388	E	Pond	1950
681BD	389	SE	Unspecified Wharf	1938
682BE	391	SE	Unspecified Wharf	1923
683BE	391	SE	Unspecified Wharf	1923
684BH	396	NW	Refuse Heap	1923
685DT	402	NE	Unspecified Heaps	1950
686BH	403	NW	Refuse Heap	1923
687BH	403	NW	Refuse Heap	1923
688BI	409	W	Refuse Heap	1913
689BI	410	W	Refuse Heap	1923
690BI	410	W	Refuse Heap	1938
691BI	410	W	Refuse Heap	1923
692BI	411	W	Refuse Heap	1923
693BI	411	W	Refuse Heap	1923
694BJ	415	E	Unspecified Ground Workings	1923
695BJ	415	E	Unspecified Ground Workings	1923
696BK	415	E	Unspecified Heap	1938

697DU	418	S	Ponds	1893
698BK	421	E	Unspecified Ground Workings	1950
699DU	421	S	Pond	1938
700DU	421	S	Pond	1913
701DU	422	S	Pond	1923
702DU	426	S	Pond	1897
703DU	427	S	Pond	1923
704DU	428	S	Reservoir	1950
705DU	435	S	Pond	1923
706BD	439	SE	Unspecified Wharf	1984
707DV	467	NW	Pond	1923
708DV	472	NW	Pond	1897
709DV	476	NW	Pond	1928
710DV	476	NW	Pond	1913
711DV	477	NW	Pond	1923
712DV	477	NW	Pond	1923
713DW	479	E	Unspecified Heaps	1950
714DX	484	SW	Refuse Heap	1897
715DY	496	E	Unspecified Heap	1897

2. Environmental Permits, Incidents and Registers Map



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2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

1

The following List 1 Dangerous Substance Inventory Site records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details	
9C	424	SE	449326 521524	Name: Dtba Ltd, Ts2 1yj Status: Not Active Receiving Water: Tees Estuary, River Tees	Authorised Substances: Mercury (other)

2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

4

The following List 2 Dangerous Substance Inventory Site records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details	
10	237	N	448900 522000	Name: New List2 Water Site 30 Status: Active Receiving Water: River Tees	Authorised Substances: Toluene
11	359	SW	448704 521345	Name: Bulkhaul International Ltd, Status: Not Active Receiving Water: Unknown	Authorised Substances: Chromium, Nickel, Zinc
12C	424	SE	449326 521524	Name: Basf Plc ,ts2 1tx Status: Not Active Receiving Water: River Tees	Authorised Substances: Chromium, Cyanide, Lead, Zinc
13C	424	SE	449326 521524	Name: Innogy Cogen ,ts2 1tx Status: Not Active Receiving Water: River Tees	Authorised Substances: Zinc

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

4

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details	
27	101	SW	448830 521570	Address: Edmond & Milburn Car Sprayers, Startforth Road, Startforth Road, Middlesbrough, TS2 1PT Process: Car Sprayers Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
28	320	SW	448720 521380	Address: Bulkhaul Ltd, Brignell Road, Riverside Park Industrial Estate, Middlesbrough, TS2 1PS Process: Acid Pickling Plant Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
29	348	W	448525 521566	Address: Leo Pharmaceuticles Ltd, Riverside Park Ind Est, Middlesbrough, TS2 1RQ Process: Pet Food/rendering/animals/plant Treatment Process Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
30	497	SE	449320 521390	Address: Fleetspray Ltd, Middlesbrough Wharf, TS2 1DN Process: Vehicle re-spray Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

2.1.8 Records of Licensed Discharge Consents within 500m of the study site:

13

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details	
14	80	NE	449000 521800	Address: AMENITY BUILDING, REDPATH OFFSHORE, MIDDLESBROUGH Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 254/1101 Permit Version: 1	Receiving Water: Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 16/08/1991 Effective Date: 16-Aug-1991 Revocation Date: 01/10/1996
15	274	SE	449000 521400	Address: PORT CLARENCE YARD - DISCHARGE ONLY, MIDDLESBROUGH Effluent Type: TRADE DISCHARGES - UNSPECIFIED Permit Number: 254/1399 Permit Version: 1	Receiving Water: Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 15/11/1994 Effective Date: 01-Dec-1994 Revocation Date: 03/09/1997
16D	284	NE	449040 522020	Address: FURNESS PS OUTFALL, STOCKTON Effluent Type: UNSPECIFIED Permit Number: 254/X/0679 Permit Version: 1	Receiving Water: Status: TRANSFERRED FROM COPA 1974 Issue date: 30/09/1987 Effective Date: 30-Sep-1987 Revocation Date: 15/09/1992
17D	284	NE	449040 522020	Address: FURNESS PS OUTFALL, STOCKTON Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: QR.25/04/1543 Permit Version: 1	Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 04/01/1999 Effective Date: 04-Jan-1999 Revocation Date: -
18D	284	NE	449040 522020	Address: FURNESS PS OUTFALL, STOCKTON Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 254/1169 Permit Version: 1	Receiving Water: Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 15/09/1992 Effective Date: 15-Sep-1992 Revocation Date: 05/02/1999
19D	284	NE	449040 522020	Address: FURNESS PS OUTFALL, STOCKTON Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: QR.25/04/1543 Permit Version: 1	Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 04/01/1999 Effective Date: 04-Jan-1999 Revocation Date: -
20	351	S	448900 521300	Address: AYRTON WORKS, BUILDING NO 9, MIDDLESBROUGH Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 254/0370 Permit Version: 1	Receiving Water: Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 23/09/1986 Effective Date: 23-Sep-1986 Revocation Date: 01/10/1996

ID	Distance (m)	Direction	NGR	Details	
21	414	SE	449300 521500	Address: MIDDLESBROUGH WHARF, UNIT 23, MIDDLESBROUGH Effluent Type: TRADE DISCHARGES - PROCESS EFFLUENT - NOT WATER COMPANY Permit Number: 254/B/0310 Permit Version: 1	Receiving Water: Status: REVOKED - UNSPECIFIED Issue date: 14/08/1984 Effective Date: 14-Aug-1984 Revocation Date: 07/07/1992
22	415	E	449350 521600	Address: WESTERN PUMPING STATION OUTFALL 2, PORT CLARENCE Effluent Type: UNSPECIFIED Permit Number: 254/X/0678 Permit Version: 1	Receiving Water: Status: TRANSFERRED FROM COPA 1974 Issue date: 30/09/1987 Effective Date: 30-Sep-1987 Revocation Date: 15/09/1992
23	462	E	449400 521600	Address: KVAERNER OIL & GAS LIMITED, TEESSIDE FACILITY, PORT CLARENCEYARD, PORT CLARENCE, MIDDLESBROUGH Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: 25/04/1645 Permit Version: 1	Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 10/05/2000 Effective Date: 10-May-2000 Revocation Date: 29/06/2005
24E	500	E	449450 521650	Address: PORT CLARENCE WEST PS OUTFALL, STOCKTON Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: QR.25/04/1542 Permit Version: 1	Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 04/01/1999 Effective Date: 04-Jan-1999 Revocation Date: -
25E	500	E	449450 521650	Address: PORT CLARENCE WEST PS OUTFALL, STOCKTON Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: QR.25/04/1542 Permit Version: 1	Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 04/01/1999 Effective Date: 04-Jan-1999 Revocation Date: -
26E	500	E	449450 521650	Address: PORT CLARENCE WEST PS OUTFALL, STOCKTON Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 254/1168 Permit Version: 1	Receiving Water: Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 15/09/1992 Effective Date: 15-Sep-1992 Revocation Date: 29/01/1999

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

2

The following records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	Application Reference Number	NGR	Application Status	Application Date	Address	Details	Details of Enforcement Action
33F	406	S	No Details	448830 521250	Approved	No Details	AV Dawson, Ayrton Rail Terminal, Forty Foot Road, Middlesbrough, TS2 1HG	No Details	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
34F	406	S	THM1412/93	448830 521250	Refused	23/05/1994	AV Dawson, Ayrton Rail Terminal, Forty Foot Road, Middlesbrough, TS2 1HG	Storage of ammonium nitrate and ammonium nitrate based products.	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

8

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
1	253	W	448600 521700	Incident Date: 09-Nov-2001 Incident Identification: 42025 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
2A	289	NW	448620 521856	Incident Date: 26-Mar-2002 Incident Identification: 66716 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

ID	Distance (m)	Direction	NGR	Details	
3A	296	NW	448614 521860	Incident Date: 08-Apr-2002 Incident Identification: 69726 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
4B	318	NW	448592 521867	Incident Date: 22-Apr-2002 Incident Identification: 73754 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
5B	325	NW	448598 521886	Incident Date: 24-Sep-2002 Incident Identification: 110199 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
6	363	NW	448520 521830	Incident Date: 31-Jul-2001 Incident Identification: 20536 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
7	374	NE	449233 521985	Incident Date: 20-Feb-2014 Incident Identification: 1210322 Pollutant: Specific Waste Materials Pollutant Description: Contaminated Construction & Demolition Mat & Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
8	467	SE	449131 521250	Incident Date: 11-Nov-2003 Incident Identification: 200899 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

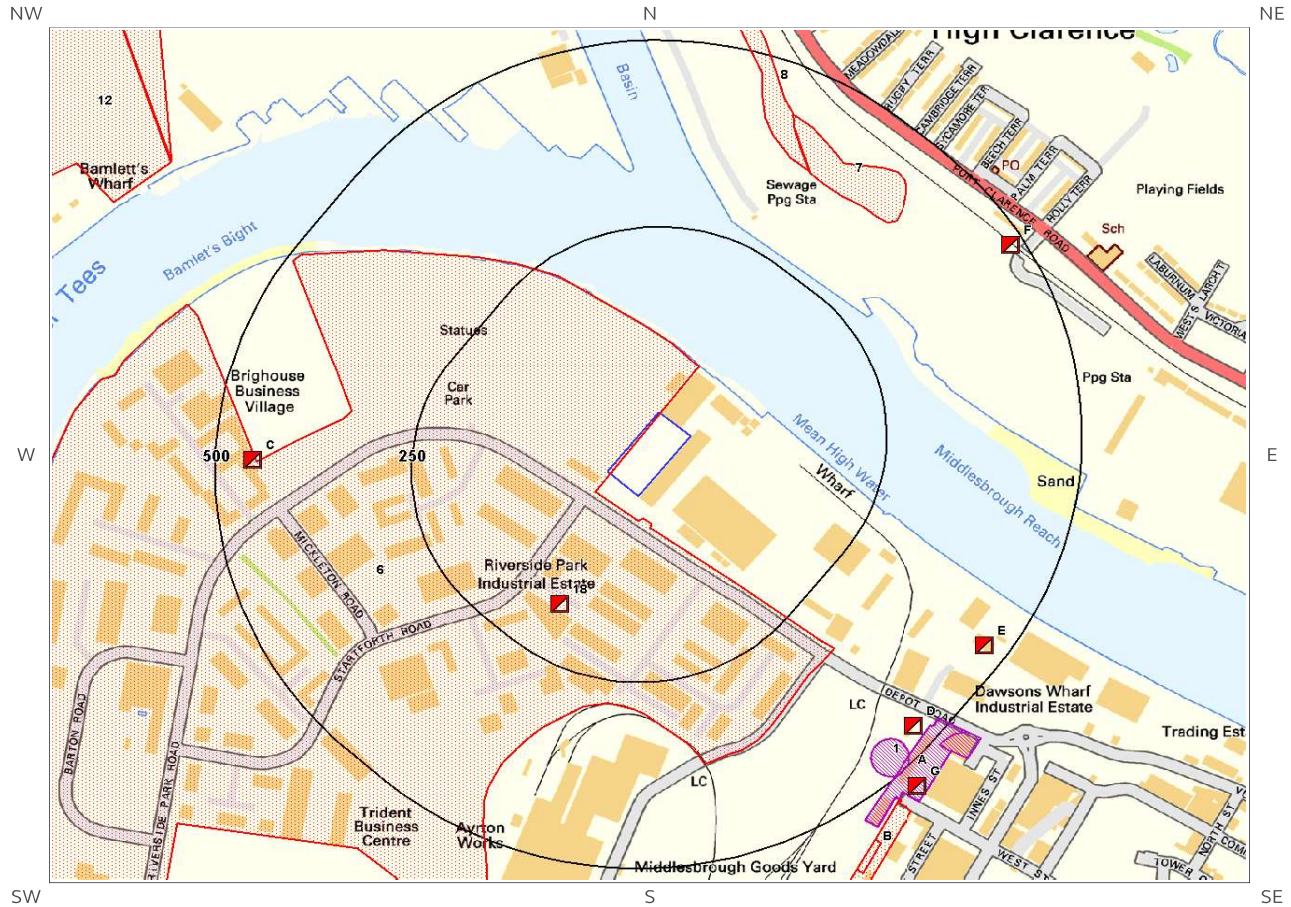
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

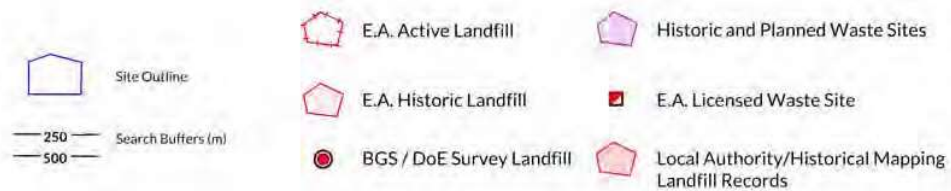
0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site:

12

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
6	0	On Site	448500 521400	Site Address: Riverside Park, Middlesborough, Cleveland Waste Licence: Yes Site Reference: 0700/CLE/058 Waste Type: Inert, Industrial, Commercial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 18-Jan-1978 Licence Surrendered: 25-May-1993 Licence Hold Address: Borough Engineer & Surveyor, Vancouver House, Middlesborough, Cleveland Operator: - First Recorded: 31-Jan-1978 Last Recorded: 01-May-1992
7	372	NE	449100 522000	Site Address: Haverton Hill Shipyard, Haverton Hill Road, Haverton Hill, Billingham, Cleveland Waste Licence: Yes Site Reference: 0700/CLE/043 Waste Type: Inert, Industrial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 21-Jun-1977 Licence Surrendered: 01-Sep-1982 Licence Hold Address: Haverton Hill Shipyard, Haverton Hill, Billingham, Cleveland Operator: - First Recorded: 31-Dec-1948 Last Recorded: 03-Sep-1982
8	376	NE	448800 522590	Site Address: Haverton Hill Landfill, Haverton Hill Road, Billingham, Haverton Hill, Cleveland Waste Licence: Yes Site Reference: - Waste Type: Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: WV1/L/REE001 Licence Issue: 04-Jun-1990 Licence Surrendered: 27-Apr-2012 Licence Hold Address: 406-412 Midsummer Boulevard, Buckinghamshire, Central Milton Keynes, Operator: Haverton Hill Landfill First Recorded: - Last Recorded: -
9B	525	SE	449100 521100	Site Address: Disused Gas Holder, Snowdon Road, Marsh Road Garage, Middlesborough Waste Licence: Yes Site Reference: 0700/CLE/108 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 01-Jul-1990 Licence Surrendered: Licence Hold Address: Marsh Road, Middlesborough, Cleveland Operator: - First Recorded: - Last Recorded: -

ID	Distance (m)	Direction	NGR	Details	
10B	551	SE	449100 521100	Site Address: Snowdon Road, Marsh Road Garage, Middlesbrough Waste Licence: Yes Site Reference: 0700/CLE/203 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 13-Feb-1984 Licence Surrendered: 13-Jan-2000 Licence Hold Address: Marsh Road, Middlesbrough, Cleveland Operator: - First Recorded: - Last Recorded: -
Not shown	678	S	449100 520900	Site Address: Disused Gasholder, Snowdon Road Waste Licence: Yes Site Reference: 0700/CLE/131/1 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: YP1/L/BUC001	Licence Issue: 13-Feb-1983 Licence Surrendered: 13-Jan-2000 Licence Hold Address: Marsh Road, Middlesbrough, Cleveland Operator: Scott Brothers First Recorded: 01-Feb-1984 Last Recorded: -
12	694	NW	448100 522100	Site Address: Billingham Process Pack Site A, Former Casebourne Cement Works, Haverton Hill Road, Billingham, Cleveland Waste Licence: Yes Site Reference: 0700/CLE/250 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 12-Oct-1992 Licence Surrendered: Licence Hold Address: Teesside Operations, PO Box 90, Wilton, Middlesbrough, Cleveland Operator: - First Recorded: 31-Dec-1992 Last Recorded: -
Not shown	774	W	448100 521900	Site Address: Billingham Process Pack Site A, Barnlett's Wharf, Billingham, Cleveland Waste Licence: Yes Site Reference: 0700/CLE/221, 0700/CLE/250 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 22-Oct-1990 Licence Surrendered: 01-Aug-1991 Licence Hold Address: Unit 15, Bon Lea Industrial Estate, Thornaby, Stockton, Cleveland Operator: - First Recorded: 23-Oct-1990 Last Recorded: 01-Aug-1991
Not shown	956	S	448600 520700	Site Address: Land Adjacent To The Junction Of Metz Bridge, Forty Foot Road, Middlesbrough Waste Licence: Yes Site Reference: 0700/CLE/ST6 Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 04-Jun-1982 Licence Surrendered: 09-Jan-1984 Licence Hold Address: Hudson House, York Operator: - First Recorded: 10-Jun-1982 Last Recorded: 09-Jan-1984
Not shown	1136	SW	448100 520300	Site Address: Land At Marsh Street Bridge, Newport, Middlesborough Waste Licence: Yes Site Reference: 0700/CLE/075/1 Waste Type: Inert, Commercial, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 20-Jul-1979 Licence Surrendered: 20-Sep-1990 Licence Hold Address: Borough Engineer & Surveyor, Vancouver House, Middlesbrough, Cleveland Operator: - First Recorded: 21-Jul-1979 Last Recorded: 20-Sep-1990
Not shown	1278	SE	449900 520800	Site Address: Grey Street Works, Gray Street - Lower East Street, Middlesbrough, Cleveland Waste Licence: Yes Site Reference: 0700/CLE/359 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 28-Aug-1997 Licence Surrendered: Licence Hold Address: T/A Teesside Reclamation, Grey Street works, Grey Street, Middlesborough Operator: - First Recorded: - Last Recorded: -
Not shown	1379	SE	450000 520600	Site Address: Middlesbrough Dock, Middlesbrough, Cleveland Waste Licence: Yes Site Reference: 0700/CLE/114 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 12-Apr-1983 Licence Surrendered: 01-Nov-1989 Licence Hold Address: Queen's Square, Middlesbrough, Cleveland Operator: - First Recorded: 01-Apr-1983 Last Recorded: 01-Nov-1989

3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

0

Database searched and no data found.

