

SITESOLUTIONS

Energy & Infrastructure

Energy

	Oil and Gas	NOT IDENTIFIED
	Wind Energy	IDENTIFIED
	Solar Energy	IDENTIFIED
	Renewable Power Plants	NOT IDENTIFIED

Infrastructure

	High Speed 2	IDENTIFIED
	Crossrail	NOT IDENTIFIED
	Yorkshire and Humber CCS Pipeline	NOT IDENTIFIED

The authority responsible for the site is:
North West Leicestershire District Council

Site Address
Sample site, Leicestershire, United Kingdom

Report Reference
Sample

Customer Reference
Sample

Report produced on
25th November 2014

Report prepared for
Sample

CONTACT DETAILS

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

0844 844 9966

or by email at:
helpdesk@landmark.co.uk

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.

We check for:

- Oil and gas exploration blocks, and drilling well locations
- Wind turbines and wind farms
- Operational and planned solar farms
- Renewable energy power plants
- High Speed 2 Phase One London-to-Birmingham, Phase Two Birmingham-to-Leeds, and Phase Two Birmingham-to-Manchester
- Crossrail
- Yorkshire and Humber Carbon Capture and Storage Cross Country Pipeline

These developments and projects have the potential to affect nearby property values. They may also 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.

Alert Distances

The distance we search from your property for each development follows independent expert guidance. We only alert you to developments that could have a material impact upon the value or enjoyment of your property.

The following alert distances determine whether we would consider further action.

Report Feature	Alert Distances
Oil and gas drilling well locations	4km
Oil and gas licence blocks	On site
Wind turbines and farms	4km. Existing sites plus approved and pending planning applications only
Solar farms	2km. Approved and pending planning applications only
Renewable power plants	2km. Approved and pending planning applications only
High Speed 2	2km in urban areas, 4km in rural areas
Crossrail	2km
Yorkshire and Humber CCS Pipeline	2km

We check each project or development against your property to the distance described above.

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.

Next Steps/Recommendations



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 North West Leicestershire District Council to find out more about any planning applications for wind power developments in the area.



