








# SITESOLUTIONS

## Energy & Infrastructure

### Energy

|  |                         |                   |
|--|-------------------------|-------------------|
|   | Oil and Gas Exploration | <b>IDENTIFIED</b> |
|   | Wind Energy             | <b>IDENTIFIED</b> |
|   | Solar Energy            | NOT IDENTIFIED    |
|  | Other Renewable Energy  | NOT IDENTIFIED    |

### Infrastructure

|   |                                   |                   |
|---|-----------------------------------|-------------------|
|  | High Speed 2                      | <b>IDENTIFIED</b> |
|  | Crossrail                         | NOT IDENTIFIED    |
|  | Yorkshire and Humber CCS Pipeline | NOT IDENTIFIED    |

The Responsible Authority for the site is:  
Lichfield District Council

This report is issued for the property described as:

**Sample Site, Anytown, United Kingdom**

Report Reference  
**Sample\_E&I**

Customer Reference  
**Sample**

Report produced on  
**8th January 2015**

### CONTACT DETAILS

If you require assistance please contact our customer services team on:

**0844 844 9966**

or by email at:  
[helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

# Energy & Infrastructure Report



## Understanding this report

We have designed this report for home owners, business owners, or those purchasing a home or business. It complements other planning reports by alerting users to energy and infrastructure projects.

The projects and developments we check for cover the whole of the UK. We have split it into two sections: Energy and Infrastructure. Each section will always start with an overview map. There will then be maps and data for each individual development or project that has been identified.

The developments and projects included have the potential to affect nearby property values. They could result in added visual impact or noise to the neighbourhood. The impact on property values may also be positive. For instance, being near a new rail link may boost values in the local area.

We check each project or development against your property to the distance described to the right. If we find something nearby we will display "IDENTIFIED" on the front page.

If we don't find anything we will display "NOT IDENTIFIED".

We will only describe issues relevant to the property in this report. By excluding unnecessary information, we hope you find the report easier to understand.

### Alert Distances

The distance we search from your property for each development follows independent expert guidance.

The following projects/developments and corresponding alert distances are searched for:

### Energy

Oil and gas exploration blocks – On-site (but provides details up to 4km)  
Oil and gas drilling well locations – to 4km  
Wind farms and turbines – to 4km  
Solar farms – to 2km  
Renewable power plants – to 2km

We use planning applications data for wind, solar and other renewable energy developments. The report will only show "IDENTIFIED" on the front page if the planning application is active. We will still provide details of the inactive applications. These are applications that have been refused, withdrawn, abandoned etc

### Infrastructure

High Speed 2 – to 4km in rural areas and 2km in urban areas  
Crossrail – to 2km  
Yorkshire and Humber Carbon Capture and Storage Cross Country Pipeline – to 2km

## Next Steps:

If any of the developments or projects included in this report have been identified you should follow the advice detailed in the recommendations on the next page.

For help with the report contact our Customer Services Team on 0844 844 9966 or email [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

# Energy & Infrastructure Report

## Recommendations



### Oil and Gas Drilling

The site is within 4km of one or more drilling locations.  
If the drilling well location is current you should contact the operator for further information. See the Oil and Gas Exploration section for more details.  
You can also contact the planning department at Lichfield District Council to find out if there are any planning applications to carry out drilling activities in the area.



### Wind Energy

The site is near to an operational or planned wind farm or wind turbine.  
Contact RenewableUK for further information about any current wind farms.  
You can also contact the planning department at Lichfield District Council to find out more about any planning applications for wind power developments in the area.



