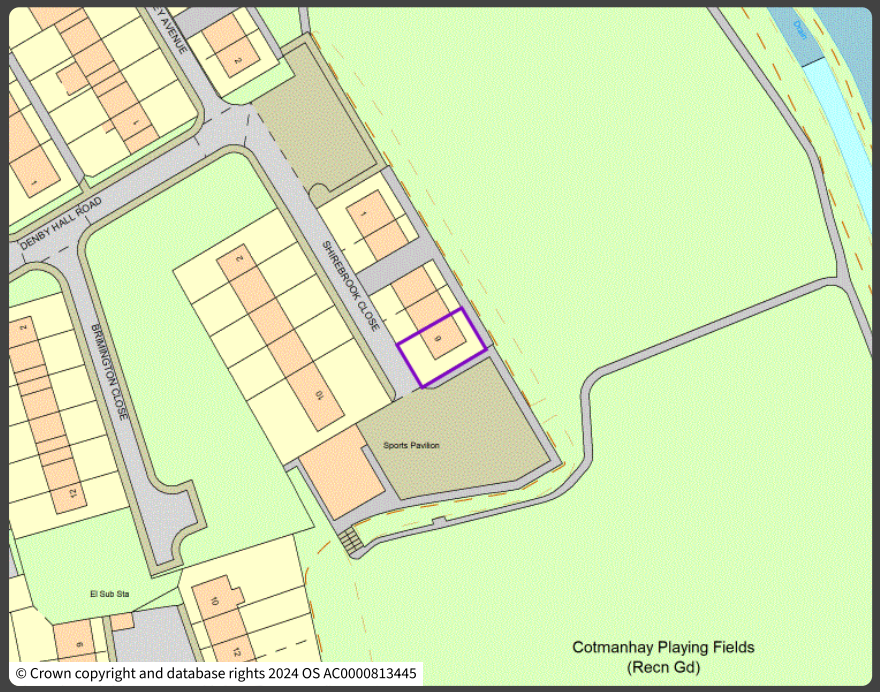
Landmark Energy & Infrastructure

Landmark Information Group

The report is issued for the site as described

Sample Street, Sample Town, XX1 1XX, England



Energy & Infrastucture — Identified

Non-Renewable Energy Page 2

Oil & Gas Exploration	4km	Not Identified
Oil & Gas Transportation	250m	Not Identified

Renewable Energy Page 3

Wind Energy	4km	Identified
Solar Energy	2km	Identified
Other Renewable Energy	2km	Not Identified

Rail Infrastructure Page 4

Above and below ground railways	250m	Identified
HS2 & Crossrail 2	4km	Not Identified

Responsible Authorities

The responsible authorities for the site are:

- Erewash Borough Council

Non-Renewable Energy

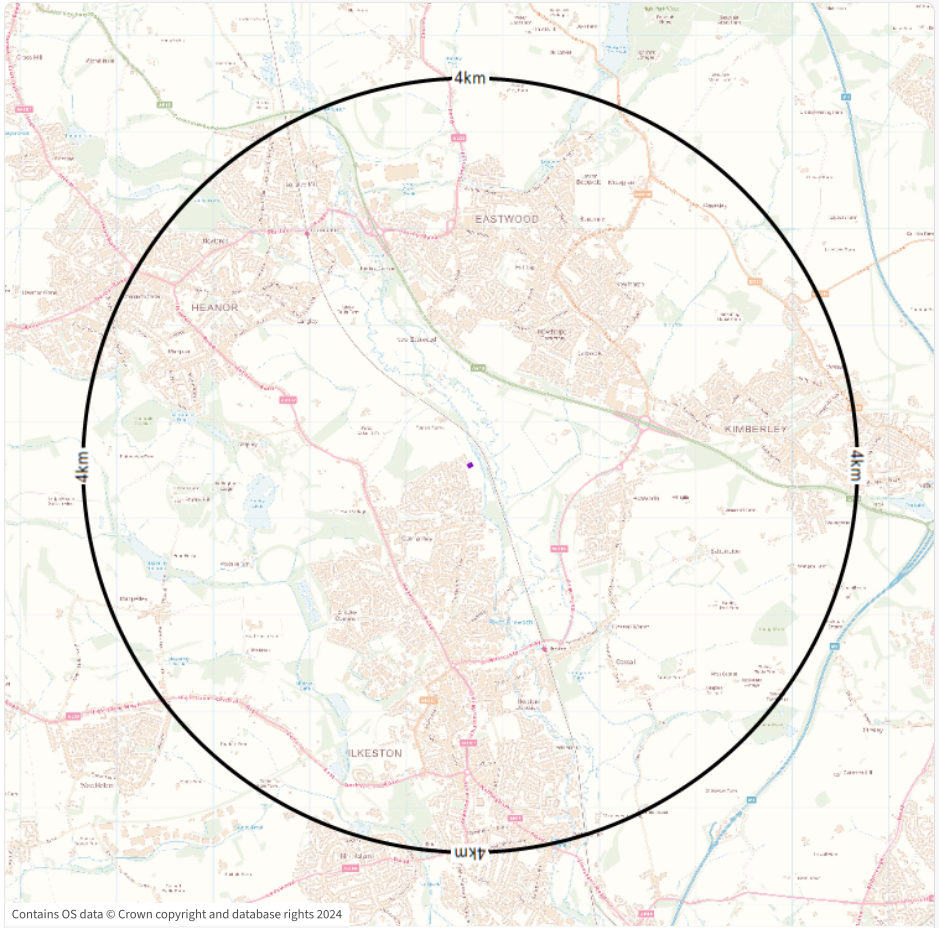
Not Identified

Summary

We have not identified any features in proximity to the property.

Why we search this

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 can 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.



Risk		Search radius	Result
	Multiple features present		
	Oil & Gas Exploration	4km	Not Identified
	Oil & Gas Transportation	250m	Not Identified

Renewable Energy

Identified

Summary

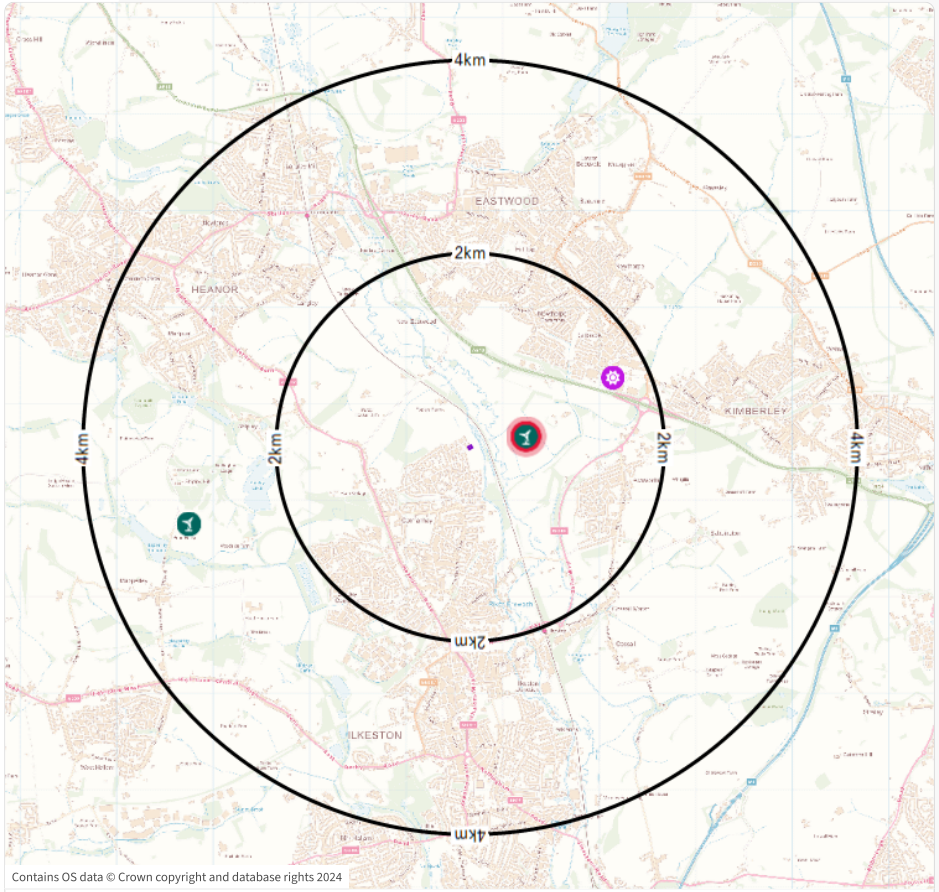
We have identified features in proximity to the property. The detail on each project can be found in the data section.

