

land searches

The grant of permission for development or consent to change the use of land or buildings can realise a significant increase in its value. At the outset it is important to establish the likelihood of achieving your objective and the prospective timescale.

Uninformed purchases of land with the hope of short term gain can leave purchasers exposed to a myriad of obstacles in developing land in the way they wish. Many issues may affect the decision making process and these can range from prevailing planning policies, national legislation, regional development targets as well as physical constraints such as nearby uses or environmental considerations such as flood risk or contamination. Research prior to purchasing land can substantially reduce an investor's exposure to these difficulties.

With extensive experience in planning for housing, employment, commercial, retail and leisure uses DLP are well versed in addressing the various opportunities and potential for relocation, redevelopment and regeneration of sites. Alongside this, our knowledge base in relation to built heritage and the natural environment, minerals and waste issues combined with the issues affecting both undeveloped greenfield sites as well as the complexities of urban regeneration, puts us in an excellent position to identify development opportunities.

Land searches

DLP Planning can conduct land searches based on the geographic requirements of our clients or based upon our knowledge of demographic needs, market demands or policy objectives. Searches may be confined to individual local authority areas or across geographically identifiable areas such as transport corridors or regeneration areas.

DLP has a wide knowledge of planning policy and legislation at national, regional and local level which provides us with a substantial knowledge basis from which to identify suitable settlements and urban areas which are to be promoted for development.

The Land Searches can be tailored to suit your individual needs as a landowner, investor or developer. Usually the Initial Assessment, dependent on the nature

of your proposals, will determine an area of search and can then provide information including the following:

- The physical, demographic, socio-economic and housing market characteristics of the area;
- Local, regional and national planning policies applicable to current and future opportunities,
- Considerations material to future development; and
- Existing and potential land supply sites.

In addition, DLP can also assist in establishing land ownership details of surrounding land. This can help to avoid potential ransom situations where access to a site cannot be achieved without the inclusion of third party land. We can also provide supplementary information with additional research into a variety of issues such as:

- What planning permission / conditions are on site and in the surrounding area or are pending determination;
- Whether the highway fronting the property is public or privately maintained; and
- If there are tree preservation orders or other statutorily defined designations affecting the site.

In all cases we offer a broad appreciation of the opportunities and constraints presented by strategic potential and development proposals, as well as the financial and environmental implications which are likely to arise. With this information available to you, your prospects of successfully planning development within an appropriate timeframe are greatly enhanced thereby providing you with the knowledge by which to promote opportunities more successfully.

Structured promotion

Such considerations enable us to identify sites for future development and to structure a strategy for their promotion with the aim of delivering consent for development in a suitable timescale - be that short, medium or long term.

Whilst DLP Planning can identify opportunities, we can also provide advice as to how best to promote the site, either by way of an immediate planning application, through the strategic planning process or as a development plan allocation. This can inform your decision in terms of length of option agreements or whether you buy the land subject to planning.