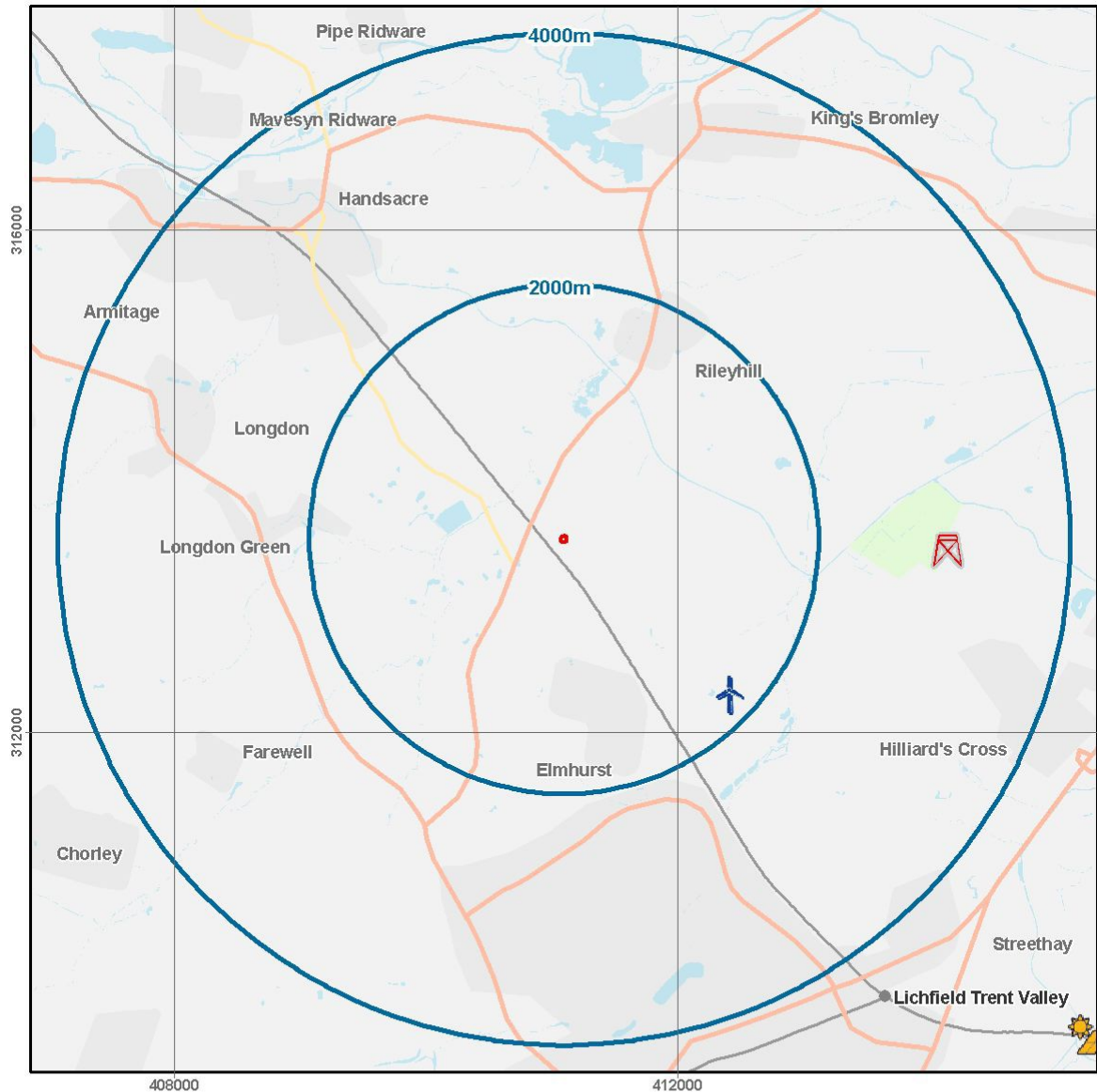
### High Speed 2

The site is within 300m of the safeguarding limits of HS2 Phase 1. Safeguarding forms part of the planning system, designed to ensure the land is protected from conflicting development. Properties within the safeguarding limits will be eligible for compensation schemes set up by HS2. There is detailed guidance available on the HS2 website.  
If you are a property owner or would like to learn more about compensation please use the following link:  
[www.hs2.org.uk/developing-hs2/safeguarding/are-you-a-property-owner](http://www.hs2.org.uk/developing-hs2/safeguarding/are-you-a-property-owner)  
If you are a developer who is interested in safeguarding from a planning point of view please click the following link:  
[www.hs2.org.uk/developing-hs2/safeguarding/are-you-a-developer-or-local-authority](http://www.hs2.org.uk/developing-hs2/safeguarding/are-you-a-developer-or-local-authority)



## Energy Overview

This map provides a summary of all energy developments.