Recommendations

1. The data section has the full details of each project we've identified, along with the operator details if you'd like to contact them to find out more.
2. Visit the property to ensure you are comfortable with any potential noise or visual impact.
3. For planned projects, contact the Local Planning Authority to find out if there are any associated planning applications with details on likely activities.

Why we search this

The generation of renewable energy is increasing in the UK. The impact to a property will be influenced by the type and size of the project. Wind farms can have a visual impact, and cause noise and vibration; solar farms may cover a larger area with a predominantly visual effect; some large power stations may have a visual and audible impact, increase local traffic and cause pollution.



Risk		Search radius	Result
	Multiple features present		
	Wind Energy	4km	Identified
	Solar Energy	2km	Identified
	Other Renewable Energy	2km	Not Identified

Rail Infrastructure: Above and below ground railways

Identified

Summary

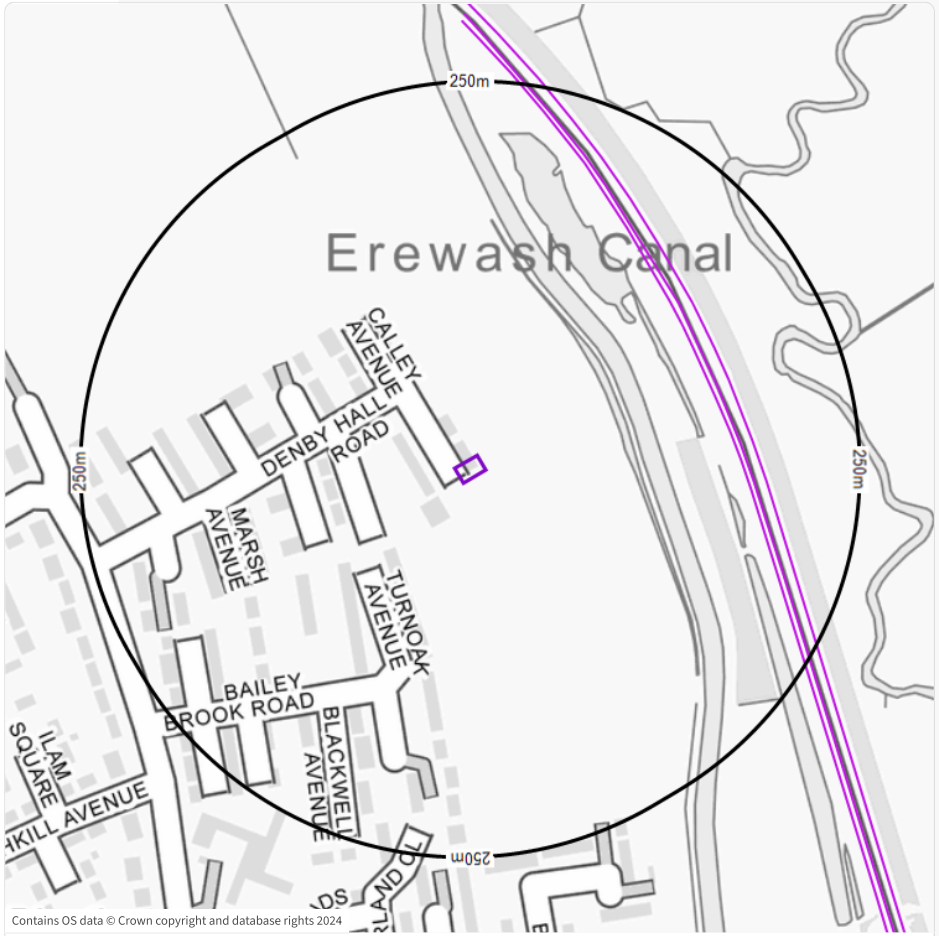
We have identified features in proximity to the property. The detail on each project can be found in the data section.

Recommendations

1. The data section has the full details of each project we've identified, along with the operator details if you'd like to contact them to find out more.
2. Visit the property to ensure you are comfortable with any potential noise or visual impact.

