










# SiteSolutions Energy & Infrastructure

## Energy

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

## Infrastructure

	High Speed 2	NOT IDENTIFIED
	Crossrail 1	NOT IDENTIFIED
	Crossrail 2	NOT IDENTIFIED
	Above and below ground railways	<b>IDENTIFIED</b>
	Southampton to London Pipeline	NOT IDENTIFIED

**The Responsible Authority for the site is:**  
Amber Valley Borough Council

This report is issued for the property described as:

**Sample Site**  
Address Line 2  
Address Line 3  
Sample Town  
Sample County  
Sample P

Report Reference  
**253267946**

Customer Reference

Report produced on  
**13 April 2021**

### 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](mailto:helpdesk@landmark.co.uk)

# Energy & Infrastructure Report



## Understanding this report

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

The projects and developments we check for cover the whole of the UK. We have split it into two sections: **Energy** and **Infrastructure**. 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
- Above and below ground railways – to 250m
- Southampton to London Pipeline project – to 250m

## Next Steps:

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

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

# Recommendations



## Oil and Gas Exploration

The site is within 4km of one or more drilling locations.

If the drilling well location is current you should contact the operator for further information. See the Oil and Gas Exploration section for more details.

You can also contact the planning department at Amber Valley Borough Council to find out if there are any planning applications to carry out drilling activities in the area.

The Site is in or within 4km of an area licensed by the Oil and Gas Authority(OGA) for the exploration of oil and gas. The presence of one or more of these licences does not mean that exploration or production will definitely happen. The company that holds the exploration licence may be able to provide more information about their plans to prospect for oil and gas in the local area. A lot of this information can be obtained by carrying out an internet search using the licence reference PEDL303 and operator name INEOS UPSTREAM LIMITED (09121775). Before any drilling activities can begin, the operator must first get planning permission. Contact Amber Valley Borough Council to get details of any current planning applications near to your property.



## Wind Energy

We have found no Wind Energy facilities within 4km of the site. No further action is considered necessary.



## 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

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



## 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.

# Recommendations



## Above and below ground railways

The Site is within 250m of above or below ground railways or trams.

Proximity to railways can influence property both positively and negatively. There are a number of factors to consider, such as the benefit of accessible transport links versus the level of train noise created. Below ground railways will also cause significant less noise to the immediate vicinity than above ground railways. We suggest visiting the property, at different times of the day if possible, to ensure you understand the potential impact.



## Southampton to London Pipeline

The site is not within 250m of the Southampton to London to pipeline. No further action is considered necessary.

# Property Location





## Location Plan

The map below shows the location of the property



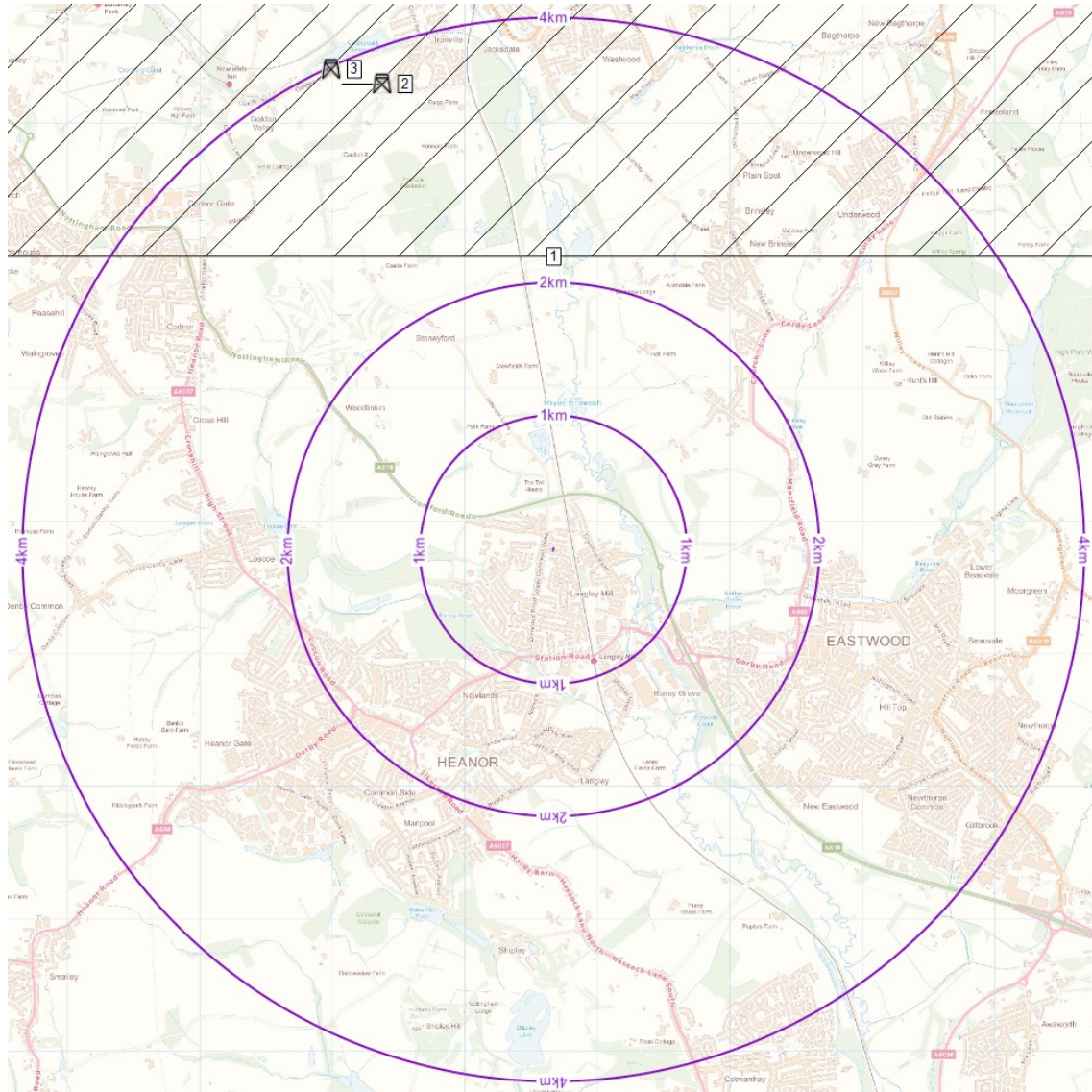
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-  Property
-  Search Radii