Contains Ordnance Survey data © Crown copyright and database right 2014



Client Site

### Oil and Gas Exploration



Drilling Locations



Exploration Blocks

### Renewable Energy



Wind



Solar



Renewables

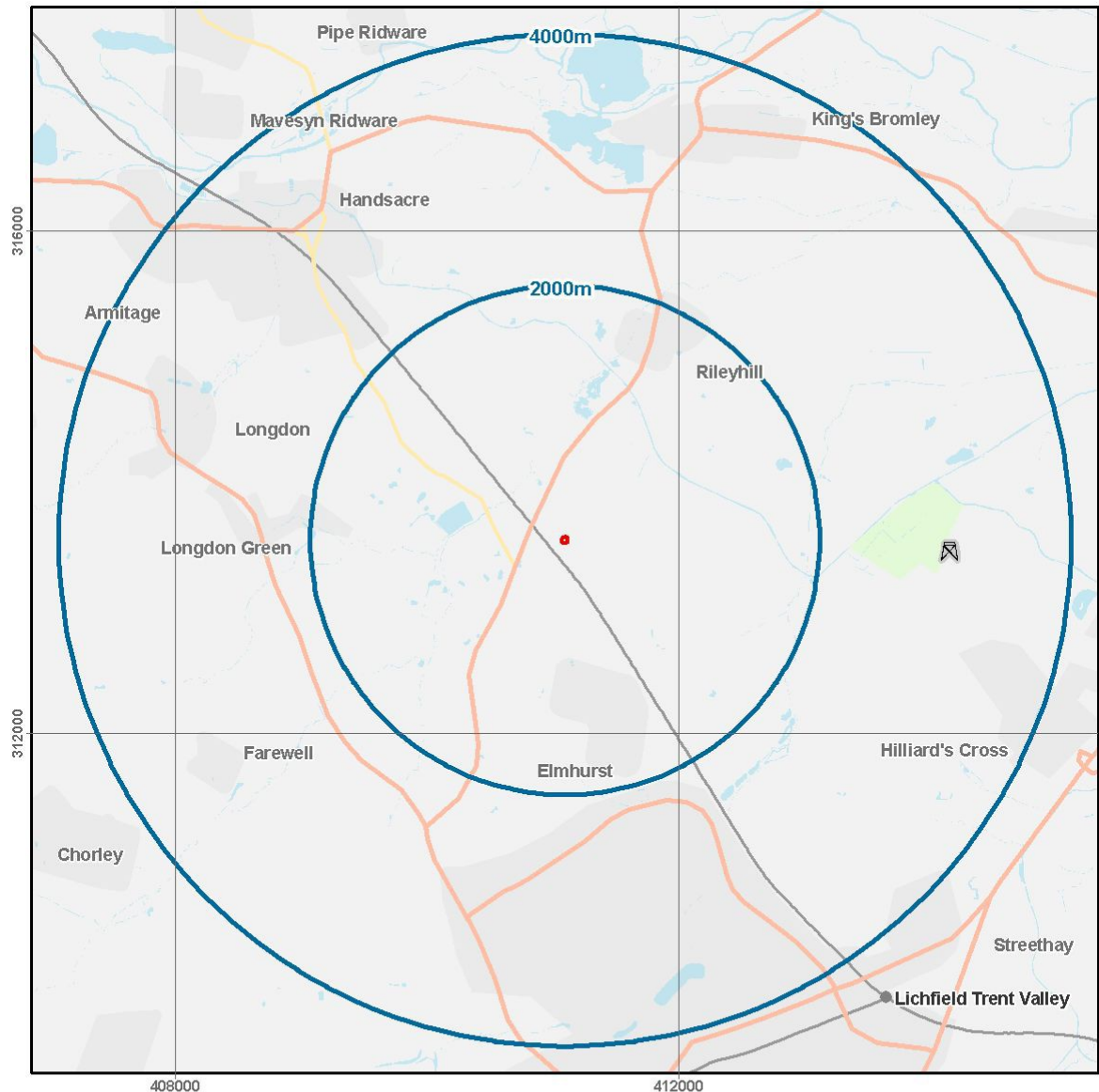


\* - Not all features in legend may be present in above map



## Oil and Gas Exploration

This map shows a detailed view of oil and gas exploration licences and drilling well locations.



Contains Ordnance Survey data © Crown copyright and database right 2014

-  Client Site
-  Drilling Location
-  Exploration Licence
-  Current
-  Completed

metres  
0 500 1,000 2,000

\* - Not all features in legend may be present in above map

## Drilling well locations within 4km of your property

| Drilling Well Locations   | Status    | Distance |
|---|-----------|----------|
| <b>Licence:</b> PEDL115<br><b>Type:</b> Coalbed Methane<br><b>Operator:</b> NEXEN<br><b>Name:</b> FRADLEY 1<br><b>Number:</b> LN/07- 2<br><b>End date:</b> 22/10/2013 | Completed | 3km east |

### What is it?

Onshore oil and gas exploration and production licences relate to areas of land (blocks). The presence of one or more of these licences does not mean that exploration or production will definitely happen. The Department of Energy and Climate Change (DECC) grants the licences to operators. They must show technical and environmental competence and have access to funding. The government does not directly grant access rights. Planning permission must be sought from the Local Authority. Environmental permits must also be sought from the Environment Agency, Scottish Environment Protection Agency, or Natural Resources Wales.

We also provide details of all drilling wells. The following different types of drilling well are reported:

- for shale gas
- for gas storage
- for methane gas
- for coalbed methane
- for conventional oil and gas

Oil and gas companies use a variety of methods to extract fuel gases from the ground. The method used depends on how freely the gas is able to move within the rock. The more freely it can move the easier it is to collect. Much of the gas reserves in the UK are locked up in fine-grained sediments several hundred metres below ground. Hydraulic fracturing or “fracking” is one of the methods that can be used to access it. The fracking process involves injecting water and various other additives into the ground. Fracking has been employed in the USA for some time and is only now beginning to develop in the UK. Some negative media coverage of the process has occurred in the USA. The differences in regulatory regime and geological conditions mean that direct comparison of the UK with the USA is not strictly applicable. A number of reports have been produced by proponents and opponents of the technology in the UK and Europe, with a small number of expert technical reports leading government and regulatory policy towards shale gas development in the UK. However, regulatory advice is currently limited.

### What could be the impact on your property?

There is general consensus that risks to property from fracking are low. The exact nature of risk depends upon site specific considerations.

