

SiteSolutions Energy & Infrastructure

Energy

	Oil and Gas Exploration	NOT IDENTIFIED
	Wind Energy	IDENTIFIED
	Solar Energy	NOT IDENTIFIED
	Other Renewable Energy	NOT IDENTIFIED

Infrastructure

	High Speed 2	IDENTIFIED
	Crossrail 1	NOT IDENTIFIED
	Crossrail 2	NOT IDENTIFIED

The Responsible Authority for the site is:
Lichfield District Council

This report is issued for the property described as:

Sample Site

Report Reference
235698504

Customer Reference
SAMPLE_HS2

Report produced on
24 February 2020

CONTACT DETAILS

If you require any assistance please contact our customer support team on:

0844 844 9966

or by email at:

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**. There will 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 (current) – to 4km
- Oil and gas exploration blocks (offered) – 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 data only includes energy developments with a capacity to produce over 1MW of power. 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 1 and 2 – 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

Recommendations



Oil and Gas Exploration

We have found no Oil and Gas Exploration licenses or drilling facilities within 4km of the site. No further action is considered necessary.



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.



Solar Energy

We have found no Solar Energy facilities within 2km of the site. No further action is considered necessary.



Other Renewable Energy

We have found no Other Renewable Energy facilities within 2km of the site. No further action is considered necessary.



High Speed 2

The site is within 4km of the safeguarding limits of HS2. 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 schemes please use the following link: www.gov.uk/claim-compensation-if-affected-by-hs2

If you are a developer who is interested in safeguarding from a planning point of view please click the following link: www.gov.uk/government/collections/hs2-safeguarding

The site has been identified within 4km of the proposed HS2 route.

Further information can be obtained by contacting HS2 or visiting their website:

www.gov.uk/government/organisations/high-speed-two-limited



Crossrail 1

We have found no Crossrail 1 within 2km of the site. No further action is considered necessary.



Crossrail 2

We have found no Crossrail 2 within 2km of the site. No further action is considered necessary.

Property Location



Location Plan

The map below shows the location of the property



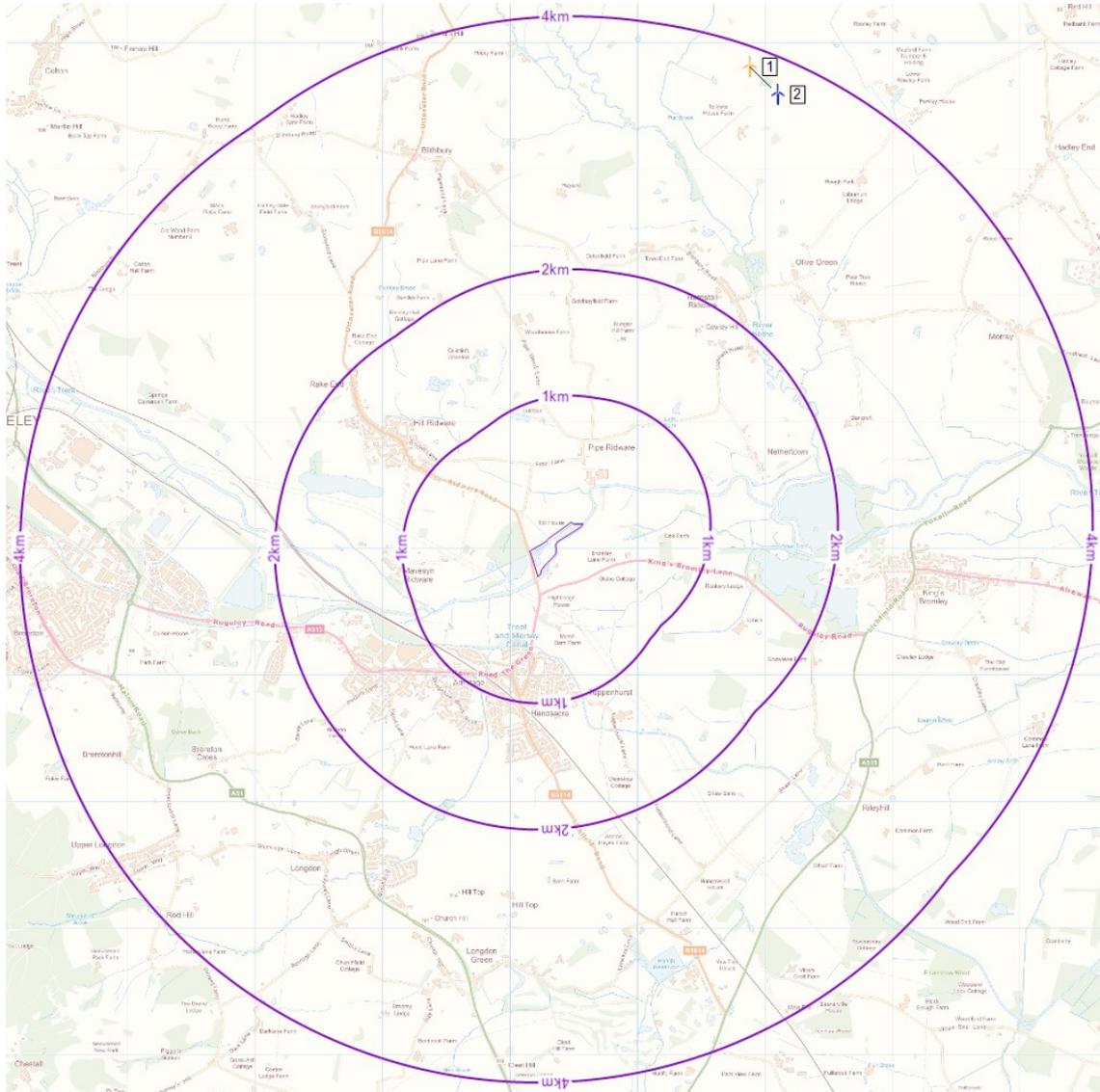
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- Property
- Search Radii



