

SITESOLUTIONS

Energy & Infrastructure

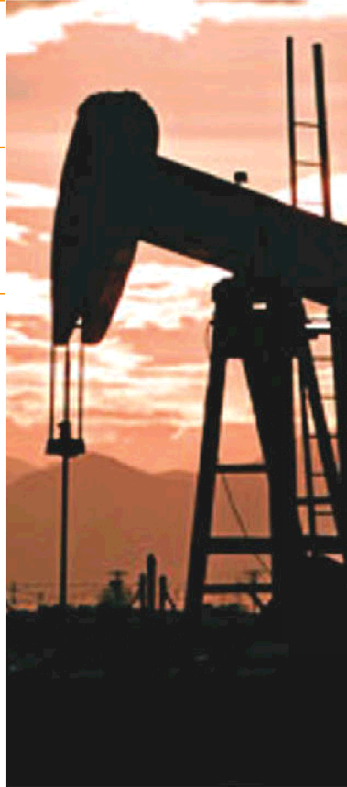
(incorporating High Speed 2)

Energy 
 **NOT IDENTIFIED**

Infrastructure 
 **NOT IDENTIFIED**

 **Argyll's Overview**
From the data available we have not detected any energy and/or infrastructure projects existing, planned or licensed in proximity of the Site.

It is important to regard this result as an indication and not final confirmation as planned routes and activities may change. You should contact the relevant operating company for further information.



Report on:

2, Youngs Rise, WELWYN GARDEN CITY, United Kingdom, AL8 6RU

Report prepared for:
Landmark Po Sample Account

Client Reference:
Steve Wasnock sample_HS2

Report Reference:
AEL-0016-LHSP-275319




National Grid Reference:
523128,212796

Report date:
20th March 2014




Summary

Report prepared on	Report reference	National grid reference
2, Youngs Rise, WELWYN GARDEN CITY, United Kingdom, AL8 6RU (the Site)	AEL-0016-LHSP-275319	523128, 212796

Energy

Investigation	Results	Location
 Wind Energy	There are no individual existing or planned wind turbines or wind farms within 2km	
 Oil and Gas Exploration (including Fracking)	There are no oil and gas exploration licence blocks within 2km	
	There are no drilling locations within 2km	
 Solar Energy	There are no operational or planned solar farms identified within 2km	

Infrastructure

Investigation	Results	Location
 High Speed 2 Phase 1 and 2	Is the HS2 Phase 1 London to Birmingham or Phase 2 Leeds and Manchester route or an HS2 station or depot planned within 1km of the Site?	NO
	Distance to HS2:	greater than 25km
	Is the Site within or close to the HS2 Phase 1 London to Birmingham safeguarding limit?	NO
 Crossrail Phase 1	Is the Crossrail Phase 1 route within 1km of the Site?	NO
	Distance to Crossrail Phase 1:	greater than 25km
	Is the Site within or close to the Crossrail Phase 1 safeguarding limit?	NO
 Yorkshire and Humber CCS Cross Country Pipeline	The land under application is not within 1km	

This report includes a selection of large energy and infrastructure projects in the UK, but not all of them. If you are concerned about other projects or developments you can talk to your Local Planning Authority (LPA) and the Department for Communities and Local Government. The Government maintains a pipeline of infrastructure projects which may be constructed by 2020 and where public funding has been agreed.



Energy Overview

 Client Site

Exploration

-  Drilling Locations
-  Exploration Blocks
-  Solar Farms

Wind Energy

-  Wind Farms
-  Wind Turbines
-  Planned Wind Developments













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

Nominal scale at A4 paper size - 1:65,000

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Infrastructure Overview

- | | | | |
|--|--|--|---|
|  Client Site | High Speed 2 | Carbon Capture | Crossrail |
|  HS2 track |  Station or Depot |  Application Boundary |  Crossrail Station |
|  Safeguarding Areas |  Above Ground Installations |  Temporary Storage |  Safeguarding Limits |
| | |  Surface Interest | |



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

Nominal scale at A4 paper size - 1:65,000

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Details

High Speed 2 is greater than 25km

Background

The National High Speed Rail Strategy started with the route between London and the Channel Tunnel (High Speed 1) and is continuing with the proposed network between London and Scotland (High Speed 2).