3.2 Other Waste Sites

3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

5

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details		
1	451	SE	449212 521299	Type of Site: Scrap Metal Processing & Storage Site Address: European Metal Recycling Ltd, Depot Road, MIDDLESBROUGH, Cleveland, TS2 1LE	Planning Application Reference: M/FP/1838/06/P Date: -	Further Details: Scheme comprises conversion from railway sidings to scrap metal storage and processing. An application (ref: M/FP/1838/06/P) for detailed planning permission was granted by Middlesbrough B.C. Planning decision obtained Data Source: Historic Planning Application Data Type: Point
2A	483	SE	449244 521279	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1982	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
3A	483	SE	449244 521279	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1985	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
4A	483	SE	449244 521279	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1967	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
5A	484	SE	449253 521279	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1997	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon

3.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:

54

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
18	175	SW	448791 521507	<p>Site Address: Unit 9d, Bowes Road, Riverside Industrial Estate, Middlesbrough, Cleveland, TS2 1LU Type: Vehicle Depollution Facility <5000 tps Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PEA066 EPR reference: EA/EPR/FB3139RJ/A001 Operator: Peat Edward Waste Management licence No: 103909 Annual Tonnage: 4999.0</p> <p>Issue Date: 01/05/2012 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Unit 9d Bowes Road Correspondence Address: -, -</p>
19C	452	W	448400 521700	<p>Site Address: Mickleton Road, Riverside Park Ind Estate, Middlesbrough, TS2 1RQ Type: In-House Storage Facility Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: JOH002 EPR reference: - Operator: John Davey (motor Supplies) Ltd Waste Management licence No: 68644 Annual Tonnage: 0.0</p> <p>Issue Date: 04/06/1990 Effective Date: - Modified: - Surrendered Date: - Expiry Date: 01/05/1994 Cancelled Date: - Status: Expired Site Name: Unit 4 Correspondence Address: -, Unit 4, Mickleton Road, Riverside Park Industrial, Middlesbrough, TS2 1RQ</p>
20C	452	W	448400 521700	<p>Site Address: Mickleton Road, Riverside Park Ind Estate, Middlesbrough, Cleveland, TS2 1RQ Type: In-House Storage Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: JOH002 EPR reference: EA/EPR/DP3493ND/A001 Operator: John Davey (Motor Supplies) Ltd Waste Management licence No: 68644 Annual Tonnage: 7500.0</p> <p>Issue Date: 04/06/1990 Effective Date: - Modified: - Surrendered Date: - Expiry Date: 01/05/1994 Cancelled Date: - Status: Expired Site Name: Unit 4 Correspondence Address: -, -</p>
21C	452	W	448400 521700	<p>Site Address: Mickleton Road, Riverside Park Ind Estate, Middlesbrough, TS2 1RQ Type: In-House Storage Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: JOH002 EPR reference: - Operator: John Davey (motor Supplies) Ltd Waste Management licence No: 68644 Annual Tonnage: 0.0</p> <p>Issue Date: 04/06/1990 Effective Date: - Modified: - Surrendered Date: - Expiry Date: 01/05/1994 Cancelled Date: - Status: Expired Site Name: Unit 4 Correspondence Address: -, Unit 4, Mickleton Road, Riverside Park Industrial, Middlesbrough, TS2 1RQ</p>
22D	467	SE	449242 521343	<p>Site Address: Depot Road, Middlesbrough, Cleveland, TS2 1JA Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ROB001 EPR reference: - Operator: Robinson Group Limited Waste Management licence No: 66030 Annual Tonnage: 24999.0</p> <p>Issue Date: 31/03/2000 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Robinson Group Limited Correspondence Address: -, Robinson House, Whiteley Road, Blaydon On Tyne, Tyne & Wear, NE21 5NJ</p>

ID	Distance (m)	Direction	NGR	Details
23D	467	SE	449242 521343	<p>Site Address: Depot Road, Middlesbrough, Cleveland, TS2 1JA Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ROB001 EPR reference: EA/EPR/XP3496ZH/V002 Operator: Robinson Group Ltd Waste Management licence No: 66030 Annual Tonnage: 24999.0</p> <p>Issue Date: 31/03/2000 Effective Date: - Modified: 11/12/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Robinson Group Ltd Correspondence Address: -, -</p>
24E	469	SE	449332 521451	<p>Site Address: Land/premises At, Depot Road, Middlesbrough, Cleveland, TS2 1LT Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EMR001 EPR reference: EA/EPR/VP3196ZS/V002 Operator: European Metal Recycling Ltd Waste Management licence No: 66172 Annual Tonnage: 23000.0</p> <p>Issue Date: 19/07/2005 Effective Date: - Modified: 11/12/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: E M R Middlesbrough Correspondence Address: -, -</p>
25E	469	SE	449332 521451	<p>Site Address: - Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EMR001 EPR reference: - Operator: E M R Waste Management licence No: 66172 Annual Tonnage: 0.0</p> <p>Issue Date: 19/07/2005 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: E M R Middlesbrough Correspondence Address: -, Alexandra Building, Alexandra Dock 1, Bootle, Liverpool, L20 1BX</p>
26E	469	SE	449332 521451	<p>Site Address: - Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EMR001 EPR reference: - Operator: E M R Waste Management licence No: 66172 Annual Tonnage: 0.0</p> <p>Issue Date: 19/07/2005 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: E M R Middlesbrough Correspondence Address: -, Alexandra Building, Alexandra Dock 1, Bootle, Liverpool, L20 1BX</p>
27F	482	NE	449365 521989	<p>Site Address: Land Outside Wilton Engineering Services Yard, Port Clarence Road, Port Clarence, Middlesbrough, Cleveland, TS23 1PZ Type: Inert & Excavation WTS with treatment Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ROA009 EPR reference: EA/EPR/HB3130DV/A001 Operator: Roadstone Solutions Limited Waste Management licence No: 104248 Annual Tonnage: 24999.0</p> <p>Issue Date: 24/07/2013 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Roadstone Solutions Ltd Correspondence Address: -, -</p>

ID	Distance (m)	Direction	NGR	Details
28F	482	NE	449365 521989	<p>Site Address: Land Outside Wilton Engineering Services Yard, Port Clarence Road, Port Clarence, Middlesbrough, Cleveland, TS23 1PZ</p> <p>Type: Inert & Excavation WTS with treatment</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: SHI049</p> <p>EPR reference: EA/EPR/CB3806GZ/T001</p> <p>Operator: Shire Aggregates Bulk Ltd</p> <p>Waste Management licence No: 104248</p> <p>Annual Tonnage: 249999.0</p> <p>Issue Date: 24/07/2013</p> <p>Effective Date: 08/05/2015</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Transferred</p> <p>Site Name: Land Outside Wilton Engineering Yard</p> <p>Correspondence Address: -, -</p>
29G	527	SE	449247 521262	<p>Site Address: -</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: REN001</p> <p>EPR reference: -</p> <p>Operator: Rent A Skip North East Ltd</p> <p>Waste Management licence No: 60100</p> <p>Annual Tonnage: 5000.0</p> <p>Issue Date: 05/01/1989</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: West Street</p> <p>Correspondence Address: -</p>
30G	527	SE	449247 521262	<p>Site Address: Land/ Premises At, West Street, Middlesbrough, Cleveland, TS2 1LZ</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: REN001</p> <p>EPR reference: EA/EPR/UP3690ZQ/A001</p> <p>Operator: Rent A Skip North East Ltd (dissolved)</p> <p>Waste Management licence No: 60100</p> <p>Annual Tonnage: 5000.0</p> <p>Issue Date: 05/01/1989</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: West Street Car Spares</p> <p>Correspondence Address: -, -</p>
Not shown	589	SE	449155 521125	<p>Site Address: Land/ Premises At, Richmond Street, Middlesbrough, Cleveland, TS2 1LN</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: COX001</p> <p>EPR reference: EA/EPR/XP3990ZK/A001</p> <p>Operator: A Coxon</p> <p>Waste Management licence No: 60107</p> <p>Annual Tonnage: 24999.0</p> <p>Issue Date: 19/02/1990</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Richmond Street</p> <p>Correspondence Address: -, -</p>
Not shown	589	S	449100 521100	<p>Site Address: -</p> <p>Type: Landfill taking Non-Biodegradable Wastes</p> <p>Size: >= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: BUC001</p> <p>EPR reference: -</p> <p>Operator: A Buckler (Haulage)</p> <p>Waste Management licence No: 60096</p> <p>Annual Tonnage: 0.0</p> <p>Issue Date: 13/02/1984</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: 13/01/2000</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: Snowdon Road</p> <p>Correspondence Address: -</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	589	S	449100 521100	<p>Site Address: Marsh Road Garage, Middlesbrough, Cleveland, TS1 5LB Type: Landfill taking Non-Biodegradable Wastes Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BUC001 EPR reference: EA/EPR/UP3590ZY/S002 Operator: A Buckler (Haulage) Waste Management licence No: 60096 Annual Tonnage: 150000.0</p> <p>Issue Date: 13/02/1984 Effective Date: - Modified: - Surrendered Date: 13/01/2000 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Snowdon Road Correspondence Address: -, -</p>
Not shown	589	S	449100 521100	<p>Site Address: - Type: Landfill taking Non-Biodegradable Wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BUC001 EPR reference: - Operator: A Buckler (Haulage) Waste Management licence No: 60096 Annual Tonnage: 0.0</p> <p>Issue Date: 13/02/1984 Effective Date: - Modified: - Surrendered Date: 13/01/2000 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Snowdon Road Correspondence Address: -</p>
Not shown	651	S	449042 521018	<p>Site Address: Land/premises At, Lloyd Street, Middlesbrough, Cleveland, TS2 1DW Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BUC003 EPR reference: EA/EPR/KP3696ZB/A001 Operator: A Buckler Ltd Waste Management licence No: 66055 Annual Tonnage: 25000.0</p> <p>Issue Date: 11/06/2003 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Bucklers Correspondence Address: -, -</p>
Not shown	651	S	449042 521018	<p>Site Address: - Type: Special Waste Transfer Station Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BUC003 EPR reference: - Operator: A Buckler Ltd Waste Management licence No: 66055 Annual Tonnage: 25000.0</p> <p>Issue Date: 11/06/2003 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Bucklers Correspondence Address: -</p>
Not shown	768	SE	449245 520969	<p>Site Address: Land/premises At, Snowdon Road, Middlesbrough, Cleveland, TS2 1LR Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HUS002 EPR reference: EA/EPR/ZP3796ZA/A001 Operator: Hussain Fazel Waste Management licence No: 66137 Annual Tonnage: 2500.0</p> <p>Issue Date: 25/09/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: M & M Autos Correspondence Address: -, -</p>
Not shown	834	N	448800 522590	<p>Site Address: Haverton Hill Shipyard, Haverton Hill Road, Haverton Hill, Billingham, TS23 3NF Type: Household, Commercial & Industrial Waste Landfill Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: TEE002 EPR reference: - Operator: English Partnerships Waste Management licence No: 60225 Annual Tonnage: 150000.0</p> <p>Issue Date: 04/06/1990 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure Site Name: Haverton Hill Landfill Correspondence Address: -, Cleveland Business Centre, 1, Watson Street, Middlesbrough, TS1 2RQ</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	834	N	448800 522590	<p>Site Address: Haverton Hill Shipyard, Haverton Hill Road, Haverton Hill, Billingham, Cleveland, TS23 3NF Type: Household, Commercial & Industrial Waste Landfill Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: TEE002 EPR reference: EA/EPR/EP3890ZF/S006 Operator: Homes & Communities Agency Waste Management licence No: 60225 Annual Tonnage: 0.0</p> <p>Issue Date: 04/06/1990 Effective Date: - Modified: 27/04/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Haverton Hill Landfill Correspondence Address: -, -</p>
Not shown	834	N	448800 522590	<p>Site Address: Haverton Hill Shipyard, Haverton Hill Road, Haverton Hill, Billingham, TS23 3NF Type: Household, Commercial & Industrial Waste Landfill Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: TEE002 EPR reference: - Operator: English Partnerships Waste Management licence No: 60225 Annual Tonnage: 150000.0</p> <p>Issue Date: 04/06/1990 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure Site Name: Haverton Hill Landfill Correspondence Address: -, St Georges House, Kingsway, Team Valley, Gateshead, NE11 0NA</p>
Not shown	872	NW	448129 522172	<p>Site Address: Haverton Hill Road, Billingham, Stockton - On - Tees, TS23 1PY Type: Deposit of waste to land as a recovery operation Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SBX001 EPR reference: EA/EPR/CB3104GR/A001 Operator: Scott Bros. Limited Waste Management licence No: 401834 Annual Tonnage: 200000.0</p> <p>Issue Date: 06/05/2015 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Casebourne Correspondence Address: -, -</p>
Not shown	885	SE	449670 521207	<p>Site Address: Universal House, Commercial Street, Middlesbrough, Cleveland, TS2 1JN Type: Vehicle Depollution Facility <5000 tps Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SRA002 EPR reference: EA/EPR/AB3300UL/T001 Operator: D & R Autos (N E) Limited Waste Management licence No: 400499 Annual Tonnage: 4999.0</p> <p>Issue Date: 17/10/2013 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: D & R Autos (N E) Limited Correspondence Address: -, -</p>
Not shown	928	N	448796 522684	<p>Site Address: Land/premises At, Hope Street, Haverton Hill, Billingham, Cleveland, TS23 4HE Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: THO011 EPR reference: EA/EPR/CP3896ZY/A001 Operator: Thompson Paul Waste Management licence No: 66120 Annual Tonnage: 2500.0</p> <p>Issue Date: 01/11/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Teesside Vehicle Recyclers Correspondence Address: -, -</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	936	N	448900 522700	<p>Site Address: 31/32, Windsor Street, Haverton Hill, Billingham, Cleveland, TS23 4EY</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: >= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: MAR003</p> <p>EPR reference: EA/EPR/XP3790ZM/A001</p> <p>Operator: Marley P</p> <p>Waste Management licence No: 60116</p> <p>Annual Tonnage: 25000.0</p> <p>Issue Date: 11/12/1992</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Expired</p> <p>Site Name: Cleveland Minimix</p> <p>Correspondence Address: -, -</p>
Not shown	936	N	448889 522700	<p>Site Address: Plot 4, Hope Street, Haverton Hill, Billingham, Cleveland, TS23 4HE</p> <p>Type: ELV Facility</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: SWA004</p> <p>EPR reference: EA/EPR/ZP3296ZK/A001</p> <p>Operator: Teague Steven</p> <p>Waste Management licence No: 66132</p> <p>Annual Tonnage: 2500.0</p> <p>Issue Date: 15/12/2004</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: S & W Autobreakers</p> <p>Correspondence Address: -, -</p>
Not shown	959	W	447900 521800	<p>Site Address: -</p> <p>Type: Metal Recycling Site (Vehicle Dismantler)</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: HOL002</p> <p>EPR reference: -</p> <p>Operator: Holding & Barnes (ci) Ltd</p> <p>Waste Management licence No: 66149</p> <p>Annual Tonnage: 0.0</p> <p>Issue Date: 16/11/2004</p> <p>Effective Date: 19/10/2006</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Transferred</p> <p>Site Name: Hbc</p> <p>Correspondence Address: -, Haverton Hill Road, Billingham, Cleveland, TS23 1PY</p>
Not shown	959	W	447900 521800	<p>Site Address: Land/premises At, Haverton Hill Road, Haverton Hill, Billingham, Cleveland, TS23 1PY</p> <p>Type: Metal Recycling Site (Vehicle Dismantler)</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: HOL002</p> <p>EPR reference: EA/EPR/NP3196ZA/T002</p> <p>Operator: Holding & Barnes (C I) Ltd</p> <p>Waste Management licence No: 66149</p> <p>Annual Tonnage: 2500.0</p> <p>Issue Date: 16/11/2004</p> <p>Effective Date: 19/10/2006</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Transferred</p> <p>Site Name: Hbc</p> <p>Correspondence Address: -, -</p>
Not shown	959	W	447900 521800	<p>Site Address: -</p> <p>Type: Metal Recycling Site (Vehicle Dismantler)</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: CHA001</p> <p>EPR reference: -</p> <p>Operator: Charles Trent Ltd</p> <p>Waste Management licence No: 66149</p> <p>Annual Tonnage: 0.0</p> <p>Issue Date: 16/11/2004</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Hbc Vehicle Services</p> <p>Correspondence Address: -, Trent House, 8, St Georges Avenue, Parkstone, Poole, Dorset, BH12 4ND</p>