Solar Energy

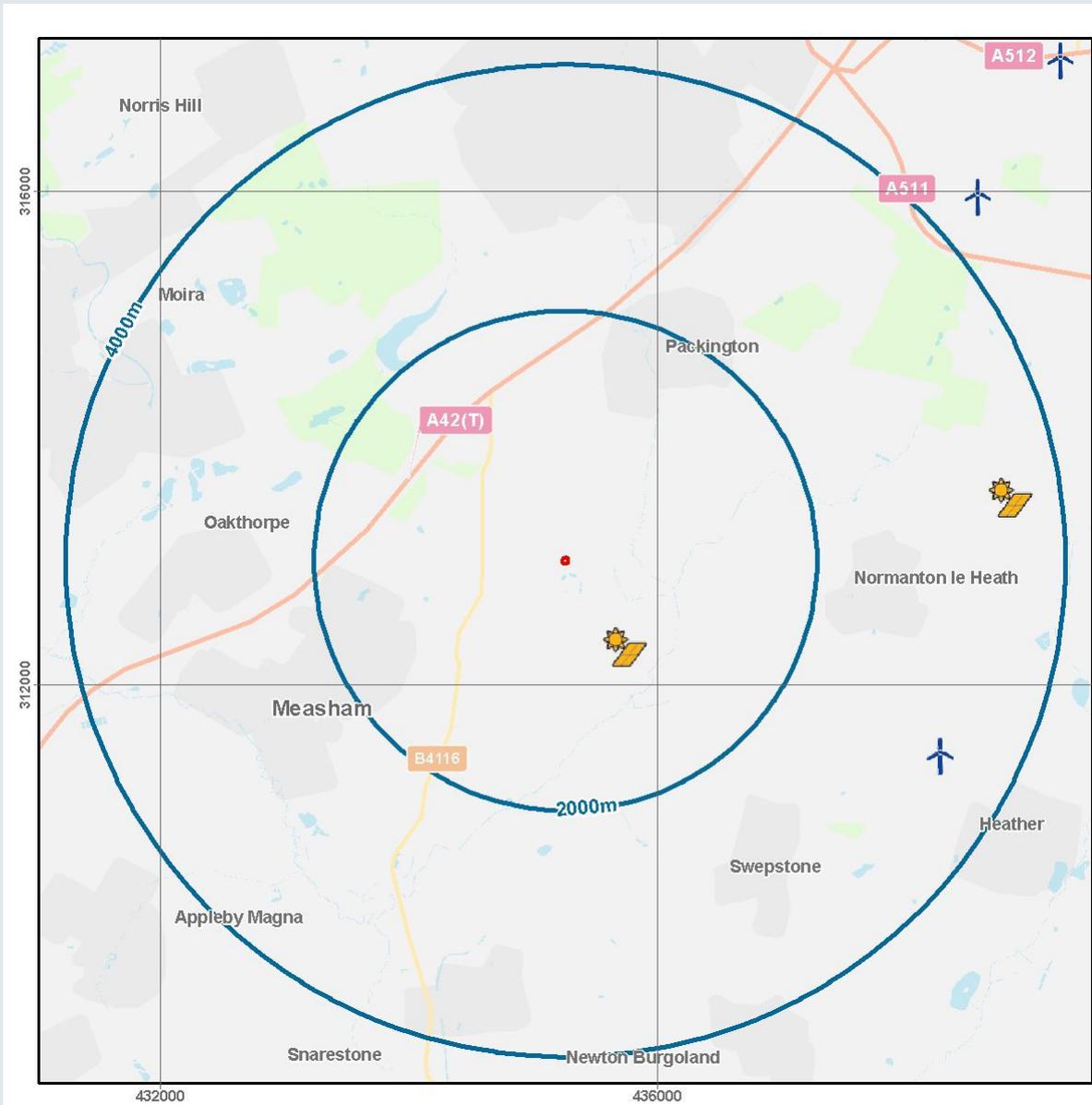
The site is near to an operational or planned solar farm.
Contact the planning department at North West Leicestershire District Council to find out more about any planning applications for solar power developments in the area.



High Speed 2

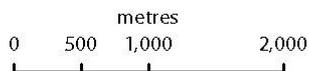
The site has been identified within 4km of the HS2 line or other associated development.
Further information can be obtained by contacting HS2 or visiting their web-site: www.hs2.org.uk

