Groundsure
LOCATION INTELLIGENCE

What's new

March 2023

Thank you for ordering your environmental report from Groundsure. Before you read your search results as normal we wanted to explain some recent improvements that have been made to your report. We want to let you know what **ClimateIndex™** is and what it is designed to do, so we've provided some explanation below as to why we have added climate data and the **ClimateIndex™** assessment into our reports.

What have we updated in ClimateIndex™

£525 billion worth of property could be written off due to climate change in the long term*. So now more than ever, it's important for property owners to be aware of the potential impact of climate change to their property.

In March 2023, we've made some updates to our **ClimateIndex™** based on feedback we've been collecting since our launch last year. In this update we have:

- Removed the 1 year milestone
- Removed our variance score, and replaced it with a low/moderate/high rating for individual perils
- Added guidance based on the individual perils flagged as part of the overall score

In November 2022, Groundsure released a microsite to provide further help and information in addition to the detailed guidance you will find on **page 5**. The new site features Stephen Tromans' KC opinion on a firm's duty of care regarding climate change, as well as commercial clauses that can be inserted directly into your documentation to fulfil that duty of care.

The Law Society's Planning and Environment Committee is now in the final stages of reviewing the development of a climate risk practice note alongside existing environmental notes. The inclusion of **ClimateIndex™** in this report enables solicitors to become compliance-ready for these future changes now.

* XD Analysis Report 2021

About ClimateIndex™

In this report we've added our new **ClimateIndex™** to the cover page (**page 2**), which shows a rating of the future climate risk of the property, for 5 years and 30 years.

On the cover page, past and current perils are flagged on the left-hand side, and the forward view of **ClimateIndex™** can be found on the right.

On **page 5** you can find a more detailed review of these calculations, including a breakdown of the different physical and transition risks and their relative impact on the property, and detailed guidance and next steps tailored to the property's rating and the perils that make up that rating. The physical and transition risks used in the calculation are flooding, natural ground stability and coastal erosion.

Help and feedback

If you need to speak to one of our climate experts please contact **climate@groundsure.com**. We have a survey that you can fill out about the **ClimateIndex™** feature here.

We are currently recruiting for our Groundsure Customer Advisory Board. Members of the board get a unique opportunity to input into Groundsure's product direction, as well as exclusive insight into our product roadmap and work in progress.

If you'd like to take part, please let us know at **feedback@groundsure.com**.

Groundsure
LOCATION INTELLIGENCE

Siteguard Climate
For lenders

Sample Site, Sample Street, Anytown, UK

Professional opinion

Contaminated Land
Moderate: Acceptable Risk

page 10

Consultant's guidance and recommendations inside.

Lenders liability assessment

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

Yes

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

Unlikely

Further Guidance

Flooding
Negligible

Ground Stability
Identified

page 7

Radon
Passed

ClimateIndex™

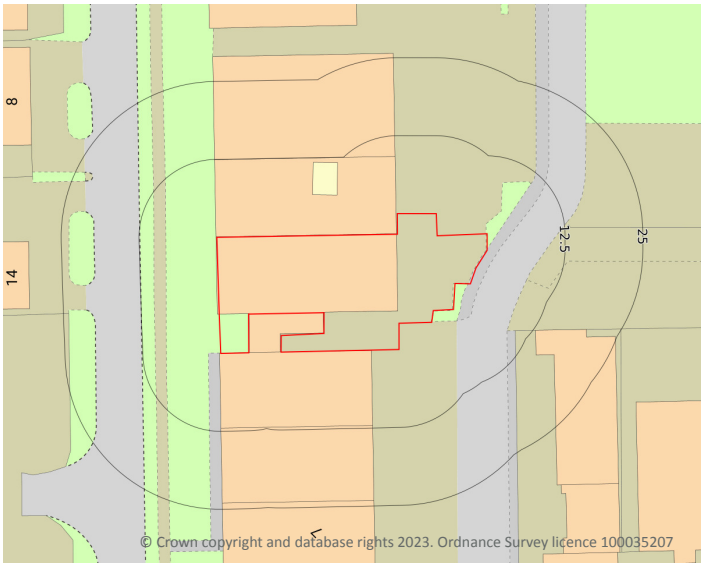
ClimateIndex™ projects changes in physical and transition risks from:

Flooding | Ground stability | Coastal erosion

5 years	30 years
C	C
Minor to moderate risk	Minor to moderate risk

Please refer to page 5 for details and guidance

Site Plan



Useful contacts

Wiltshire Council:
http://www.wiltshire.gov.uk/
customerservices@wiltshire.gov.uk
0300 456 0100

Environment Agency National Customer Contact Centre (NCCC):
enquiries@environment-agency.gov.uk
03708 506 506

Guidance and recommendations

Current Use	**Commercial**
Proposed Use	**Commercial**
Redevelopment planned? (not refurbishment)	**No**
Underground storage tanks? (e.g. fuel tanks, septic tanks)	**No**
Distance to surface water feature	**50 - 250m**
Distance to residential properties	**50 - 250m**

Contaminated Land

Groundsure considers the site to present acceptable banking security despite some potentially contaminative land uses being identified. Moderate risk issues may have some potential to be raised as concerns in the future, at the point of forward sale. Ongoing good environmental management at the property will assist in avoiding potential future environmental liability issues.