Why we search this

Proximity to railways can influence property both positively and negatively. There are several factors to consider, such as the benefit of accessible transport links versus the level of train noise created. Below ground railways will also cause significantly less noise to the immediate vicinity than above ground railways.



Risk		Search radius	Result
	Multiple features present		
	Above & Below Ground Railways	250m	Identified

Rail Infrastructure: HS2 & Crossrail 2

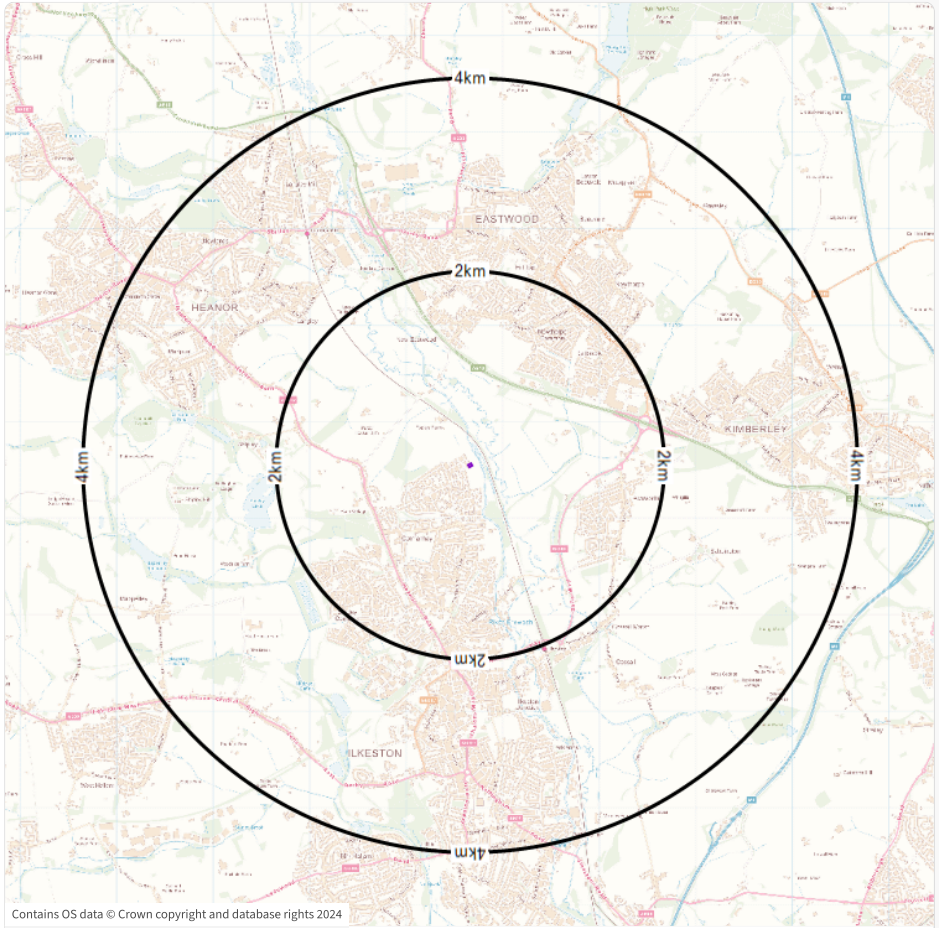
Not Identified

Summary

We have not identified any features in proximity to the property.

Why we search this

If you have a property near a station or terminus you may benefit from the line once open. Properties may need to be acquired or will be affected by the construction of the line or running of the trains. Construction methods will vary and may result in disruption to sites near the proposed route.



Risk		Search radius	Result
	Multiple features present		
	HS2	4km	Not Identified
	Crossrail 2	2km	Not Identified

Data appendix

This section outlines the data used to inform our assessment outcomes and opinions. There is no need to refer to it unless you are after the detail of a particular dataset used.

We will only show maps and detail where a risk has been identified.

How to use your 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.

How do we examine the risk?

We check each project or development against your property location. If we find something on-site or 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. Based on the data that is relevant to your property, we have created an automated opinion and recommendations using our sophisticated risk models.

