



REPORT SUMMARY

SECTION 1: ENERGY & INFRASTRUCTURE

PASS: NO FURTHER RECOMMENDATIONS

Address:

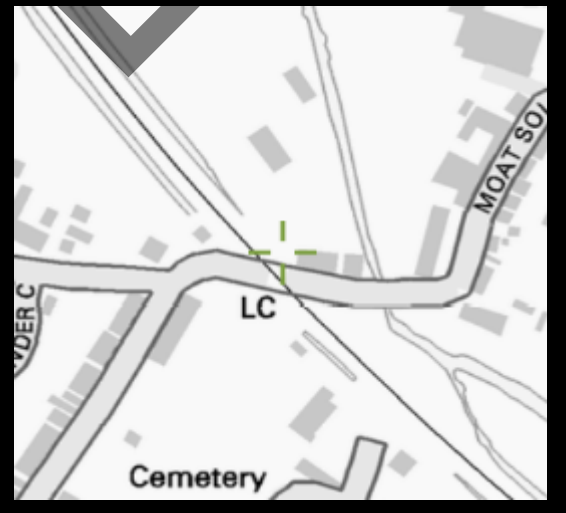
Sample, Sample

Requested By:

slim jim (test)

Grid Ref: Date: References:

E: 123456 31/10/2017 SampleE&IResi
N: 123456 ID: 10000XXXX



PROFESSIONAL OPINION

This summary should be read in conjunction with the full report. The Professional Opinion below summarises the risks and other potential issues associated with the property. The Professional Opinion results are displayed as GREEN for PASS, GREEN for PASS WITH ADVISORY, and RED for FURTHER ACTION. A PASS is given if there is no specific risk. A 'PASS WITH ADVISORY' is given where there is no specific risk from an environmental perspective, but where the client should be made aware of the feature(s) and/or information within the section as they may consider it affects their quiet enjoyment of the property. A 'FURTHER ACTION' is given if there is a specific risk and a specific further action is advised. The Pass, Pass with Advisory, or Further Action results should be disclosed to client and /or lender and /or insurer as appropriate. The Professional Opinion is summarised below. The Professional Opinion summary will indicate where more details on Advisory or Further Actions are available in the body of the report.

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



PROFESSIONAL OPINION APPROVED BY:

Philip Wilbourn, CEO
Wilbourn & Co Ltd



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ENERGY & INFRASTRUCTURE

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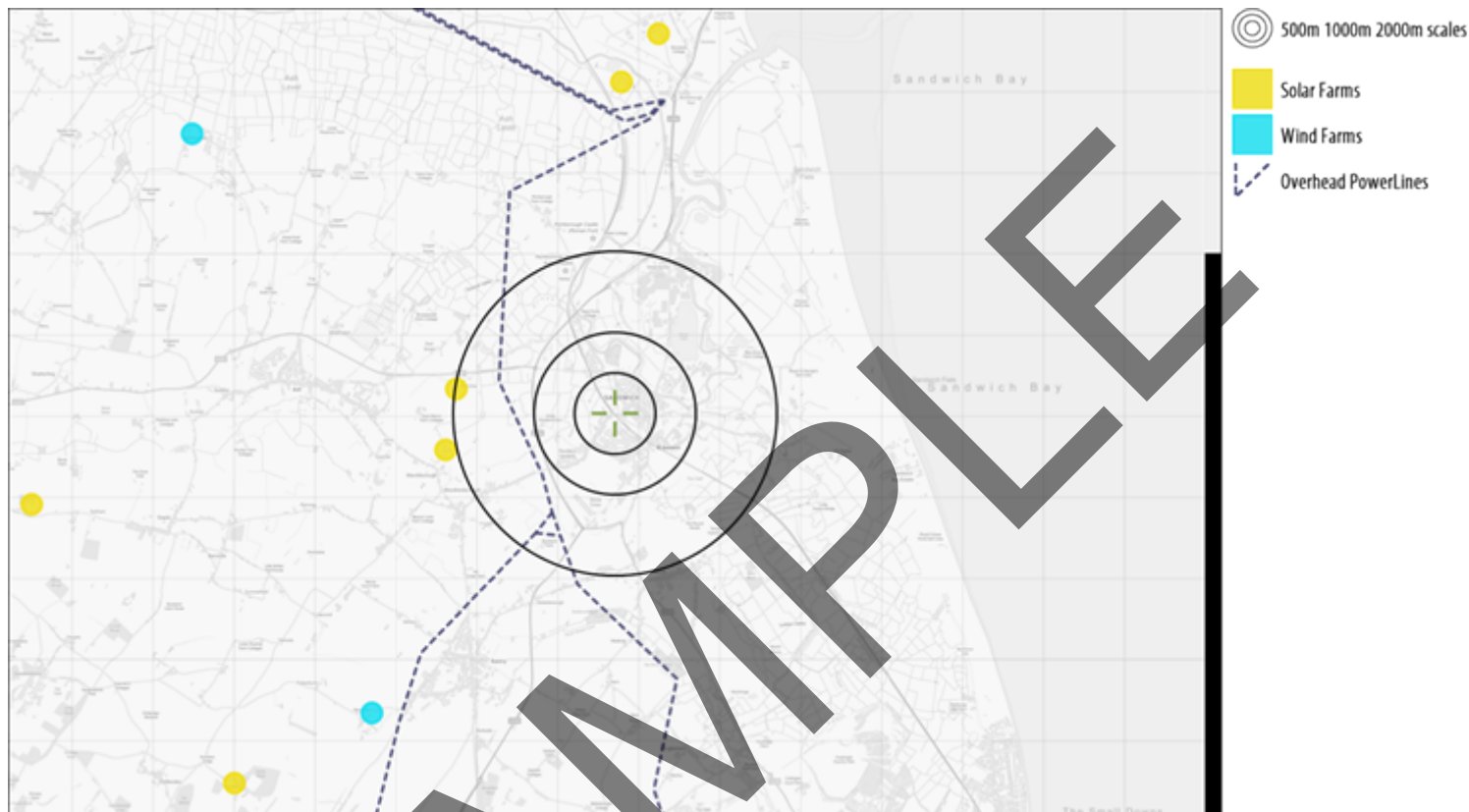
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E: 632716
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31/10/2017