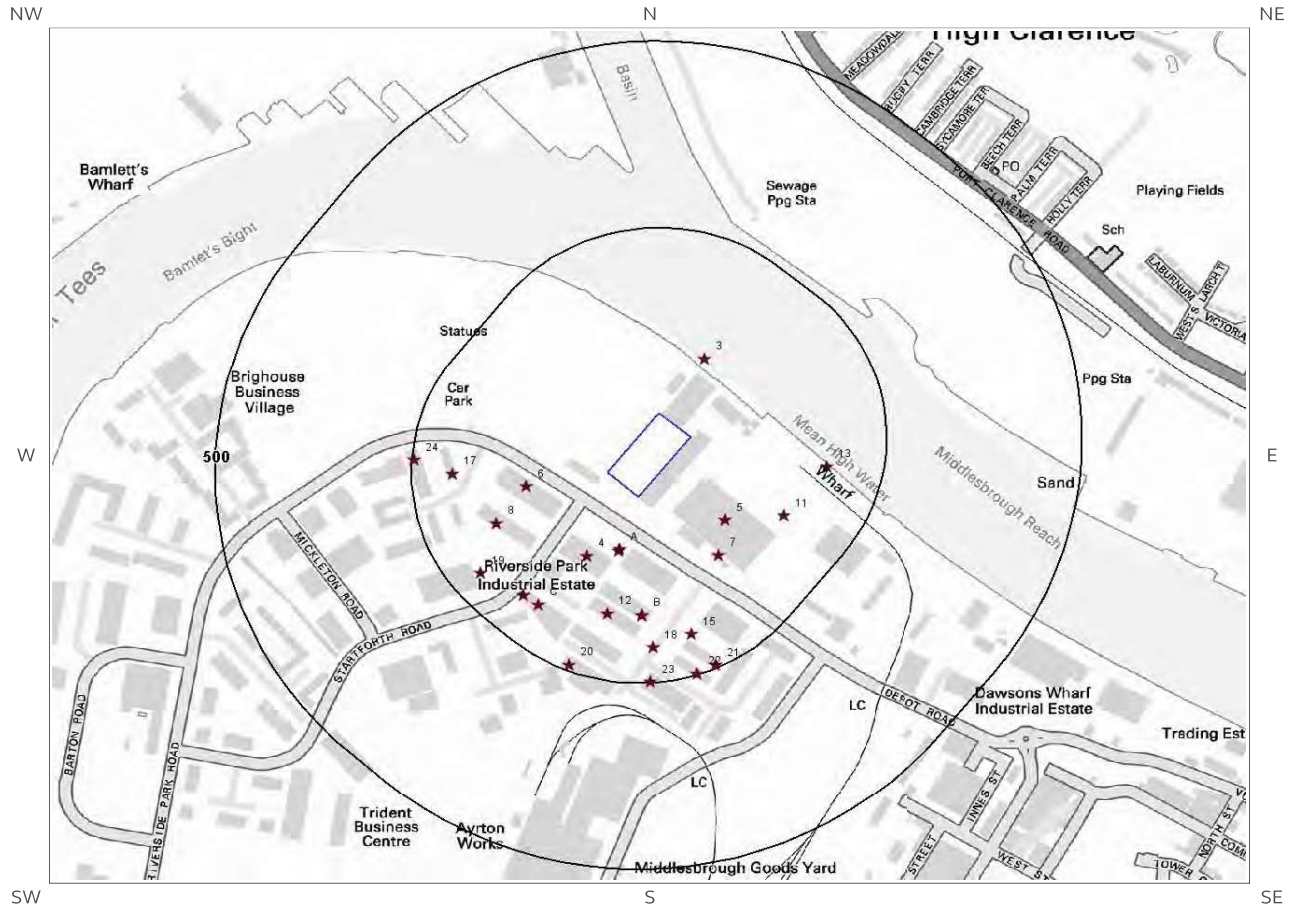
ID	Distance (m)	Direction	NGR	Details	
Not shown	960	NW	448300 522500	<p>Site Address: Land/premises At, Haverton Hill Road, Billingham, Stockton On Tees, Cleveland, TS23 1PY</p> <p>Type: Material Recycling Treatment Facility</p> <p>Size: >= 25000 tonnes < 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: TON003</p> <p>EPR reference: EA/EPR/LP3196ZV/A001</p> <p>Operator: J Tonks (Transport) Ltd</p> <p>Waste Management licence No: 66000</p> <p>Annual Tonnage: 75000.0</p>	<p>Issue Date: 26/03/1998</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Tonks Recycling Centre</p> <p>Correspondence Address: -, -</p>
Not shown	960	NW	448300 522500	<p>Site Address: -</p> <p>Type: Material Recycling Treatment Facility</p> <p>Size: >= 25000 tonnes < 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: TON003</p> <p>EPR reference: -</p> <p>Operator: J. Tonks (Transport) Ltd</p> <p>Waste Management licence No: 66000</p> <p>Annual Tonnage: 75000.0</p>	<p>Issue Date: 26/03/1998</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Tonks Recycling Centre</p> <p>Correspondence Address: -, Front Street, Wingate, Co. Durham, TS28 5AG</p>
Not shown	972	S	448940 520680	<p>Site Address: 52-54, Marsh Road, Middlesbrough, Cleveland, TS1 5LB</p> <p>Type: ELV Facility</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: GMA001</p> <p>EPR reference: EA/EPR/NP3296ZD/A001</p> <p>Operator: Mcclurg Peter</p> <p>Waste Management licence No: 66147</p> <p>Annual Tonnage: 2500.0</p>	<p>Issue Date: 15/12/2004</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: G & M Autospares & Salvage</p> <p>Correspondence Address: -, -</p>
Not shown	985	S	448715 520682	<p>Site Address: Dunn's Yard, Metz Bridge Road, Middleborough, Cleveland, TS2 1AF</p> <p>Type: HCI Waste TS + treatment</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: DIX018</p> <p>EPR reference: EA/EPR/HB3931RP/A001</p> <p>Operator: Dixon Stephen</p> <p>Waste Management licence No: 104404</p> <p>Annual Tonnage: 74999.0</p>	<p>Issue Date: 29/01/2013</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: A1 Dial A Skip</p> <p>Correspondence Address: -, -</p>
Not shown	1028	NW	448310 522594	<p>Site Address: Tonks Transport Ltd, Haverton Hill Road, Haverton Hill, Billingham, Cleveland, TS23 1PY</p> <p>Type: HCI Waste TS + treatment</p> <p>Size: >= 25000 tonnes < 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: TON003</p> <p>EPR reference: EA/EPR/LP3196ZV/V002</p> <p>Operator: J Tonks (Transport) Ltd</p> <p>Waste Management licence No: 66000</p> <p>Annual Tonnage: 74999.0</p>	<p>Issue Date: 26/03/1998</p> <p>Effective Date: -</p> <p>Modified: 24/07/2013</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Modified</p> <p>Site Name: Tonks Transport Ltd</p> <p>Correspondence Address: -, -</p>
Not shown	1028	NW	448310 522594	<p>Site Address: Tonks Transport Ltd, Haverton Hill Road, Haverton Hill, Billingham, Cleveland, TS23 1PY</p> <p>Type: HCI Waste TS + treatment</p> <p>Size: >= 25000 tonnes < 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: SCO053</p> <p>EPR reference: EA/EPR/BB3803XQ/T001</p> <p>Operator: Scott Bros Recycling Limited</p> <p>Waste Management licence No: 66000</p> <p>Annual Tonnage: 74999.0</p>	<p>Issue Date: 26/03/1998</p> <p>Effective Date: 21/08/2014</p> <p>Modified: 24/07/2013</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Transferred</p> <p>Site Name: Tonks Transport Ltd</p> <p>Correspondence Address: -, -</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1068	W	447800 521500	<p>Site Address: Able House, Haverton Hill, Billingham Reach Ind Est, Billingham, Cleveland, TS23 1PX</p> <p>Type: Metal Recycling Site (mixed MRS's)</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: STE001</p> <p>EPR reference: EA/EPR/GP3790ZF/S002</p> <p>Operator: Stephenson Demolition Co Ltd</p> <p>Waste Management licence No: 60127</p> <p>Annual Tonnage: 5.6</p> <p>Issue Date: 25/01/1996</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: 08/03/2001</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: Billingham Reach Scrapyard</p> <p>Correspondence Address: -, -</p>
Not shown	1070	NW	448186 522545	<p>Site Address: Haverton Hill Road, Billingham, Stockton On Tees, Cleveland, TS23 1PY</p> <p>Type: Household Waste Amenity Site</p> <p>Size: >= 25000 tonnes < 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: CLE008</p> <p>EPR reference: EA/EPR/GP3396ZE/V005</p> <p>Operator: Sita Tees Valley Ltd</p> <p>Waste Management licence No: 66035</p> <p>Annual Tonnage: 99000.0</p> <p>Issue Date: 28/06/2000</p> <p>Effective Date: -</p> <p>Modified: 25/03/2015</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Modified</p> <p>Site Name: Haverton Hill H W R C And Transfer Station</p> <p>Correspondence Address: -, -</p>
Not shown	1070	NW	448186 522545	<p>Site Address: Haverton Hill Road, Billingham, Stockton On Tees, Cleveland, TS23 1PY</p> <p>Type: Household Waste Amenity Site</p> <p>Size: >= 25000 tonnes < 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: CLE008</p> <p>EPR reference: EA/EPR/GP3396ZE/V004</p> <p>Operator: Sita Tees Valley Limited</p> <p>Waste Management licence No: 66035</p> <p>Annual Tonnage: 20275.0</p> <p>Issue Date: 28/06/2000</p> <p>Effective Date: -</p> <p>Modified: 30/04/2014</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Modified</p> <p>Site Name: Transfer Station & Household Recycling Centre</p> <p>Correspondence Address: -, -</p>
Not shown	1070	NW	448186 522545	<p>Site Address: Energy From Waste Plant, Haverton Hill Road, Billingham, Stockton On Tees, Cleveland, TS23 1PY</p> <p>Type: Household Waste Amenity Site</p> <p>Size: >= 25000 tonnes < 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: CLE008</p> <p>EPR reference: EA/EPR/GP3396ZE/A001</p> <p>Operator: Cleveland Waste Management Ltd</p> <p>Waste Management licence No: 66035</p> <p>Annual Tonnage: 20275.0</p> <p>Issue Date: 28/06/2000</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Haverton Hill Civic Amenity Facility</p> <p>Correspondence Address: -, -</p>
Not shown	1108	NW	447834 522122	<p>Site Address: Hbc Vehicles, Haverton Hill Road, Billingham, Cleveland, TS23 1PY</p> <p>Type: Metal Recycling Site (Vehicle Dismantler)</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: HBC001</p> <p>EPR reference: -</p> <p>Operator: Holding And Barnes (c.i.) Ltd</p> <p>Waste Management licence No: 66060</p> <p>Annual Tonnage: 5000.0</p> <p>Issue Date: 02/09/2002</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Hbc Auctions</p> <p>Correspondence Address: -, Aerc, Tey Grove, Feering, Colchester, Essex, CO5 9ES</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1108	NW	447834 522122	<p>Site Address: Hbc Vehicles, Haverton Hill Road, Billingham, Cleveland, TS23 1PY Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HBC001 EPR reference: EA/EPR/TP3096ZJ/A001 Operator: Holding & Barnes (C I) Ltd Waste Management licence No: 66060 Annual Tonnage: 5000.0</p> <p>Issue Date: 02/09/2002 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Hbc Auctions Correspondence Address: -, -</p>
Not shown	1169	NW	448100 522600	<p>Site Address: Land/premises At, Haverton Hill Road, Haverton Hill, Billingham, Cleveland, TS23 1PY Type: Composting Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIT002 EPR reference: EA/EPR/EP3596ZW/S003 Operator: Sita Tees Valley Ltd Waste Management licence No: 66154 Annual Tonnage: 0.0</p> <p>Issue Date: 02/03/2005 Effective Date: - Modified: 19/06/2006 Surrendered Date: 25/01/2011 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Haverton Hill Composting Facility Correspondence Address: -, -</p>
Not shown	1181	SE	449916 521042	<p>Site Address: 2, Commercial Street, Middlesbrough, Cleveland, TS2 1PP Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: JEN021 EPR reference: EA/EPR/AB3230DF/T001 Operator: Jap Euro North East Ltd Waste Management licence No: 66142 Annual Tonnage: 2499.0</p> <p>Issue Date: 18/11/2004 Effective Date: 30/06/2011 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Jap City Auto Salvage Correspondence Address: -, -</p>
Not shown	1181	SE	449916 521042	<p>Site Address: Old Clark Taylor Brickyard, Commercial Street, Middlesbrough, Cleveland, TS2 1PP Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: JAP004 EPR reference: EA/EPR/NP3996ZH/A001 Operator: Quyoom Zafar Waste Management licence No: 66142 Annual Tonnage: 2500.0</p> <p>Issue Date: 18/11/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Jap City Correspondence Address: -, -</p>
Not shown	1181	SE	449916 521042	<p>Site Address: Commercial Street, Middlesbrough, Cleveland, TS2 1PP Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: JAP004 EPR reference: - Operator: Mr Zafar Quyoom Waste Management licence No: 66142 Annual Tonnage: 0.0</p> <p>Issue Date: 18/11/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Jap City (ne) Ltd Correspondence Address: -, 11, Green Lane, Acklam, Middlesbrough, Cleveland, TS5 7RT</p>
Not shown	1244	N	448831 523005	<p>Site Address: Land/premises At, Cowpen Bewley Road, Billingham, Cleveland, TS23 4EX Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: AAC002 EPR reference: EA/EPR/ZP3496ZC/A001 Operator: Greenwood Malcolm Waste Management licence No: 66131 Annual Tonnage: 2500.0</p> <p>Issue Date: 22/10/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: A & A Car Breakers Correspondence Address: -, -</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1257	SE	449900 520900	<p>Site Address: Teesside Reclamation, Gray Street, Middlesbrough, Cleveland Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: TEE005 EPR reference: EA/EPR/GP3190ZQ/A001 Operator: Blackburn Mr Waste Management licence No: 60126 Annual Tonnage: 30000.0</p> <p>Issue Date: 25/01/1996 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired Site Name: Gray Street Correspondence Address: -, -</p>
Not shown	1257	SE	449900 520900	<p>Site Address: Teesside Reclamation, Gray Street, Middlesbrough, Cleveland Type: Metal Recycling Site (mixed MRS's) Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: TEE005 EPR reference: - Operator: Blackburn Mr Waste Management licence No: 60126 Annual Tonnage: 0.0</p> <p>Issue Date: 25/01/1996 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired Site Name: Gray Street Correspondence Address: -, Gray Street, Middlesbrough, Cleveland, TS</p>
Not shown	1259	NW	448067 522693	<p>Site Address: C/o Sita Tees Valley, Haverton Hill Road, Billingham, Cleveland, Teeside, TS23 1PY Type: Physical Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BAL147 EPR reference: EA/EPR/BB3838RX/V002 Operator: Ballast Phoenix Ltd Waste Management licence No: 103321 Annual Tonnage: 250000.0</p> <p>Issue Date: 05/07/2012 Effective Date: - Modified: 08/11/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Teeside I B A Facility Correspondence Address: -, -</p>
Not shown	1259	NW	448067 522693	<p>Site Address: Haverton Hill Road, Billingham, Cleveland, Teeside, TS23 1PY Type: Physical Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIT799 EPR reference: EA/EPR/BB3900HL/T001 Operator: Sita Tees Valley Ltd Waste Management licence No: 103321 Annual Tonnage: 250000.0</p> <p>Issue Date: 05/07/2012 Effective Date: 02/09/2014 Modified: 08/11/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Tees Valley I B A Facility Correspondence Address: -, -</p>
Not shown	1260	NW	448200 522800	<p>Site Address: Energy From Waste Plant, Haverton Hill Road, Billingham, Stockton On Tees, TS23 1PY Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CLE008 EPR reference: - Operator: Cleveland Waste Management Ltd Waste Management licence No: 66035 Annual Tonnage: 20275.0</p> <p>Issue Date: 28/06/2000 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Haverton Hill Civic Amenity Facility Correspondence Address: -, Energy From Waste Plant, Haverton Hill Road, Billingham, Stockton On Tees, TS23 1PY</p>
Not shown	1308	W	447553 521839	<p>Site Address: Haverton Hill Road, Billingham Reach Ind Est, Billingham, Cleveland, TS23 1PX Type: Use of waste in construction <50,000 tps Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAS050 EPR reference: EA/EPR/DB3237AB/A001 Operator: Mason James Waste Management licence No: 103575 Annual Tonnage: 49999.0</p> <p>Issue Date: 07/08/2012 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Trinity Recycling Centre Correspondence Address: -, -</p>

4. Current Land Use Map



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-  Site Outline
-  Current Industrial Sites
-  Electricity Transmission Cables
-  Search Buffers (m)
-  Petrol & Fuel Sites
-  Gas Transmission Pipelines

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

24

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1A	73	S	Tank	448866 521582	TS2	Tanks (Generic)	Industrial Features
2A	76	S	Tank	448865 521580	TS2	Tanks (Generic)	Industrial Features
3	95	NE	Outfall	448975 521839	TS2	Waste Storage, Processing and Disposal	Infrastructure and Facilities
4	103	SW	Mercedes Benz Ltd	448824 521572	1, Startforth Road, Riverside Park Industrial Estate Middlesbrough, TS2 1PT	Vehicle Repair, Testing and Servicing	Repair and Servicing
5	104	SE	Works	449001 521621	TS2	Unspecified Works Or Factories	Industrial Features
6	106	W	Scanman UK Ltd	448747 521666	1-2, Whorlton Road, Middlesbrough, TS2 1QJ	Office and Shop Equipment	Industrial Products
7	127	SE	Electricity Sub Station	448992 521574	TS2	Electrical Features	Infrastructure and Facilities
8	157	SW	Aircon	448709 521617	8, Whorlton Road, Middlesbrough, TS2 1QJ	Electrical Equipment Repair and Servicing	Repair and Servicing
9B	158	S	Q A Weld Tech Ltd	448894 521493	2a, Bowes Road, Middlesbrough, TS2 1LU	General Construction Supplies	Industrial Products
10B	158	S	Rockcliffe Engineering	448894 521493	2a, Bowes Road, Middlesbrough, TS2 1LU	Tools Including Machine Shops	Industrial Products
11	159	SE	Works	449076 521627	TS2	Unspecified Works Or Factories	Industrial Features
12	161	S	Heritage Classics of Teesside	448851 521495	3c, Bowes Road, Middlesbrough, TS2 1LU	Vehicle Repair, Testing and Servicing	Repair and Servicing
13	177	E	Wharf	449130 521693	TS2	Moorings and Unloading Facilities	Water
14C	192	SW	Advanced Material Handling Ltd	448763 521507	3, Startforth Road, Riverside Park Industrial Estate Middlesbrough, TS2 1PT	Lifting and Handling Equipment	Industrial Products
15	195	S	Electricity Sub Station	448958 521468	TS2	Electrical Features	Infrastructure and Facilities
16C	195	SW	Electricity Sub Station	448744 521520	TS2	Electrical Features	Infrastructure and Facilities
17	198	W	Breckon Services	448653 521683	14, Carrick Court, Riverside Park Industrial Estate Middlesbrough, TS2 1QE	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
18	202	S	Riverside Park Industrial Estate	448909 521450	TS2	Business Parks and Industrial Estates	Industrial Features
19	211	SW	Electricity Sub Station	448689 521550	TS2	Electrical Features	Infrastructure and Facilities
20	241	S	K & E Auto Services Ltd	448802 521427	9d, Bowes Road, Middlesbrough, TS2 1LU	Vehicle Repair, Testing and Servicing	Repair and Servicing
21	245	SE	E A G Suppliers Ltd	448989 521426	6d, Bowes Road, Middlesbrough, TS2 1LU	Workwear	Industrial Products
22	247	S	M A S Vehicle Services	448964 521415	7c, Bowes Road, Middlesbrough, TS2 1LU	Vehicle Repair, Testing and Servicing	Repair and Servicing
23	248	S	A D J Fabrications Ltd	448906 521403	8a, Bowes Road, Middlesbrough, TS2 1LU	Metalworkers Including Blacksmiths	Construction Services
24	248	W	Frd-future Racing Developments Ltd	448604 521701	8, Carrick Court, Riverside Park Industrial Estate Middlesbrough, TS2 1QE	Vehicle Repair, Testing and Servicing	Repair and Servicing

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site: 0

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site: 0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

5.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
TFD	TIDAL FLAT DEPOSITS	SAND, SILT AND CLAY [UNLITHIFIED DEPOSITS CODING SCHEME]

5.3 Bedrock and Solid Geology

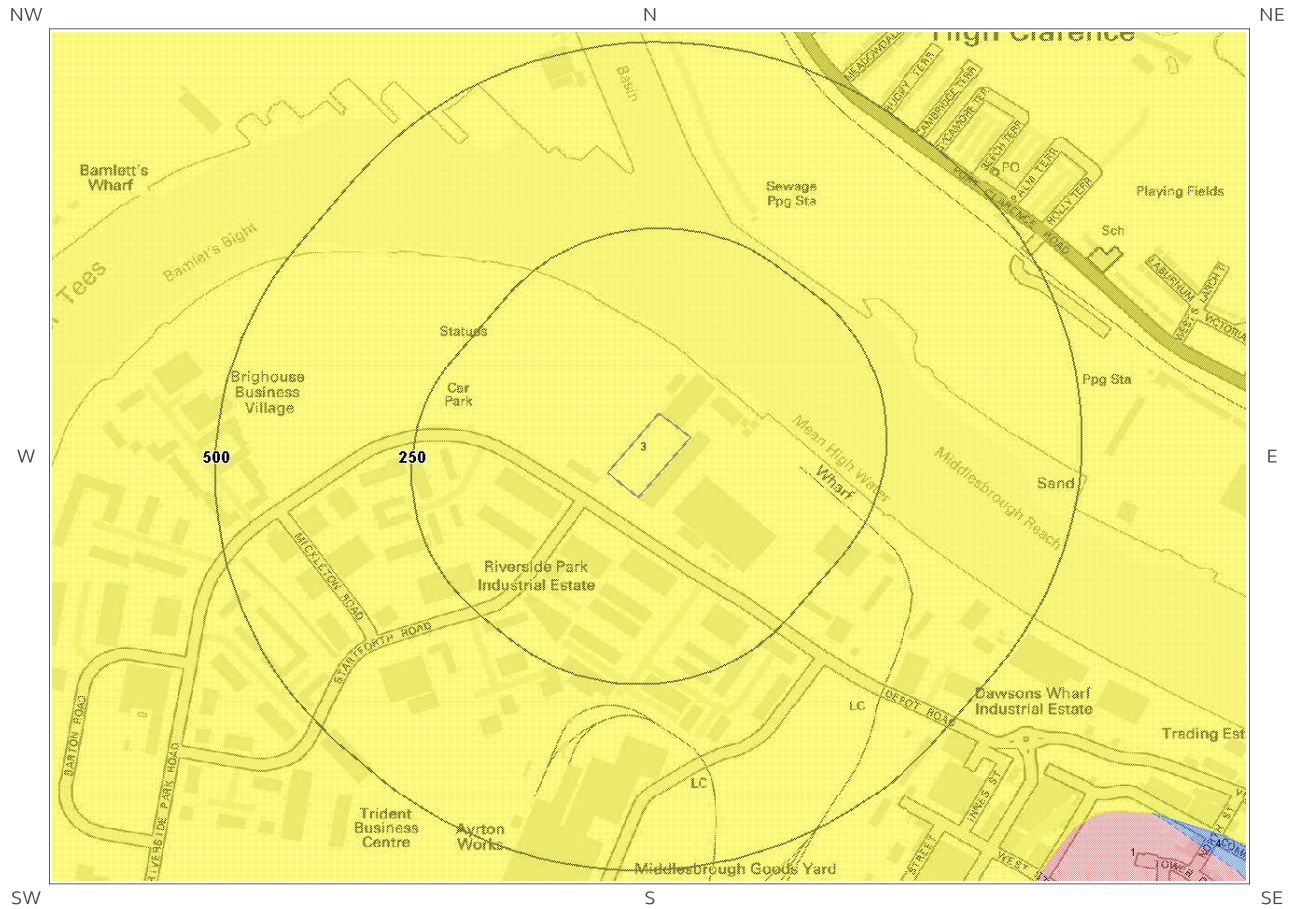
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
MMG-MDST	MERCIA MUDSTONE GROUP	MUDSTONE

