

**Energy & Infrastructure** 

# Report Details

Address: Requested by:

Sample, Sample Sample

**Grid Reference:** Date:

**E:** 123456 | **N:** 123456 16/12/2021

Report Reference: Report ID:

Sample 73175

# **▶** Professional Opinion

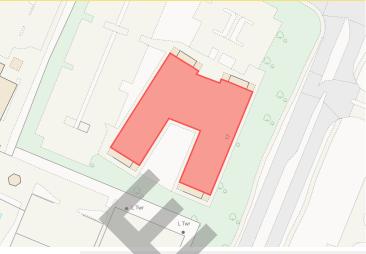
1.ENERGY & INFRASTRUCTURE

**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 FCI-Admin@dyedurham.com, or call us on 01732 755 180.









## Assessed by:

www.futureclimateinfo.com/team





## 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 {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** 

 Request by: Sample
 References: Sample Id: 73175
 Date: 16/12/2021

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	PandaGreen	Blaise Farm Quarry Kings Hill	Anaerobic Digestion	1002 m	BEIS
(Farm AD)		West Malling Kent			

 Request by: Sample
 References: Sample Id: 73175
 Date: 16/12/2021



## **Energy & Infrastructure**

Offham Landfill Site

Phase II

ARC Ltd (Greenways Landfill)/ Teston Road, Offham, Waste Recycling Group plc

Land to Rear of White Ladies

West Malling,

Landfill Gas

2969 m

BEIS

CONSIDERATIONS: Electrical Infrastructure can emit Electric and Magnetic Fields (EMFs). For any concerns about electromagnetic fields exposure further advice is available from Public Health England, www.gov.uk/government/collections/electromagnetic-fields or from www.emfs.info.

#### 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 I Licensed Areas (inc. Shale Gas)

Oil and Gas I Current and Historic Sites

Oil and Gas | Underground Coal Gasification

**Power Stations** 

Power Stations | Nuclear Power

Railways

Solar Farms

Wind Farms

Request by: Sample References: Sample Id: 73175 Date: 16/12/2021

## 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.

The cover page of this report 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 FCI-Admin@dyedurham.com, or call us on 01732 755 180.

#### 2.02 Standard

## T&Cs, QUERIES & COMPLAINTS

This report is supplied by Future Climate Info Limited subject to Terms and Conditions of Business, available at https://futureclimateinfo.com/wp-content/uploads/2021/09/FCl-terms-and-conditions-v050821a.pdf. In the event of product and content queries please contact FCl-Admin@dyedurham.com. Our formal complaints procedure can be found at http://www.futureclimateinfo.com/complaints.

## 2.03 Search Code

## **CONSUMER INFORMATION**

#### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Future Climate Info Ltd, Office 119, 26 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4AE, Telephone 01732 755 180, Email: FCI-Admin@dyedurham.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:

- 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

 Request by: Sample
 References: Sample Id: 73175
 Date: 16/12/2021



## **Energy & Infrastructure**

- · 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 gueries 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

## 2.04 Report Licensing

**METHODOLOGY** 

© Crown copyright and database rights 2015 Ordnance Survey 0100056489



#### **USEFUL CONTACTS**

Local Authority: Tonbridge and Malling Borough Council

01732 844 522 Tel: Visit: http://www.tmbc.gov.uk/

Environment Agency | I North Lutra House, Dodd Way, Off Seedlee Road, Bamber Bridge, Preston. PR5 8BX

08708 506 506 Tel:

Visit: www.environment-agency.gov.uk enquiries@environment-agency.gov.uk Email:

Natural Resources Wales

0300 065 3000 Tel:

Visit: http://naturalresources.wales/

Email: enquiries@naturalresourceswales.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

Public Health Wales | 2 Capital Quarter, Tyndall Street, Cardiff, CF10 4BZ

029 2022 7744 Tel: Visit: http://phw.nhs.wales/

The Coal Authority Property Search Services | 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire. NG18 4RG

0845 762 6848 Tel:

Request by: Sample References: Sample Id: 73175 Date: 16/12/2021



## **Energy & Infrastructure**

www.groundstability.com groundstability@coal.gov.ukss Visit: Email:

The British Geological Survey | Environmental Research Centre, Keyworth, Nottingham, NG12 5GG Tel: 0115 936 3143

Visit: http://www.bgs.ac.uk/ enquiries@bgs.ac.uk Email:

Ordnance Survey | Customer Services Ordnance Survey Adanac Drive Southampton SO16 0AS

08456 05 05 05

Tel: Visit: www.ordnancesurvey.co.uk/

Department for Business, Energy & Industrial Strategy | 1 Victoria Street London SW1H 0ET

020 7215 5000 enquiries@beis.gov.uk Email:



Request by: Sample References: Sample Id: 73175 Date: 16/12/2021