

Land Assessment Worksheet



Initial desktop screening | UK property, planning and environmental constraints

1. Site identification

Start at [maplify.co.uk](#) - search an address, postcode or grid reference

Site address:

Site name / reference:

Postcode:

Local authority:

Ward / parish:

What3Words / grid ref:

Latitude:

Longitude:

Client / project ref:

Assessor:

Date:

2. Site description

Inspect the selected parcel and surrounding area on [maplify.co.uk](#)

Approx. area (m2 / ha / acres):

Perimeter (m):

Current use:

Proposed use:

Title number (if known):

Tenure:

Surroundings (N / E / S / W):

Access points / highways frontage:

Levels / slope:

Buildings / site features:

Ownership / easements notes:

3. Planning and policy screening

At [maplify.co.uk](#) explore planning, heritage and designation layers

Green Belt	☐ Yes	☐ No	☐ ?	National Landscape (AONB)	☐ Yes	☐ No	☐ ?
Conservation Area	☐ Yes	☐ No	☐ ?	National Park	☐ Yes	☐ No	☐ ?
Listed Building (on / near site)	☐ Yes	☐ No	☐ ?	Ancient woodland	☐ Yes	☐ No	☐ ?
Article 4 Direction	☐ Yes	☐ No	☐ ?	Brownfield / previously developed	☐ Yes	☐ No	☐ ?
Tree Preservation Order (TPO)	☐ Yes	☐ No	☐ ?	Housing allocation	☐ Yes	☐ No	☐ ?
Site of Special Scientific Interest	☐ Yes	☐ No	☐ ?	Neighbourhood Plan	☐ Yes	☐ No	☐ ?
Scheduled Monument	☐ Yes	☐ No	☐ ?	Transport safeguarding	☐ Yes	☐ No	☐ ?
Local Plan allocation / designation	☐ Yes	☐ No	☐ ?	Current / recent planning apps	☐ Yes	☐ No	☐ ?
Policy reference / relevant application ID:							

4. Flood and environmental screening

Use [maplify.co.uk](#) to check flood mapping and environmental constraints

Flood zone (fluvial / tidal)	☐ 1	☐ 2	☐ 3	☐ ?	Radon risk	☐ L	☐ M	☐ H	☐ ?
Surface-water flood risk	☐ L	☐ M	☐ H	☐ ?	Coal mining risk	☐ L	☐ M	☐ H	☐ ?
Reservoir flood risk	☐ L	☐ M	☐ H	☐ ?	Ground stability / geology	☐ L	☐ M	☐ H	☐ ?
Recorded historical flooding	☐ L	☐ M	☐ H	☐ ?	Contaminated land	☐ L	☐ M	☐ H	☐ ?
Groundwater flood risk	☐ L	☐ M	☐ H	☐ ?	Historic landfill / waste site	☐ L	☐ M	☐ H	☐ ?
Source protection zone (SPZ)	☐ L	☐ M	☐ H	☐ ?	Protected habitats / priority ecology	☐ L	☐ M	☐ H	☐ ?
Nearby rivers / watercourses	☐ L	☐ M	☐ H	☐ ?	Air quality / noise exposure	☐ L	☐ M	☐ H	☐ ?
Sewer flooding (where known)	☐ L	☐ M	☐ H	☐ ?	Biodiversity / ecological constraints	☐ L	☐ M	☐ H	☐ ?
Source, date or additional environmental notes:									

5. Access and infrastructure

At [maplify.co.uk](#) review access, transport and utility layers

Public highway / vehicle access:	Public rights of way:
Water and sewer / drainage availability:	Electricity, gas, telecoms:
Parking, delivery and servicing:	Public transport and rail proximity:
Highways / visibility constraints:	Other infrastructure notes:

6. Initial risk-rating matrix

Rate each topic after consulting Maplify and authoritative source records

Risk topic	L	M	H	Notes	Risk topic	L	M	H	Notes
Planning constraints	☐	☐	☐		Heritage restrictions	☐	☐	☐	
Flood risk	☐	☐	☐		Ecology / biodiversity	☐	☐	☐	
Ground / contamination	☐	☐	☐		Noise / air quality	☐	☐	☐	
Access / highways	☐	☐	☐		Utilities / drainage	☐	☐	☐	
Ownership / title	☐	☐	☐		Overall development risk	☐	☐	☐	

7. Due diligence, findings and next steps

Confirm findings with relevant official sources before making decisions

☐ Review Local Plan, constraints and planning history

☐ Verify title plan, ownership, boundaries and rights

☐ Check EA flood zones and surface-water mapping

☐ Review Green Belt, AONB and heritage overlays

☐ Check TPOs, SSSI, habitats and protected sites

☐ Investigate ground conditions and contamination

☐ Review highway access, utilities and public rights

☐ Record evidence sources, dates and limitations

☐ Agree outstanding enquiries and next actions

Evidence / constraint notes

Priority next steps / referrals

Preliminary desktop screening only. Confirm all findings with official records and competent professional advice.

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