Overview



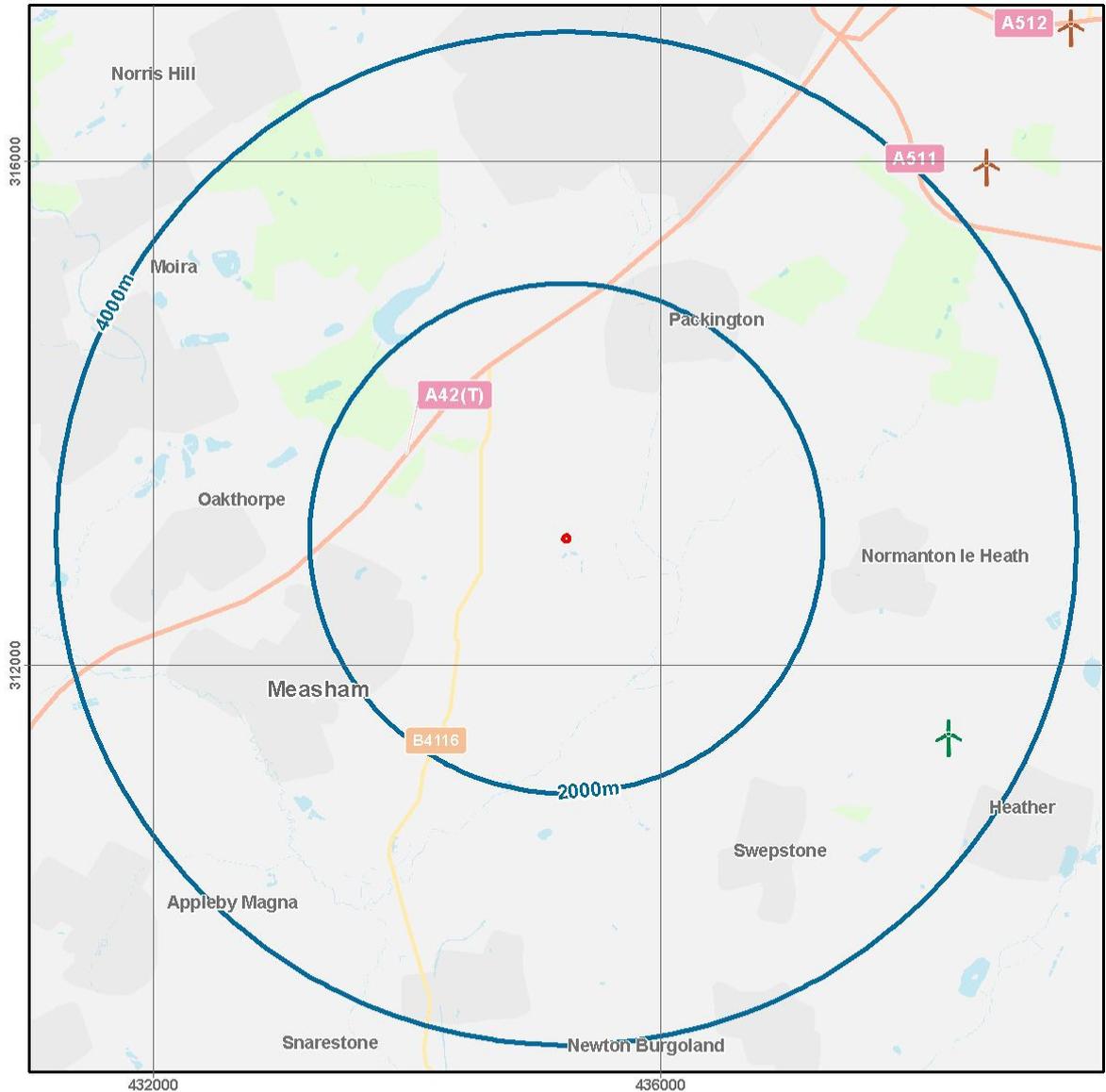
Contains Ordnance Survey data © Crown copyright and database right 2014

- | | | |
|--|--|---|
|  Client Site | Oil and Gas Exploration | Renewable Energy |
|  Drilling Locations |  Exploration Blocks |  Wind |
| | |  Solar |
| | |  Renewables |



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

 Wind Energy



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- | | | |
|---|--|---|
|  Client Site | Wind Farms |  Wind Turbines |
| |  Operational | Planning Applications |
| |  Under Construction |  Active |
| |  Consented |  Rejected |



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

Wind Energy

Wind Farms within 4km of your property

Wind Farms	Status	Distance
Cattows Farm Operator: Not Supplied Developer: Hallmark Power Ltd Owner: Not Supplied Details: Consented on 05/07/2013 Number of turbines: 1	Consented	3.4km south east

Planning applications within 4km of your property

Planning applications	Status	Distance
Cattows Farm Reference: IF1347 Onshore/Offshore: Onshore Capacity: 0.5MW Contractor: Hallmark Power Ltd Address: Normanton Lane Heather Coalville Leicestershire LE67 2TD Details: N/A Local Planning Authority: North West Leicestershire District Council	Awaiting Construction	3.4km 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.

Planned wind projects data has been supplied by DECC.

Argyll cannot guarantee the accuracy or completeness of either 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.