1 ENERGY & INFRASTRUCTURE

1.01 ENERGY MAP



1.03 CARBON CAPTURE & STORAGE

PASS

Data provided by the Department of Energy & Climate Change (DECC) 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 (WITH ADVISORY)

Data provided by the Ordnance Survey indicates that the property is within 250 metres of one or more major electricity pylons.

Electric and Magnetic Fields (EMF's) are produced wherever electricity is used. There are guidelines to limit exposure to electric and magnetic fields (exposures in the home are usually well below these guideline levels). There is contradictory evidence to link EMF's to both long and short term health risks, further information and advice is available from Public Health England at www.gov.uk/government/collections/electromagnetic-fields, or from www.emfs.info.

ADVISORY: 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.

1.05 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.

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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 (WITH ADVISORY)

Data provided by the Department of Energy & Climate Change (DECC) 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 from a number of bodies, including planning permission and environmental permits. DECC 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 (WITH ADVISORY)

Data provided by the Department of Energy & Climate Change (DECC) indicates that the property is in or within 25 metres of an area that is licensed for onshore Petroleum Exploration and Development.

This does not necessarily mean that shale gas, mine gas, coal bed methane, or conventional oil and gas exploration will occur, only that a licensee has the right to drill and explore within the area/block, subject to the necessary permissions.

Any available licence data will appear below. If there is any drilling/well information in relation to a site currently operating under a PEDL licence it will appear under 'OIL AND GAS | CURRENT AND HISTORIC SITES'

Licence Reference

Organisation

Distance

Source

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PEDL252 ADAMO ENERGY (UK) LIMITED, COASTAL OIL AND GAS LIMITED 0 m DECC

1.18 OIL AND GAS | CURRENT AND HISTORIC SITES

PASS

Data provided by the Department of Energy & Climate Change (DECC) 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 of Energy & Climate Change (DECC), 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 ADVISORY)

Data provided by the Department of Energy & Climate Change (DECC), 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
Former Astra Fireworks Site	SITA UK	Former Astra Fireworks Site Richborough, Nr Sandwich, Kent	EfW Incineration	713 m	DECC
Discovery Park	Estover Energy	Ramsgate Road, Sandwich, Kent	Biomass (dedicated)	1321 m	DECC

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1.21 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.

1.22 RAILWAYS

PASS (WITH ADVISORY)

Data provided by Ordnance Survey indicates that the property is located within 100 metres of railway infrastructure. Whereas these are usually obvious features please be aware that there may be associated rail traffic noise and vibrations, and occasional overnight noise from maintenance works.

