Report Details

Address: Sample, Sample
Requested by: Sample

Grid Reference: E: 123456 | N: 123456
Date: 01/11/2019

Report Reference: Sample
Report ID: 73174

Professional Opinion

1. ENERGY & INFRASTRUCTURE PASS

Consideration(s):
1.20 Power Stations

This page should always be read in conjunction with the full report. The Professional Opinion indicates the potential risks and any other potential issues associated with the property. The results should be disclosed to client and/or lender and/or insurer as appropriate.

- A ‘Pass’ is given if no potential property specific risk has been identified.
- A ‘Pass with Considerations’ is given where there are potential hazards in the locality to bear in mind, or if there are features nearby which some clients might consider could affect them.
- A ‘Further Action’ is given if there is a potential property specific risk and a further action is advised.

In the event of a request to review the Professional Opinion based on additional information, or if there are any technical queries, the professional advisor who ordered the report should contact us at info@futureclimateinfo.com, or call us on 01732 755 180.

Assessed by:

www.futureclimateinfo.com/team

Regulated by RICS

If you require assistance, please contact your Search Provider or alternatively contact FCI directly with your Report ID.
Tel: 01732 755 180 | Email: info@futureclimateinfo.com | Web: www.futureclimateinfo.com
## 1. ENERGY & INFRASTRUCTURE

### 1.03 Carbon Capture & Storage
- **PASS**
- Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is not within a BUFFER_1 of any underground Carbon Storage Activities.
- It should be noted that, in the UK all carbon storage sites are to be located under the seabed beneath the North Sea.

### 1.04 Electrical Infrastructure | Electricity Pylons
- **PASS**
- Data provided by the Ordnance Survey and National Grid indicates that the property is not within 250 metres of any major electricity pylons.

### 1.05 Electrical Infrastructure | Overhead Power Lines
- **PASS**
- Data provided by the Ordnance Survey indicates that the property is not within 250 metres of any major overhead electricity transmission lines.

### 1.06 Electrical Infrastructure | Power Cables and Lines
- **PASS**
- Data provided by the National Grid indicates that the property is not within 250 metres of any power lines or cables.

### 1.07 Electrical Infrastructure | Substations
- **PASS**
- Data provided by the Ordnance Survey indicates that the property is not within 25 metres of any electricity substations.

### 1.08 Hydropower | Existing
- **PASS**
- Data provided by the Environment Agency indicates that the property is not within 250 metres of a Hydropower Generation Scheme.

### 1.09 Hydropower | Potential
- **PASS**
- Data provided by the Environment Agency indicates that the property is not within 250 metres of a potential hydropower opportunity.

### 1.10 Major Energy Infrastructure | Gas Pipe
- **PASS**
- Data provided by the National Grid indicates that the property is not within 250 metres of a high pressure gas pipeline.

### 1.11 Major Energy Infrastructure | Gas Site
- **PASS**
- Data provided by the National Grid indicates that the property is not within 250 metres of a high pressure gas facility.

### 1.12 Major Infrastructure Projects | Crossrail
- **PASS**
- Data provided by Crossrail indicates that the property is not within 1000 metres of a Crossrail construction programme.

### 1.13 Major Infrastructure Projects | HS2
- **PASS**
Data provided by High Speed 2 (HS2) indicates that the property is not within 3000 metres of the HS2 Route, as announced in July 2017.

1.14 Major Infrastructure Projects | Thames Tideway Tunnel  
PASS

Infrastructure planning data indicates that the property is not within 500 metres of the Thames Tideway Tunnel.

1.15 Oil and Gas | Invitation Area (inc. Shale Gas)  
PASS

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is within an area for which Petroleum Exploration and Development Licence (PEDL) applications have been invited in the 14th Landward Licensing Round. Please bear in mind that these areas are quite large, almost half of the country was included in the 14th round.

The main reason for the 14th Round was to facilitate exploration for shale gas. Shale gas (methane) is trapped in impermeable shale rock. Hydraulic fracturing (or ‘fracking’) of the shale rock enables the shale gas to flow. Fracking has been used in the UK for many years but recent improvements in technology have made the exploitation of shale gas reservoirs more economical.

A PEDL is the first step to starting drilling, but it does not imply prior consent to actual activities. An operator wishing to drill an exploratory well must first negotiate access with landowners, as well as obtain consents form a number of bodies, including planning permission and environmental permits. BEIS will only give consent to drill once the planning authority has granted permission to drill, and if the relevant planning conditions have been discharged. An operator wishing to start production from a development site must start again with the permissions process.

If a PEDL licence is granted, it will appear below, under ‘Oil and Gas | Current and Historic Sites’.

1.16 Oil and Gas | Offered Blocks (inc. Shale Gas)  
PASS

Data provided by the Oil and Gas Authority (OGA) indicates that the property is not within 25 metres of an area (“Block”) which was formally offered to companies in the 14th Round of Oil and Gas Licensing in August 2015.

Please note that a "block" is an area of land, typically 10km x 10km. No licences were issued on that date, successful companies for the 27 blocks that were offered in August 2015 were notified that they are going to be awarded a licence when the Habitats Regulations Assessments (HRA) for a further 132 blocks are completed.