No further action is required.

Should you wish to discuss your case further with Groundsure, please contact a member of our customer services team on 01273 257 755 or e-mail at info@groundsure.com

Flooding

National Planning Policy Framework (NPPF)

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

Ground stability

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

Next steps for consideration:

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

ClimateIndex™ physical and transition risks - Breakdown

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical and transition risks from flooding, natural ground instability and coastal erosion. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. ClimateIndex™ provides ratings that indicate potential **physical risks** (loss and damage to property) and how these give rise to **transition risks** such as having a material impact on the ability to insure or mortgage the property in the medium to long term. In turn, this could affect the future resale value of the property.

You can see how these relate to the individual calculated risks in the breakdown below.

	5 years	30 years
ClimateIndex™	C **Minor to moderate risk**	C **Minor to moderate risk**

These ratings provide an overall illustration of the individual peril breakdowns below. For example, you may have three individual perils that have been flagged as presenting a moderate or high risk, and collectively they could generate a C rating due to the combined severity of risks present on the property site.

Surface water flooding	Low	Low
River flooding	Negligible	Negligible
Coastal flooding	Negligible	Negligible
Ground instability	Moderate	High
Coastal erosion - defended	Negligible	Negligible
Coastal erosion - undefended	Negligible	Negligible
Coastal erosion - complex cliffs	Negligible	Negligible

In 30 years time your property has a ClimateIndex™ rating of C: There are physical risks that could affect the property either now or in the future. The availability of insurance or a mortgage in the coming years could be affected and you should take this into account and discuss it with your insurer to find out if the property is likely to be insurable in the next 5 to 30 years. You may wish to raise this at the time of valuation.

Over time, this property is susceptible to an increased risk of ground stability due to the impact of climate change. To protect your property against this risk, we recommend the following next steps:

- If no survey has been undertaken, consider commissioning a building survey carried out by a suitably qualified person which looks at ground instability, and how the conditions may become more extreme (more extreme wet and dry periods) with climate change;
- If the property has clay drainage pipes, consider replacing these with a modern equivalent;
- Seek specialist advice before any of the following: starting major building work; removing any mature trees that pre-date the construction of the property; or planting any new trees near the property. The safe planting distance is dependent on the tree species, foundation type and soil composition. A guide can be found here;
- Ensure foundations of new constructions or extensions are designed with shrink-swell clay soil conditions in mind, particularly how these could become more extreme with climate change;
- Ensure the property has adequate insurance covering subsidence. Premiums may be higher where subsidence has occurred, or the property is at an increased risk. We recommend speaking to an insurance broker for specialist advice.

See **page 28** for further details.

Environmental summary

Flooding

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

Further explanation of flood risk assessment can be seen in the Flood information on **page 32**.

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

Ground stability

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

Please see **page 27** for details of the identified issues.

Natural Ground Stability	**Moderate-High**
Non-Natural Ground Stability	**Not identified**

Radon

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.

Not in a radon affected area

Recent aerial photograph

Capture Date: 12/05/2020

Site Area: 0.07ha

Contaminated Land summary

Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	1	0	9
Former tanks	0	2	8
Former energy features	0	0	27
Former petrol stations	0	0	0
Former garages	0	0	2
Former military land	0	0	0

Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	1
Active or recent licensed waste sites	0	0	8

Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	7	45
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	1	2
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	1

Contaminated land / Past land use

Site Outline

Search buffers in metres (m)

Former industrial land uses

Former tanks

Former energy features

Former garages

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

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

Please see **page 3** for further advice.

Distance	Direction	Use	Date
0	on site	Unspecified Works	1986
76 m	N	Unspecified Depot	1986
79 m	SE	Unspecified Works	1986
129 m	W	Unspecified Warehouses	1973
131 m	W	Unspecified Warehouses	1986

Distance	Direction	Use	Date
145 m	N	Unspecified Depot	1986
148 m	NW	Unspecified Depot	1986
156 m	NW	Unspecified Works	1986
175 m	NW	Chimney	1973
248 m	S	Unspecified Works	1986

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

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

Please see **page 3** for further advice.

Distance	Direction	Use	Date
41 m	E	Tanks	1983
42 m	E	Tanks	1982
186 m	SW	Tanks	1982
193 m	SW	Tanks	1991
194 m	SW	Tanks	1991
194 m	SW	Tanks	1995
194 m	SW	Tanks	1997
228 m	N	Tanks	1995
228 m	N	Tanks	1997
229 m	N	Tanks	1991

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see **page 3** for further advice.