Fracking is just one technical part of the process required for the development and operation of a shale gas operation. This includes exploration, production and abandonment. Each stage of the shale gas development process presents a different set of risks. These include contamination risk to groundwater and surface water, seismic risks, and amenity risks (for example, from increased traffic movements). The nature of risk depends upon both the impact should an event occur and the likelihood of it occurring. Some guidance has been produced in relation to shale gas by UK Government and environmental regulators. It is likely that significantly more will follow before commercial shale gas operations commence at any significant scale.

## What can you do about it?

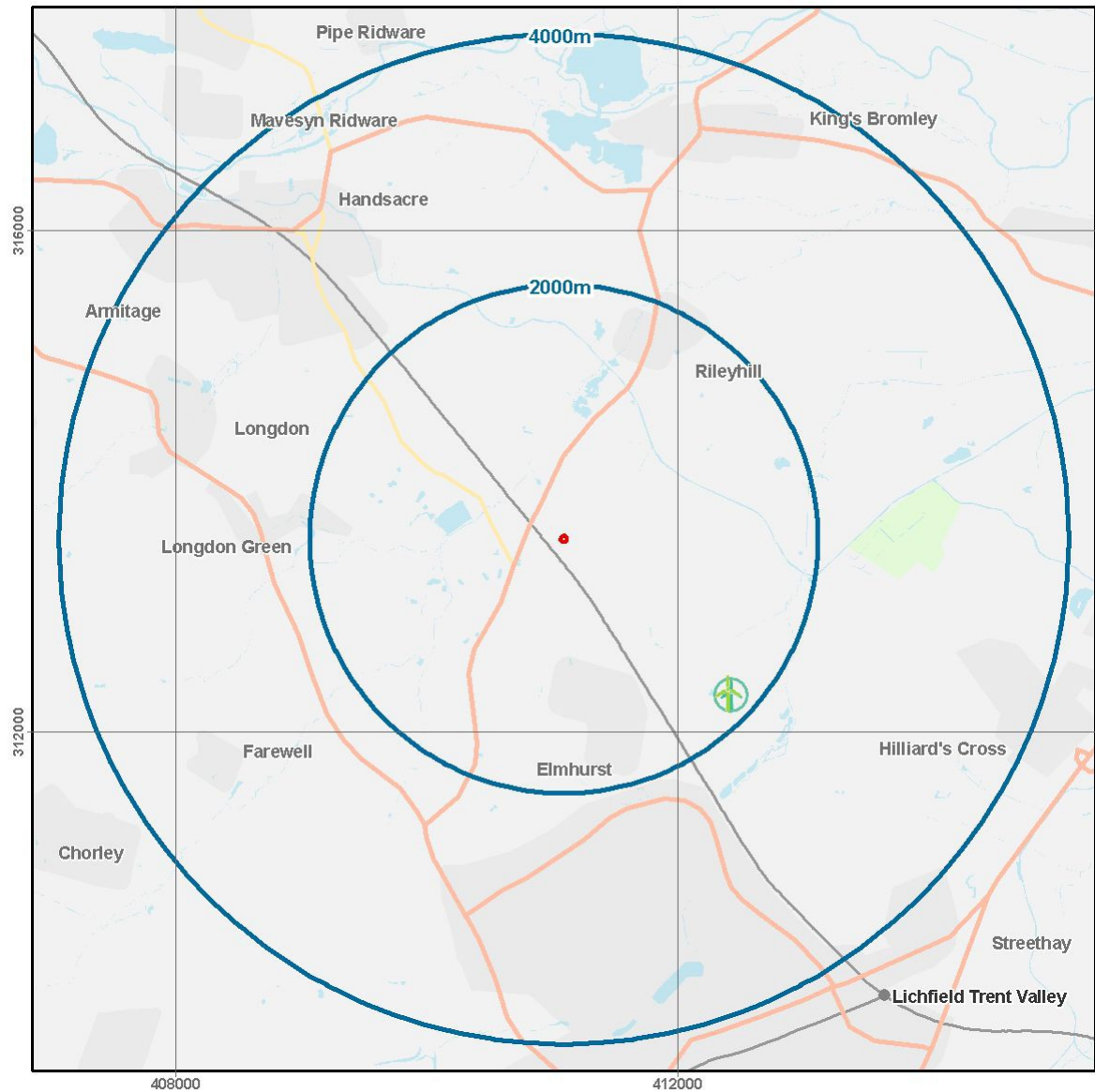
All oil and gas operations will require appropriate planning consent, during which process local residents and interested parties have the right to comment on any application. If you are worried about a development close to your property you should contact the Planning Department at Lichfield District Council for more information.

The company that holds the exploration licence may be able to provide more information about their plans to prospect for oil and gas in the local area. A lot of this information can be obtained by carrying out an internet search using the licence reference number. If not, you can try to contact the operator by phone, email, or post.