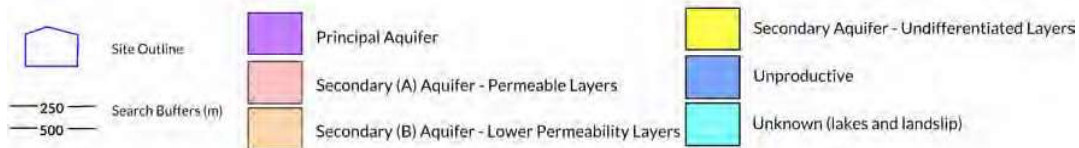
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

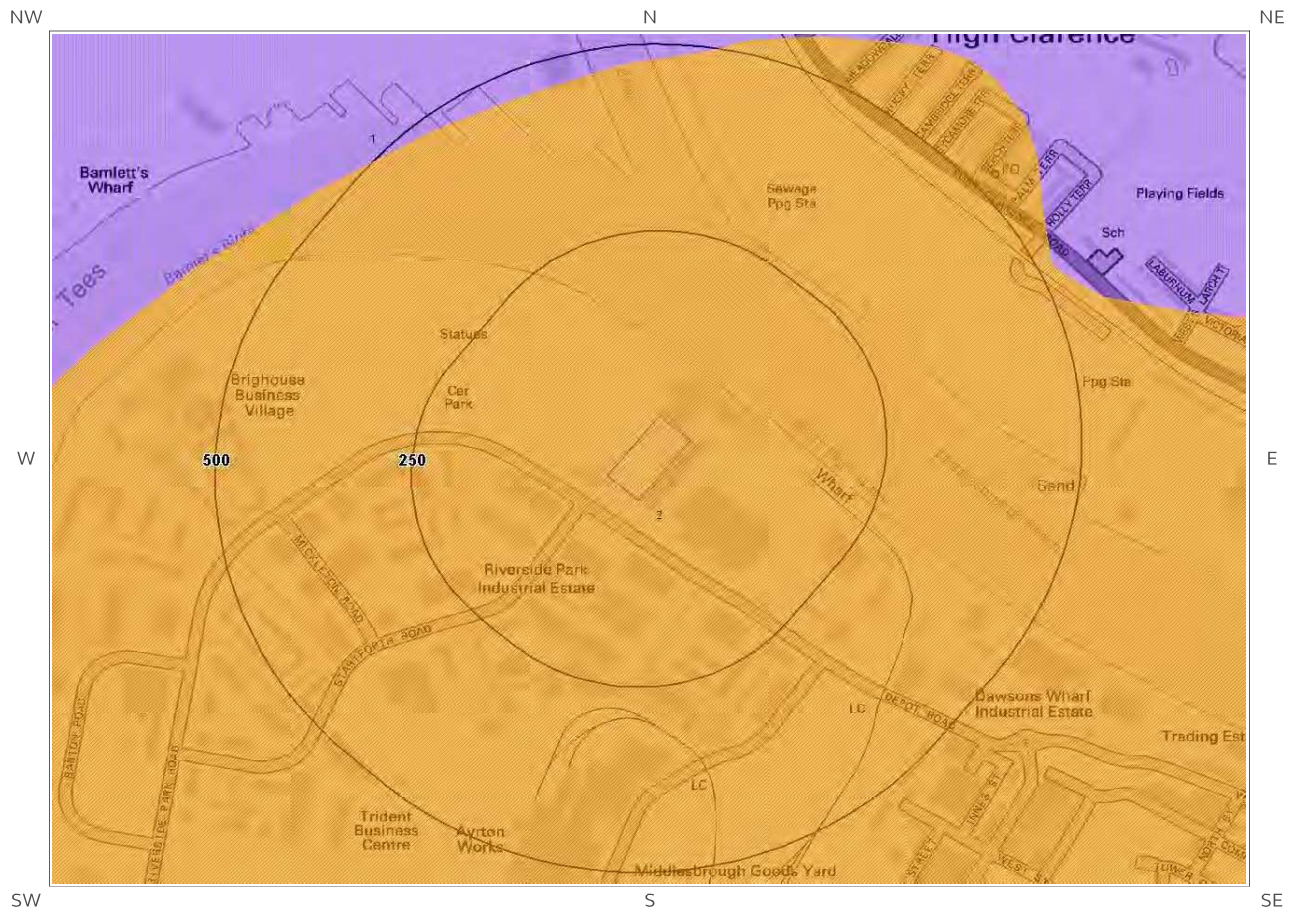
6a. Aquifer Within Superficial Geology



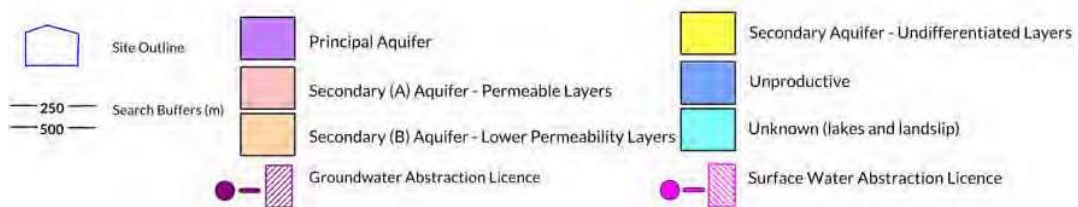
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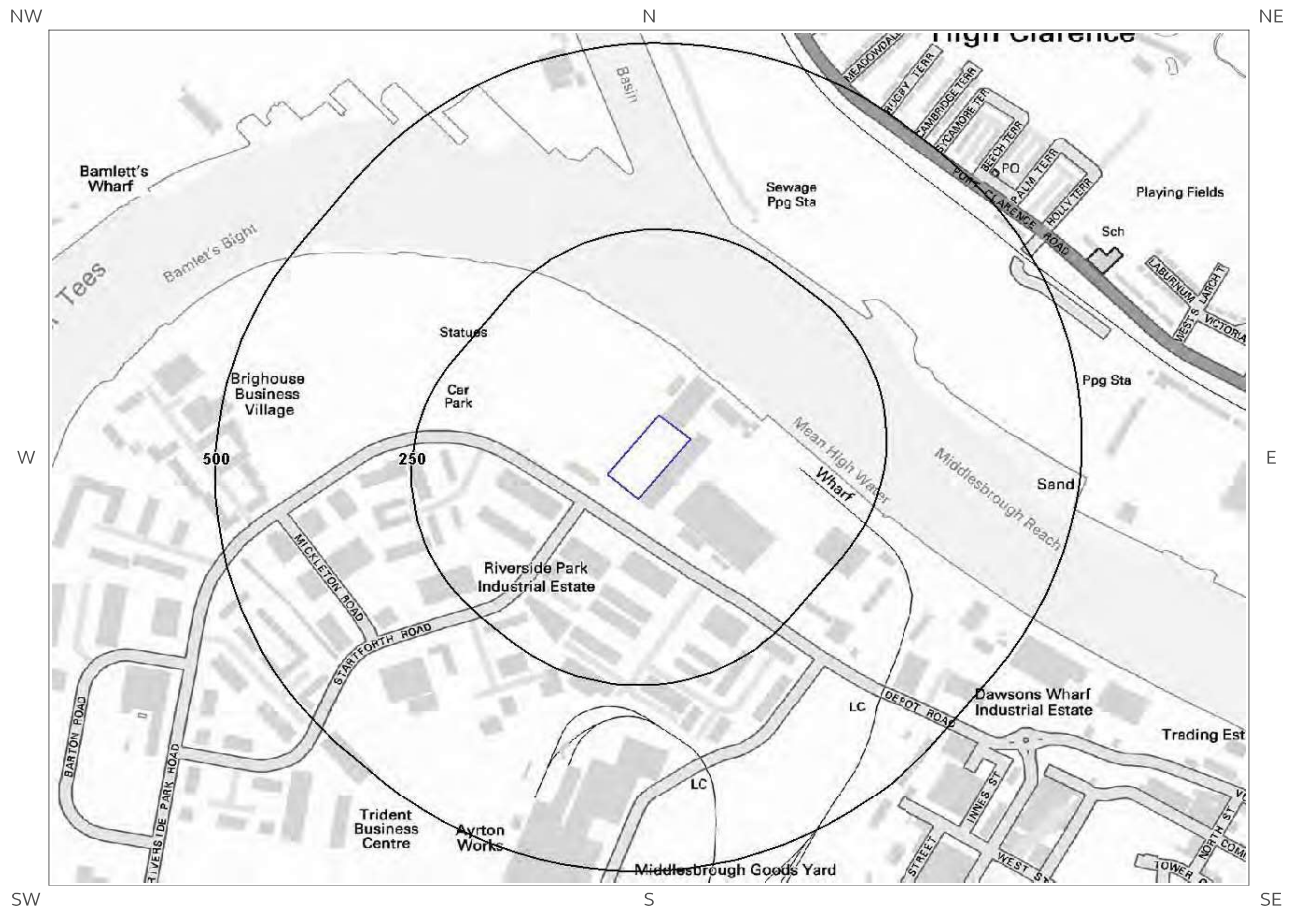
6b. Aquifer Within Bedrock Geology and Abstraction Licenses



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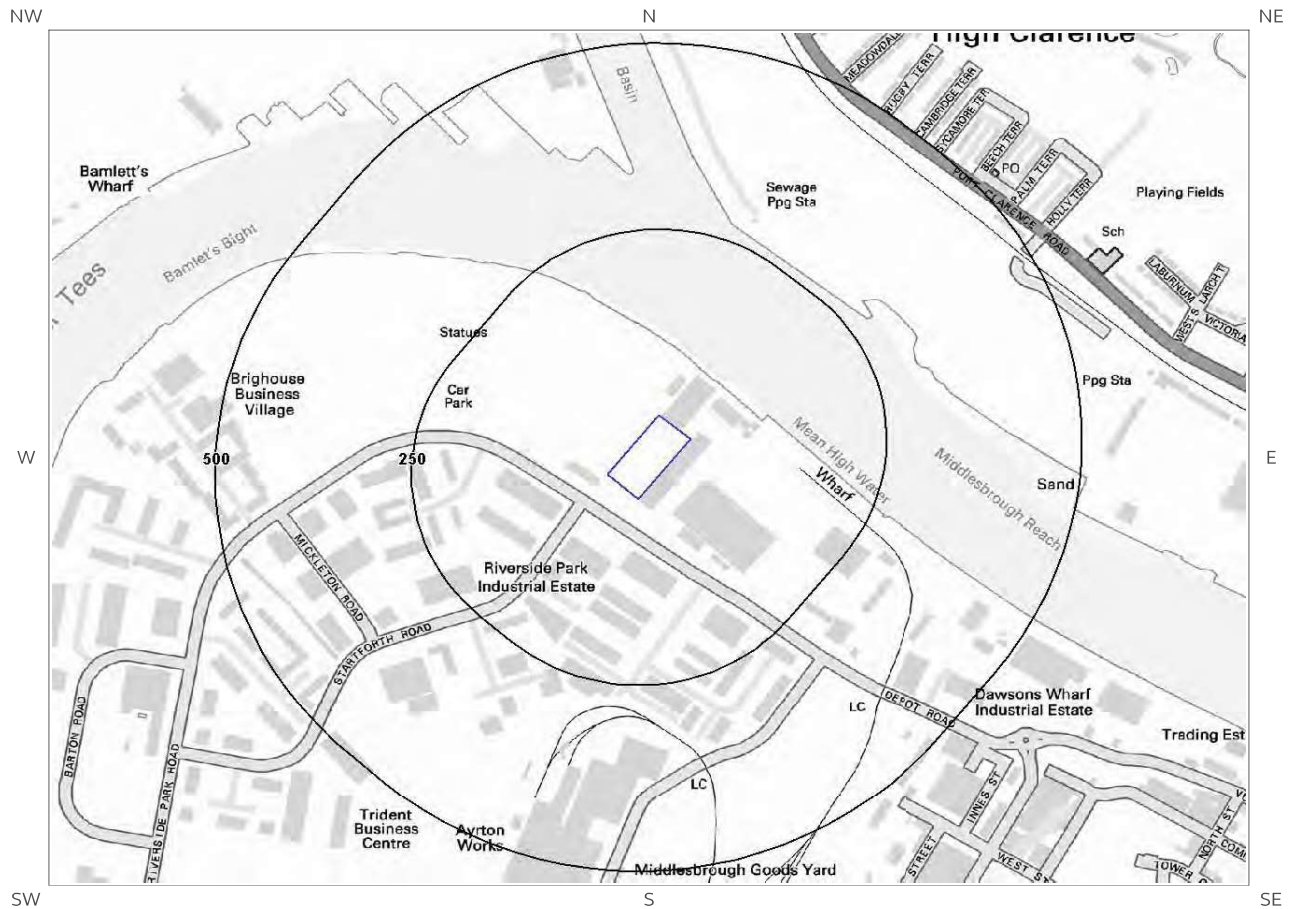
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



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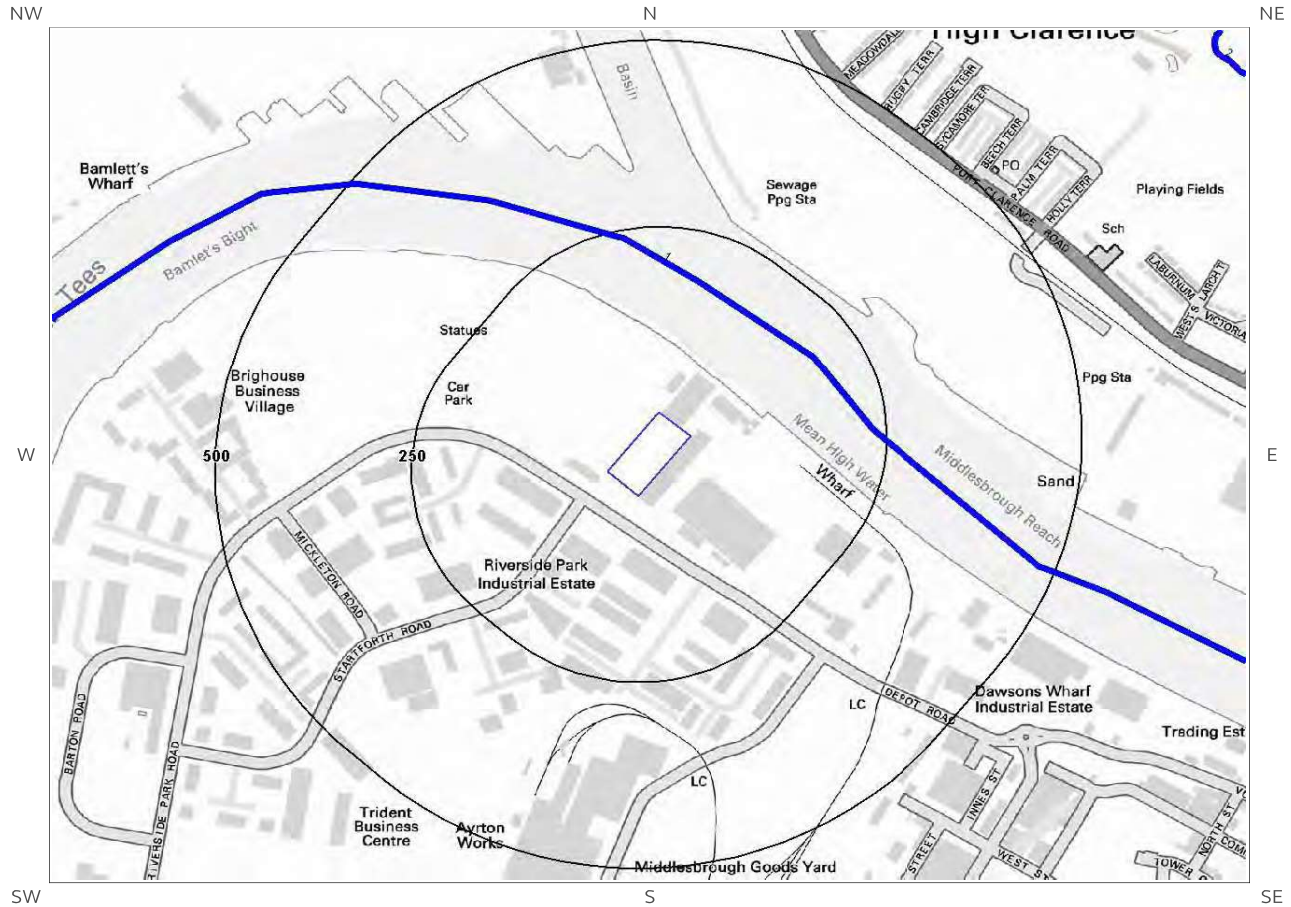
6d. Hydrogeology – Source Protection Zones within confined aquifer



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6e. Hydrology – Detailed River Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of strata classification within the superficial geology at or in proximity to the property?
Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
3	0	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

6.2 Aquifer within Bedrock Deposits

Are there records of strata classification within the bedrock geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
2	0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
1	463	N	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 2000m of the study site? Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
Not shown	1003	SE	449520 520870	Status: Historical Licence No: 1/25/04/183 Details: Heat Pump Direct Source: Groundwaters Point: Borehole - Sherwood Sandstone - Middlesbrough Data Type: Point Name: MIDDLESBROUGH COUNCIL Annual Volume (m ³): 113794 Max Daily Volume (m ³): 546 Original Application No: 7990 Original Start Date: 16/12/2008 Expiry Date: 31/3/2015 Issue No: 1 Version Start Date: 16/12/2008 Version End Date:
Not shown	1003	SE	449520 520870	Status: Historical Licence No: 1/25/04/183 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Groundwaters Point: Borehole - Sherwood Sandstone - Middlesbrough Data Type: Point Name: MIDDLESBROUGH COUNCIL Annual Volume (m ³): 113794 Max Daily Volume (m ³): 546 Original Application No: 7990 Original Start Date: 16/12/2008 Expiry Date: 31/3/2015 Issue No: 1 Version Start Date: 16/12/2008 Version End Date:

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m of the study site? Yes

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
Not shown	778	E	449700 521500	Status: Historical Licence No: 1/25/04/152 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface Water Point: River Tees - Port Clarence Data Type: Point Name: KVAERNER OIL & GAS LIMITED Annual Volume (m ³): - Max Daily Volume (m ³): - Application No: 9981 Original Start Date: 31/10/1987 Expiry Date: - Issue No: 100 Version Start Date: 26/7/1996 Version End Date:
Not shown	778	E	449700 521500	Status: Historical Licence No: 1/25/04/152 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface Water Point: River Tees - Port Clarence Data Type: Point Name: KVAERNER OIL & GAS LTD Annual Volume (m ³): 50000 Max Daily Volume (m ³): 2000 Application No: 9981 Original Start Date: 31/10/1987 Expiry Date: - Issue No: 100 Version Start Date: 26/7/1996 Version End Date:

ID	Distance (m)	Direction	NGR	Details
Not shown	1474	NE	449732 522992	Status: Active Licence No: NE/025/0001/008 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Surface Water Point: Holme Fleet At Saltholme Reserve Data Type: Point Name: ROYAL SOCIETY FOR THE PROTECTION OF BIRDS Annual Volume (m ³): 0 Max Daily Volume (m ³): 0 Application No: NPS/WR/012761 Original Start Date: 31/5/2013 Expiry Date: 31/3/2027 Issue No: 1 Version Start Date: 31/5/2013 Version End Date:

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site? Yes

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (6c):

ID	Distance (m)	Direction	NGR	Details
Not shown	1003	SE	449520 520870	Status: Historical Licence No: 1/25/04/183 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Groundwaters Point: Borehole - Sherwood Sandstone - Middlesbrough Data Type: Point Name: MIDDLESBROUGH COUNCIL Annual Volume (m ³): 113794 Max Daily Volume (m ³): 546 Original Application No: 7990 Original Start Date: 16/12/2008 Expiry Date: 31/3/2015 Issue No: 1 Version Start Date: Version End Date:

6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site? No

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site? No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency information on groundwater vulnerability and soil leaching potential within 500m of the study site? No

Database searched and no data found.

