REPORT SUMMARY

SECTION 1: ENERGY & INFRASTRUCTURE
PASS: NO FURTHER RECOMMENDATIONS

Address:
1 SAMPLE LANE, SAMPLE TOWN

Requested By:
CLS Property Insight

Grid Ref: Date: References:
E: 123456 01/12/2016 SAMPLE
N: 123456 ID: 1000060965

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 01279 798 111.

Future Climate Info Limited is an Appointed Representative of CLS Risk Solutions Limited who are authorised by the Financial Conduct Authority.
Regulated by RICS
1 ENERGY & INFRASTRUCTURE

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
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 a HS2 Route or station.

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 form 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

Data provided by the Department of Energy & Climate Change (DECC) 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 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 (With Advisory)

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:

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Company</th>
<th>Address</th>
<th>Technology</th>
<th>Distance</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bracknell Forest</td>
<td>Under tender</td>
<td>In the centre of the ‘3M roundabout’, which is at the junction of A329 (Millennium Way), B3018 (Binfield Road), Bond Way and B3048 (Wokingham Road).</td>
<td>Biomass (dedicated)</td>
<td>1707 m</td>
<td>DECC</td>
</tr>
</tbody>
</table>


### 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 Solar Farms

PASS

Data provided by the Department of Energy & Climate Change (DECC) indicates that the property is not within 3000 metres of a solar farm.

### 1.23 Wind Farms

PASS

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

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**2 Notes & Guidance**

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**2.1 Report Notes**
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

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

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.01</td>
<td>Energy Map</td>
</tr>
<tr>
<td>1.02</td>
<td>1.02 Infrastructure Map</td>
</tr>
<tr>
<td>1.03</td>
<td>Carbon Capture &amp; Storage</td>
</tr>
<tr>
<td>1.04</td>
<td>1.04 Electrical Infrastructure (Electricity Pylons)</td>
</tr>
<tr>
<td>1.05</td>
<td>Electrical Infrastructure (Overhead Power Lines)</td>
</tr>
<tr>
<td>1.06</td>
<td>Electrical Infrastructure (Power Cables and Lines)</td>
</tr>
<tr>
<td>1.07</td>
<td>Electrical Infrastructure (Substations)</td>
</tr>
<tr>
<td>1.08</td>
<td>1.08 Hydropower (Existing)</td>
</tr>
<tr>
<td>1.09</td>
<td>1.09 Hydropower (Potential)</td>
</tr>
<tr>
<td>1.10</td>
<td>Major Energy Infrastructure (Gas Pipe)</td>
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<tr>
<td>1.11</td>
<td>Major Energy Infrastructure (Gas Site)</td>
</tr>
<tr>
<td>1.12</td>
<td>Major Infrastructure Projects (Crossrail)</td>
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<tr>
<td>1.13</td>
<td>Major Infrastructure Projects (HS2)</td>
</tr>
<tr>
<td>1.14</td>
<td>Major Infrastructure Projects (Thames Tideway Tunnel)</td>
</tr>
<tr>
<td>1.15</td>
<td>Oil and Gas (Invitation Area (inc. Shale Gas))</td>
</tr>
<tr>
<td>1.16</td>
<td>Oil and Gas (Offered Blocks (inc. Shale Gas))</td>
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<td>Oil and Gas (Underground Coal Gasification)</td>
</tr>
<tr>
<td>1.20</td>
<td>Power Stations</td>
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<tr>
<td>1.21</td>
<td>Power Stations (Nuclear Power)</td>
</tr>
<tr>
<td>1.22</td>
<td>Solar Farms</td>
</tr>
<tr>
<td>1.23</td>
<td>Wind Farms</td>
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<tr>
<td>1.24</td>
<td>Hydropower (Existing)</td>
</tr>
</tbody>
</table>

### 2.7 STANDARD

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### 2.8 SEARCHCODE

**IMPORTANT CONSUMER PROTECTION INFORMATION**

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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:

- display the Search Code logo prominently on their search reports.
- act with integrity and carry out work with due skill, care and diligence
- 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 he finds that you have suffered actual loss 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**
### Address Line:
1 SAMPLE LANE, SAMPLE TOWN

### Requested By:
CLS PROPERTY INSIGHT

### Reference:
ORDER ID: 1000060965

### Grid Ref:
E: 485127
N: 168781

### Date:
01/12/2016

### 3 Useful Contacts

**Local Authority** : Bracknell Forest Council  
Tel: 01344 352 000  
Visit: [http://www.bracknell-forest.gov.uk](http://www.bracknell-forest.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

**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  
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](http://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/](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 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/](http://www.ordnancesurvey.co.uk/)

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