



Planning

A dedicated planning search report, providing insight on potential development activity within the vicinity of the property which is not captured elsewhere in the conveyancing process.

Use: **Residential Property**
Delivery time: **<24hrs**
Site Size: **0-5Ha**
Reliance: **£10m***

INTRODUCTION

A comprehensive search which delivers an accurate, accessible, and easily reportable summary of local-area planning applications. A robust Planning report which goes beyond the scope of information captured by the Local Authority Search or the TA6 Property Information Form can help avoid unwanted surprises post-exchange, should it transpire that nearby development projects exist which could impact a purchaser's future use of their new home, its value or saleability.

COVERING



Extensions and Small New Builds



Planning Restrictions



Developments



Telecoms



Lawful Development Certificates



Change of Use

DESIGNED TO

- Offer a highly efficient but robust view of the landscape of local planning activity, without having to attempt to compile the information manually.
- Enable legal professionals to report on the possible impacts of planning applications – or simply pass across the user-friendly report to the customer for their own review and assessment.

KEY FEATURES

- A thorough collation of **Local Planning Applications from the past 10 years**, which are:
 - **Captured** using innovative methods. We proactively identify planning applications which, although recorded by a Local Planning Authority (LPA) as being outside of the search radius, may have the potential to encroach within influencing distance of the property, helping to identify applications commonly missed by other searches.
 - **Filtered** using a **Dynamic Search Radius** which adjusts according to whether the property lies within a rural, suburban, or densely populated urban area, ensuring a manageable representation of only the relevant applications.
 - **Categorised** for easy interpretation as Extensions and Small New Builds, larger Developments, Change of Use, Lawful Development Certificate Applications and Telecoms applications.
- **Illustrated** on a clear and intuitive Map. Application categories are colour-coded to enable an at-a-glance review of what types of applications exist where, in respect of the property, and assigned a unique ID for quick reference of the application detail.
- **Listed** in order of proximity from the property for easy review and reporting of application details, including Application References, Application Date, Address and Description.
- A dedicated section on potential **Planning Restrictions** identifying possible constraints such as Conservation Areas, Listed Buildings and Scheduled Monuments.

WHY USE DYE & DURHAM ENVIRONMENTAL SEARCH PRODUCTS?

- Our searches are **reliable and trustworthy**, produced under the industry-recognised Search Code and regulated by the Property Codes Compliance Board and The Property Ombudsman, with ten years and hundreds of thousands of property assessments under our belts.
- Our products are designed and managed by **experts** in the relevant fields of conveyancing, environmental and property risk.
- Our in-house team of experts **are on-hand to answer any queries** you might have on search results, and ultimately help you to best advise your client and resolve any concerns.

YOU MAY ALSO BE INTERESTED IN

EnviroPremium +Planning



Combine your assessment of Planning with an all-in-one risk report covering Contaminated Land, Flood, Ground Stability, Energy, Transport and Infrastructure

CON29M Coal Mining Search



An expert Coal Mining Search providing a Professional Opinion on coal mining risk, along with a specialist Mine Entry Interpretive Report (MEIR) included where needed, free of charge