

Landmark Planning

Comprehensive Planning Report with a clearer view

Landmark Planning provides you with unrivaled data accuracy, including large applications as polygons for the majority of the UK. Our unique polygon data provides an accurate representation of a developments potential impact for easy analysis and communication.



Use this report to understand:

- Whether there are nearby residential planning applications that may impact the property. These are divided into:
 - Alterations and minor
 - New builds up to 50 dwellings
 - New builds over 50 dwellings
 - Unclassified
- What small, medium and large non-residential developments are proposed or are currently being carried out in the area
- What future uses of land are being proposed for the surrounding area
- Local authority policies and constraints
- Neighbourhood information including housing, demographics, schools, local amenities and rights of way

Key features

- Clear front page summary showing the type, vicinity and number of applications near the property
- Easily interpreted planning application information with maps
- Simple guidance to understanding the planning application and development process
- Large aerial photograph
- Turnaround time of one working day
- Comprehensive Landmark terms and conditions

What's included:

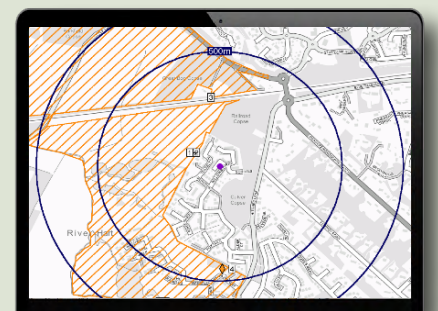
- Residential Planning Applications
- Non-residential Planning Applications
- Local Plans
- Land Use Designations
- Rights of Way
- Housing and Demographics
- Education
- Amenities
- 7 year history of planning applications
- **NEW** Polygon Data for Large Applications

New enhanced data

A key and unique feature within Landmark planning is how we display data on the majority of the UK's large planning applications as polygons.

Polygons provide a realistic understanding of the potential impact, both positive and negative, of a development, meaning a much clearer view of planning detail for both conveyancer and client.

The report also provides a fuller picture of the neighbourhood.





When do I need this report?

Traditionally solicitors have carried out two types of enquiries to find out about planning issues:

- A local authority search, which provides information that is generally limited to the extent of the subject property
- A Property Information Form, which relies on the knowledge of the seller

The Landmark Planning report is designed to supplement the findings of the local authority search by also looking at development activity in the wider area.

Designed specifically for residential buyers and their solicitors, the Landmark Planning report will provide key information so that clients can make informed decisions on the impact, if any,

a development may have on the value or enjoyment of the property in the future.

Due diligence

As part of your due diligence, ordering a Landmark Planning report demonstrates you have undertaken all practicable steps to reasonably identify information that the client would want to know.

Wide reliance

Automatic reliance by most parties involved in a property transaction including seller, buyer, lender and their professional advisors.



Landmark is the UK's market leader in the provision of environmental search reports. With our best-in-class data and risk models supported by an experienced and knowledgeable team, Landmark reports ensure complete due diligence providing key results for clients to make informed decisions, and smoother, quicker conveyancing transactions. **Understanding the past, supporting the present, leading the future.**

These other residential reports may be relevant to your property site:

SiteSolutions

Energy & Infrastructure

An accurate search which Provides details of a number of energy & infrastructure projects across the UK, including HS2, fracking and wind and solar farm data.



Landmark

Flood

A comprehensive desktop analysis of flood risk, taking into account flood defences and the availability of insurance.



Landmark

Regulated Coal

A CIE Regulated assessment of coal risk including environmental or ground stability hazards, from current or future underground or opencast mining activities.