Nearest Surface Route

Route Type	Distance
Surface	8 m

Nearest Tunnel Route

No tunnel route within 100 metres.

Nearest Station

Station Name	Station Type	Distance
Sandwich	Railway Station	639 m

ADVISORY: Railways can lead to Noise and Vibration which can be disruptive. Additional Noise can occur if the property is near a level crossing or similar, though a Night Time Quiet Period in which horns are only used in an emergency is in operation from 23:00 - 7:00. For more information on how railways can affect your property and who to contact in the event of disruptive noise/vibration please visit: <https://www.networkrail.co.uk/communities/lineside-neighbours/noise-and-vibration/>.

1.23 SOLAR FARMS

PASS (WITH ADVISORY)

Data provided by the Department of Energy & Climate Change (DECC) indicates that the property is within 3000 metres of one or more solar farm(s).

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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.

Contractor/Applicant	Site Name	Address	Status	Distance	Source
Vogt Solar	Marshborough Farm solar park (resubmission)	Land at Marshborough Farm, Marshborough, Sandwich	Planning permission for this project has been granted	1968 m	DECC
Vogt Solar	Marshborough Farm solar park	Land at Marshborough Farm off Ash Road, Sandwich	The planning decision on this project was appealed but the appeal has been refused	2130 m	DECC

1.24 WIND FARMS

PASS

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

2 NOTES & GUIDANCE

2.1 REPORT NOTES

METHODOLOGY

This report has been produced solely for the purposes of screening the subject property for the dataset categories listed in 2.2. 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 professional risk assessment in this report is provided by a Chartered Environmental Surveyor who is regulated by RICS.

2.2 REPORT DATASET CATEGORIES

METHODOLOGY

The dataset categories analysed in this report are listed below. For more information on these dataset categories, please visit our website www.futureclimateinfo.com.

1.01 Energy Map, 1.02 Infrastructure Map, 1.03 Carbon Capture & Storage, 1.04 Electrical Infrastructure | Electricity Pylons, 1.05 Electrical Infrastructure | Overhead Power Lines, 1.06 Electrical Infrastructure | Power Cables and Lines, 1.07 Electrical Infrastructure | Substations, 1.08 Hydropower | Existing, 1.09 Hydropower | Potential, 1.10 Major Energy Infrastructure | Gas Pipe, 1.11 Major Energy Infrastructure | Gas Site, 1.12 Major Infrastructure Projects | Crossrail, 1.13 Major Infrastructure Projects | HS2, 1.14 Major Infrastructure Projects | Thames Tideway Tunnel, 1.15 Oil and Gas | Invitation Area (inc. Shale Gas), 1.16 Oil and Gas | Offered Blocks (inc. Shale Gas), 1.17 Oil and Gas | Licensed Areas (inc. Shale Gas), 1.18 Oil and Gas | Current and Historic Sites, 1.19 Oil and Gas | Underground Coal Gasification, 1.20 Power Stations, 1.21 Power Stations | Nuclear Power, 1.22 Railways, 1.23 Solar Farms, 1.24 Wind Farms

2.3 STANDARD

T&C's, QUERIES & COMPLAINTS

This report is supplied by Future Climate Info Limited subject to Terms and Conditions of Business, available at <http://www.futureclimateinfo.com/Content/images/PDF/FCI-terms-and-conditions.pdf>. In the event of product and content queries please contact admin@futureclimateinfo.com. Our formal complaints procedure can be found at <http://www.futureclimateinfo.com/complaints>.

2.4 SEARCHCODE

T&C's

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Future Climate Info Ltd, 17 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4UA, Telephone 01732 755 180, Email: info@futureclimateinfo.com, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

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:

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- 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, Web: <https://www.tpos.co.uk/>
You can get more information about the PCCB from www.propertycodes.org.uk

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

2.5 REPORT LICENSING

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METHODOLOGY

3 USEFUL CONTACTS

Local Authority : Dover District Council
Tel: 01304 821 199
Visit: <http://www.dover.gov.uk/>

Environment Agency | I 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 Waterloo 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 SO16 0AS
Tel: Please contact our helpline on 08456 05 05 05

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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).

www.ordnancesurvey.co.uk/

Visit:

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Email: correspondence@decc.gsi.gov.uk

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Tel: 0330 660 3600

Visit: www.homeprotect.co.uk/floodcover

Email: floodcover@homeprotect.co.uk

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