Wind Energy

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



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- | | | | |
|--|------------------------------------|--|----------------------------------|
| | Map ID | | Wind Farm |
| | Multiple Features Present | | Wind Turbine |
| | Inactive Wind Planning Application | | Active Wind Planning Application |

Wind Farms within 4km of your property

Map ID	Wind Farms	Status	Distance
1	Name: Braddocks Farm Operator: Not Supplied Developer: Landowner project Owner: Not Supplied Number of turbines: 1	Operational 16-Apr-2014	3845m N

Wind Turbines within 4km of your property

Map ID	Wind Turbines	Status	Distance
2	Name: Braddocks Farm Turbine	Present	3845m N

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 BEIS. BEIS only provides data relating to wind developments which generate over 1MW of power.

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, 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.

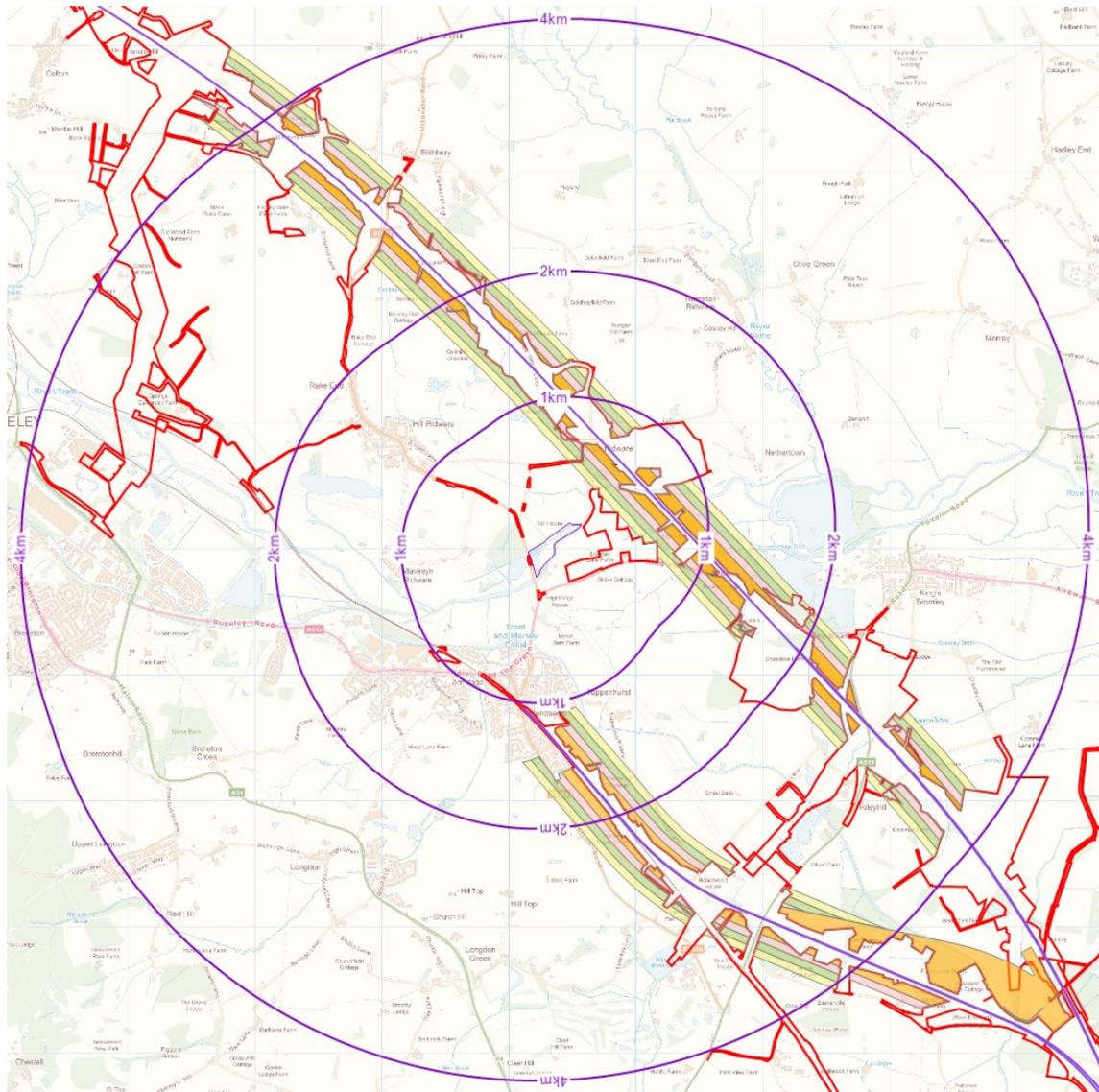
Planning has an important role in providing renewable and low carbon energy facilities, where the local environmental impact is acceptable. Protection of local amenity is an important consideration which planning authorities consider when making their decisions. If you are worried about a development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

Infrastructure



High Speed 2

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



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- | | | |
|---|--|---|
|  Track at Surface |  Extended Homeowner Protection Zone |  Rural Support Zone |
|  Track in Tunnel |  Homeowner Zone 1 | |
|  Station |  Homeowner Zone 2 | |
|  Safeguarding Limits |  Homeowner Zone 3 | |

Infrastructure

Track

Question	Answer
How far away is the nearest section of track to your property?	567m NE
How visible will it be?	Track at Surface
Which development phase is the track part of?	Phase 2a - West Midlands to Crewe

Safeguarding limits

Question	Answer
How far away are the nearest surface safeguarding limits?	6m W
Which development phase is it part of?	Phase 2a - West Midlands to Crewe