Distance	Direction	Use	Date
94 m	SE	Electricity Substation	1982
94 m	SE	Electricity Substation	1983
94 m	SE	Electricity Substation	1992
98 m	SE	Electricity Substation	1995
98 m	SE	Electricity Substation	1996
98 m	SE	Electricity Substation	1996
98 m	SE	Electricity Substation	1997
148 m	SW	Electricity Substation	1972
148 m	SW	Electricity Substation	1982
148 m	SW	Electricity Substation	1991
149 m	SW	Electricity Substation	1991
151 m	SW	Electricity Substation	1995
151 m	SW	Electricity Substation	1997
155 m	N	Electricity Substation	1995
155 m	N	Electricity Substation	1996
155 m	N	Electricity Substation	1996
155 m	N	Electricity Substation	1997
159 m	N	Electricity Substation	1982
159 m	N	Electricity Substation	1983
159 m	N	Electricity Substation	1992
230 m	E	Electricity Substation	1983
230 m	E	Electricity Substation	1992
232 m	E	Electricity Substation	1982
232 m	E	Electricity Substation	1995
232 m	E	Electricity Substation	1996
232 m	E	Electricity Substation	1996
232 m	E	Electricity Substation	1997

This data is sourced from Ordnance Survey/Groundsure.

Former garages

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

Please see **page 3** for further advice.

Distance	Direction	Use	Date
97 m	N	Garage	1982
97 m	N	Garage	1983

This data is sourced from Ordnance Survey/Groundsure.

Contaminated land / Waste and landfill

Site Outline

Search buffers in metres (m)

Waste site no longer in use

Active or recent licensed waste sites

Waste site no longer in use

These are records of former waste storage, treatment or transfer sites that have been identified from high detailed historical maps or Local Authority planning records. Depending on the nature of the waste that was handled and stored at these facilities, there may be a risk of ground contamination.

Please see **page 3** for further advice.

Distance	Direction	Details		
229 m	SW	Type of Site: Waste Transfer Station (Conversion) Site Address: County Council Depot, Lancaster Road, Bowerhill, MELKSHAM, Wiltshire, SN12 6SS	Further Details: Scheme comprises change of use of land to a household waste recycling centre. An application (ref: 00/02139) for Detailed Planning permission was submitted to West Wiltshire D.C. on 20th December 2000. Data Source: Historic Planning Application Data Type: Point	Details: 00/02139 Date: -

This data is sourced from Ordnance Survey/Groundsure/Local Authorities.

Active or recent licensed waste sites

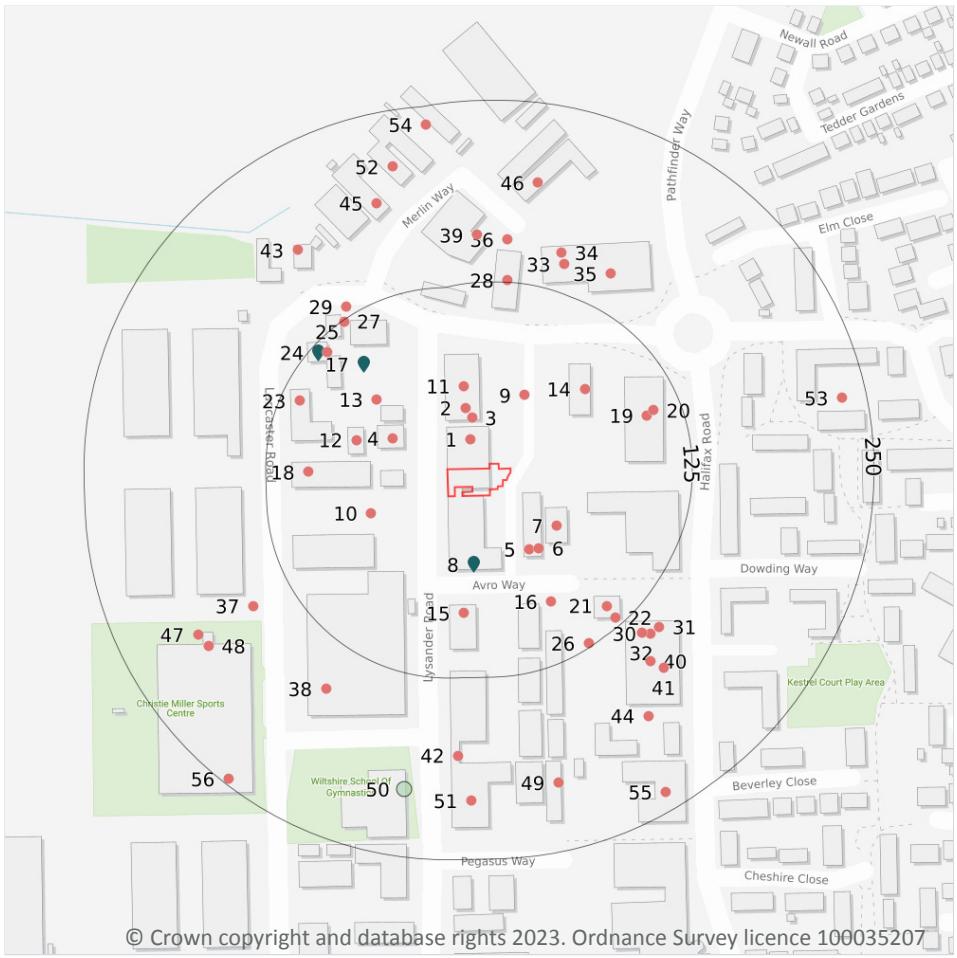
These are records of waste sites that are operated under licence. Waste operations require an environmental permit (from Environment Agency or Natural Resources Wales) if the business uses, recycles, treats, stores or disposes of waste or mining waste. The permit can be for activities at one site or for a mobile plant used at many sites. Depending on the nature of waste being accepted by these facilities, there could be risk of ground contamination. Some waste sites can also cause nuisance problems due to noise, dust and odour.