6.9 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site? Yes

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAH). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1342	W	447600 521200	River Name: Billingham Beck Reach: Brierley Beck Tidal Limit End/Start of Stretch: End of Stretch NGR	B	D	D	D	B

6.10 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site? Yes

The following Detailed River Network records are represented on the Hydrology Map (6e):

ID	Distance (m)	Direction	Details	
1	174	NE	River Name: River Tees Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined

6.11 Surface Water Features

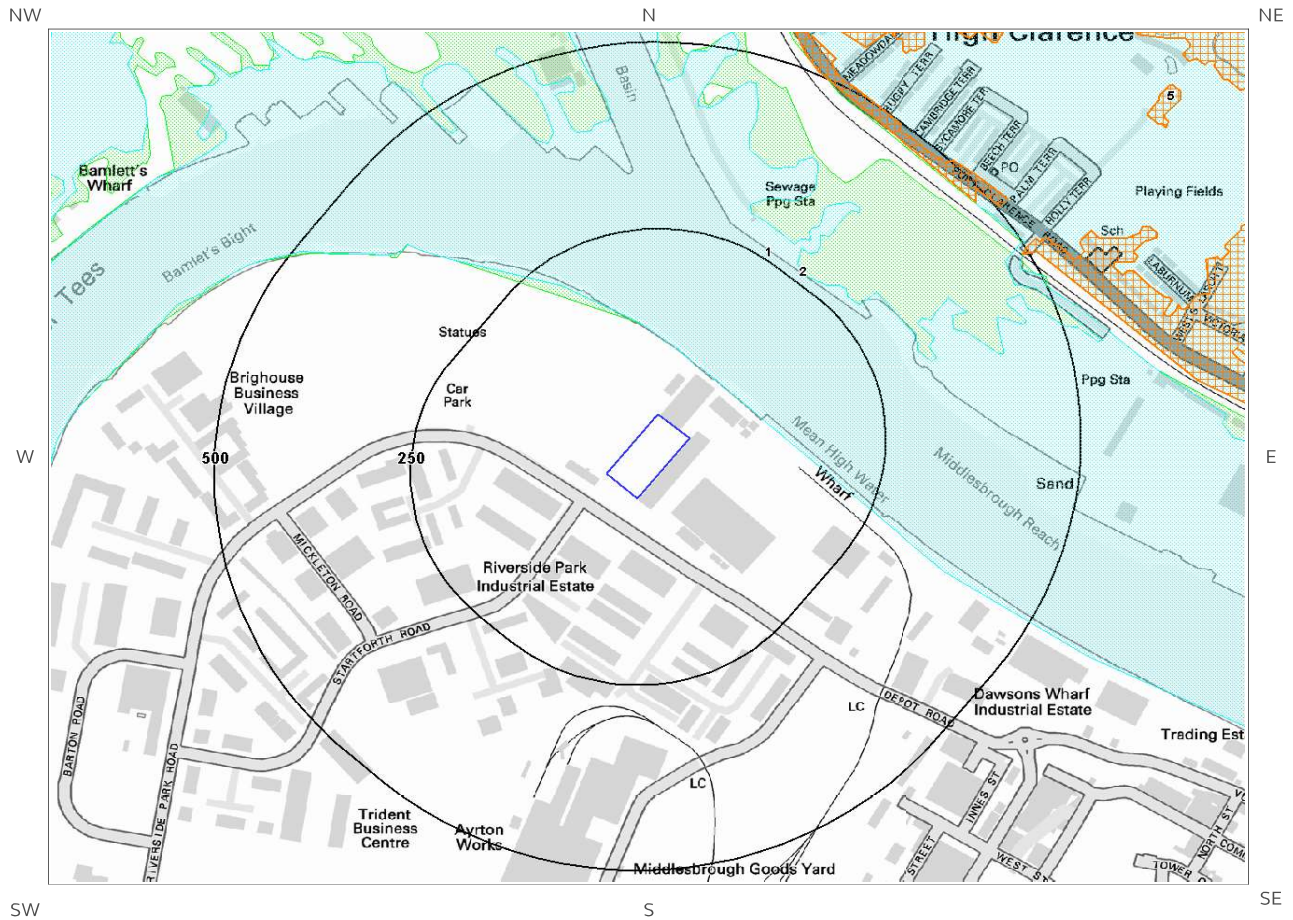
Are there any surface water features within 250m of the study site?

Yes

The following surface water records are not represented on mapping:

Distance (m)	Direction
79	NE

7a. Environment Agency Flood Map for Planning (from rivers and the sea)

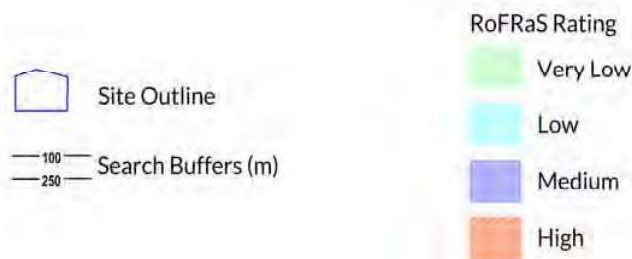


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7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Is the site within 250m of an Environment Agency Zone 2 floodplain? Yes

Environment Agency Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

ID	Distance (m)	Direction	Update	Type
1	81	NE	18-Nov-2015	Zone 2 - (Fluvial /Tidal Models)

7.2 River and Coastal Zone 3 Flooding

Is the site within 250m of an Environment Agency Zone 3 floodplain? Yes

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

ID	Distance (m)	Direction	Update	Type
1	81	NE	18-Nov-2015	Zone 3 - (Fluvial Models)

7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding onsite? Very Low

The Environment Agency RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.4 Flood Defences

Are there any Flood Defences within 250m of the study site? No
Database searched and no data found.

7.5 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

7.6 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? No

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site? Yes

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? Superficial Deposits Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Potential at Surface

Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

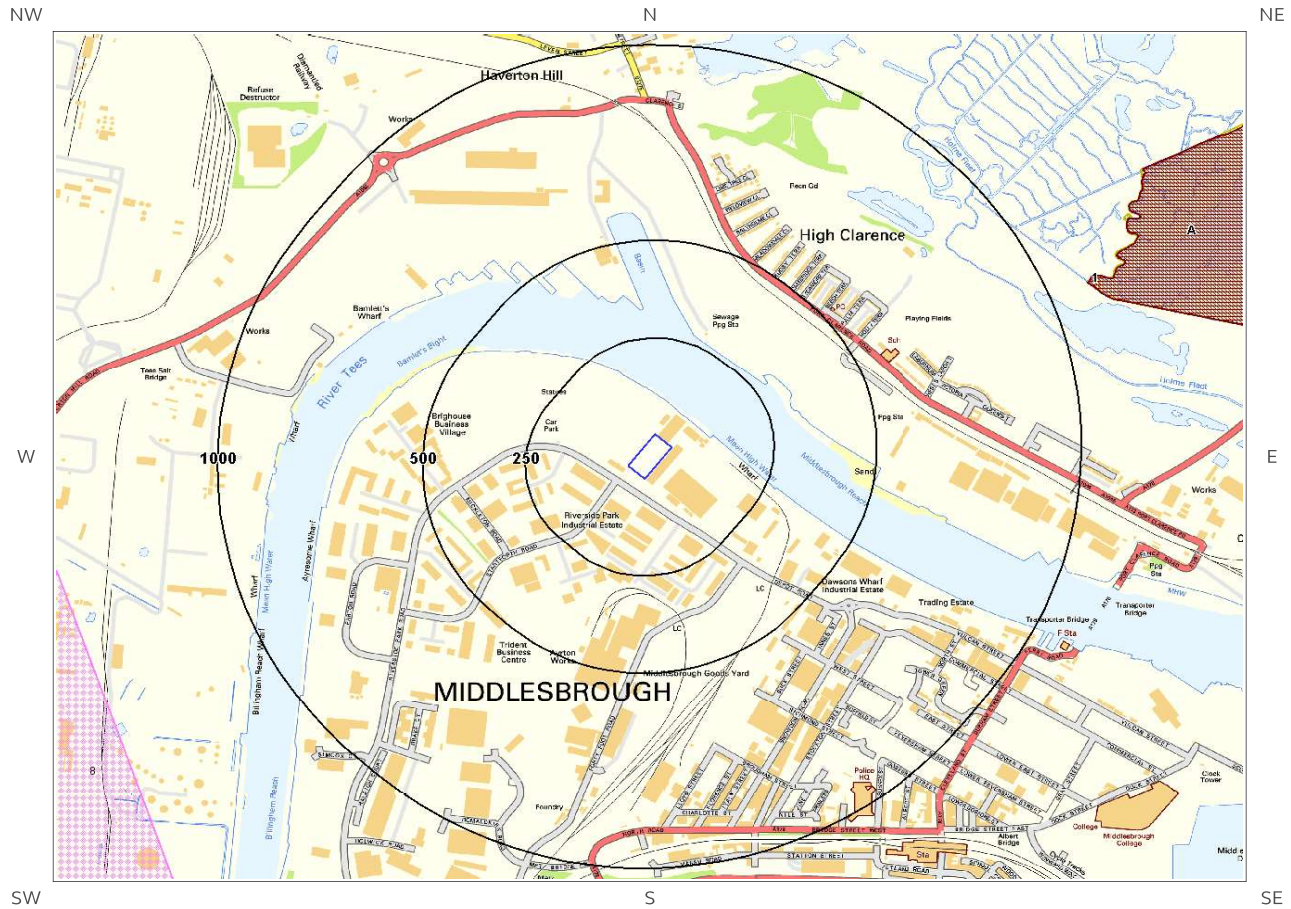
7.8 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result? Moderate

Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? Yes

8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

2

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
4A	1100	NE	Tees and Hartlepool Foreshore and Wetlands	Natural England
Not shown	1246	N	Tees and Hartlepool Foreshore and Wetlands	Natural England

8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

3

The following Special Protection Area (SPA) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SPA Name	Data Source
1	1099	NE	Teesmouth and Cleveland Coast	Natural England
2A	1117	E	Teesmouth and Cleveland Coast	Natural England

ID	Distance (m)	Direction	SPA Name	Data Source
Not shown	1247	N	Teesmouth and Cleveland Coast	Natural England

8.5 Records of Ramsar sites within 2000m of the study site:

2

The following Ramsar records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ramsar Site Name	Ramsar Site Status	Data Source
6A	1100	NE	Teesmouth & Cleveland Coast	Listed	Natural England
Not shown	1246	N	Teesmouth & Cleveland Coast	Listed	Natural England

8.6 Records of Ancient Woodland within 2000m of the study site:

0

Database searched and no data found.

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

0

Database searched and no data found.

8.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

1

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	NVZ Name	Data Source
8	1402	W	Existing	DEFRA

8.14 Records of Green Belt land within 2000m of the study site:

0

Database searched and no data found.

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a Groundsure GeoInsight, available from our [website](#). The following information has been found:

9.1.1 Shrink Swell

What is the maximum Shrink-Swell* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

9.1.2 Landslides

What is the maximum Landslide* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

9.1.3 Soluble Rocks

What is the maximum Soluble Rocks* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This indicates an automatically generated 50m buffer and site.

9.1.4 Compressible Ground

What is the maximum Compressible Ground* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Very low potential for compressible deposits to be present. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

9.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

What is the maximum Running Sand** hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

* This indicates an automatically generated 50m buffer and site.

9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

Are there any coal mining areas within 75m of the study site? No

Database searched and no data found.

10.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? No

Database searched and no data found.

10.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? No
Guidance: No Guidance Required.

Contact Details

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com

British Geological Survey Enquiries
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email:

Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries:
enquiries@bgs.ac.uk

Environment Agency
National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 08708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

Public Health England
Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000

The Coal Authority
200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk

Ordnance Survey
Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority
Authority: Middlesbrough Borough Council
Phone: 01642 245 432
Web: <http://www.middlesbrough.gov.uk/>
Address: PO Box 99A, Town Hall, Middlesbrough, TS1 2QQ

Gemapping PLC
Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444



Public Health England



The Coal Authority



Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England who retain the Copyright and Intellectual Property Rights for the data.

PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028].

This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

"Beneficiary" means the person or entity for whose benefit the Client has obtained the Services.

"Client" means the party or parties entering into a Contract with Groundsure.

"Commercial" means any building or property which is not Residential.

"Confidential Information" means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

"Support Services" means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"Contract" means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

"Third Party Data Provider" means any third party providing Third Party Content to Groundsure.

"Data Reports" means reports comprising factual data with no accompanying interpretation.

"Fees" has the meaning set out in clause 5.1.

"Groundsure" means Groundsure Limited, a company registered in England and Wales under number 03421028.

"Groundsure Materials" means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

"Intellectual Property" means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

"Mapping" means a map, map data or a combination of historical maps of various ages, time periods and scales.

"Order" means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

"Ordnance Survey" means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

"Order Website" means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

"Report" means a Risk Screening Report or Data Report for Commercial or Residential property.

"Residential" means any building or property used as or intended to be used as a single dwelling.

"Risk Screening Report" means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

"Services" means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

"Site" means the area of land in respect of which the Client has requested Groundsure to provide the Services.

"Third Party Content" means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

"User Guide" means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client's approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

(i) the Beneficiary,

(ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),

(iv) the first purchaser or first tenant of the Site, and

(v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and

frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and

(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7. Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or

subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

(iii) depletion of goodwill and/or similar losses;

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

- (a) supplied to the Client's specification(s) and in any event
- (b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary's failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Third

Party Data Providers;

(viii) changes in law; or

(ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner. In the event you are not satisfied with Groundsure's complaints handling process or you are unable to resolve the complaint, at your discretion you may refer the complaint to The Property Ombudsman Scheme at the following URL/email: website www.tpos.co.uk or email: admin@tpos.co.uk

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law. © Groundsure Limited June 2013



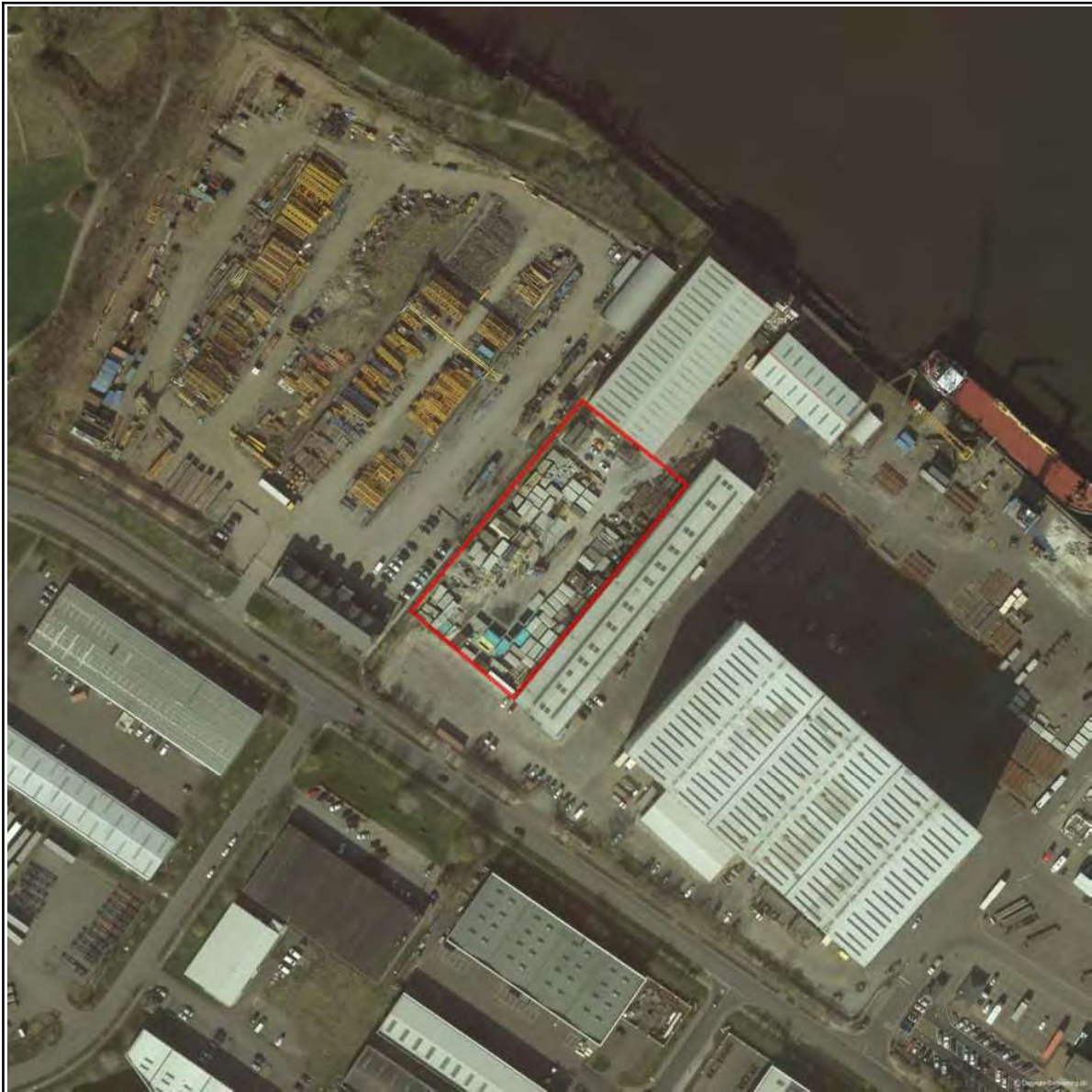
Groundsure Geoinsight

Address: 448903 521705,
Date: 30 Nov 2015
Reference: GS-2616442
Client: WISER Environment Ltd

NW

N

NE



W

E

SW

S

SE

Aerial Photograph Capture date: 30-Mar-2012
Grid Reference: 448903,521705
Site Size: 0.53ha

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Overview of Findings

The Groundsure Geosight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Shallow Mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and Groundsure's unique database including historical surface ground and underground workings.