## Wind Energy

This map provides a detailed view of wind energy installations and planning applications.



Contains Ordnance Survey data © Crown copyright and database right 2014



Client Site

### Wind Farms



Operational



Under Construction



Consented



Wind Turbines

### Planning Applications



Active



Inactive



\* - Not all features in legend may be present in above map

## Wind Farms within 4km of your property

| Wind Farms  | Status                     | Distance         |
|---|----------------------------|------------------|
| <b>Lichfield Sewage Treatment Works (Resubmission)</b><br><b>Operator:</b> Not Supplied<br><b>Developer:</b> Severn Trent Water<br><b>Owner:</b> Not Supplied<br><b>Number of turbines:</b> 1 | Consented on<br>19/02/2013 | 1.8km south east |

## Planning applications for wind turbines within 4km of your property

| Planning applications   | Status                   | Distance         |
|---|--------------------------|------------------|
| <b>Curborough STW Wind Turbine</b><br><b>Reference:</b> B0999<br><b>Onshore/Offshore:</b> Onshore<br><b>Capacity:</b> 0.5MW<br><b>Contractor:</b> Severn Trent Water<br><b>Address:</b> Curborough Sewage Treatment Works Watery<br>Lane Curborough Lichfield Staffordshire WS13 8ER<br><b>Local Planning Authority:</b> Lichfield District Council | Awaiting<br>Construction | 1.8km south east |

## What is it?

The wind is the UK's largest source of renewable energy generation. There are over 400 wind farms and around 4000 wind turbines in the UK. With many projects due to be developed these figures will continue to grow.

RenewableUK holds records of wind projects in the UK Wind Energy Database. Using Ordnance Survey mapping, Argyll has also included the locations of individual wind turbines.

Planning applications for wind turbines data has been supplied by DECC.

Argyll cannot guarantee the accuracy or completeness of these datasets. While RenewableUK try to keep the information up to date and correct, errors and inaccuracies may exist. RenewableUK expressly exclude liability for any such inaccuracies or errors.

## What could be the impact on your property?

Wind farms do not usually pose a risk to the surrounding environment. But due to the large areas they cover and the height of the turbines they can cause problems. These include visual impacts and those from noise/vibrations produced by the turbines. Ecological impacts can also be present although these tend not to be so relevant to property.

The biggest issue relates to the visual impact of a wind farm. The resulting changes of the visual landscape can be significant. This is particularly a problem in protected rural areas.

## What can you do about it?

No formal government compensation schemes currently exist for property owners located close to wind farms.

The wind power industry is increasingly trying to work more closely with the government, councils, local communities and wider interest groups, to ensure that benefits associated with wind energy developments are felt by those who live locally. RenewableUK developed the Community Benefits Protocol in 2011 to ensure that the wind power industry delivers on these benefits. As part of the Protocol,

# Energy

developers commit to provide a minimum of £1000 per MW of installed capacity, or equivalent benefits, directly to host communities. Further information can be obtained from RenewableUK.

