

### ▶ Report Details

**Address:**

Sample, Sample

**Requested by:**

Sample

**Grid Reference:**

E: 123456 | N: 123456

**Date:**

25/11/2020

**Report Reference:**

Sample

**Report ID:**

73174

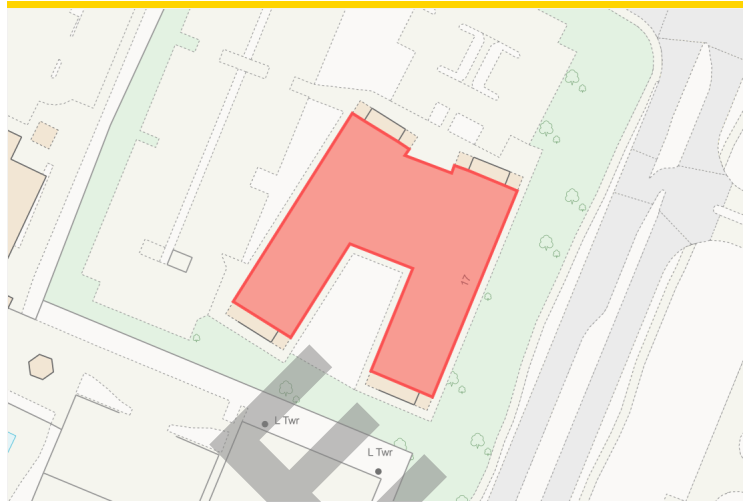
### ▶ Professional Opinion

1. ENERGY & INFRASTRUCTURE **PASS**

▶ **Consideration(s):**

1.18 Power Stations

### ▶ Subject Site



Air Quality Index: **Now available in FCI Premium searches**

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](mailto:info@futureclimateinfo.com), or call us on 01732 755 180.

SAMPLE



**Assessed by:**

*FCI Risk Team*

[www.futureclimateinfo.com/team](http://www.futureclimateinfo.com/team)



### Regulated by RICS

### 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 1000 metres 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 | Licensed Areas (inc. Shale Gas) PASS

The Property is located on or within 25 metres of an area where applications for Petroleum Exploration and Development Licences (PEDL) were invited during the 14th onshore licencing round (July-October 2014). However, according to data provided by the Department for Business, Energy & Industrial Strategy (BEIS) the property is not on or within 100 metres of an area that was subsequently issued a licence for such activity (including shale gas extraction, or 'fracking').

Please bear in mind that areas such as this where applications were invited are very large and non-specific, with almost half of the country included in the 14th round.

This area being open to applications, but lacking an issued licence, indicates that either no applications for licences were submitted, or that any applications made by energy companies were unsuccessful. As a result, currently it should not be feasible for Oil or Gas exploration to occur on, adjacent or within the immediate vicinity of the property.

As stated above, PEDLs can cover extremely large areas. Additionally, the presence of a PEDL on its own does not necessarily suggest that any operational activity (such as drilling) has/will occur, as numerous other permissions and consents must first be obtained. As such, we do not report the presence of PEDLs beyond the immediate vicinity (beyond 100m / >100m) of the property to avoid consistently capturing information which is unlikely to impact the Property. However, if PEDLs have been issued on neighbouring or nearby application areas, and the subsequent permissions/consents have been obtained to make a drilling/well site operational at a specific location within 5km, these current or former active sites will appear further down in the 'Oil and Gas | Current and Historic Sites' section of this report.

Additionally, please note that although PEDLs included the potential for energy production by fracking, the English and Welsh governments currently prohibit this activity on the basis of Scientific evidence presented by the Oil and Gas Authority (OGA) on the potential seismic impacts or tremors it may cause.

### 1.16 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 of any sites (current or historic) operated under a Petroleum Exploration and Development Licence (PEDL).

### 1.17 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.

### 1.18 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.

Site Name	Company	Address	Technology	Distance	Source
Blaise Farm (Farm AD)	New Earth Solutions	Blaise Farm Quarry Kings Hill West Malling Kent ME19 4PN	Anaerobic Digestion	1002 m	BEIS

Offham Landfill Site Phase II	ARC Ltd (Greenways Landfill)/ Waste Recycling Group plc	Land to Rear of White Ladies Teston Road, Offham, West Malling, Kent	Landfill Gas	2969 m	BEIS
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**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](mailto:emfhelpline@nationalgrid.com). However, you can also measure EMFs yourself with the use of a gaussmeter, which can be purchased online.

### 1.19 Power Stations | Nuclear Power

**PASS**

Data provided by the Ordnance Survey indicates that the property is not within 3000 metres of a nuclear power station.

### 1.20 Railways

**PASS**

Data provided by Ordnance Survey indicates that the property is not located within 100 metres of railway infrastructure.

### 1.21 Solar Farms

**PASS**

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

### 1.22 Wind Farms

**PASS**

Data provided by Renewable UK indicates that the property is not within 3000 metres of any existing or proposed wind farms.

### 1.23 Checked Datasets

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

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

## 2. NOTES & GUIDANCE

### 2.01 Report Notes

### METHODOLOGY

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

### T&Cs, QUERIES & COMPLAINTS

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### 2.03 Search Code

### CONSUMER INFORMATION

#### IMPORTANT CONSUMER PROTECTION INFORMATION

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The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- 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.

#### The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports.
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- 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

#### Complaints

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](mailto:admin@tpos.co.uk), Web: <https://www.tpos.co.uk/>  
You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

### 2.04 Report Licensing

### METHODOLOGY

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## 3. USEFUL CONTACTS

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

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

JBA Risk Management Ltd | 1 Broughton Park, Old Lane North, Broughton, Skipton, North Yorkshire. BD23 3FD  
Tel: 01756 799919

Public Health England | Wellington House, 133-155 Waterloo Road, London. SE1 8UG  
Tel: 020 7654 8000  
Visit: <https://www.gov.uk/government/organisations/public-health-england>  
Email: [enquiries@phe.gov.uk](mailto: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](http://www.groundstability.com)  
Email: [groundstability@coal.gov.uk](mailto: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](mailto:enquiries@bgs.ac.uk)

Ordnance Survey | Customer Services Ordnance Survey Adanac Drive Southampton SO16 0AS  
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Visit: [www.ordnancesurvey.co.uk/](http://www.ordnancesurvey.co.uk/)

Department for Business, Energy & Industrial Strategy | 1 Victoria Street London SW1H 0ET  
Tel: 020 7215 5000  
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Tel: 0330 660 3600  
Visit: [www.homeprotect.co.uk/floodcover](http://www.homeprotect.co.uk/floodcover)  
Email: [floodcover@homeprotect.co.uk](mailto:floodcover@homeprotect.co.uk)