Please see **page 3** for further advice.

ID	Distance	Direction	Address	Type	Size	Status
1	249 m	SW	Melksham H R C, Lancaster Road, Bowerhill, Melksham, Wiltshire, SN12 6QT	Household Waste Amenity Site	Small	Transferred
2	249 m	SW	County Council Depot, Lancaster Road, Bowerhill, Melksham, Wiltshire	Household Waste Amenity Site	Small	Issued
3	249 m	SW	County Council Depot, Lancaster Road, Bowerhill, Melksham, Wiltshire	Household Waste Amenity Site	Small	Issued
4	249 m	SW	County Council Depot, Lancaster Road, Bowerhill, Melksham, Wiltshire	Household, Commercial & Industrial Waste T Stn	Small	Issued
5	249 m	SW	County Council Depot, Lancaster Road, Bowerhill, Melksham, Wiltshire	Household, Commercial & Industrial Waste T Stn	Small	Issued
6	249 m	SW	Melksham H R C, Lancaster Road, Bowerhill, Melksham, Wiltshire, SN12 6QT	Household Waste Amenity Site	Small	Modified
7	249 m	SW	Melksham H R C, Lancaster Road, Bowerhill, Melksham, Wiltshire, SN12 6QT	Household Waste Amenity Site	Small	Modified
8	249 m	SW	Melksham H R C, Lancaster Road, Bowerhill, Melksham, Wiltshire, SN12 6QT	Household Waste Amenity Site	Small	Transferred

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

Contaminated land / Current and recent industrial



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Local Authority licensed pollutant release

Pollution incidents

Recent industrial land uses

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

Please see **page 3** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	20 m	N	Novacast Ltd - Lancaster House, Lancaster Park Industrial Estate, Bowerhill, Melksham, Wiltshire, SN12 6TT	Container and Storage	Transport, Storage and Delivery
2	42 m	N	Integrated Glueing Technology Ltd - 3 Lancaster Park Industrial Estate, Lancaster Road, Bowerhill, Wiltshire, SN12 6TT	Adhesives and Sealants	Industrial Products

ID	Distance	Direction	Company / Address	Activity	Category
3	42 m	N	Brunel Engineering - 3 Lancaster Park Industrial Estate, Lancaster Road, Bowerhill, Wiltshire, SN12 6TT	Packaging	Industrial Products
4	43 m	NW	Roundstone Catering Equipment Ltd - 8, Lysander Road, Bowerhill, Wiltshire, SN12 6SP	Food and Beverage Industry Machinery	Industrial Products
5	46 m	SE	N B A - 2, Avro Way, Bowerhill, Wiltshire, SN12 6TP	Cooling and Refrigeration	Industrial Products
6	46 m	SE	Absolute Power Tools Ltd - 2, Avro Way, Bowerhill, Wiltshire, SN12 6TP	Construction and Tool Hire	Hire Services
7	46 m	SE	Ian Berg Plastics - 4, Avro Way, Bowerhill, Wiltshire, SN12 6TP	Rubber, Silicones and Plastics	Industrial Products
9	50 m	NE	Lancaster Park Industrial Estate - Wiltshire, SN12	Business Parks and Industrial Estates	Industrial Features
10	55 m	W	Bowerhill Industrial Estate - Wiltshire, SN12	Business Parks and Industrial Estates	Industrial Features
11	56 m	N	Wiltshire Tyre & Autocentre - Unit 2 Lancaster Park, Bowerhill, Melksham, Wiltshire, SN12 6TT	Vehicle Parts and Accessories	Motoring
12	66 m	W	Pro Tech Shocks - 10, Lysander Road, Bowerhill, Wiltshire, SN12 6SP	Vehicle Components	Industrial Products
13	68 m	NW	Duncan Self Drive - 6 Lysander Road, Bowerhill, Melksham, Wiltshire, SN12 6SP	Vehicle Hire and Rental	Hire Services
14	74 m	NE	Premier Form Tools Ltd - 1, Lancaster Road, Bowerhill, Wiltshire, SN12 6SS	Precision Engineers	Engineering Services
15	81 m	S	B S B Flooring Ltd - 17 Indus Acre, Avro Way, Bowerhill, Wiltshire, SN12 6TP	Construction Completion Services	Construction Services
16	84 m	SE	Electricity Sub Station - Wiltshire, SN12	Electrical Features	Infrastructure and Facilities
18	96 m	W	Richmond Precision Services - 21, Lancaster Road, Bowerhill, Wiltshire, SN12 6SS	Precision Engineers	Engineering Services
19	101 m	E	J J Lee Ltd - Valldata House 2a, Halifax Road, Bowerhill, Wiltshire, SN12 6YY	Published Goods	Industrial Products
20	101 m	E	Novenco - Valldata House 2a, Halifax Road, Bowerhill, Wiltshire, SN12 6YY	Construction Completion Services	Construction Services
21	109 m	SE	Moto Smart - 6a, Avro Way, Bowerhill, Wiltshire, SN12 6TP	Secondhand Vehicles	Motoring