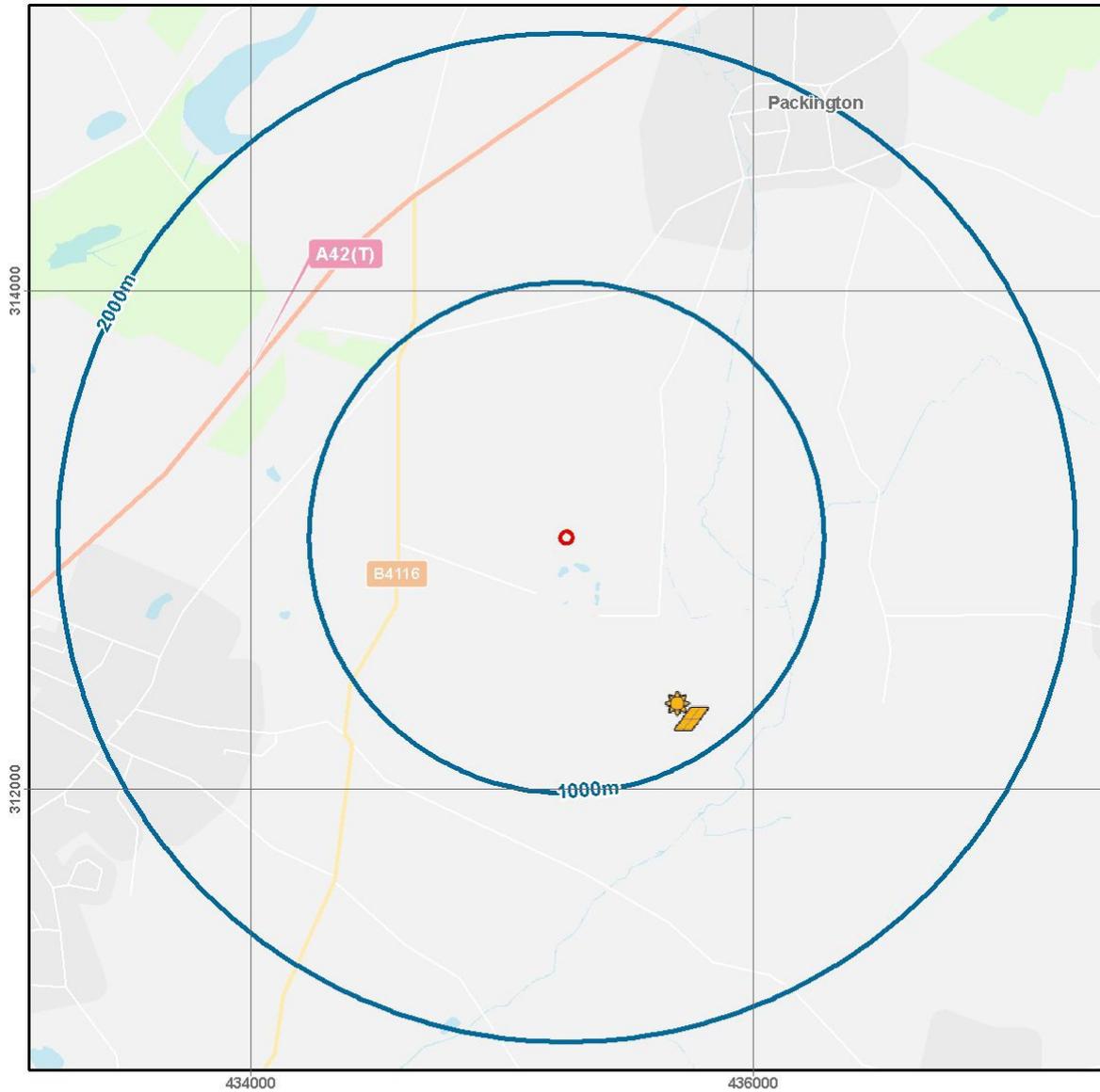
What can you do about it?

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, 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 North West Leicestershire District Council for more information.

