

Comprehensive planning information, complete with FCICapture technology. Providing the insight needed for informed purchase decisions

When carrying out due diligence ahead of a property transaction, helping your client to understand the upcoming changes to the area surrounding their future home can be a shrewd consideration, ensuring that their investment delivers upon expectations.








**Data:** Our reports provide a full interrogation of all datasets. FCI Planning includes:

Planning

FCI Planning offers an intuitive planning search, with FCICapture and dynamic search technology, enabling conveyancers and homebuyers to gain a swift appreciation of the planning landscape in relation to a property and its location.

### Key Features at a Glance

-  **Planning:** Local Authority planning applications data\* for the preceding 10 years, relating to the property and its surroundings. 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.
-  **User Friendly Format:** Presents planning records on a clear indexed map<sup>(\*)</sup>, with details of each entry itemised for handy reference.
-  **Categorised Planning Records:** Displayed clearly by type for ease of review and in order of proximity from the property. Categories include Extensions and Small New Builds, Developments, Change of Use, Lawful Development Certificate Applications, Telecoms, Planning Restrictions.



**RICS**  
Regulated by RICS



**SearchCode**<sup>™</sup>

**COPSO**  
EXECUTIVE MEMBER

**IEMA**

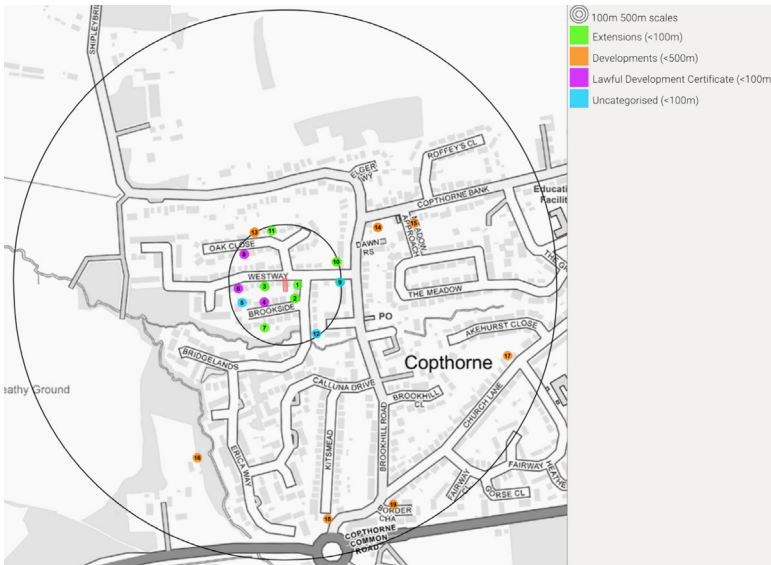


**The Property Ombudsman**  
Consumer Redress

# FCI Planning

## Reported Risks: Planning

### Clear Mapping<sup>(\*)</sup>



### Datasets

#### 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<sup>(1)</sup>
- Ground Stability<sup>(1)</sup>
- Energy+Infrastructure<sup>(1)</sup>
- Planning<sup>(1)</sup>

### FCI Planning

RRP £29.75 + VAT (0 - 5 Ha)

- Planning
  - FCICapture Technology



Download the product cards at [www.futureclimateinfo.com](http://www.futureclimateinfo.com)



### 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<sup>(2)</sup>

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<sup>(2)</sup>

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<sup>^</sup>

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.



### 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:+4401732755180) or email [fci-admin@dyedurham.com](mailto:fci-admin@dyedurham.com)

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