The projects and developments we check for cover the whole of the UK. We have split it into three sections: Non-renewable energy Renewable energy and Rail Infrastructure. There will be maps and data for each individual development or project that has been identified. The following projects/developments and corresponding alert distances are searched for:

Non-Renewable Energy
Oil and gas exploration - 4km
Oil and gas transportation - 250m

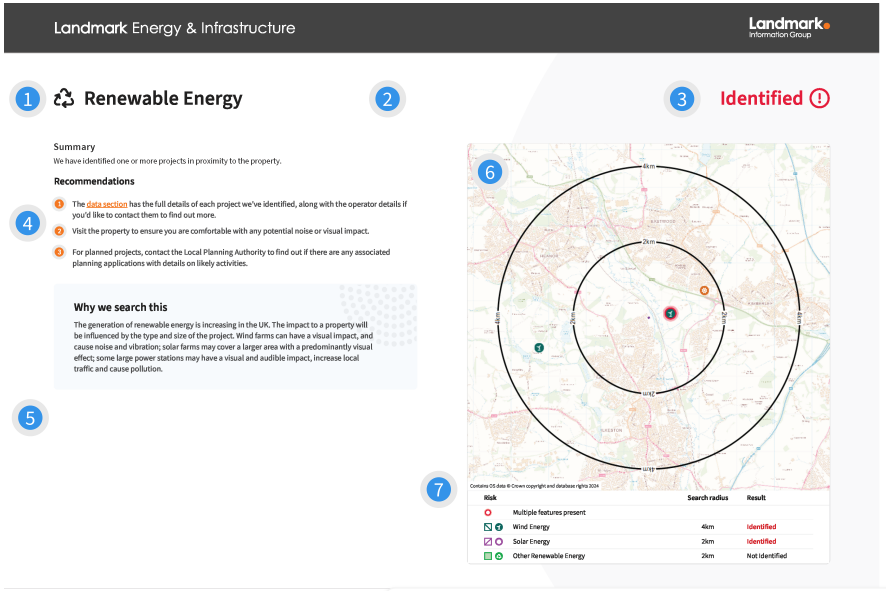
Renewable Energy
Wind energy - 4km
Solar energy - 2km
Other renewable energy - 2km

Rail Infrastructure
High Speed 2 - 4km (rural areas) 2km (urban areas)
Crossrail 2 - 2km
Above and below ground railways - 250m

If any of these factors are identified, then the data appendix will show the location and detail of the identified features.

Guide to the risk summary pages

There are three different ways we can examine each risk. These are indicated on the cover page, and we also highlight the assessment type on each risk summary page



1. The risk we have examined
2. How we have examined each risk (see left)
3. The outcome that we have determined
4. Summary and any recommendations
5. Explanation of why we search this risk
6. Map displaying proximity of any issues to boundary
7. Map key identifying any risk features

Understanding the data

Non-Renewable Energy

This section contains the extents of all 'Blocks' that are currently licensed for the exploration and production of energy, along with the locations of all current and historic wells that have been licenced for the exploration of energy. This is provided by North Sea Transition Authority.

'Blocks' are large areas of land where a licence has been offered or granted for the exploration or production of energy. The presence of one or more of these licences does not mean that exploration or production will happen.

Drilling wells cover the following categories: shale gas; gas storage; methane gas; coalbed methane; conventional oil and gas.

This section also includes details of the Southampton to London pipeline; a replacement underground aviation fuel transportation pipeline that runs from ESSO's Fawley Refinery near Southampton to their West London Terminal storage facility in Hounslow. The replacement works have been completed; however, land regeneration works will continue for several years.

Renewable Energy

This section of the report covers wind, solar and other renewable energy sources, including planning information for proposed projects with a capacity of over 1MW from the Department of Energy & Climate Change.

The report will only consider a planning application to be "Identified" if the application is active. We will still provide details of the inactive applications, as these can provide context on intended activity in the area. These are usually applications that have been refused, withdrawn or abandoned.

We provide details of Wind Farms as held by the British Wind Energy Association, in addition to details of Wind Turbines located using Ordnance Survey large scale mapping.

We include details on solar farms which generate between 1MW and 50MW of power. As a rough guide 2 to 3 hectares of land are required for every 1MW of power produced. This data, from the Department of Energy & Climate Change, 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.

As well as wind and solar power there are a variety of other renewable power sources in the UK. This section of the report uses Department of Energy & Climate Change data to identify the following other types of renewable energy: Small / Large Hydroelectric, Shoreline Wave, Tidal Barrage / Stream, Biomass, Co-firing, Anaerobic / Sewage Digestion, Hot Dry Rocks, Landfill Gas, Energy From Waste (EfW) Incineration, Advanced Conversion Technology.