Following the Government announcement in January 2012, the first phase of High Speed 2 is a London to Birmingham line due to be operational by 2026.

A second phase from Birmingham to Leeds and Manchester will see lines built by 2033. The proposals for Phase Two were announced in January 2013. The Government has also announced its decision to suspend the development of a spur connecting HS2 with Heathrow Airport, subject to the outcome of the Airport Commission.

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

Compensation

The Property and Compensation Consultation for Phase One of HS2 between London and Birmingham concluded on 31st January 2013. The construction of the high speed rail line will have a significant impact on nearby properties and as such the following compensation schemes were proposed by the Government:

- 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.

London-to-Birmingham (Phase 1) Safeguarding Directions

The government has defined 'safeguarded' areas along the proposed HS2 route between London and Birmingham in order to protect the planned railway corridor from conflicting development before construction starts. Safeguarding aims to ensure that new developments along the route do not impact on the ability to build or operate HS2 or lead to excessive additional costs.

Safeguarding at the Northolt Tunnel and Bromford Viaduct Tunnel will not be completed until the end of 2013.

Those who own property in a Safeguarded area may be able to serve a Blight Notice requesting that the government buys their property under the terms of the Compensation Code.

If they meet the relevant criteria they can expect to receive the unblighted open market value of their home, a home-loss payment of 10% of the value of their home (up to £47,000), and reasonable moving costs. Compensation for business losses due to relocation or extinguishment will be awarded on a case by case basis.

Birmingham-to-Manchester/Leeds (Phase 2) Safeguarding Directions

The route for extending HS2 past Birmingham is in the early planning stages. Safeguarding areas have not been announced yet.

Crossrail is greater than 25km

Background

In October 2007 the Government announced the go-ahead for the Crossrail project as a rail link from Maidenhead and Heathrow to Shenfield and Abbey Wood, with a new tunnel section running under central London. This report comments on Safeguarding Limits and areas of Surface Interest, using current information. Crossrail has described the process of Safeguarding as 'where the proposed project's location or route is protected from conflicting development'. Therefore if you are in a Safeguarded area and are considering redevelopment, you will find added restrictions for obtaining planning permission. Areas of Surface Interest may be used during construction for the transfer of building/waste materials or machinery. Consequently this may result in disruption to the affected site and in nearby areas.

The Crossrail Act provides for a railway terminating at Maidenhead in the west and Abbeywood in the South-East. This does not preclude a later extension to Reading, or from Abbeywood to Gravesend and Hoo Junction, and land has been safeguarded to prepare for this eventuality. However, there are no current plans to extend the railway outside the Crossrail Act determination.

The existence of a Safeguarding Direction will be declared by the local planning authority in response to searches of the local Land Charges register.

A further phase of Crossrail, 'Phase 2' put forward by a business lobby group London First would provide a north-south link through central London. The proposed service would run from Cheshunt and Alexandra Palace in the north to centres including Epsom, Shepperton and Twickenham in the south west. Much of the route would be in a tunnel. No detailed maps are yet available and the proposal for the route is set to be reviewed in 2014.

Compensation

A property directly above construction of a new tunnel could be affected as a result of ground settlement. Settlement is the technical term given to the way the ground moves around a hole after it has been dug out. Digging tunnels, shafts and basements always causes small movements in the ground. If eligible, you may claim for the cost of any damage caused from Crossrail throughout the construction process and for up to two years after Crossrail opens to the public.

Crossrail also provide a noise insulation package to eligible properties close to construction works – The Crossrail Noise and Vibration Mitigation Scheme.

