



Property Insight

Please find attached your:

FCI Energy Residential <10Ha

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If you have any questions regarding the contents of this search or would like to find out more about the products that CLS provides, please contact our Customer Services Team on 01732 753910 or info@clspropertyinsight.co.uk.

SAMPLE

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Energy Residential <10Ha

Energy & Infrastructure

FUTURE
CLIMATE INFO

Report Details

Address:

Sample, Sample

Requested by:

Sample

Grid Reference:

E: 123456 | N: 123456

Date:

27/04/2018

Report Reference:

Sample

Report ID:

1000072155

Professional Opinion

1. ENERGY & INFRASTRUCTURE **PASS**

Consideration(s):

1.04 EMFs	1.22 Railways
1.20 Power Stations	1.23 Solar Farms

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, or call us on 01732 755 180.



Assessed by:

FCI Risk Team

www.futureclimateinfo.com/team

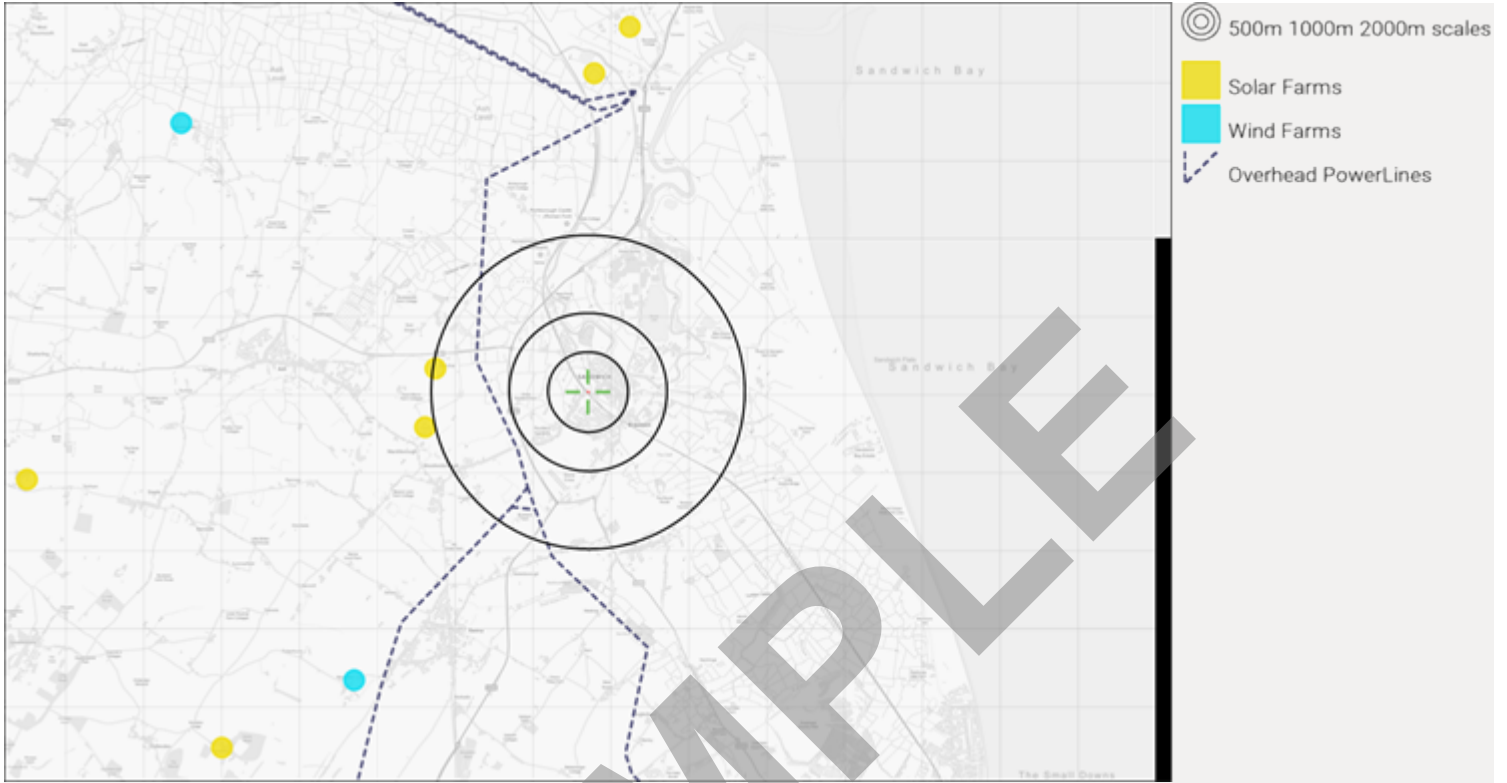


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1. ENERGY & INFRASTRUCTURE

1.01 Energy Map



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 (WITH CONSIDERATIONS)

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 (EMFs) 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 no definitive evidence to link EMFs to both long and short term health risks.

If you are concerned about EMFs further information and advice is available from Public Health England at www.gov.uk/government/collections/electromagnetic-fields, or from www.emfs.info.

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 emfhelp@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.

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.

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

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.

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	BEIS

Discovery Park Estover Energy Ramsgate Road, Sandwich, Kent Biomass (dedicated) 1321 m BEIS

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 emfhelp@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

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 CONSIDERATIONS)

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. There may also be Japanese Knotweed present on the embankments surrounding the track.

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

CONSIDERATIONS: 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/>.

The presence of Japanese Knotweed can impact on the quiet enjoyment of the property and if located within 7 metres of the dwelling can lead to blight.

1.23 Solar Farms

PASS (WITH CONSIDERATIONS)

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is within 3000 metres of one or more solar farm(s).

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	BEIS

Vogt Solar	Marshborough Land at Marshborough Farm solar park	Farm off Ash Road, Sandwich	The planning decision on this project was appealed but the appeal has been refused	2130 m	BEIS
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CONSIDERATIONS: As part of your buying decision, you should consider whether Solar Farms will affect your quiet enjoyment of the property.

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.

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

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 Searchcode

T&Cs

IMPORTANT CONSUMER PROTECTION INFORMATION

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- 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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- 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

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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

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2.04 Report Licensing

METHODOLOGY

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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

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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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