Above and below ground railways

The above and below ground railways section provides details on existing railways. This includes data supplied by Crossrail for the route and stations and safeguarding areas; Railway lines (including underground, overground, national rail and tram lines) sourced from OpenStreetMap; and Stations and stops (including Metro, Tram, Underground, Preserved and Inactive stations sourced from Department of Transports NaPTAN API and Ordnance Survey OpenMap Local product for the United Kingdom.

This data includes records of historic railways. As such, it is possible that the railways identified are no longer present.

HS2 & Crossrail 2

The High Speed 2 (HS2) and Crossrail2 section of the report provides details on the proposed route, stations and safeguarding areas for each of the projects, based on Consultation documents and data provided by the Department for Transport.

In October 2023, the HS2 project was scaled back by the Government; discussions continue the appropriate next steps, and as such the data provided may not reflect the most recent changes. Full details about the Phase 2 cancellation can be found here: https://www.hs2.org.uk/

Datasets searched

Renewable Energy
Wind Farms
Wind Turbines
Renewable Energy Planning Database

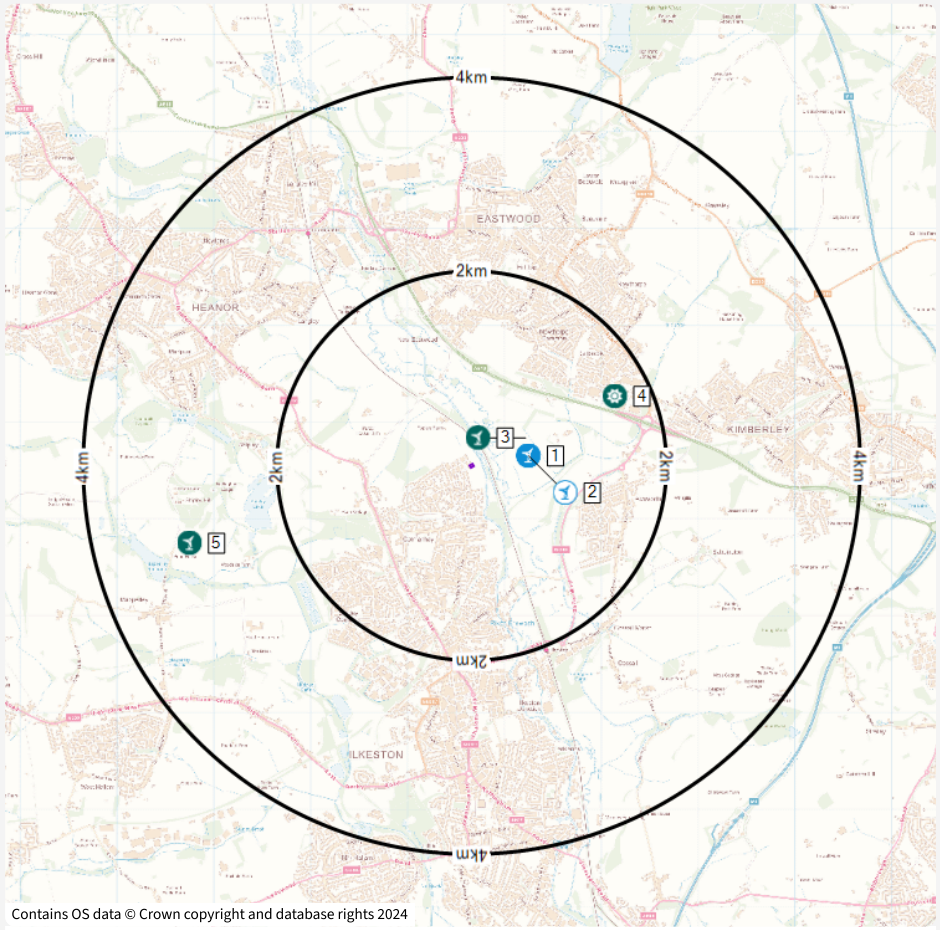
Non-Renewable Energy
Licensed Areas for Onshore Energy Exploration and Production
Licensed Wells for Energy Exploration
Offered Blocks for Onshore Energy Exploration and Production
Southampton to London Pipeline Development

