



### 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](mailto:info@futureclimateinfo.com) or call 01279 798 111.



### PROFESSIONAL OPINION APPROVED BY:

Philip Wilbourn, CEO  
Wilbourn & Co Ltd



# ENERGY COMMERCIAL ◀30HA

## ENERGY & INFRASTRUCTURE

ADDRESS LINE:  
1 SAMPLE LANE, SAMPLE TOWN

REQUESTED BY:  
CLS PROPERTY INSIGHT

REFERENCE:  
SAMPLE  
ORDER ID: 1000060965

GRID REF:  
E: 485127  
N: 168781

DATE:  
01/12/2016

## 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 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.

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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

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
Bracknell Forest Biomass Centre	Under tender	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).	Biomass (dedicated)	1707 m	DECC

**ADVISORY:** 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](http://www.gov.uk/government/collections/electromagnetic-fields) or from [www.emfs.info](http://www.emfs.info).

### 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.

## 2 NOTES & GUIDANCE

### 2.1 REPORT NOTES

### METHODOLOGY

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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](http://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 | H52, 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 Solar Farms, 1.23 Wind Farms

## 2.7 STANDARD

## T&C's

This report is supplied by Future Climate Info Limited subject to Terms and Conditions of Business, available at <http://www.futureclimateinfo.com/terms-and-conditions.html>

## 2.8 SEARCHCODE

## T&C's

### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Future Climate Info Ltd, Suite 9, 10 Churchill Square, Kings Hill, West Malling, Kent, ME19 4YU, Telephone 01279 798 111, Email: [info@futureclimateinfo.com](mailto: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:

- 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](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

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### 3 USEFUL CONTACTS

Local Authority : Bracknell Forest Council

Tel: 01344 352 000

Visit: <http://www.bracknell-forest.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](http://www.environment-agency.gov.uk)Email: [enquiries@environment-agency.gov.uk](mailto: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](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 S016 0AS

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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).Visit: [www.ordnancesurvey.co.uk/](http://www.ordnancesurvey.co.uk/)

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