

Premium Plus Planning

Environmental | Flood | Ground Stability | Energy & Infrastructure | Planning

A full solution environmental report, complete with Planning Intelligence and FCICapture technology. Providing the insight needed for informed purchase decisions

Combining assessment of the core Environmental risks with an intuitive Planning search, Premium Plus Planning comes complete with FCICapture and dynamic search technology, enabling conveyancers and homebuyers to gain a swift appreciation of the environmental risks and planning landscape in relation to a property and its location.



Data: Our reports provide a full interrogation of all datasets. Premium Plus Planning includes:

Environmental | Flood | Ground Stability | Energy & Infrastructure | Planning

Air Quality Rating | £100,000 Remediation Warranty | Radon



Key Features at a Glance



Planning: Local Authority planning applications data* for the preceding 10 years, relating to the property and its surroundings. The user friendly format presents planning records on a clear indexed map, with details of each entry itemised for handy reference. Possible planning and development constraints are highlighted, plus developments which may have an impact on the buyer's quiet enjoyment, plans and the potential future value of a property.



FCICapture Technology: Proactively identifies and reports on 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 those applications commonly missed by other searches.



Dynamic Planning Search Radius: Ensuring a manageable representation of relevant applications, dependent on the location of the property and whether it lies within a rural, suburban or densely populated urban area, for improved usability.



Law Society Compliance: Meets the requirements of the Contaminated Land and Flood Risk Practice Notes.



Air Quality Rating: From EarthSense, the UK's leading air quality experts.



Radon: An analysis of whether a property is located in a Radon Affected Area and if protective measures may be required.



Full Flood Reporting: Flood thumbnails detail each type of flood risk and JBA's Floodability score provides an overall rating for the property and its insurability.



Robust Ground Stability Module: Including a Property Subsidence Assessment by the British Geological Survey, considering features such as soil type, proximity of trees, the age of the property and the depth of its foundations to provide an assessment of shrink-swell subsidence risk, specific to the property.



Professional Opinion: Across the entire report, with clear outcomes.



Free Remediation Warranty: Providing zero-excess protection for 6 years, up to £100,000 on passed residential environmental reports.

Premium Plus Planning

Reported Risks: Environmental + Flood + Ground Stability + Energy & Infrastructure + Planning



Affordable Next Step Solutions

Free Further Action review - £0

Assessment of site-specific evidence, supplied by the client to identify if there is a reduced risk of liability under the contaminated land regime (Part 2A of the Environmental Protection Act 1990).

FCI Enviro Appraisal - from £245 + VAT⁽²⁾

For more complex contaminated land further action results, or where the legal professional or client does not feel comfortable obtaining information or interpreting the risks themselves, the FCI Appraisal facilitates transactions in a quick, cost effective manner through consultation with the regulators and expert analysis.

FCI Flood Appraisal - from £195 + VAT⁽²⁾

For Flood 'Further Actions', a property-specific manual assessment of the flood risk, taking into account the characteristics of the property and additional flood-risk information sourced from the Local Authority.

FCI Walkover - from £995 + VAT[^]

Where a more detailed analysis of contamination potential is required, a member of our team of environmental property professionals and chartered experts will visit the site to make a contamination risk assessment and produce a full written report.

Datasets

Environmental

Analyses the key risks including Artificial Ground, Contaminated Land Register Entries and Notices, Current Industrial Land Uses, Environmental Permits, Petrol Stations, Landfill Sites Past and Present, Telecommunications Transmitters, Potentially Contaminated Land from Past Industrial Land Uses, Pollution Incidents, Air Quality, Potentially In-Filled Land, Radon Gas, Regulated Environmental Processes, and Surface Dangers or Hazards.

Flood

Analyses the key risks listed by The Law Society including Surface Water Flooding, Groundwater Flooding Risk, River Flooding, The Sea, Historic Flooding, Flood Insurability, Flood Storage Areas, and nearby Surface Water Features.

Ground Stability

Analyses risks including Subsidence, nearby Ball Clay Mining Areas, Brine Compensation Areas, China Clay Mining Areas, Coal Mining Areas, Geohazards such as Clay Shrinkage, Landslips, Landslides and Sink Holes, Limestone Mining Areas, Past Mining Hazards in Minerals other than coal, Modified Ground, Natural Cavities, Potentially In-filled Land and Tin Mining Areas.

Energy & Infrastructure

Analyses risks including Carbon Capture and Storage, Coal Bed Methane Extraction, Crossrail, Current and Future Hydropower Installations, Gas Recovery from Mines, HS2, Licensed Oil, Gas, and Shale Gas Exploration and Extraction, Major Energy, Environmental, and Transport Infrastructure, Power Stations, Solar Farms, Underground Coal Gasification and Wind Farms.

Planning

Details of planning applications from the preceding 10 years, providing information on the types of developments, including extension and small new builds, developments, change of use, lawful development certificates, telecommunications, and planning restrictions.

Notes

- (1) These data modules can be purchased as stand-alone products
- (2) For residential properties, up to 0.25 hectares
- ([^]) Subject to property location, size and use
- (+) For planning data details and limitations please see our Terms and Conditions, available on our website

Premium Plus Planning

RRP £69.50 + VAT (0-5 Ha)

- Environmental
- Flooding⁽¹⁾
- Ground Stability⁽¹⁾
- Energy+Infrastructure⁽¹⁾
- Planning⁽¹⁾

FCI Planning

RRP £29.75 + VAT (0-5 Ha)

- Planning
 - FCICapture Technology



Download the product cards at www.futureclimateinfo.com



Consumer Protection



We protect the best interests of the homebuyer, helping you to support your client. We are regulated by the Royal Institution of Chartered Surveyors (RICS), and are Executive Members of CoPSO, regulated under the Search Code by the Property Code Compliance Board (PCCB) and The Property Ombudsman.



Contact Us

For expert advice, guidance or to discuss any of our products and services, please contact the team on: [+44 \(0\)1732 755 180](tel:+441732755180) or email fci-admin@dyedurham.com

We're always on-hand to provide free guidance and advice to legal professionals and their clients.