Above and below ground railways
Crossrail - Safeguarding Limits
Crossrail - Stations
Crossrail - Track
Railed Transport - Tracks
Railed Transport - Stations and Stops

Understanding the data

HS2 & Crossrail 2
HS2 - Track
HS2 - Stations
HS2 - Safeguarding Limits
HS2 - Payment Zones
Crossrail 2 - Track
Crossrail 2 - Stations
Crossrail 2 - Safeguarding Limits

Renewable Energy



Multiple features present
Wind farms
Wind turbines
Planning apps - wind energy
Planning apps - Solar farms
Planning apps - other renewable energy

Wind energy

Id	Details	Status	Distance
Wind farms			
1	Name: Newthorpe Sewage Treatment Works OPERATOR_NAME: Not Supplied Developer: Severn Trent Water Ltd Owner: Severn Trent Water Ltd Number of turbines: 1 Status Date: 2014	Operational N/A	588m E
Wind turbines			
2	Name: Newthorpe Sewage Treatment Works Turbine	N/A	588m E
Planning applications			
3	Name: Newthorpe Wind Turbine Reference: 10/00717/FUL Onshore/Offshore: Wind Onshore Capacity: 2.5 Contractor: Severn Trent Water Address: Sewage Treatment Works, Halls Lane, Giltbrook, Nottinghamshire Local Planning Authority: Broxtowe Borough Council	Operational	618m NE
5	Name: Shipley Country Park Reference: Onshore/Offshore: Wind Onshore Capacity: Contractor: Derbyshire County Council Address: Slack Lane|Heanor||Derbyshire|DE75 7GX Local Planning Authority:		3008m W