 Solar Energy



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-  Client Site
- Solar Farms**
 -  Active
 -  Rejected



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Solar Energy

Solar Farms within 2km of your property

Solar Farms	Status	Distance
<p>Packington Solar Farm Reference: B1447 Capacity: 13.88MW Contractor: Solstice Renewables Ltd Address: Land South Of Babelake Street Packington Ashby De La Zouch Leicestershire LE65 1TG Details: N/A Local Planning Authority: North West Leicestershire District Council</p>	Application Submitted	797m south east

What is it?

The most recognisable solar photovoltaic (PV) system is solar panels on residential or commercial properties. These panels generate electricity from the sun. A solar 'farm' is a large scale photovoltaic system covering a larger area of land. Panels may be freestanding, or attached to a building with a large surface area such as a warehouse roof. They are a form of renewable and low carbon energy production. They could help provide the UK with a secure energy supply and reduce greenhouse gas emissions.

One of the first and largest solar farms in the UK is Wilburton Solar Farm in Cambridgeshire. This covers approximately 35 acres of farm land and produces up to 5MW of energy. This is enough to power over 1350 homes in the surrounding area.

This data, from DECC, shows the location of operational and proposed solar farms with a point reference. As such the farm could be nearer to your property than indicated depending on how large the solar farm is. The data provides the name of the operating company, the generating capacity, and the farm's operational status.

What could be the impact on your property?

The main environmental impact of a solar farm is visual impact. Solar farms can cover large areas of land, but the structures within them are rarely higher than 2m above ground level. Visual impact can be reduced if planned and screened sensitively. A solar farm does not generate noise and is quick to construct (often only 1-2 months). There is very little maintenance traffic once construction completes.

To date there is no evidence to suggest that solar farms negatively affect property prices.

What can you do about it?

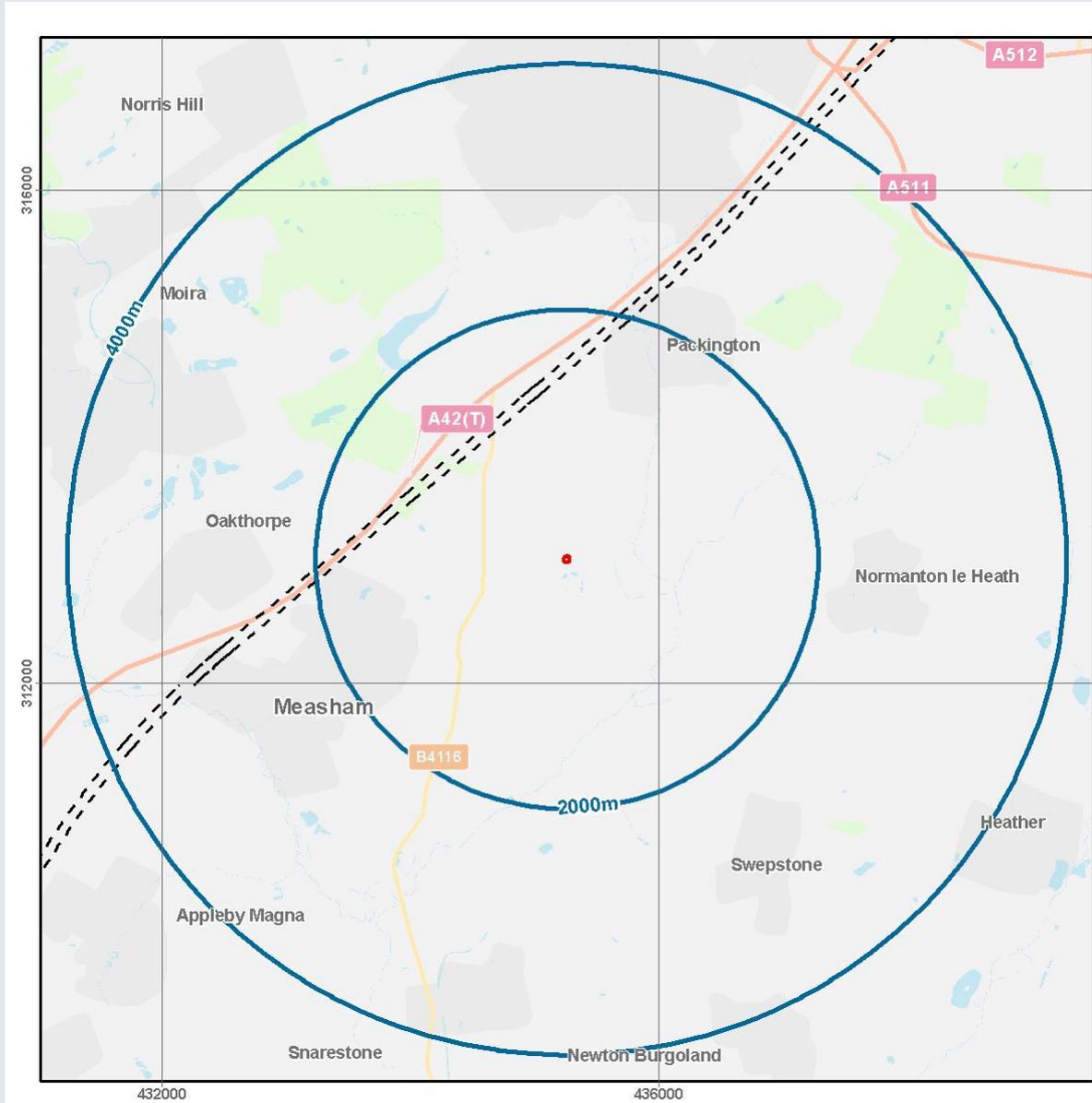
There are no formal government compensation schemes for the owners of property near solar farms.

