

MAPLIFY
land intelligence

1. Site identification						Locate the parcel on maplify.co.uk and confirm the correct site before visiting																									
Site address:						Site name / reference:																									
Postcode:			Local authority:			Ward / parish:																									
What3Words / grid ref:				Latitude:				Longitude:																							
Assessor:			Visit date:			Arrival / departure:																									
2. Visit conditions														Note access permissions, weather and anything affecting what could be inspected																	
Weather:						Site access agreed with:						Others present:																			
Current land use:							Neighbouring uses:																								
Visibility / inspection limits:									Health and safety observations:																						
3. Draw the site and surrounding context														Sketch to approximate scale: use the north arrow, label important features and number photograph positions																	
N ↑																															
Legend / notation: boundary (B) entrance (E) trees (T) levels (L) services (U) photo locations (P1, P2...)																															
4. Sketch annotations and measured details																								Record indicative dimensions only; do not treat a sketch as a measured survey							
Approx. frontage (m):						Approx. depth (m):						Access width (m):																			
North / east boundary notes:										South / west boundary notes:																					
Key levels / slopes / drainage:										Trees / structures / utilities:																					
5. What to annotate on your sketch																								Check what you have recorded, then cross-check relevant layers on maplify.co.uk							
☐ Site outline / ownership clues												☐ Photo locations and directions																			
☐ Buildings, fences and access gates												☐ Visible utilities / inspection covers																			
☐ Trees, hedges and habitats												☐ Public footpaths / rights of way																			
☐ Slope, drainage and low spots												☐ Traffic, noise and adjoining activity																			
☐ Neighbouring land uses												☐ Possible constraints for desktop review																			

Site Sketch & On-Site Record

Site visit | detailed observations, photo references and follow-up enquiries

6. Physical site observations				Log observations rather than conclusions; photograph and date anything needing verification	
Site access / entry points:		Highway type / visibility:			
Ground levels / slope:		Waterlogging / drainage signs:			
Buildings / hardstanding:		Fences / walls / encroachments:			
Trees / vegetation / habitats:		Potential invasive species:			
Utilities / manholes / poles:		Connections / service access:			
Current occupation / storage:		Adjacent uses / sensitivities:			
Ground condition / suspicious materials:		Noise / dust / traffic / odour:			

7. Potential constraints observed				Identify issues to verify using the matching Maplify data layers and authoritative sources	
☐ Boundary not clear Check on Maplify: Land Registry / property boundaries		☐ Historic structures / buildings Check on Maplify: Listed buildings / heritage			
☐ Nearby trees / protected specimens Check on Maplify: TPO / conservation areas		☐ Ground / prior industrial uses Check on Maplify: Geology / contaminated land			
☐ Possible surface-water pathway Check on Maplify: Flood zones / surface-water risk		☐ Shared access / footpath Check on Maplify: PROW / transport layers			
☐ Vegetation / ecological potential Check on Maplify: SSSI / habitats / nature reserves		☐ Policy / designated landscape Check on Maplify: Green Belt / AONB / Local Plan			
Other constraints / landowner statements:					

8. Photo and evidence record				Number photo positions on the sketch; capture direction, view and any follow-up question	
Photo ref	Direction / viewpoint	What the photograph shows	Action / check		

9. Desktop follow-up at maplify.co.uk				Compare your notes and sketch against official datasets; record any uncertainties	
☐ Confirm parcel & title plan Land Registry boundaries; general extent only		☐ Check flood screening River/sea, surface water and reservoir mapping			
☐ Review planning applications Recent permissions, refusals, conditions		☐ Investigate ground risk Geology, radon, coal mining, landfill			
☐ Check policy designations Green Belt, allocations, Article 4		☐ Review rights and access Public rights of way and transport			
☐ Inspect heritage constraints Listed buildings, conservation areas, TPOs		☐ Review utilities & services Power, water, drainage and telecoms			
☐ Review ecology / habitats SSSI, priority habitats, ancient woodland		☐ Save an evidence pack Map outputs, source dates, next enquiries			
Most significant unresolved issue:					

10. Visit conclusions and next steps				Be clear about unanswered questions and when specialist advice or further investigation is needed	
Initial observations / feasibility summary		Actions / responsibilities / target dates			
Further survey / specialist advice required:		Priority:			
Assessor name / signature:		Record completed (date):			
Uncertainties / limitations:					