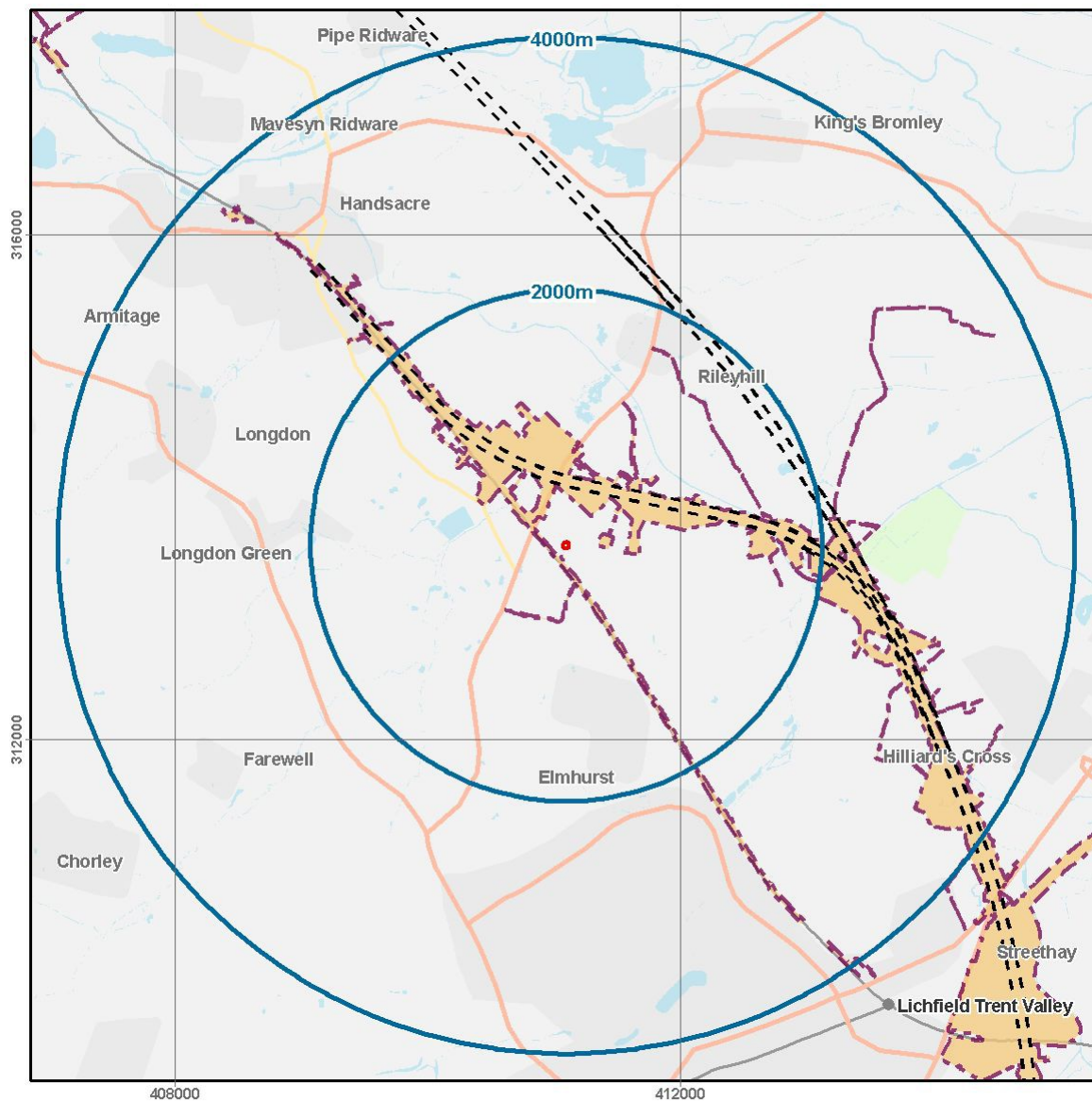
Planning has an important role in providing renewable and low carbon energy facilities, where the local environmental impact is acceptable. Protection of local amenity is an important consideration which planning authorities consider when making their decisions. If you are worried about a development close to your property you should contact the Planning Department at Lichfield District Council for more information.

# Infrastructure



## Infrastructure Overview

This map provides a summary of all infrastructure projects.



Contains Ordnance Survey data © Crown copyright and database right 2014



Client Site

Rail



Station or Facility

Track



Safeguarding Limits

Carbon Capture

Pipeline Route



Application Boundary



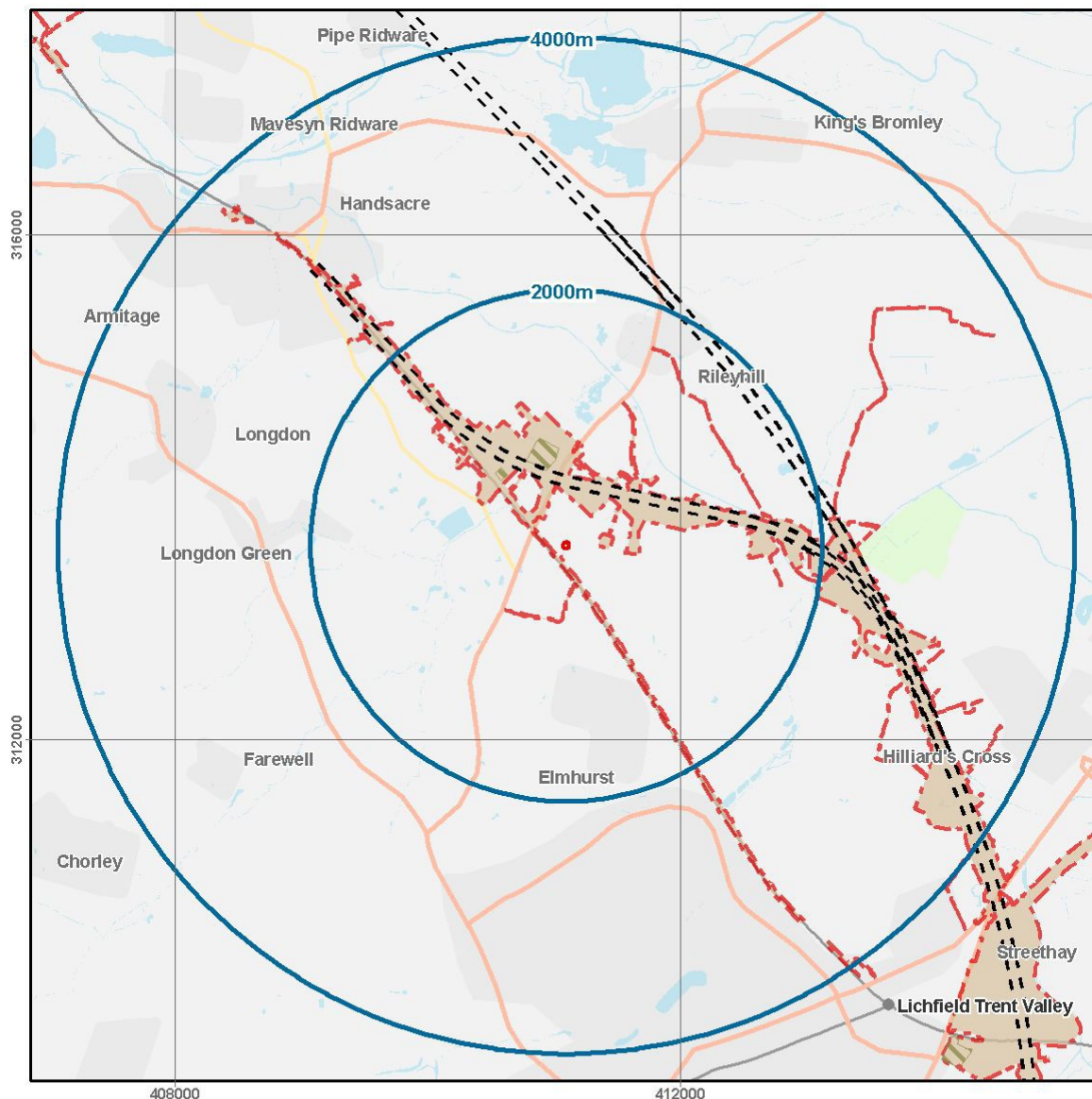
\* - Not all features in legend may be present in above map