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 North West Leicestershire District Council for more information.

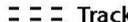
The solar power industry is trying to work more closely with government, councils, local communities, and wider interest groups to ensure that the benefits associated with solar energy developments are felt by those who live locally.

Infrastructure

Overview



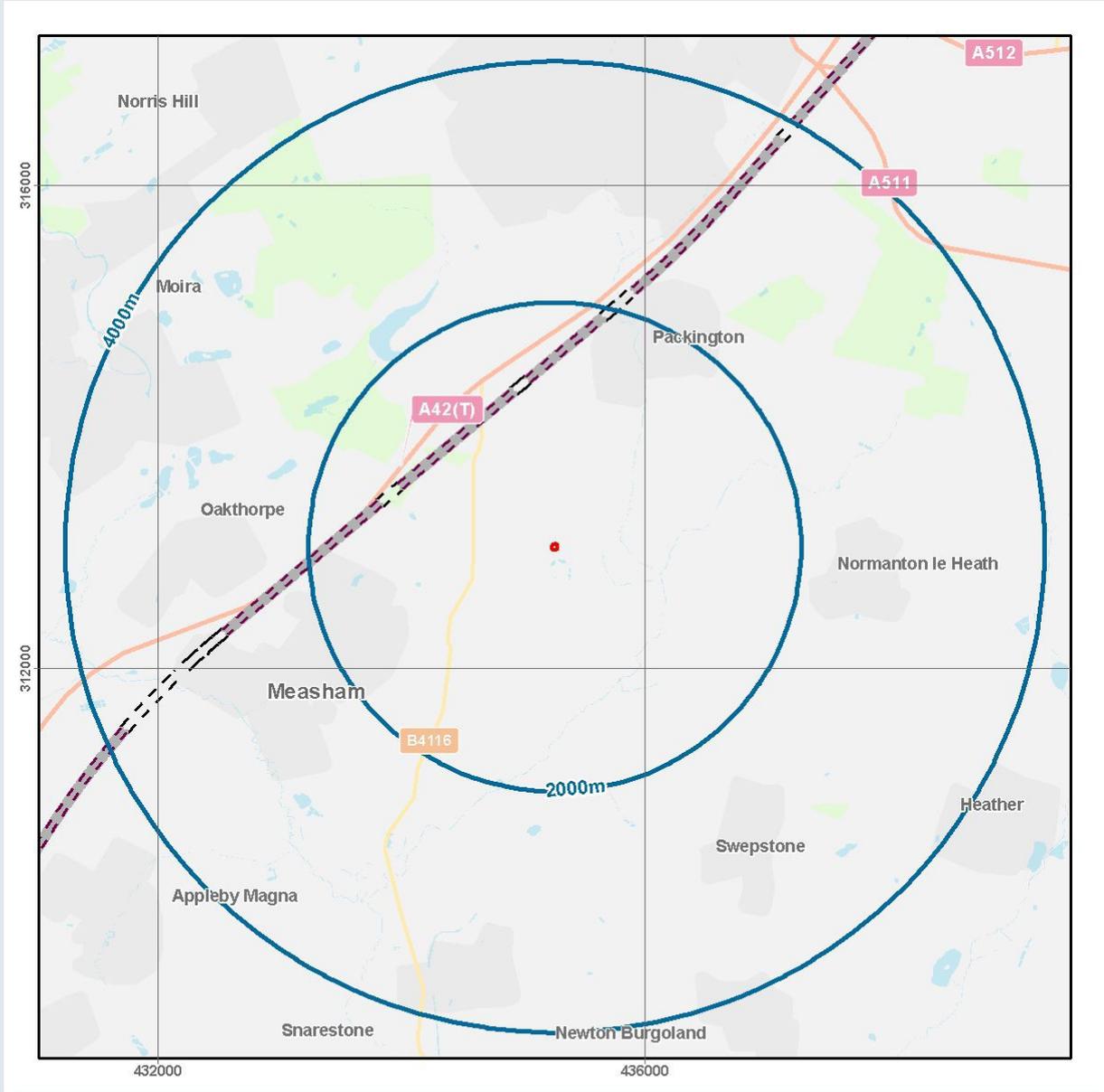
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- | | | | |
|---|---|---|--|
|  Client Site | High Speed 2 | Crossrail | Carbon Capture |
| |  Track |  Station |  Pipeline Route |
| |  Station or Facility |  Track |  Application Boundary |
| |  Safeguarding Limits |  Safeguarding Limits | |



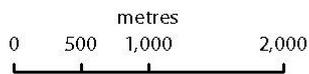
* - Not all features in legend may be present in above map

HS2 High Speed 2



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



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

High Speed 2

Track

Question	Answer
How far away will the track be?	1.2km north west
How visible will it be?	Below Ground
What is the maximum speed on this section of track?	400km/h

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

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

Infrastructure

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

Argyll Environmental Limited

Lees House
21-33 Dyke Road
Brighton
BN1 3FE
0845 458 5250

info@argyllenviro.com

www.argyllenvironmental.com

For help with this report

Department of Energy and Climate Change (DECC)

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

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

www.hs2.org.uk

For detailed information on the High Speed 2 route and compensation

Crossrail Ltd

FREEPOST CROSSRAIL
0345 602 3813

helpdesk@crossrail.co.uk

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

www.gov.uk/government/organisations/environment-agency

For help from your local environment agency

Useful Information

Data Sources

Oil and Gas Exploration	Department of Energy and Climate Change (DECC) 2014. Contains public sector information licensed under the Open Government Licence v1.0
Wind Energy	RenewableUK and OS Landline Mapping, June 2013, Department of Energy and Climate Change (DECC) 2014. Contains public sector information licensed under the Open Government Licence v1.0
Solar Energy	Department of Energy and Climate Change (DECC) 2014. Contains public sector information licensed under the Open Government Licence v1.0
Renewable Power Plants	Department of Energy and Climate Change (DECC) 2014. Contains public sector information licensed under the Open Government Licence v1.0
High Speed 2	HS2 Ltd, July/August/November 2013. Contains public sector information licensed under the Open Government Licence v1.0
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 one of our technical 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 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

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

Important Consumer Protection Information



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

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

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