For further details on each dataset, please refer to each individual section in the report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1:Geology

1.1 Artificial Ground	1.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	Yes
	1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	Yes
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?	Yes
	1.2.2 Are there any records relating to permeability of superficial geology within the study site boundary?	Yes
	1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
	1.2.4 Are there any records relating to permeability of landslips within the study site boundary?	No
1.3 Bedrock, Solid Geology & Faults	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records relating to permeability of bedrock within the study site boundary?	Yes
	1.3.3 Are there any records of faults within 500m of the study site boundary?	No
1.4 Radon data	1.4.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
	1.4.2 Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

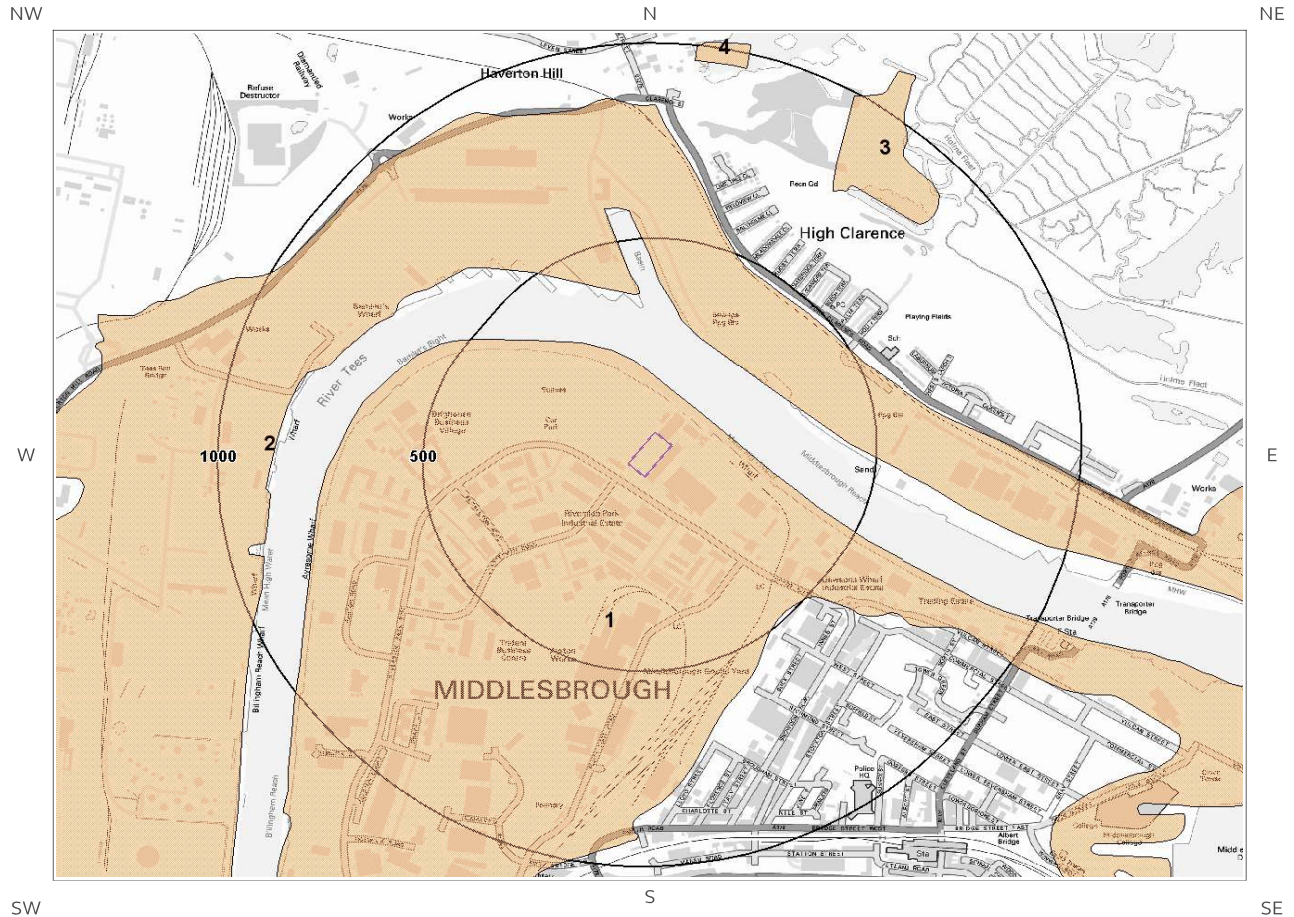
Section 2:Ground Workings	On-site	0-50m	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	8	3	25	Not Searched	Not Searched
2.2 Historical Underground Workings from Small Scale Mapping	0	0	0	0	0
2.3 Current Ground Workings	0	0	0	0	2

Section 3: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	0	0
3.2 Coal Mining	0	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
3.4 Non-Coal Mining	0	0	0	0	1
3.5 Non-Coal Mining Cavities	0	0	0	0	1
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0
Section 4: Natural Ground Subsidence	On-site				
4.1 Shrink Swell Clay	Very Low				
4.2 Landslides	Very Low				
4.3 Ground Dissolution of Soluble Rocks	Negligible				
4.4 Compressible Deposits	Very Low				
4.5 Collapsible Deposits	Negligible				
4.6 Running Sand	Very Low				
Section 5: Borehole Records	On-site	0-50m	51-250		
5 BGS Recorded Boreholes	4	2	9		
Section 6: Estimated Background Soil Chemistry	On-site	0-50m	51-250		
6 Records of Background Soil Chemistry	1	2	5		
Section 7: Railways and Tunnels	On-site	0-50m	51-250	251-500	
7.1 Tunnels	0	0	0	Not Searched	
7.2 Historical Railway and Tunnel Features	18	1	24	Not Searched	
7.3 Historical Railways	0	0	0	Not Searched	
7.4 Active Railways	0	0	1	Not Searched	

Section 7:Railways and Tunnels	On-site	0-50m	51-250	251-500
7.5 Railway Projects	0	0	0	0

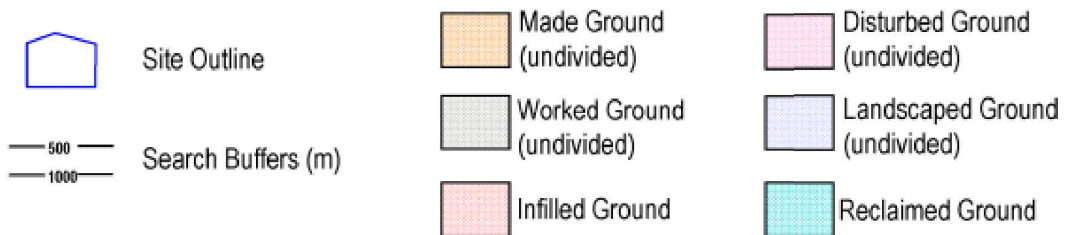
1 Geology

1.1 Artificial Ground Map



Artificial Ground Legend

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1 Geology

1.1 Artificial Ground

1.1.1 Artificial/ Made Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:033

Are there any records of Artificial/Made Ground within 500m of the study site boundary? Yes

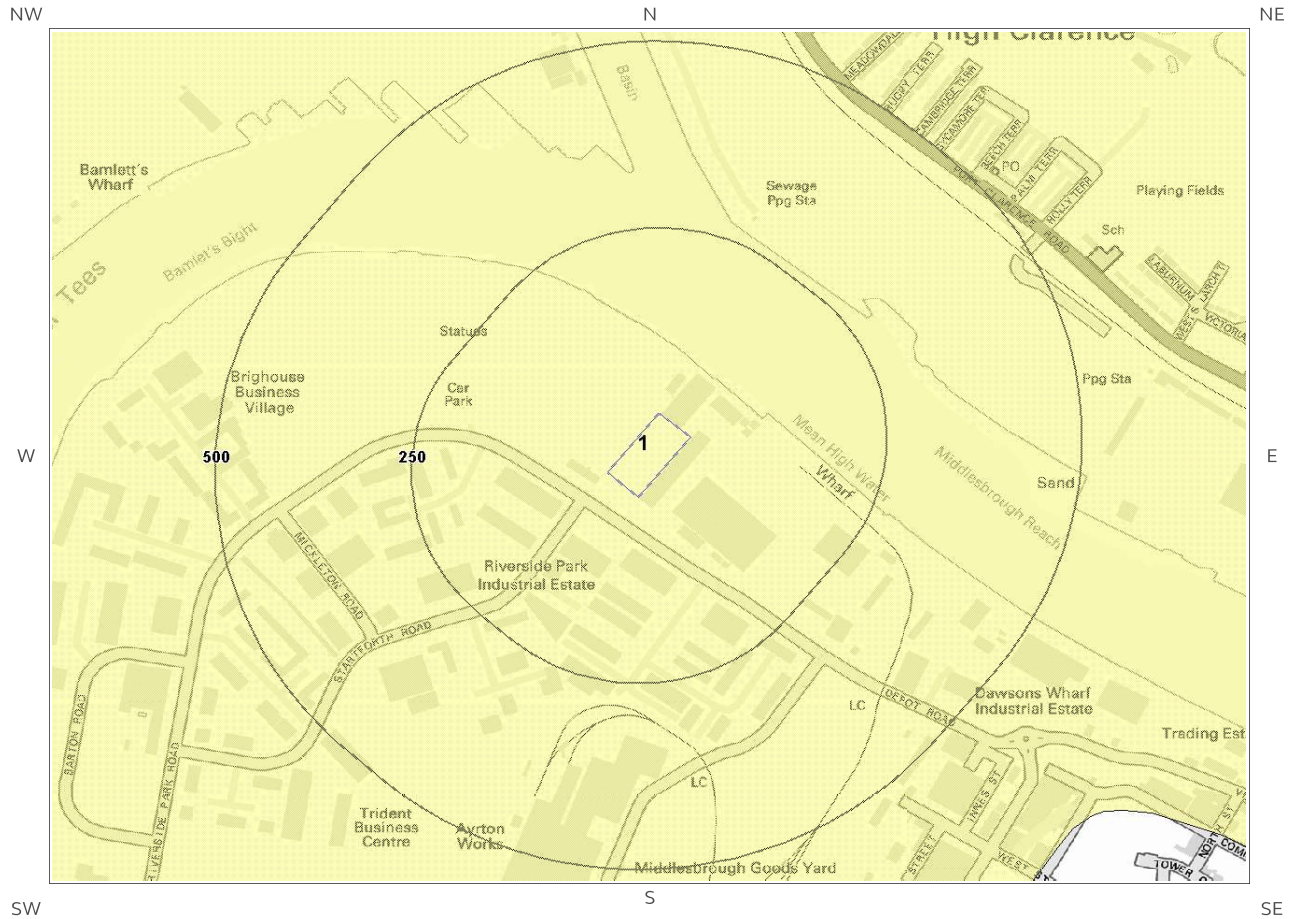
ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	0.0	On Site	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	261.0	NE	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

1.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site boundary? Yes


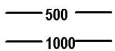
Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	Very High	Low

1.2 Superficial Deposits and Landslips Map



Superficial Deposits and Landslips Legend

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-  Site Outline
-  Search Buffers (m)

1.2 Superficial Deposits and Landslips

1.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	0.0	On Site	TFD	TIDAL FLAT DEPOSITS	SAND, SILT AND CLAY [UNLITHIFIED DEPOSITS CODING SCHEME]

1.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Intergranular	High	Low

1.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? No

Database searched and no data found.

This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

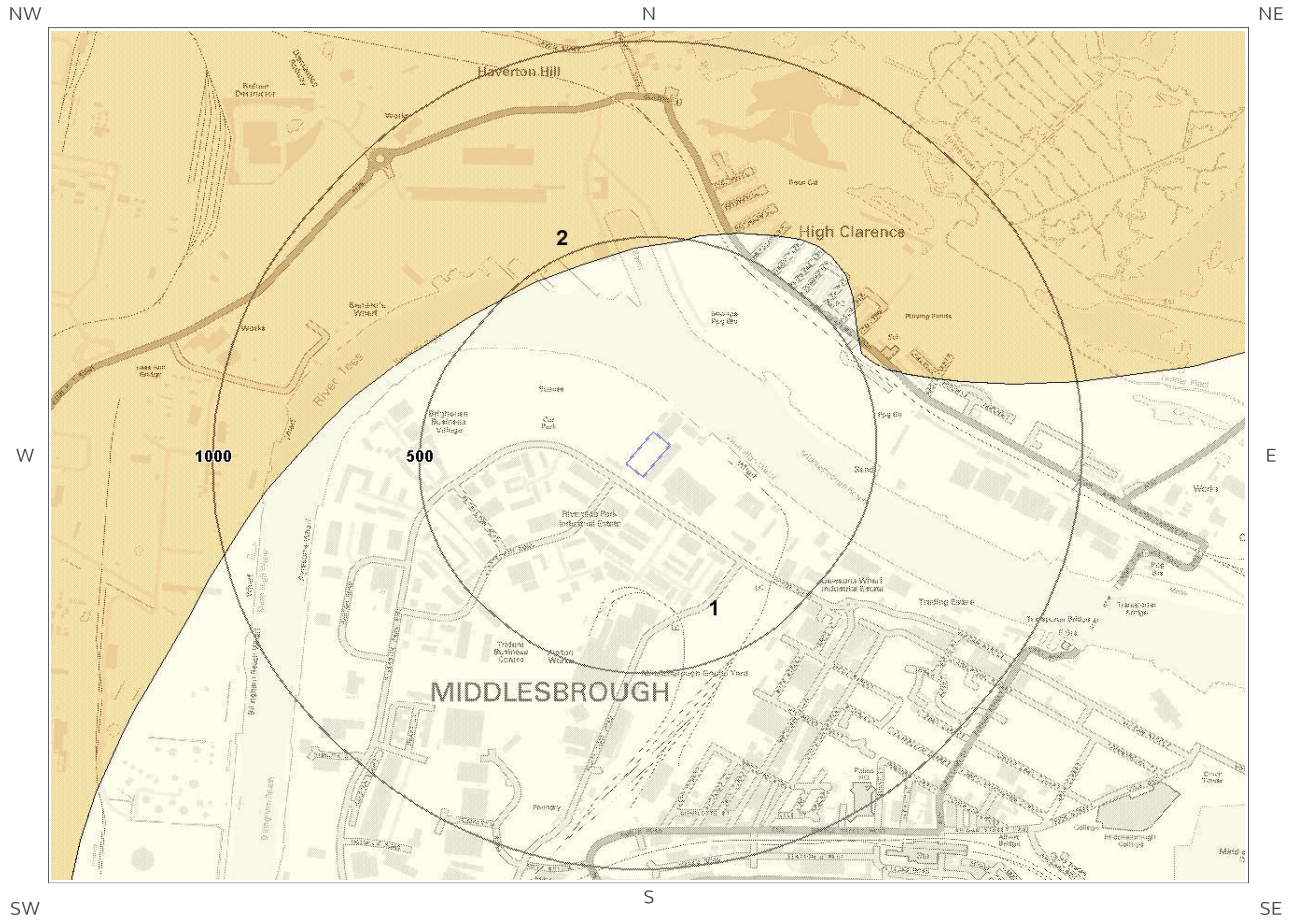
1.2.4 Landslip Permeability

Are there any records relating to permeability of landslips within the study site** boundary? No

Database searched and no data found.

* This includes an automatically generated 50m buffer zone around the site

1.3 Bedrock and Faults Map

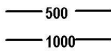


Bedrock and Faults Legend

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Site Outline



Search Buffers (m)

1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:033

1.3.1 Bedrock/ Solid Geology

Records of Bedrock/ Solid Geology within 500m of the study site boundary:

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1	0.0	On Site	MMG-MDST	Mercia Mudstone Group - Mudstone	Rhaetian /
2	463.0	N	SSG-SDST	Sherwood Sandstone Group - Sandstone	Ladinian /

1.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site* boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Fracture	Low	Low

1.3.3 Faults

Are there any records of Faults within 500m of the study site boundary? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as Faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

* This includes an automatically generated 50m buffer zone around the site

1.4 Radon Data

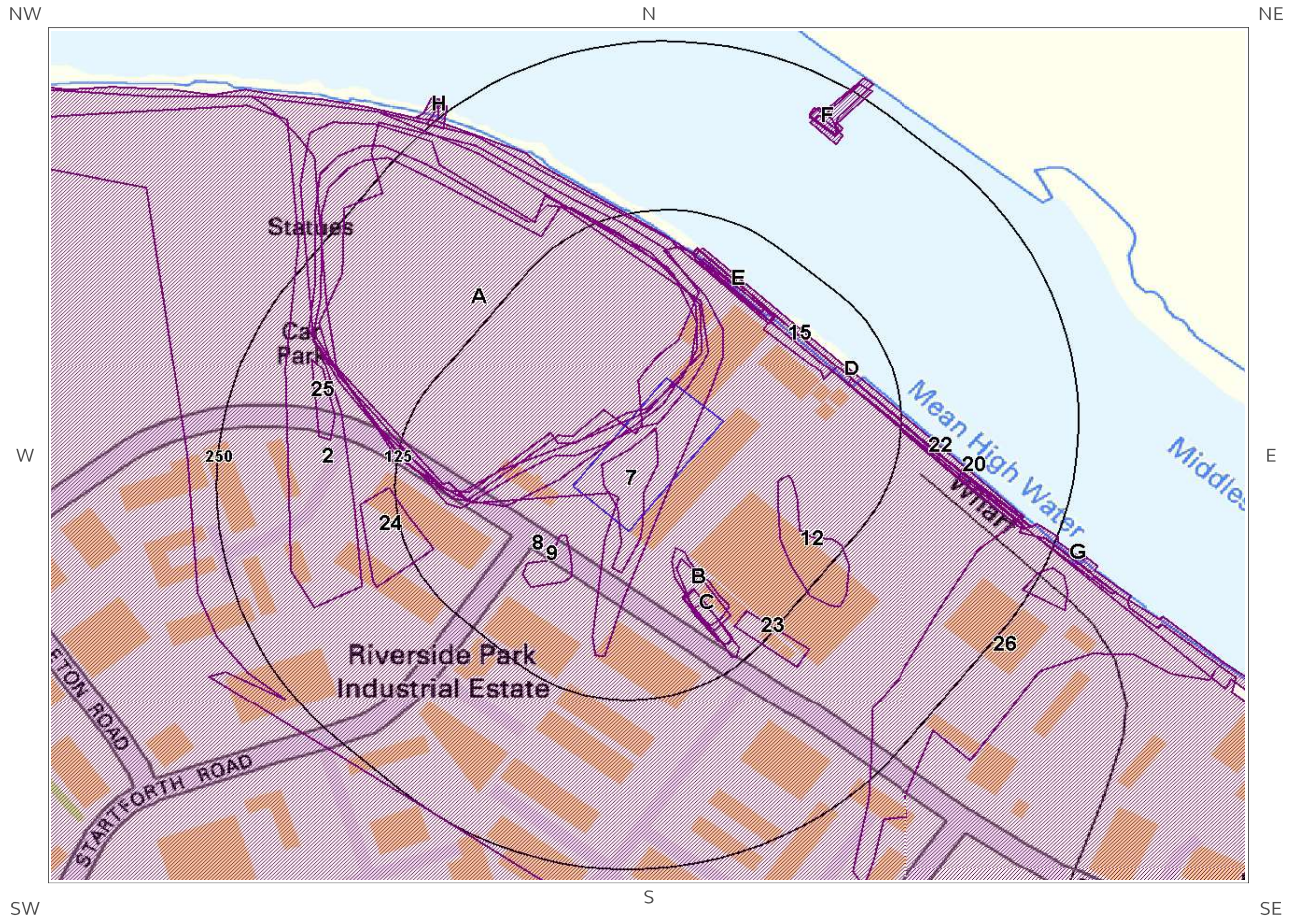
1.4.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

1.4.2 Radon Protection





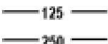
Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary

2 Ground Workings Map



Ground Workings Legend

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-  Site Outline
-  Historic Surface Ground Workings
-  Historic Underground Workings
-  Current Ground Workings
-  Search Buffers (m)

2 Ground Workings

2.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on Groundsure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping.