# Infrastructure



## High Speed 2

This map provides a detailed view of the HS2 line, associated stations and installations and safeguarding limits where available.



Contains Ordnance Survey data © Crown copyright and database right 2014

- |              |                      |                     |
|--------------|----------------------|---------------------|
| Client Site  | Above Ground         | Safeguarding Limits |
| Below Ground | Station Development  |                     |
| Tunnel       | Compound Development |                     |

metres  
0 500 1,000 2,000

\* - Not all features in legend may be present in above map

# Infrastructure

## Safeguarding limits

| Question  | Answer                           |
|---|----------------------------------|
| How far away are the safeguarding limits?   | 73.0m                            |
| Is the property within or near to the area considered under the safeguarding compensation scheme? | No, less than 300m from the area |

## Track

| Question  | Answer       |
|---|--------------|
| How far away will the track be?                     | 470m north   |
| How visible will it be?                             | Above Ground |
| What is the maximum speed on this section of track? | 200km/h      |

## Development work within 4km of your property

| Details              | Distance   |
|----------------------|------------|
| Compound Development | 592m north |

## What is it?

Britain's existing High Speed 1 rail line connects London with Kent, the Channel Tunnel and Europe. High Speed 2 will continue the network between London and Scotland. The new line will not overlap or affect existing regional rail services. The new line should release space on crowded freight routes and passenger trains. Long-distance travellers can use the new line with fewer stops to complete their journeys faster.

The HS2 development has two phases. Phase one will connect London to Birmingham and Phase two will connect Birmingham to Leeds and Manchester.

This report comments on both phases using current available information. Construction methods will vary and may result in disruption to sites near the proposed route.

## When is it happening?

|            |  |
|------------|--|
| Early 2012 | Government announced the chosen route for phase one  |
| Late 2014  | Government announced the chosen route for phase two  |
| 2017-2025  | Construction period (starts and ends at different times and at different points along the route)           |
| 2024-2026  | Commissioning and testing for phase one  |
| 2026       | Phase one (London-Birmingham) of HS2 opens to passengers   |
| 2026-2033  | Phase two construction period (starts and ends at different times and at different points along the route) |
| 2033       | Phase two (Birmingham-Leeds/Manchester) of HS2 opens to passengers   |

# Infrastructure

## What could be the impact on your property?

If you have a property near a station or terminus you may benefit from the line once open. Other properties may need to be acquired or will be affected by the construction of the line or running of the trains.

The government has defined 'safeguarded' areas along the proposed route between London and Birmingham. This is to protect the proposed railway corridor from conflicting development before construction starts. It ensures that new developments along the route do not impact on the ability to build or operate HS2 or lead to excessive extra costs. As such properties within the safeguarding limits will be subject to planning restrictions.

Safeguarding limits along Phase two of the route are not known.

## What can you do about it?

Those who own property in a Safeguarded area might be able to serve a Blight Notice. These are for requesting that the government buys a property under the terms of the Compensation Code. If you meet the relevant criteria you could receive the unblighted open market value of your home, a home-loss payment of 10% of the value of your home (up to £47,000), and reasonable moving costs. Compensation for business losses due to relocation or extinguishment are awarded on a case by case basis.