ID	Distance	Direction	Company / Address	Activity	Category
22	109 m	SE	Smart Choice Vehicle Repair - 6a, Avro Way, Bowerhill, Wiltshire, SN12 6TP	Vehicle Repair, Testing and Servicing	Repair and Servicing
23	112 m	NW	Boells Rental Ltd - 17, Lancaster Road, Bowerhill, Wiltshire, SN12 6SS	Construction and Tool Hire	Hire Services
25	121 m	NW	Cooke Automotive - 11, Lancaster Road, Bowerhill, Wiltshire, SN12 6SS	Vehicle Repair, Testing and Servicing	Repair and Servicing
26	122 m	SE	Industrial Estate - Wiltshire, SN12	Business Parks and Industrial Estates	Industrial Features
27	124 m	NW	Mast - Wiltshire, SN12	Telecommunications Features	Infrastructure and Facilities
28	126 m	N	Infiled E M International Ltd - 6, Lancaster Road, Bowerhill, Wiltshire, SN12 6SS	Lampshades and Lighting	Consumer Products
29	128 m	NW	Bodycare Accident Repair Specialists - 9, Lancaster Road, Bowerhill, Wiltshire, SN12 6SS	Vehicle Repair, Testing and Servicing	Repair and Servicing
30	143 m	SE	C & P Medical Trading - Unit 1 Avro Business Centre, Avro Way, Bowerhill, Wiltshire, SN12 6TP	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
31	143 m	SE	B G L Rieber - Unit 1, Avro Business Centre, Avro Way, Bowerhill, Wiltshire, SN12 6TP	Food and Beverage Industry Machinery	Industrial Products
32	143 m	SE	Body Shop Accident Repair & Valet Centre - Unit 1 Avro Business Centre, Avro Way, Bowerhill, Wiltshire, SN12 6TP	Vehicle Repair, Testing and Servicing	Repair and Servicing
33	144 m	N	Melksham Motor Spares Ltd - 7, Lancaster Road, Bowerhill, Wiltshire, SN12 6SS	Vehicle Parts and Accessories	Motoring
34	144 m	N	Road Runner Vehicle Repairs - 7, Lancaster Road, Bowerhill, Wiltshire, SN12 6SS	Vehicle Repair, Testing and Servicing	Repair and Servicing
35	150 m	NE	Tulip Wood Bespoke Ltd - 2a, Lancaster Road, Bowerhill, Wiltshire, SN12 6SS	Furniture	Consumer Products
36	154 m	N	Electricity Sub Station - Wiltshire, SN12	Electrical Features	Infrastructure and Facilities
37	154 m	SW	Electricity Sub Station - Wiltshire, SN12	Electrical Features	Infrastructure and Facilities
38	157 m	SW	Westbury Packaging - 31, Lancaster Road, Bowerhill, Wiltshire, SN12 6SS	Packaging	Industrial Products
39	157 m	N	Hoppers - Wiltshire, SN12	Hoppers and Silos	Farming

ID	Distance	Direction	Company / Address	Activity	Category
40	157 m	SE	Bowerhill Machinery Services Ltd - Unit 3, Avro Business Centre, Avro Way, Bowerhill, Wiltshire, SN12 6TP	Tools Including Machine Shops	Industrial Products
41	159 m	SE	Westcut Engineering Ltd - Unit 3-4 Avro Business Centre, Avro Way, Bowerhill, Melksham, Wiltshire, SN12 6TP	Precision Engineers	Engineering Services
42	179 m	S	Bowerhill Trade Centre - 10 Lancaster Rd, Bowerhill, Melksham, Wiltshire, SN12 6SS	Secondhand Vehicles	Motoring
43	183 m	NW	Melksham Commercial Services - 8, Lancaster Road, Bowerhill, Wiltshire, SN12 6SS	Vehicle Repair, Testing and Servicing	Repair and Servicing
44	187 m	SE	Avro Business Centre - Wiltshire, SN12	Business Parks and Industrial Estates	Industrial Features
45	189 m	N	F A W T Greenhouses - 17, Merlin Way, Bowerhill, Wiltshire, SN12 6TJ	Metalworkers Including Blacksmiths	Construction Services
46	195 m	N	Genesis - 4, Merlin Way, Bowerhill, Wiltshire, SN12 6TJ	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
47	197 m	SW	Tank - Wiltshire, SN12	Tanks (Generic)	Industrial Features
48	199 m	SW	Tank - Wiltshire, SN12	Tanks (Generic)	Industrial Features
49	203 m	S	Kristek Precision Ltd - 3, Pegasus Way, Bowerhill, Wiltshire, SN12 6TR	Precision Engineers	Engineering Services
51	210 m	S	C P I Antony Rowe Ltd - 1, Pegasus Way, Bowerhill, Wiltshire, SN12 6TR	Published Goods	Industrial Products
52	211 m	N	Office Evolution - 16, Merlin Way, Bowerhill, Wiltshire, SN12 6TJ	Office and Shop Equipment	Industrial Products
53	233 m	E	Electricity Sub Station - Wiltshire, SN12	Electrical Features	Infrastructure and Facilities
54	237 m	N	D H F Engineering Ltd - Harrier Court, Merlin Way, Bowerhill, Wiltshire, SN12 6TJ	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
55	237 m	SE	Checkmate - Unit 6 Pegasus Way, Bowerhill, Melksham, Wiltshire, SN12 6TR	Rubber, Silicones and Plastics	Industrial Products
56	247 m	SW	Wiltshire & Swindon Learning Resources - 36 Lancaster Road, Bowerhill, Melksham, Wiltshire, SN12 6QU	Educational Equipment and Supplies	Industrial Products

This data is sourced from Ordnance Survey.