Further information in relation to Crossrail can be found by visiting <http://www.crossrail.co.uk>

Yorkshire and Humber Carbon Capture and Storage Pipeline

Source: National Grid, 2013

Details

The Yorkshire and Humber pipeline is greater than 25km

Background

The National Grid has developed a proposal to reduce the environmental effects of carbon dioxide emissions from power stations and industrial plants in the Yorkshire and Humber region. They are exploring the use of carbon capture and storage (CCS) which involves piping carbon dioxide emissions to be stored permanently beneath the seabed in natural porous rock formations or depleted oil and gas fields.

The Yorkshire and Humber CCS Cross Country Pipeline project will comprise the construction of 75km of onshore pipeline (buried at least 1.2m below ground level) and associated infrastructure for the transportation of carbon dioxide. It is proposed that the pipeline is routed from the White Rose CCS Project at Drax, North Yorkshire via a junction at Camblesforth, North Yorkshire to a land-fall point near Barmston in East Riding of Yorkshire. The application will include associated infrastructure comprising pipeline internal gauge (PIG) traps, a multi-junction, three block valves, a pumping station and associated works.

Compensation

This project is in the early stages of development with an application expected to be submitted to the Planning Inspectorate for approval by early 2014. A decision is expected shortly after submission.

There are no schemes for compensation to properties located close to or on land associated with the development yet.

Wind Energy

The nearest planned or current wind energy installation is 10.2km north east

Background

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

RenewableUK holds records of wind projects in the UK Wind Energy Database. It shows point locations of wind farms that are currently operational, under construction, or consented for construction. The data includes the name and location of the wind farm, the owner, the operator, operational dates, and the number of turbines associated with it. Argyll has supplemented this data with the locations of individual wind turbines identified from background Ordnance Survey Landline mapping.

Planned wind projects data has been supplied by DECC.

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

Compensation

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



Details

The nearest oil and gas exploration past or present is greater than 25km

Background

The licenses identified within this report relate to areas of land (blocks) that are licensed for onshore energy exploration and production (oil and gas). There are several different licence types within the dataset, some of which are no longer issued. Until 1996, the government issued a sequence of separate licences for each stage of an onshore field's life:

- Exploration Licence
- Appraisal Licence
- Development Licence
- Production Licence

Petroleum Exploration and Development Licences (PEDLs) were introduced at the Eighth Licensing Round (in 1996) to reduce the bureaucratic burden of issuing a series of licences. DECC no longer issues any licences of these types but a number of them, and older historical licences, are still in force. In addition to these licenses there are also Mining Licences. These are the oldest, dating from the 1950's. The presence of one or more of these licenses does not mean that exploration or production will definitely happen.

This dataset is shown in conjunction with an Energy Well dataset which details all drilling wells along with the corresponding licence keys. 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

The presence of one or more of these licenses or energy wells does not mean that exploration or production will definitely happen. On-shore (landward) exploration of hydrocarbons in the UK is governed by the Petroleum Act 1998 which supersedes the Petroleum (Production) Act 1934. Reserves of natural occurring petroleum, including gas, are by right the property of the crown. Development and exploration licences are granted by Department of Energy and Climate Change (DECC) to applicants who have demonstrated technical and environmental competence and have sufficient access to funding. The government does not directly grant access rights, planning permission or environmental permits and consents. These must all be sought by the applicants by applying to the appropriate land authorities and negotiating with land owners.

Shale Gas and Fracking

Shale gas is mainly methane which is locked up in fine-grained sediments which are typically several hundred metres below ground. Because it does not readily flow to a well it is referred to as an unconventional gas and it requires a special technique – hydraulic fracturing or “fracking” to access it. The fracking process requires injection into the ground of water and various other additives. 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; however, 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.

Hydraulic fracturing is just one technical part of the process required for the development and operation of a shale gas operation which includes exploration, production and abandonment. Each stage of the shale gas development process presents a different set of risks including risks 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 such an event occurring. Although 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.