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 is comprised of the following phases:

- Phase one will connect London to Birmingham
- Phase 2a will run from Birmingham to Crewe,
- Phase 2b is the remainder of phase 2 comprising the continuation of the line from Crewe to Manchester in the west and between Birmingham to Leeds further east.

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. The preferred route of Phase 2 was announced by the government in November 2016. There will remain a period of consultation regarding this route so it may still be subject to amendments in the future. Specifically, consultation for Phase 2b is open until March 2017.

When is it happening?

Early 2012	Government announced the chosen route for phase one
Late 2014	Government announced the chosen route for phase two
November 2016	Route of Phase 2 is amended and announced as the preferred route
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. 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.

What can you do about it?

There are various compensation schemes that could be utilised by the owners of property affected by HS2. The type of scheme that you can use will depend of the location of the property as follows:

Safeguarded Area – If your property is located within a safeguarded area you can apply to take advantage of:

- Express purchase Scheme – you can sell your property to the government as part of this scheme if at least 25% of the total area of your property is inside the surface safeguarded area.
- Need to Sell Scheme (Phase 1 and 2a) - You may be able to sell your property to the government through this scheme if you have a 'compelling reason' to sell but can't as a direct result of the announcement of the HS2 route. Compelling reasons could include unemployment, relocation for a new job or ill health
- Those who own property in a Safeguarded area might also 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 £53,000), and reasonable moving costs. Compensation for business losses due to relocation or extinguishment are awarded on a case by case basis.