Local Authority licensed pollutant release

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

Please see **page 3** for further advice.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
8	47 m	S	Novacast Ltd, Old Station Yard Approach, Melksham, SN12 8DB	Wiltshire Council	Other Metal Processes	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
17	92 m	NW	MOT Centre, Lysander Road, Bowerhill, SN12 6SP	Wiltshire Council	Waste Oil Burner 0.4 MW	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
24	120 m	NW	Keith Charles Lye, Lancaster Road, Bowerhill, Melksham, SN12 6SS	Wiltshire Council	Waste Oil Burner 0.4 MW	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authorities.

Pollution incidents

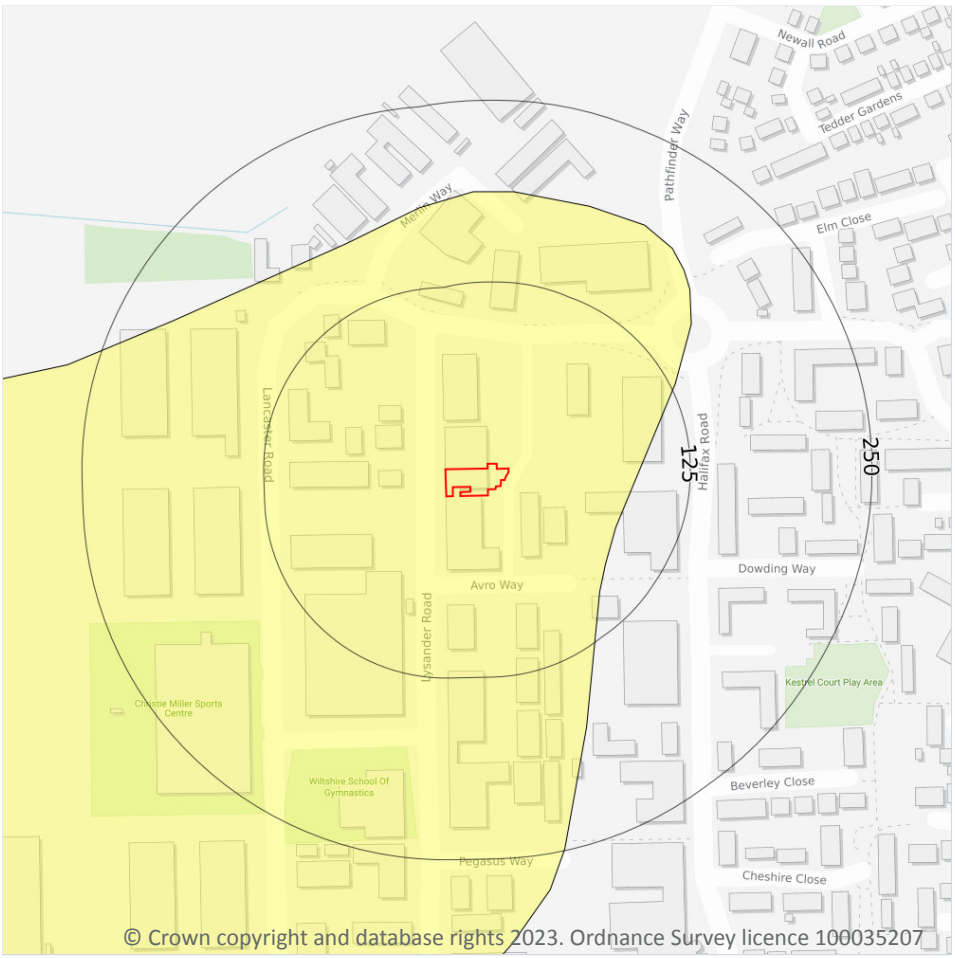
Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

Please see **page 3** for further advice.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
50	204 m	S	23/08/2001	Category 4 (No Impact)	Category 3 (Minor)	Not Identified

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

Superficial hydrogeology



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

Aquifers within superficial geology

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

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

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

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

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

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

Unknown - These are rock layers where it has not been possible to classify the water storage potential.

Distance	Direction	Designation
0	on site	Secondary Undifferentiated

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

Superficial geology

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

Description	BGS LEX Code	Rock Type
HEAD	HEAD-XCZ	CLAY AND SILT

This data is sourced from British Geological Survey.