1.17 Oil and Gas | Licensed Areas (inc. Shale Gas)  
PASS

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is not within 25 metres of an area that is licensed for onshore Petroleum Exploration and Development.

1.18 Oil and Gas | Current and Historic Sites  
PASS

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is not within 5000 metres of one or more sites that currently or formerly held a Petroleum Exploration and Development Licence (PEDL).

1.19 Oil and Gas | Underground Coal Gasification  
PASS

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS), indicates that the property is not within 5000 metres of any sites that are currently licensed for underground coal gasification.

1.20 Power Stations  
PASS (WITH CONSIDERATIONS)

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS), indicates that the property is within 3000 metres of an active power station.
Any infrastructure project has the potential to create blight caused by the uncertainty as to the project outcomes and this can affect the ability to buy and sell property in the affected areas. If any related data is available it will appear below.

### CONSIDERATIONS:
Electrical Infrastructure can emit Electric and Magnetic Fields (EMFs). National Grid operate an EMF Unit for those concerned about nearby electricity equipment. They can provide relevant information, and if necessary will undertake field measurements. For further information, contact the EMF Unit on 0845 702 3270 or by email at emfhelpline@nationalgrid.com. However, you can also measure EMFs yourself with the use of a gaussmeter, which can be purchased online.

### 1.21 Power Stations | Nuclear Power
Data provided by the Ordnance Survey indicates that the property is not within 3000 metres of a nuclear power station. **PASS**

### 1.22 Railways
Data provided by Ordnance Survey indicates that the property is not located within 100 metres of railway infrastructure. **PASS**

### 1.23 Solar Farms
Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is not within 3000 metres of a solar farm. **PASS**

### 1.24 Wind Farms
Data provided by Renewable UK indicates that the property is not within 3000 metres of any existing or proposed wind farms. **PASS**

### 1.25 Checked Datasets
The dataset categories analysed in this section are listed below. For more information, please visit our website.

- Carbon Capture & Storage
- Electrical Infrastructure | Overhead Power Lines
- Electrical Infrastructure | Substations
- Hydropower | Potential
- Major Energy Infrastructure | Gas Site
- Major Infrastructure Projects | HS2
- Oil and Gas | Invitation Area (inc. Shale Gas)
- Oil and Gas | Licensed Areas (inc. Shale Gas)
- Oil and Gas | Underground Coal Gasification
- Power Stations | Nuclear Power
- Solar Farms
- Electrical Infrastructure | Electricity Pylons
- Electrical Infrastructure | Power Cables and Lines
- Hydropower | Existing
- Major Energy Infrastructure | Gas Pipe
- Major Infrastructure Projects | Crossrail
- Major Infrastructure Projects | Thames Tideway Tunnel
- Oil and Gas | Offered Blocks (inc. Shale Gas)
- Oil and Gas | Current and Historic Sites
- Power Stations
- Railways
- Wind Farms

### 2. NOTES & GUIDANCE

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Request by: Sample
References: Sample ID: 73174
Date: 01/11/2019

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2.01 Report Notes

This report is a desk study risk assessment, and no site or ground inspection or physical investigation has been carried out. The impacts of the risks addressed in this report are normally measured in terms of quiet enjoyment, saleability, mortgageability, and the value of the property; the risk assessment in this report is provided by FCI who are regulated by RICS.

2.02 Standard

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2.03 Searchcode

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- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

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Firms which subscribe to the Search Code will:

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- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm’s final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

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

TPOs Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP
Tel: 01722 333306, Fax: 01722 332296, Email: admin@tpos.co.uk, Web: https://www.tpos.co.uk/
You can get more information about the PCCB from www.propertycodes.org.uk
3. USEFUL CONTACTS

Local Authority: Tonbridge and Malling Borough Council  
Tel: 01732 844 522  
Visit: http://www.tmbc.gov.uk/

Environment Agency | 1 North Lutra House, Dodd Way, Off Seedlee Road, Bamber Bridge, Preston. PR5 8BX  
Tel: 08708 506 506  
Visit: www.environment-agency.gov.uk  
Email: enquiries@environment-agency.gov.uk

JBA Consulting | South Barn, Broughton Hall, Skipton. BD23 3AE  
Tel: 01756 799919

Public Health England | Wellington House, 133-155 Waterloco Road, London. SE1 8UG  
Tel: 020 7654 8000  
Visit: https://www.gov.uk/government/organisations/public-health-england  
Email: enquiries@phe.gov.uk

The Coal Authority Property Search Services | 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire. NG18 4RG  
Tel: 0845 762 6848  
Visit: www.groundstability.com  
Email: groundstability@coal.gov.uk

The British Geological Survey | Environmental Research Centre, Keyworth, Nottingham, NG12 5GG  
Tel: 0115 936 3143  
Visit: http://www.bgs.ac.uk/  
Email: enquiries@bgs.ac.uk

Ordnance Survey | Customer Services Ordnance Survey Adanac Drive Southampton S016 0AS  
Tel: Please contact our helpline on 08456 05 05 05 between 8:30am and 5:30pm, Monday to Friday.  
If you are calling from outside the UK, please call us on +44 8456 05 05 05 (international calls are charged at the standard rate).  
Visit: www.ordnancesurvey.co.uk/

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Visit: www.homeprotect.co.uk/floodcover  
Email: floodcover@homeprotect.co.uk