Rural Support Zone – If your property is located within a Rural Support Zone you can apply to take advantage of:

- Cash offer or Voluntary Purchase Scheme - You could apply for a cash offer if you don't want to sell your home and you live in the rural support zone (10% of the open market value of your property). Or you can ask the government to purchase your property for its 'unblighted' value (the value of the property as if HS2 was not going to be built) under the Voluntary Purchase Scheme.
- Need to Sell Scheme (Phase 1 and 2a) - See above.

Homeowner Payment Zones - If your property is located within these zones you can apply to take advantage of:

- Homeowner Payment Scheme - You may be eligible for a payment if you live in one of these 3 zones (between £7,500 to £22,500, depending on what zone you are in). This scheme will not start until the powers to construct HS2 are authorised by Parliament.

Outside of these Zones:

- Exceptional Hardship Scheme (Phase 2) - this scheme could allow you to sell your property to the government at its unblighted value, the value of the property as if HS2 wasn't going to be built.
- Need to Sell Scheme (Phase 1 and 2a) - See above.

Infrastructure

Others:

- 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 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.
- A series of measures designed to provide confidence in properties located above tunnels.

Useful Contacts

Please See below the contact details of the suppliers referred to within this report. For all queries please contact:

Landmark Information Group

Imperium
Imperial Way
Reading
RG2 0TD

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

0844 844 9966

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

Name	Address	Contact Details
Landmark Customer Services	Landmark Information Group Imperium Imperial Way Reading RG2 0TD	T: 0844 844 9952 E: helpdesk@landmark.co.uk W: www.landmark.co.uk
Department for Business, Energy & Industrial Strategy (BEIS)		W: www.gov.uk/government/organisations/department-of-energy-climate-change
RenewableUK	Greencoat House Francis Street London SW1P 1DH	T: 020 7901 3000 E: info@renewableuk.com W: www.renewableuk.com
HS2 Ltd	High Speed Two (HS2) Ltd One Canada Square Canary Wharf London E14 5AB	T: 020 7944 4908 E: HS2enquiries@hs2.org.uk W: www.gov.uk/government/organisations/high-speed-two-limited
Crossrail Ltd	25 Canada Square Canary Wharf London E14 5LQ	T: 0345 602 3813 W: www.crossrail.co.uk
Crossrail 2		T: 0343 222 0055 W: www.crossrail2.co.uk/contact/
Environment Agency	National Customer Contact Centre PO Box 544 Rotherham S60 1BY	T: 03708 506 506 E: enquiries@environment-agency.gov.uk W: www.gov.uk/government/organisations/environment-agency

Useful Contacts

Name	Address	Contact Details
Oil and Gas Authority	Imperium Imperial Way Reading Berkshire RG2 0TD	T: 0844 844 9966

Useful Information

Data Sources

Oil and Gas Exploration	Contains public sector information licensed under the Open Government Licence v3.0
Wind Energy	© RenewableUK 2020 and contains public sector information licensed under the Open Government Licence v3.0
Solar Energy	Contains public sector information licensed under the Open Government Licence v3.0
Renewable Power Plants	Contains public sector information licensed under the Open Government Licence v3.0
High Speed 2	Contains public sector information licensed under the Open Government Licence v3.0
Crossrail 1	Contains public sector information licensed under the Open Government Licence v3.0
Crossrail 2	Ordnance Survey © Crown copyright and/or Database Right. All rights reserved. Licence 100022432

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.

Crossrail 2 data is sourced from consultation documents as published by the Department of Transport.

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.

Terms and Conditions

Full terms and conditions can be found on the following link:

https://lmcargyll1.s3.amazonaws.com/s3fs-public/tc_dp_3-3_new_address.pdf

Important Consumer Protection Information

This search has been produced by Argyll Environmental Ltd, 1st Floor, 98 – 99 Queens Road, Brighton, BN1 3XF.

Tel: 0845 458 5250

Email: orders@argyllenviro.com

Argyll adheres to the Conveyancing Information Executive (CIE) standards.

The Standards:

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: <http://www.conveyinfoexec.com>

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 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 Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

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
1st Floor
98 – 99 Queens Road
Brighton
BN1 3XF

Tel: 0845 458 5250

Email: orders@argyllenviro.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.