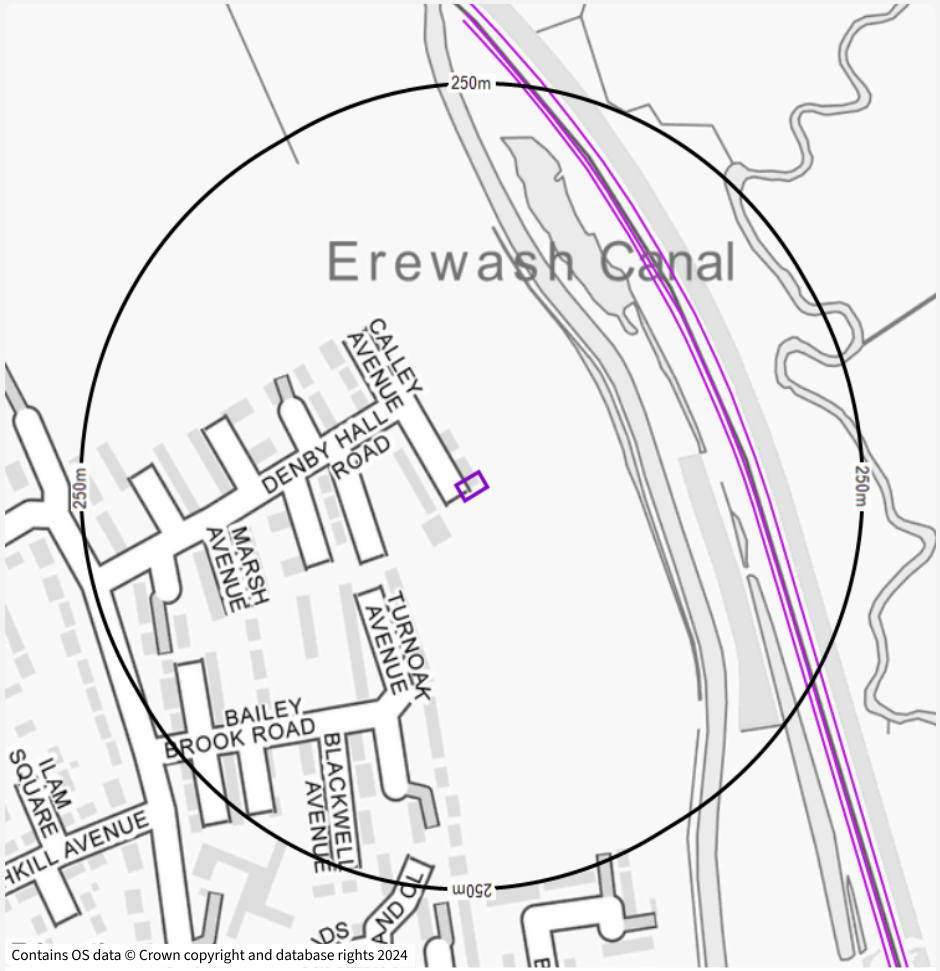
Renewable Energy

Solar energy

Planning applications

Id	Details	Status	Distance
4	Name: Ikea Nottingham Reference: Capacity: Contractor: IKEA Properties Investments Ltd Address: Giltbrook Retail Park|Nottingham NG16 2RP Local Planning Authority:		1637m NE

Rail Infrastructure: Above and below ground railways



Multiple features present
Track
Underground track
Railway Station

Within 250m of your property

Details	Distance
Tracks	
Network Name: Not Supplied Tunnel: Unknown Route: Network Rail Status: Active Railway Supplier Ref: way/212093388	160m NE
Network Name: Erewash Valley Line Tunnel: Unknown Route: Network Rail Status: Active Railway Supplier Ref: way/584872221	164m NE
Network Name: Trowell to Kirkby Line Tunnel: Unknown Route: Network Rail Status: Active Railway Supplier Ref: way/212093387	173m NE

Appendices

Useful information

Non-Renewable Energy

Onshore oil and gas exploration and production licences relate to areas of land (blocks). The Oil and Gas Authority (OGA) 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.

As well as the areas currently licensed for oil and gas exploration, we will also show the 159 new licenses that were offered under the 14th Onshore Oil and Gas Licensing Round to successful applicants.

Before any drilling activities can begin, the operator must first get planning permission. Contact your Local Planning Authority to get details of any current planning applications near to your property.

Fracking (Hydraulic Fracturing)

Fracking is just one technical part of the process needed for the development and operation of a shale gas facility. This includes exploration, production and abandonment. Each stage of the shale gas development process presents a distinct 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 begin at any significant scale.

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.

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

Renewable Energy

Planning has a key 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.

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

The wind and solar energy industries are 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 (https://www.renewableuk.com/).

Wind Energy

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.

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 (https://www.renewableuk.com/) holds records of wind projects in the UK Wind Energy Database.

Solar Energy

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.

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.

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

Other Renewable Energy

As well as wind and solar power there are a variety of other renewable power sources in the UK. Details of the other types of renewable energy are:

- **Small / Large Hydroelectric**- Power stations that produce electricity using the gravitational force of falling or flowing water. Small hydro projects are those that produce 10 megawatts or less.

Useful information

- **Shoreline Wave**- Electricity generation using sea surface waves
- **Tidal Barrage / Stream**- this is a form of hydroelectric power station that converts the energy of tides into electricity
- **Biomass** - Energy is created by burning biological material such as wood and certain types of Plants.
- **Co-firing**- A co-firing power plant burns biomass together with fossil fuels.
- **Anaerobic / Sewage Digestion**- The process produces a biogas, consisting partly of methane. This biogas can be used directly as fuel to generate electricity.
- **Hot Dry Rocks**- This is a type of geothermal power plant which uses heat produced naturally in the ground to create electricity.
- **Landfill Gas**- Burning of landfill gases to produce power
- **Energy From Waste (EfW) Incineration**- EfW is a form of energy recovery. Most EfW processes produce electricity and/or heat directly through burning.
- **Advanced Conversion Technology**- A process that produces gas by burning waste at extremely high temperatures. This achieves 100% degradation of the waste to "white ash". The gas produced is burnt for electricity generation and thermal energy distribution and utilisation.

Report limitations

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 Landmark make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, Landmark cannot guarantee that all land uses or factors of concern will have been identified by the report.

Landmark 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, Landmark cannot guarantee the accuracy or completeness of such information or data. We do not accept responsibility for inaccurate data provided by external data providers.

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Berkshire
RG2 0TD

helpdesk@landmark.co.uk
0330 036 6619

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TPOs

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

www.tpos.co.uk
admin@tpos.co.uk
01722 333306

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If you want to make a complaint to Landmark, 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.

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Customer Services Manager

Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

helpdesk@landmark.co.uk
0330 036 6619

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

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