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? Yes

The following Historical Surface Ground Working Features are provided by Groundsure:

ID	Distance (m)	Direction	NGR	Use	Date
1A	0.0	On Site	448801 521815	Refuse Heap	1913
2	0.0	On Site	448463 521097	Refuse Heap	1893
3A	0.0	On Site	448802 521808	Refuse Heaps	1938
4A	0.0	On Site	448808 521798	Refuse Heap	1923
5A	0.0	On Site	448790 521815	Refuse Heap	1973
6A	0.0	On Site	448782 521821	Refuse Heap	1897
7	0.0	On Site	448892 521673	Refuse Heap	1897
8	0.0	On Site	449136 521426	Dock Yard	1897
9	31.0	SW	448834 521629	Refuse Heaps	1950
10B	33.0	SE	448941 521610	Pond	1893
11B	41.0	SE	448943 521604	Pond	1897
12	58.0	SE	449020 521644	Refuse Heap	1893
13C	62.0	SE	448945 521588	Reservoir	1938
14C	63.0	SE	448947 521587	Reservoir	1913
15	71.0	NE	449013 521787	Unspecified Wharves	1897
16C	73.0	SE	448951 521578	Reservoir	1923
17E	77.0	NE	448967 521829	Unspecified Wharves	1923
18D	78.0	NE	449052 521759	Unspecified Wharves	1913
19D	78.0	NE	449052 521759	Unspecified Wharves	1928
20	78.0	NE	449134 521688	Unspecified Wharves	1893

ID	Distance (m)	Direction	NGR	Use	Date
21E	80.0	NE	448961 521837	Unspecified Wharves	1938
22	91.0	E	449106 521708	Unspecified Wharves	1938
23	101.0	SE	448991 521571	Reservoir	1938
24	108.0	SW	448728 521646	Reservoir	1950
25	174.0	W	448677 521748	Refuse Heap	1950
26	203.0	SE	449115 521526	Refuse Heap	1893
27F	210.0	NE	449030 521948	Unspecified Wharf	1897
28F	215.0	NE	449040 521966	Unspecified Wharf	1928
29F	215.0	NE	449040 521966	Unspecified Wharf	1913
30F	215.0	NE	449029 521955	Unspecified Wharf	1893
31F	217.0	NE	449027 521955	Unspecified Wharf	1938
32G	240.0	E	449207 521626	Unspecified Wharf	1938
33H	242.0	NW	448756 521958	Unspecified Wharf	1923
34G	245.0	SE	449184 521608	Refuse Heap	1950
35H	249.0	NW	448750 521963	Unspecified Wharf	1928
36H	249.0	NW	448750 521963	Unspecified Wharf	1913

2.2 Historical Underground Working Features derived from Historical Mapping

This data is derived from the Groundsure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? No

Database searched and no data found.

2.3 Current Ground Workings

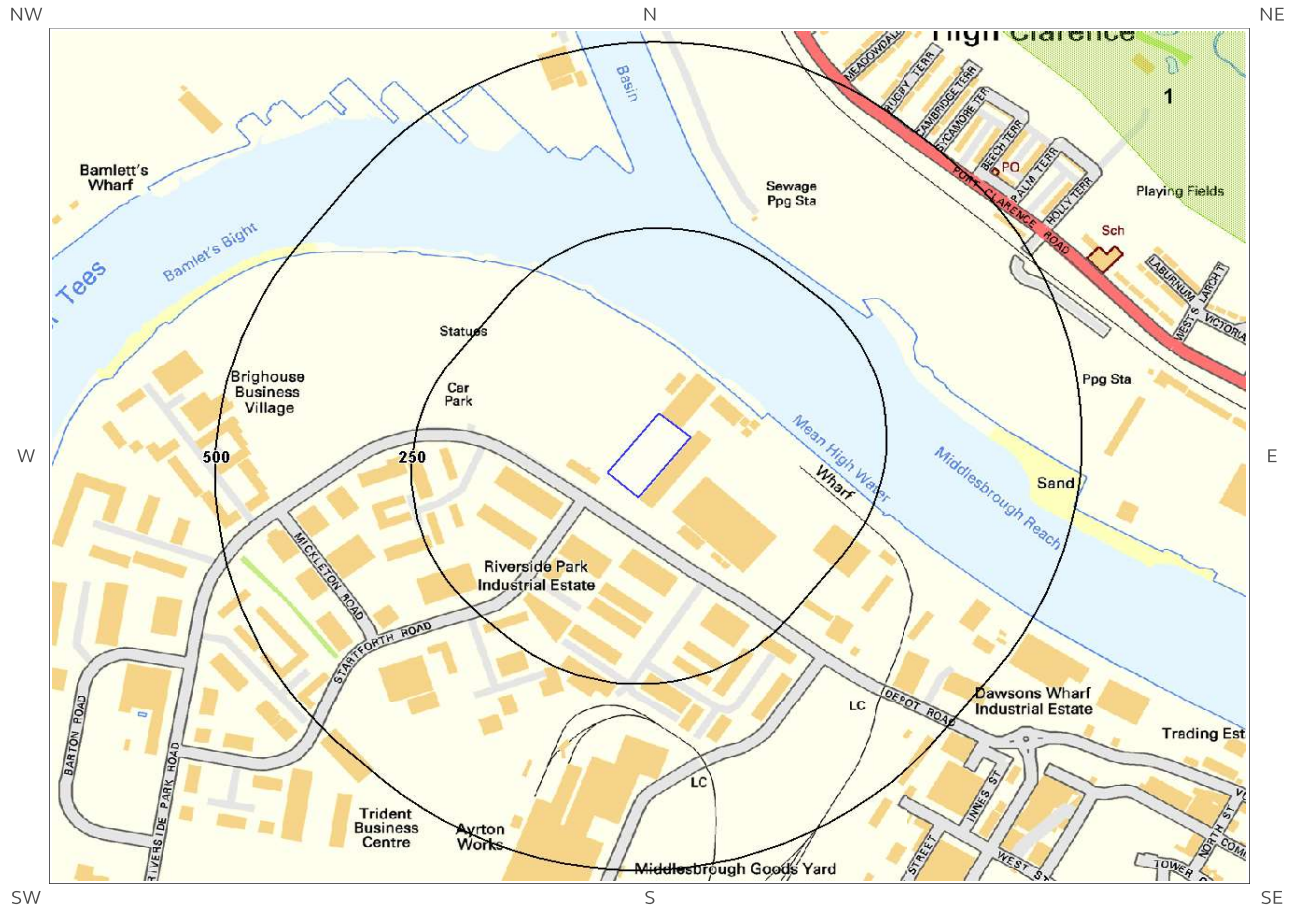
This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

Are there any BGS Current Ground Workings within 1000m of the study site boundary? Yes

The following Current Ground Workings information is provided by British Geological Survey:

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	922.0	W	447935 521775	Marine Sand & Gravel	Tees Wharf	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	992.0	W	447900 521405	Marine Sand & Gravel	Able Wharf	Sea, river or canal wharf where mineral commodities are unloaded and stored	Active

3 Mining, Extraction & Natural Cavities Map



Mining, Extraction and Natural Cavities Legend

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3 Mining, Extraction & Natural Cavities

3.1 Historical Mining

This dataset is derived from Groundsure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

3.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

3.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

Are there any JPB Mining areas within 1000m of the study site boundary? No

The following information provided by JPB is not represented on mapping: Database searched and no data found.

3.4 Non-Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

Are there any Non-Coal Mining areas within 1000m of the study site boundary? Yes

The following non-coal mining information is provided by the BGS:

ID	Distance (m)	Direction	Name	Commodity	Assessment of likelihood
1	676.0	NE	Haverton Hill and Salthome	Brine	Underground mining is known or considered likely to have occurred within or close to the area. The location extent and nature of past mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.

3.5 Non-Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled “Review of mining instability in Great Britain, 1990” PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary? Yes

The following Non-Coal Mining Cavities information provided by Peter Brett Associates:

ID	Distance (m)	Direction	NGR	Address	Superficial Deposits	Bedrock Deposits	Extracted Mineral
Not shown	939.0	NE	449500 522500	TENANT SALT WORKS, Cleveland	-	-	Brine, Rock Salt, Salt, Halite

3.6 Natural Cavities

This dataset provides information based on Peter Brett Associates natural cavities database.

Are there any Natural Cavities within 1000m of the study site boundary? No

Database searched and no data found.

3.7 Brine Extraction

This data provides information from the Coal Authority issued on behalf of the Cheshire Brine Subsidence Compensation Board.

Are there any Brine Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

3.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level.

Are there any Tin Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

3.10 Clay Mining

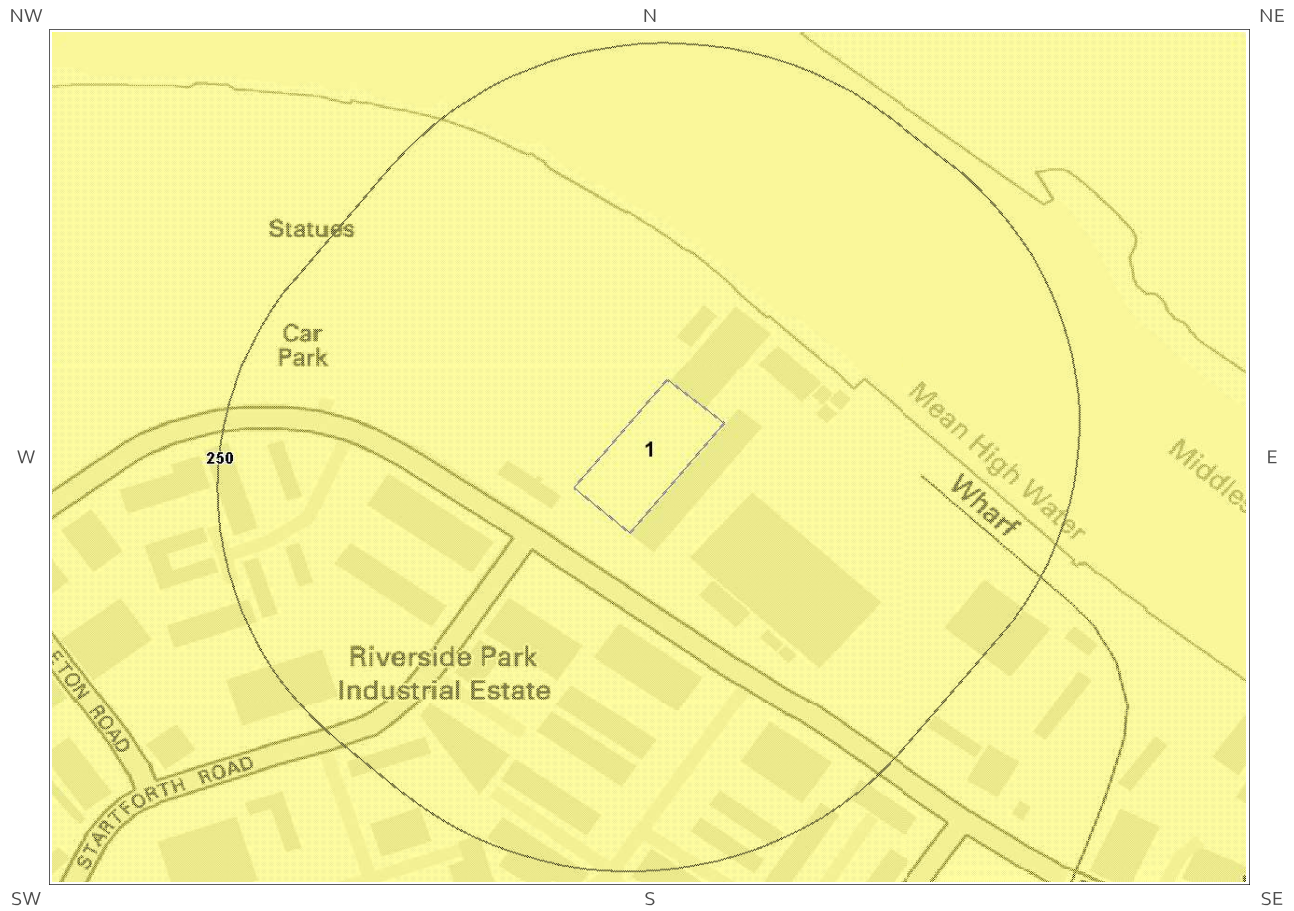
This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

Are there any Clay Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

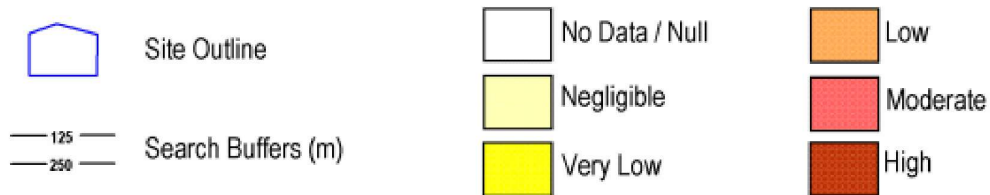
4 Natural Ground Subsidence

4.1 Shrink-Swell Clay Map



Shrink Swell Clay Legend

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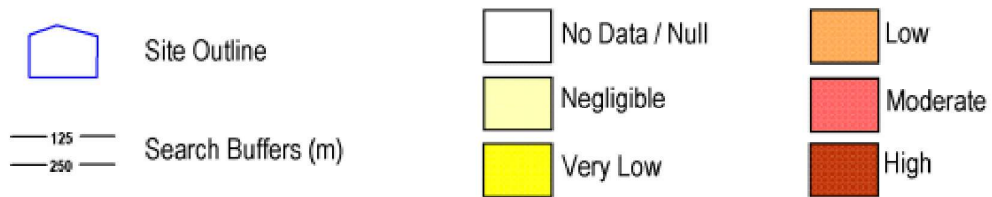


4.2 Landslides Map



Landslides Legend

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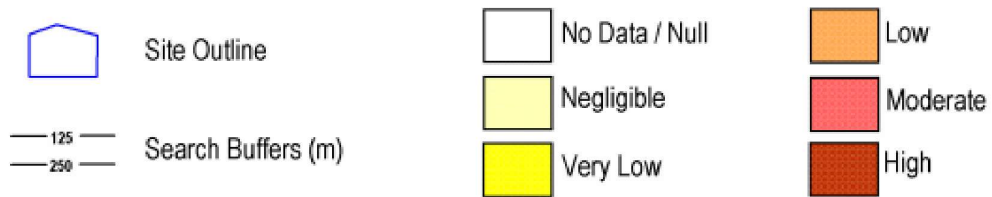


4.3 Ground Dissolution Soluble Rocks Map

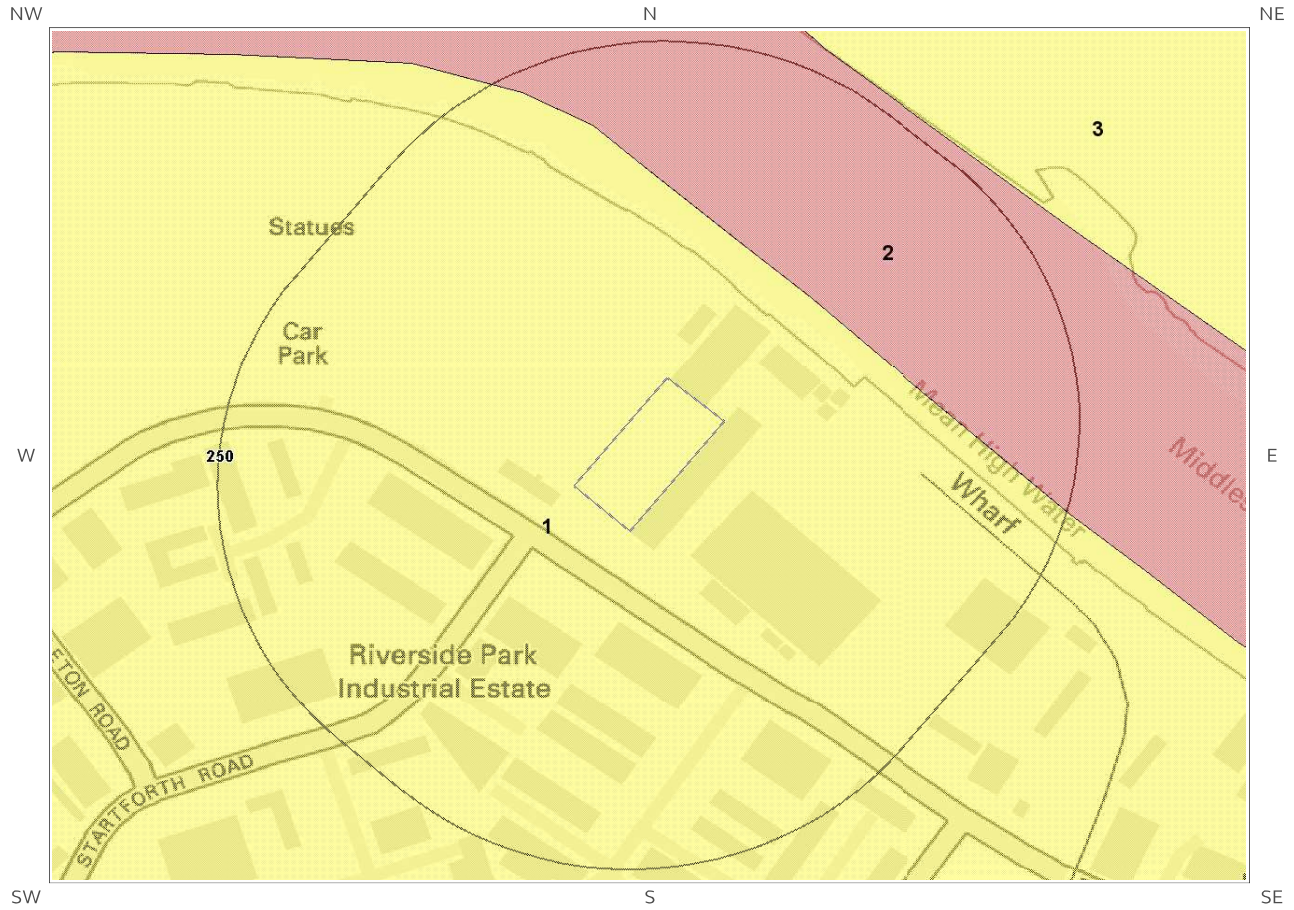


Ground Dissolution Soluble Rocks Legend

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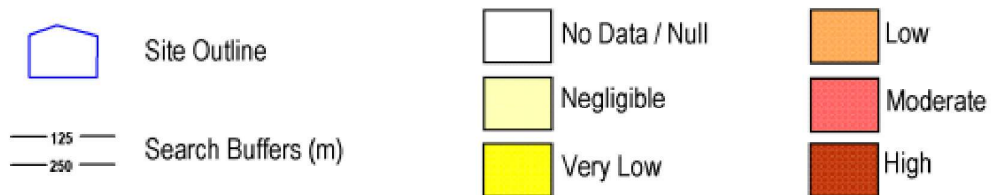