## Oil and Gas Exploration

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



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- |                            |                           |                           |
|----------------------------|---------------------------|---------------------------|
| Map ID                     | Operational Drilling Well | Offered Exploration Block |
| Multiple Features Present  | Planned Drilling Well     |                           |
| Licensed Exploration Block | Completed Drilling Well   |                           |

# Energy

## Drilling well locations within 4km of your property

Map ID	Drilling Well Locations	Status	Distance
2	<b>Licence:</b> - <b>Type:</b> Conventional Oil and Gas <b>Operator:</b> HMG <b>Name:</b> Ironville 1 <b>Number:</b> Lk/29- 3 <b>End date:</b> 30 August 1919	Completed	3846m NW
3	<b>Licence:</b> PL214 <b>Type:</b> Conventional Oil and Gas <b>Operator:</b> BP <b>Name:</b> Ironville 5 <b>Number:</b> Lk/29- 8 <b>End date:</b> 08 July 1984	Completed	3981m NW

## Current Exploration licences within 4km of your property

Map ID	Exploration Licences	Status	Distance
1	<b>Licence:</b> PEDL303 <b>Type:</b> Petroleum Exploration and Development Licence <b>Licensee:</b> INEOS UPSTREAM LIMITED (09121775) <b>Administrator:</b> INEOS UPSTREAM LIMITED (09121775)	-	2200m N

## What is it?

Onshore oil and gas exploration and production licences relate to areas of land (blocks). The presence of one or more of these licences does not mean that exploration or production will definitely happen. The 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 recently offered under the 14th Onshore Oil and Gas Licensing Round to successful applicants.

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

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

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

## What could be the impact on your property?

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

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

## What can you do about it?

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

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



# Infrastructure



## Above and below ground railways

This map provides a detailed view of above and below ground railway track and stations.



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— Track



Railway Station

# Infrastructure

## Track

Question	Answer
Distance from the nearest railway track within 250m?	137m

### How could railways impact your property?

Proximity to railways can influence property both positively and negatively. There are a number of factors to consider, such as the benefit of accessible transport links versus the level of train noise created. Below ground railways will also cause significant less noise to the immediate vicinity than above ground railways. We suggest visiting the property, at different times of the day if possible, to ensure you understand the potential impact.

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

# Useful Contacts

Name	Address	Contact Details
<b>Oil and Gas Authority</b>	Imperium Imperial Way Reading Berkshire RG2 0TD	<b>T:</b> 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 2021 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
Above and below ground railways	© OpenStreetMap contributors and Contains public sector information licensed under the Open Government Licence v2.0, © Crown Copyright. All rights reserved 2021
Southampton to London Pipeline	©Landmark Information Group and/or its Data Suppliers 2021

## 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:

<http://www.landmarkinfo.co.uk/Terms/Show/490>

## Important Consumer Protection Information

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

Tel: 0845 458 5250

Email: [orders@argyllenviro.com](mailto: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](http://www.tpos.co.uk)

Email: [admin@tpos.co.uk](mailto: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  
1<sup>st</sup> Floor  
98 – 99 Queens Road  
Brighton  
BN1 3XF

Tel: 0845 458 5250

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

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