The construction of the high speed rail line will have a significant impact on nearby properties. As such the Government proposed the following compensation schemes:

- A system of advanced and voluntary purchase to simplify the process for property owners in the safeguarded area and provide greater certainty for those immediately outside it
- A sale and rent back scheme to allow homeowners whose property will need to be demolished to sell their homes but remain living in them as tenants until the properties are required for the railway
- A hardship scheme to help those that need to move during the development of HS2, but are unable to sell their home despite being outside both the safeguarded area and the voluntary purchase zone
- A series of measures designed to provide confidence in properties above tunnels; and
- A framework for working with local authorities, housing associations and affected tenants to agree a joint strategy to replace any social rented housing which is lost.

# Contacts

## Landmark Customer Services

Landmark Information Group  
Imperium  
Imperial Way  
Reading  
RG2 0TD  
0844 844 9966  
[helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

For help with this report

**Department of Energy and Climate Change (DECC)**  
[www.gov.uk/government/organisations/department-of-energy-climate-change](http://www.gov.uk/government/organisations/department-of-energy-climate-change)

For details on existing and planned oil, gas, solar, and renewable energy projects

## RenewableUK

Greencoat House  
Francis Street  
London  
SW1P 1DH  
020 7901 3000  
[info@renewableuk.com](mailto:info@renewableuk.com)  
[www.renewableuk.com](http://www.renewableuk.com)

For details on existing and planned wind energy projects

## HS2 Ltd

Eland House  
Bressenden Place  
London  
SW1E 5DU  
020 7944 4908  
[hs2enquiries@hs2.gsi.gov.uk](mailto:hs2enquiries@hs2.gsi.gov.uk)  
[www.hs2.org.uk](http://www.hs2.org.uk)

For detailed information on the High Speed 2 route and compensation

## Crossrail Ltd

25 Canada Square  
Canary Wharf  
London  
E14 5LQ  
0345 602 3813  
[helpdesk@crossrail.co.uk](mailto:helpdesk@crossrail.co.uk)  
[www.crossrail.co.uk](http://www.crossrail.co.uk)

For detailed information on the Crossrail route and compensation

## Environment Agency

National Customer Contact Centre  
PO Box 544  
Rotherham  
S60 1BY  
03708 506 506  
[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

For more information on environmental permits issued for oil and gas exploration

# Useful Information

## Data Sources

|                                   |   |
|-----------------------------------|---|
| Oil and Gas Exploration           | Department of Energy and Climate Change (DECC) 2014. Contains public sector information licensed under the <a href="#">Open Government Licence v1.0</a>   |
| Wind Energy                       | RenewableUK and OS Landline Mapping, June 2013, Department of Energy and Climate Change (DECC) 2014. Contains public sector information licensed under the <a href="#">Open Government Licence v1.0</a> |
| Solar Energy                      | Department of Energy and Climate Change (DECC) 2014. Contains public sector information licensed under the <a href="#">Open Government Licence v1.0</a>   |
| Renewable Power Plants            | Department of Energy and Climate Change (DECC) 2014. Contains public sector information licensed under the <a href="#">Open Government Licence v1.0</a>   |
| High Speed 2                      | HS2 Ltd, July/August/November 2013. Contains public sector information licensed under the <a href="#">Open Government Licence v1.0</a>  |
| Crossrail                         | Crossrail Ltd, January 2012   |
| Yorkshire and Humber CCS Pipeline | National Grid, 2013   |

## Limitations of the Report

The Energy and Infrastructure Report has been designed to satisfy standard due-diligence enquiries for residential and commercial sites. It is a 'remote' investigation and reviews databases of publicly available information that have been chosen to enable a desk-based analysis of key infrastructure projects. The report does not include data on all UK energy and Infrastructure projects, nor does Argyll make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, Argyll cannot guarantee that all land uses or factors of concern will have been identified by the report.

Argyll Environmental is unable to comment directly with regards to the potential effect these key energy or infrastructure projects will have on the value of nearby properties. We would recommend contacting an appropriate surveyor who can provide a valuation.

While every effort is made to ensure accuracy, Argyll cannot guarantee the accuracy or completeness of such information or data. We do not accept responsibility for inaccurate data provided by external data providers.

For further information regarding the datasets reviewed within our analysis, please contact our customer services team on 0844 844 9966. This report is provided under the Argyll Environmental Terms and Conditions for Data Reports, a copy of which is available on our website.

## Important Consumer Protection Information

This search has been produced by Argyll Environmental Ltd, Lees House 21-33 Dyke Road, Brighton, BN1 3FE. Tel: 0845 458 5250. Fax: 08456 458 5260. Email: [orders@argyllenviro.com](mailto:orders@argyllenviro.com) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered 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
- 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)

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

## Complaints procedure

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- Provide a final response, in writing, at the latest within 40 working days of receipt
- Liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Legal Director  
Argyll Environmental Ltd  
Lees House  
21-33 Dyke Road  
Brighton  
BN1 3FE

Tel: 0845 458 5250

Email: [orders@argyllenvironmental.com](mailto:orders@argyllenvironmental.com)

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

Tel: 01722 333306,

Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.