4.4 Compressible Deposits Map



Compressible Deposits Legend

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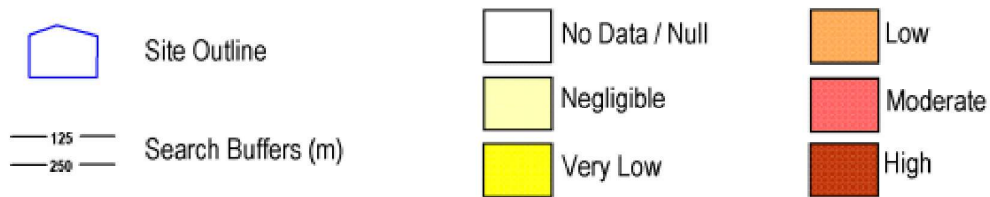


4.5 Collapsible Deposits Map

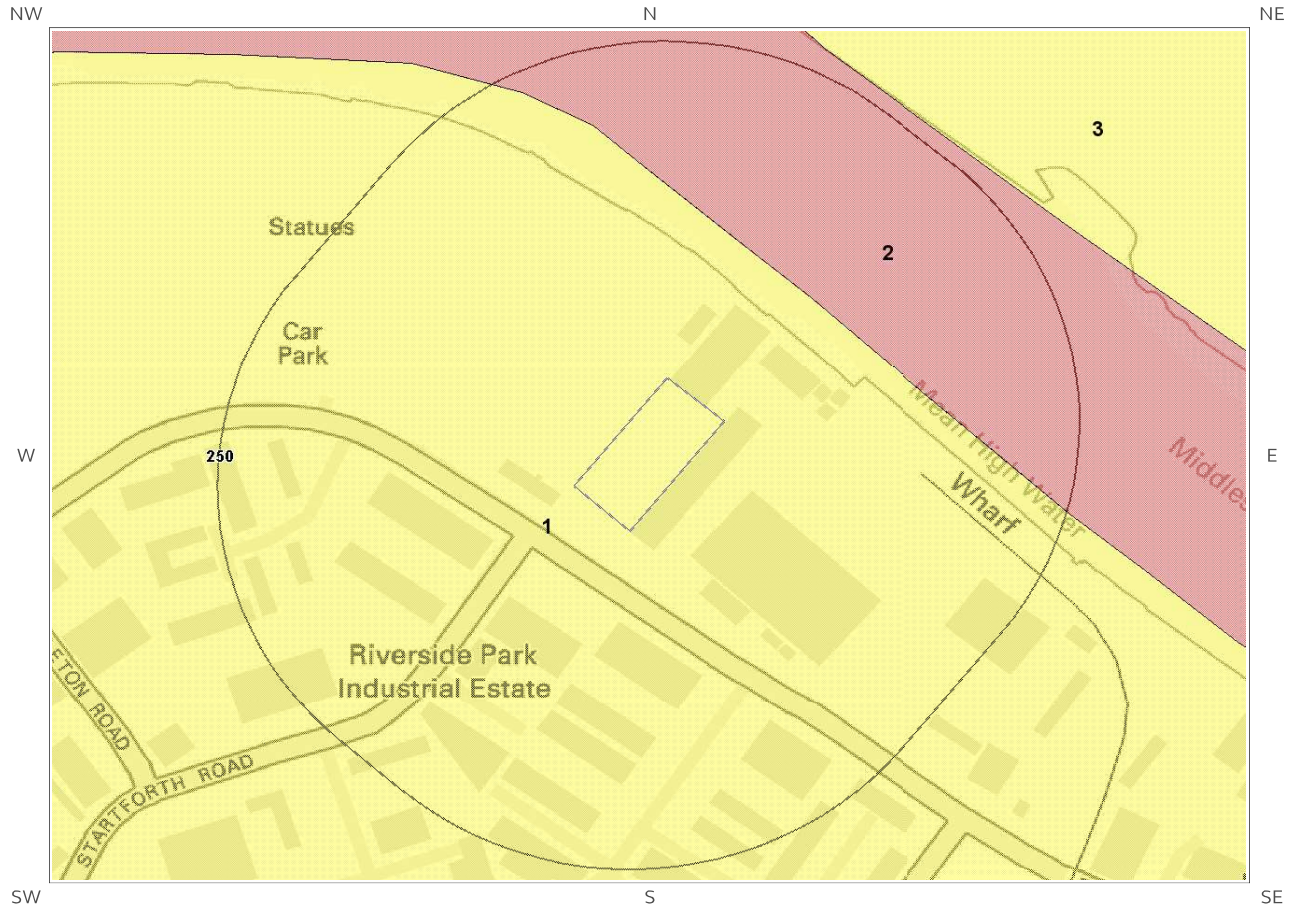


Collapsible Deposits Legend

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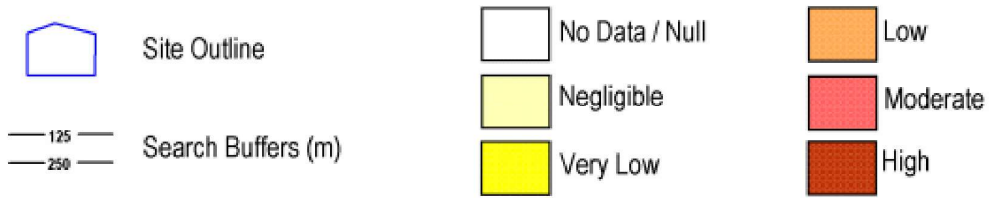


4.6 Running Sand Map



Running Sand Legend

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4 Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site* boundary? Very Low

4.1 Shrink-Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

4.3 Ground Dissolution of Soluble Rocks

The following Ground Dissolution information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This includes an automatically generated 50m buffer zone around the site

4.4 Compressible Deposits

The following Compressible Deposits information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Very low potential for compressible ground to be present. No special actions required to avoid problems due to compressible ground. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible ground.

4.5 Collapsible Deposits

The following Collapsible Rocks information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

4.6 Running Sands

The following Running Sands information provided by the British Geological Survey:

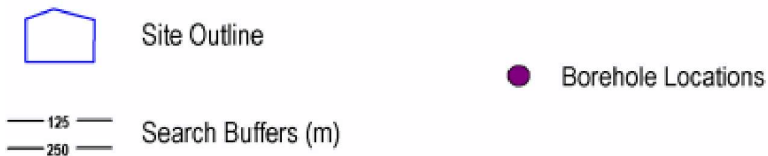
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

5 Borehole Records Map



Borehole Records Legend

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5 Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary:

15

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
1	0.0	On Site	448920 521750	NZ42SE1102	3.3	LIN DIN RIVERSIDE PARK ROAD MIDDLESBROUGH TP3
2	0.0	On Site	448910 521720	NZ42SE1103	2.1	LIN DIN RIVERSIDE PARK ROAD MIDDLESBROUGH TP4
3	0.0	On Site	448892 521665	NZ42SE264/4	2.74	IRONMASTERS DISTRICT 4
4	0.0	On Site	448870 521680	NZ42SE1104	1.8	LIN DIN RIVERSIDE PARK ROAD MIDDLESBROUGH TP5
5	27.0	NW	448830 521700	NZ42SE1105	1.15	LIN DIN RIVERSIDE PARK ROAD MIDDLESBROUGH TP6
6	46.0	NW	448830 521730	NZ42SE1106	1.8	LIN DIN RIVERSIDE PARK ROAD MIDDLESBROUGH TP7
7	83.0	SW	448777 521649	NZ42SE15026/6	19.85	RIVERSIDE PK IND EST 6
8	171.0	E	449115 521667	NZ42SE264/5	4.26	IRONMASTERS DISTRICT 5
9	176.0	W	448676 521680	NZ42SE15026/4	21.0	RIVERSIDE PK IND EST 4
10	190.0	SW	448696 521576	NZ42SE15026/1	17.0	RIVERSIDE PK IND EST 1
11	217.0	W	448644 521623	NZ42SE15026/3	18.5	RIVERSIDE PK IND EST 3
12	224.0	W	448635 521739	NZ42SE264/3	3.95	IRONMASTERS DISTRICT 3
13A	228.0	SW	448729 521489	NZ42SE1270	2.7	OFFICE & FACTORY DEVELOPMENT, STARTFORTH ROAD, MIDDLESBROUGH TP2
14A	228.0	SW	448729 521489	NZ42SE1267	2.7	OFFICE & FACTORY DEVELOPMENT, STARTFORTH ROAD, MIDDLESBROUGH TP2
15	238.0	SW	448646 521564	NZ42SE15026/5	22.15	RIVERSIDE PK IND EST 5

The borehole records are available using the hyperlinks below: Please note that if the donor of the borehole record has requested the information be held as commercial-in-confidence, the additional data will be held separately by the BGS and a formal request must be made for its release.

- #1: scans.bgs.ac.uk/sobi_scans/boreholes/16117974
 - #2: scans.bgs.ac.uk/sobi_scans/boreholes/16117991
 - #3: scans.bgs.ac.uk/sobi_scans/boreholes/908156
 - #4: scans.bgs.ac.uk/sobi_scans/boreholes/16117992
 - #5: scans.bgs.ac.uk/sobi_scans/boreholes/16117994
 - #6: scans.bgs.ac.uk/sobi_scans/boreholes/16117995
 - #7: scans.bgs.ac.uk/sobi_scans/boreholes/908845
 - #8: scans.bgs.ac.uk/sobi_scans/boreholes/908157
 - #9: scans.bgs.ac.uk/sobi_scans/boreholes/908843
 - #10: scans.bgs.ac.uk/sobi_scans/boreholes/908840
 - #11: scans.bgs.ac.uk/sobi_scans/boreholes/908842
 - #12: scans.bgs.ac.uk/sobi_scans/boreholes/908155
 - #13A: scans.bgs.ac.uk/sobi_scans/boreholes/17978753
 - #14A: scans.bgs.ac.uk/sobi_scans/boreholes/17978675
 - #15: scans.bgs.ac.uk/sobi_scans/boreholes/908844
-

6 Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

8

For further information on how this data is calculated and limitations upon its use, please see the Groundsure Geosight User Guide, available on request.

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	RuSoilExAs	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	600 - 1200 mg/kg
43.0	E	RuSoilExAs	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	600 - 1200 mg/kg
43.0	E	RuSoilExAs	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	600 - 1200 mg/kg
151.0	S	RuSoilExAs	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	600 - 1200 mg/kg
186.0	SE	RuSoilExAs	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	600 - 1200 mg/kg
186.0	SE	RuSoilExAs	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	600 - 1200 mg/kg
236.0	N	RuSoilExAs	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	300 - 600 mg/kg
236.0	N	RuSoilExAs	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	300 - 600 mg/kg

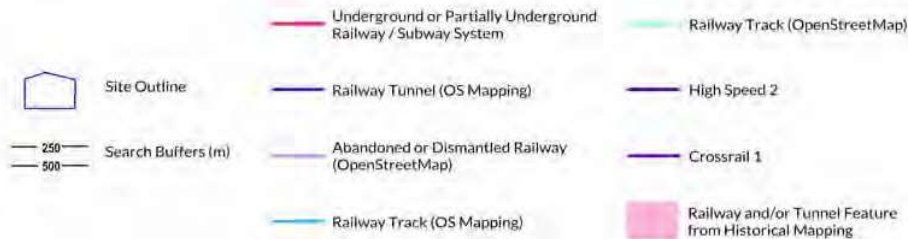
*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

7 Railways and Tunnels Map



Railways and Tunnels Legend

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7 Railways and Tunnels

7.1 Tunnels

This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.

Have any underground railway lines been identified within the study site boundary? No

Have any underground railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels Map.

This data is derived from Ordnance Survey mapping and provides information on the possible locations of railway tunnels forming part of the UK overground railway network.

Have any other railway tunnels been identified within the site boundary? No

Have any other railway tunnels been identified within 250m of the site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels Map.

7.2 Historical Railway and Tunnel Features

This data is derived from Groundsure's unique Historical Land-use Database and contains features relating to tunnels, railway tracks or associated works that have been identified from historical Ordnance Survey mapping.

Have any historical railway or tunnel features been identified within the study site boundary? Yes

Have any historical railway or tunnel features been identified within 250m of the study site boundary? Yes

ID	Distance (m)	Direction	NGR	Details	Date
1	0	On Site	448153 520315	Railway Sidings	1923
2	0	On Site	448573 521428	Railway Sidings	1923
3A	0	On Site	448388 520511	Railway Sidings	1913
4A	0	On Site	448388 520511	Railway Sidings	1928
5	0	On Site	448453 520483	Railway Sidings	1893
6	0	On Site	448967 520998	Railway Sidings	1950

ID	Distance (m)	Direction	NGR	Details	Date
7B	0	On Site	449129 521427	Railway Sidings	1938
8B	0	On Site	449136 521426	Railway Sidings	1897
9	0	On Site	448574 521425	Railway Sidings	1923
13	0	On Site	448750 521733	Railway Sidings	1952
14	0	On Site	n/a	Railway	1915
15	0	On Site	448525 521486	Railway Sidings	1951
16	0	On Site	448510 521733	Railway Sidings	1951
17D	0	On Site	448551 521292	Railway Sidings	1929
18D	0	On Site	448551 521292	Railway Sidings	1929
19	0	On Site	449129 521293	Railway Sidings	1894
20	0	On Site	448550 521297	Railway Sidings	1915
21	0	On Site	449153 521421	Railway Sidings	1899
22	29	SE	448939 521657	Railway Sidings	1966
23E	57	SE	448996 521673	Railway Sidings	1952
24E	57	SE	448997 521673	Railway Sidings	1966
25E	57	SE	448997 521673	Railway Sidings	1951
26E	57	SE	448997 521673	Railway Sidings	1966
27E	59	SE	448997 521672	Railway Sidings	1951
28	66	SE	449500 521367	Railway Sidings	1951
29	66	SE	449017 521616	Railway Sidings	1951
30	92	SE	448973 521577	Railway Sidings	1966
31	151	S	448546 521250	Railway Sidings	1951
32F	168	SW	448768 521513	Railway Sidings	1952
33F	168	SW	448767 521513	Railway Sidings	1951
10	189	SE	449002 520978	Railway Sidings	1973
34G	198	SE	449089 521573	Railway Sidings	1951
35G	198	SE	449089 521573	Railway Sidings	1971
36	199	SE	448606 521474	Railway Sidings	1967
11C	215	NE	449052 521975	Railway Sidings	1893

ID	Distance (m)	Direction	NGR	Details	Date
37	218	NE	449614 521762	Railway Sidings	1894
38	219	NE	449618 521758	Railway Sidings	1899
12C	220	NE	449047 521964	Railway Sidings	1897
39H	223	SW	448523 521702	Railway Sidings	1966
40H	223	SW	448523 521700	Railway Sidings	1966
41I	236	SE	449118 521535	Railway Sidings	1951
42I	236	SE	449118 521534	Railway Sidings	1971
43	240	S	n/a	Railway	1899

Any records that have been identified are represented on the Railways and Tunnels Map.

7.3 Historical Railways

This data is derived from OpenStreetMap and provides information on the possible alignments of abandoned or dismantled railway lines in proximity to the study site.

Have any historical railway lines been identified within the study site boundary? No

Have any historical railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Note: multiple sections of the same track may be listed in the detail above

Any records that have been identified are represented on the Railways and Tunnels Map.

7.4 Active Railways

These datasets are derived from Ordnance Survey mapping and OpenStreetMap and provide information on the possible locations of active railway lines in proximity to the study site.

Have any active railway lines been identified within the study site boundary? No

Have any active railway lines been identified within 250m of the study site boundary? Yes

Distance (m)	Direction	Name	Type
141	E	Not given	Rail

Note: multiple sections of the same track may be listed in the detail above

Any records that have been identified are represented on the Railways and Tunnels Map.

7.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail 1 .

Is the study site within 5km of the route of the High Speed 2 rail project? No

Is the study site within 500m of the route of the Crossrail 1 rail project? No

Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a Groundsure HS2 and Crossrail 1 Report.

The route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.

Contact Details

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Telephone: 08444 159 000
info@groundsure.com



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Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk



BGS Geological Hazards Reports and general geological enquiries

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LE12 6HX



The Coal Authority

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DX 716176 Mansfield 5
www.coal.gov.uk



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<https://www.gov.uk/government/organisations/public-health-england>
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Main switchboard: 020 7654 8000



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Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

"Beneficiary" means the person or entity for whose benefit the Client has obtained the Services.

"Client" means the party or parties entering into a Contract with Groundsure.

"Commercial" means any building or property which is not Residential.

"Confidential Information" means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

"Support Services" means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"Contract" means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

"Third Party Data Provider" means any third party providing Third Party Content to Groundsure.

"Data Reports" means reports comprising factual data with no accompanying interpretation.

"Fees" has the meaning set out in clause 5.1.

"Groundsure" means Groundsure Limited, a company registered in England and Wales under number 03421028.

"Groundsure Materials" means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

"Intellectual Property" means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

"Mapping" means a map, map data or a combination of historical maps of various ages, time periods and scales.

"Order" means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

"Ordnance Survey" means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

"Order Website" means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

"Report" means a Risk Screening Report or Data Report for Commercial or Residential property.

"Residential" means any building or property used as or intended to be used as a single dwelling.

"Risk Screening Report" means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

"Services" means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

"Site" means the area of land in respect of which the Client has requested Groundsure to provide the Services.

"Third Party Content" means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

"User Guide" means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure.

Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client's approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

(i) the Beneficiary,
(ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),

(iv) the first purchaser or first tenant of the Site, and
(v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and
(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure

acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7. Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

(iii) depletion of goodwill and/or similar losses;

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

(a) supplied to the Client's specification(s) and in any event
(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third Party Data Providers;
- (viii) changes in law; or
- (ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner. In the event you are not satisfied with Groundsure's complaints handling process or you are unable to resolve the complaint, at your discretion you may refer the complaint to The Property Ombudsman Scheme at the following URL/email: website www.tpos.co.uk or email: admin@tpos.co.uk

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent

required by law