Bedrock hydrogeology

Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

Aquifers within bedrock geology

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

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

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

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

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

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

Distance	Direction	Designation
0	on site	Unproductive

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

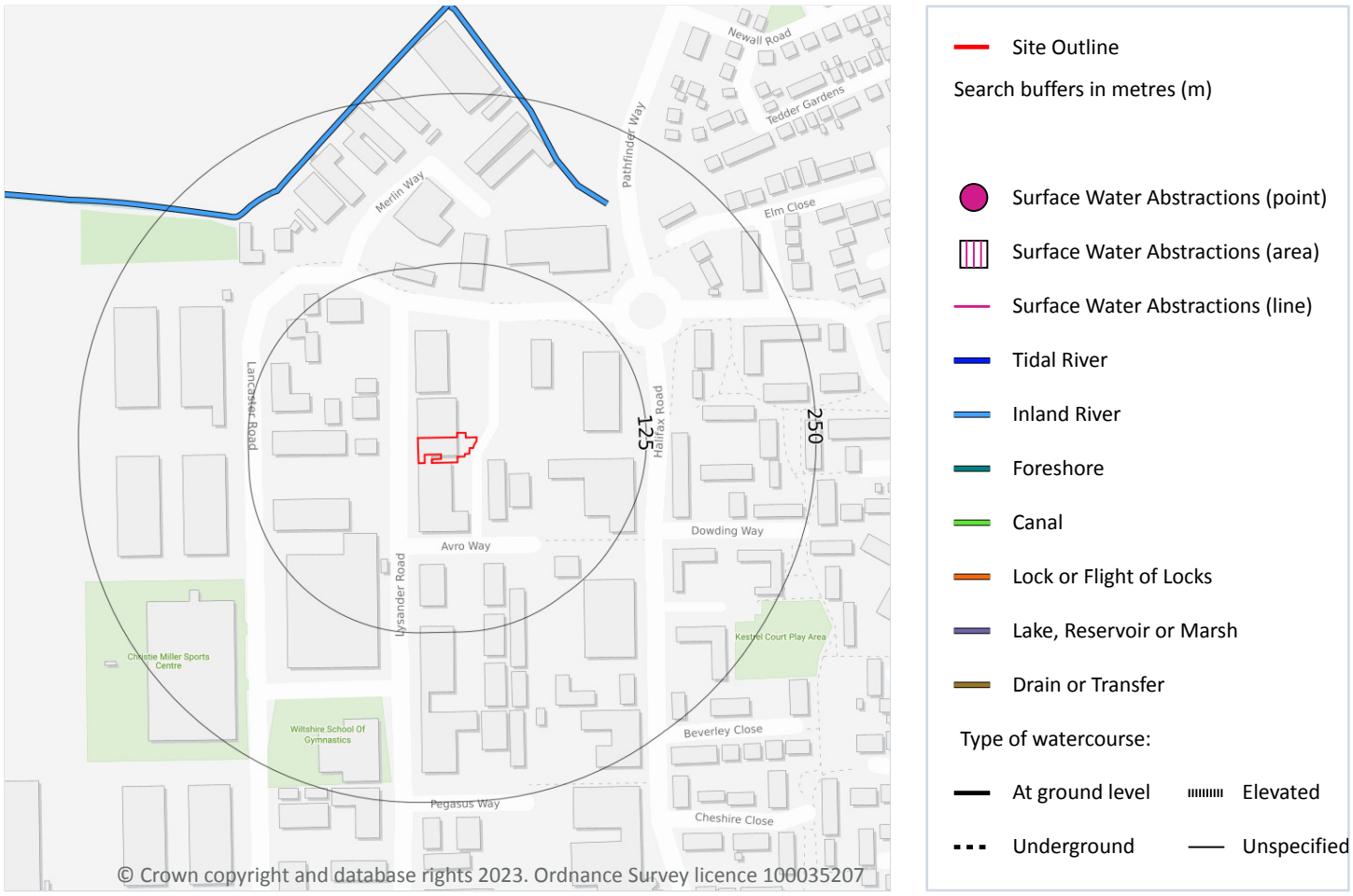
Bedrock geology

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

Description	BGS LEX Code	Rock Type
OXFORD CLAY FORMATION	OXC-MDST	MUDSTONE

This data is sourced from British Geological Survey.

Hydrology



Water courses from Ordnance Survey

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

Distance	Direction	Details
197 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
210 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

Distance	Direction	Details
210 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

Ground stability / Natural ground subsidence

Site Outline

Search buffers in metres (m)

Moderate - high

Low

Negligible - very low

Natural ground subsidence

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

Please see **page 3** for further advice.

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

Climate change / Flood risk (5 and 30 Years)

Ambiental's FloodScore™ Climate data provides flood risk information from river, tidal and surface water flooding for a range of future time periods and emissions scenarios (Low emissions - RCP 2.6, medium and most likely emissions - RCP 4.5, and high emission - RCP 8.5). The temperature increases shown for each scenario are predicted increases by 2081-2100. The models are based on the UK Climate Projections 2018 (UKCP18). It is plausible that climate change will increase the severity and frequency of flood events in the future. FloodScore™ Climate has been designed to provide banks, building societies and insurers with future flood risk information for their long-term assets. The data within this report is based on the highest risk found within a buffer zone around the buildings. The 'Year' in the table represents the median of the date range used for each modelled timeframe.

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 2.6 0.9-2.3°C	2027	Low	Negligible	Negligible	Low
RCP 2.6 0.9-2.3°C	2055	Low	Negligible	Negligible	Low

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 4.5 1.7-3.2°C	2027	Low	Negligible	Negligible	Low
RCP 4.5 1.7-3.2°C	2055	Low	Negligible	Negligible	Low

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 8.5 3.2-5.4°C	2027	Low	Negligible	Negligible	Low
RCP 8.5 3.2-5.4°C	2055	Low	Negligible	Negligible	Low

This data is sourced from Ambiental Risk Analytics.