There is general consensus that risks to property from shale gas operations are low. However, the exact nature of risk depends upon site specific considerations. All shale gas operations will require appropriate planning consent, during which process local residents and interested parties will have the right to comment on any application.

Conventional Oil and Gas

Conventional oil and gas has been extracted in the UK for over 100 years. The process of exploration and development is very similar to that associated with shale gas and fracking although the resource can often be developed from fewer wells and, although sometimes employed, hydraulic fracturing is not always required.

Solar Energy

The nearest operational or planned solar energy installation is 18.1km south west

Background

The most recognisable form of solar photovoltaic (PV) system is solar panels attached to residential or commercial properties, generating electricity from the sun. A solar 'farm' is simply a large scale photovoltaic system covering a larger area of land. Panels may be freestanding, generally in south-facing fields, 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 which may 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 Wiberton Solar Farm in Cambridgeshire. This covers approximately 35 acres of farm land and produces up to 5MW of energy, which is enough to power over 1350 homes in the surrounding area.

Planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable. Protecting local amenity is an important consideration which planning authorities consider when making their decisions.

The most apparent environmental impact of a solar farm is visual impact. Large areas of land may be covered, but the structures within them are not commonly higher than 2m above ground level. Visual impact can be reduced if planned and screened sensitively. A solar farm does not generate noise, is quick to construct (often only 1-2 months), and has very limited maintenance traffic once construction completes.

This data, sourced from DECC, indicates the location of operational and proposed solar farms with a point reference, so could be nearer to your Site 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.

Compensation

There are no formal government compensation schemes for property owners located close to solar farms. To date there is no evidence to suggest that solar farms negatively affect property prices.

As with wind power, 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.

Risk Analysis Methodology

The Energy & Infrastructure report has been designed to complement existing planning reports by alerting users to the presence of key energy and infrastructure projects. The Report is a desktop analysis based upon an automated review of the following datasets:

- High Speed Two Phase 1 London-to-Birmingham, and Phase 2 Leeds and Manchester
- Crossrail Phase 1
- Yorkshire and Humber CCS Cross Country Pipeline
- Wind Turbines and Wind Farms
- Oil and Gas Exploration Blocks, and Drilling Locations
- Operational and Planned Solar Farms

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.

The information in the Nearest Features section of the Report is derived from statutory and non-statutory sources. The data supplied by High Speed Two (HS2) Ltd is the proposed High Speed 2 route at the time of writing this Report. The route is subject to approval by Government and may be subject to change.

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 0845 458 5250. This report is provided under the Argyll Environmental Terms and Conditions for Data Reports, a copy of which is available on our website.

Useful Contacts

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Argyll Environmental Limited Lees House 21-33 Dyke Road Brighton BN1 3FE http://www.argyllenvironmental.com	Telephone 0845 458 5250 Fax 0845 458 5260 info@argyllenviro.com
High Speed Two (HS2) Ltd Eland House Bressenden Place London SW1E 5DU http://hs2.org.uk http://highspeedrail.dft.gov.uk	Telephone 020 7944 4908 hs2enquiries@hs2.gsi.gov.uk
British Wind Energy Association Greencoat House Francis Street London, SW1P 1DH UK www.renewableuk.com/en/renewable-energy/wind-energy/	Telephone 020 7901 3000 info@RenewableUK.com
Department of Energy & Climate Change (DECC) www.gov.uk/government/organisations/department-of-energy-climate-change	



Important Consumer Protection Information

This search has been produced by Argyll Environmental Ltd, Lees House 21-23 Dyke Road, Brighton, BN1 3FE. Telephone: 0845 458 5250, Fax: 08456 458 5260, e-mail: 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.

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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
- 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



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
21-23 Dyke Road
Brighton
BN1 3FE

Telephone: 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, E-mail: admin@tpos.co.uk

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