Climate change / Natural ground instability (5 and 30 Years)

This data shows the increase in shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change will result in higher temperature and therefore likely cause periods of drought and an increase in shrink swell subsidence. This data has been produced using the Met Office local projections to accurately model predicted rainfall, it is only available for RCP8.5 (the ‘worst case’ climate scenario).

Temp increase range	Year	Wet scenario	Average rainfail	Dry scenario
RCP 8.5 3.2-5.4°C	2030s	Highly unlikely	Likely	Likely
RCP 8.5 3.2-5.4°C	2050s	Unlikely	Highly likely	Highly likely

This data is sourced from the British Geological Survey.

Datasets searched

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

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

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	**Identified**

Superficial hydrogeology	
Aquifers within superficial geology	**Identified**
Superficial geology	**Identified**

Bedrock hydrogeology	
Aquifers within bedrock geology	**Identified**
Groundwater abstraction licences	Not identified
Bedrock geology	**Identified**

Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified

Hydrology	
Water courses from Ordnance Survey	**Identified**
Surface water abstractions	Not identified

Flooding	
Risk of flooding from rivers and the sea	Not identified

Flooding

Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified

Natural ground subsidence

Natural ground subsidence	**Identified**
Natural geological cavities	Not identified

Non-natural ground subsidence

Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified

Radon

Radon	Not identified

Planning constraints

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

Planning constraints

World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

Climate change

Flood risk (5 and 30 Years)	**Identified**
Natural ground instability (5 and 30 Years)	**Identified**

Coastal Erosion

Complex cliffs	Not identified
Projections with intervention measures in place	Not identified
Projections with no active intervention	Not identified

Contaminated Land Assessment Methodology and Limitations

Our risk assessment methodology and limitations can be found at Risk Assessment methodolgy and Limitations - Groundsure

Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiental Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiental Risk Analytics.

Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by the Environment Agency (RoFRaS model) and Natural Resources Wales (FRAW model). It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

The categories associated with the Environment Agency and Natural Resources Wales models are as follows:

RoFRaS (rivers and sea) and FRAW (rivers):

Very Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

High - The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

FRAW (sea):

Very Low - The chance of flooding from the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from the sea is considered to be less than 1 in 200 (0.5%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 200 (0.5%) in any given year.

High - The chance of flooding from the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding

Ambiental Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally

vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. The flood risks for these rainfall events are reported where the depth would be greater than the threshold for a standard property to modern building standards. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and individual Local Authorities. Due to different methodologies used by different Local Authorities the data may be incomplete. We recommend reviewing your local search for confirmation.

Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey’s GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, where as a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on is potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. Groundsure represent full GeoSure data as either Negligible (ratings of A), Very Low (ratings of B), Low (C), Moderate (D) or High (E). Where GeoSure Basic is instead used, ratings are displayed as Negligible-Very Low (A or B ratings), Low (C) or Moderate-High (D or E). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the “typical safe distance” trees should be from a property please see this guide:
https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf

ClimateIndex™ data and limitations

Groundsure's ClimateIndex™ is an assessment of the physical risk to the property from hazards which may be exacerbated by climate change. It considers the following hazards only:

- River flooding
- Flooding from the sea and tidal waters
- Surface water flooding
- Shrink swell subsidence
- Coastal erosion

These hazards are assessed using a weighted sum model, which allows for the consistent comparison of hazards between different time periods, emissions scenarios and the relative severity of predicted impacts. All flood and subsidence impacts have been produced using the latest UKCP18 climate prediction models. Assessments are provided for the short term (c.5 years) and medium term (c.30 years) only. A range of Representative Concentration Pathways (RCPs) have been used depending on the source dataset and its derivation. For example, flood data has been provided for RCP2.6, 4.5 and 8.5, whereas subsidence data has been derived using local projections only available for RCP8.5. Each RCP variance has been assigned an appropriate weighting in the calculator to reflect the relative likelihood of that scenario and where a full range of RCP scenarios is not available Groundsure have extrapolated to give equivalent values.

The banding applied to a property reflects its current and future risk from the hazards identified above. If a property's banding does not change from the present day to the medium term, the property's risk profile is not considered likely to be affected by climate change, though risks may still be present. Any increase in the banding of a property indicates that the property has the potential to be affected by climate change.

Band	Description	Short term (c.5 year)	Medium term (c.30 year)
A	No risks of concern predicted	76%	75%
B	Minor risks e.g. low level surface water flooding	15%	15%
C	Minor to moderate risks e.g. river flood event above property threshold	4%	4%
D	Moderate risks e.g. above threshold flood events and significant increase in subsidence potential	2%	2%
E	Significant risks e.g. multiple flood risks above property threshold	2%	2%
F	Severe risks to property e.g. coastal erosion risk	1%	2%

Approximate percentage of properties falling into each band. The figures have been calculated based on an assessment of residential properties only.

Conveyancing Information Executive and our terms & conditions

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- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:
Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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