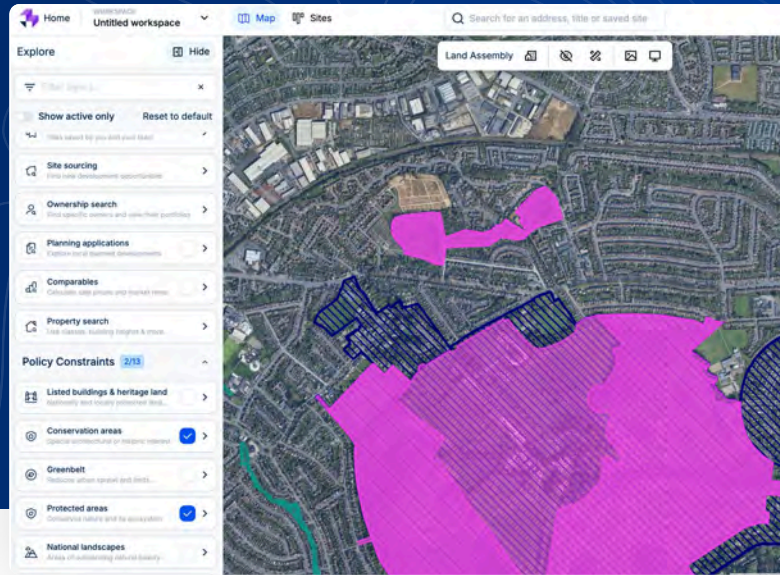


Site Feasibility Checklist

THE HIDDEN RISK



The Reality Check

Every developer knows to check for the Green Belt and Flood Zone 3. But margins aren't usually lost on the obvious constraints - they are lost in the hidden details, edge cases, and outdated data. Use this framework to validate the basics and spot the nuances that catch out the competition.

PHASE ONE

Planning Policy & Strategic Risk

The Baseline: Verifying the principle of development and ensuring the local authority's spatial strategy aligns with your intended use class.

- Strategic Designations:** Is the site within the Green Belt, an AONB, or a Conservation Area?
- Adopted Policy:** Is the site's proposed use supported by the currently adopted Local Plan?
- Planning History:** Are there any recent, obvious refusals for similar schemes on the site?
- Land Availability:** Has the Council already marked this site as "undeliverable" in the SHLAA/SHELAA?

The Hidden Traps

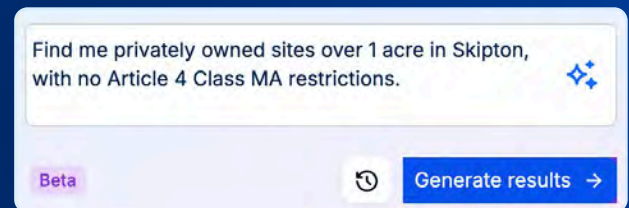
Emerging Policy & the "Tilted Balance": An adopted local plan might support your use class, but an emerging plan could be about to revoke it.

Micro-Designations (Article 4): Don't assume Permitted Development Rights (PDR) apply.

Reading Between the Lines: A site with no "Refusals" looks clean, but a historically "Withdrawn" application often masks a severe planning officer objection.

How to Check This:

The Manual Way: Scouring council websites for 300-page PDF drafts and reading dozens of poorly scanned delegated reports. (Est. time: 2+ hours)



The LandInsight Way: Use **Natural Language AI** to instantly filter out sites with Article 4 restrictions and use **AI Planning Summaries** to instantly extract the real reasons for withdrawal from historical documents. (Est. time: 30 seconds)

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PHASE TWO

Physical & Technical Constraints

The Baseline: Ensuring the site has the physical capacity to support your proposed massing and design without catastrophic mitigation costs.

- Flood Zones:** Is any part of the site in EA Flood Zone 2 or 3?
- Heritage:** Are there Listed Buildings or obscure local heritage assets on or adjacent to the site?
- Ecology:** Are there active Tree Preservation Orders (TPOs)?
- Topography & Utilities:** Are there extreme level changes, pylons, or substations that reduce the net developable area?

The Hidden Traps

The Surface Water Blindspot: A site might clear the standard river/sea flood map, but fail catastrophically on surface water flooding during heavy rainfall. This is often missed until a costly drainage strategy (SuDS) is commissioned. Permitted Development Rights (PDR) apply.

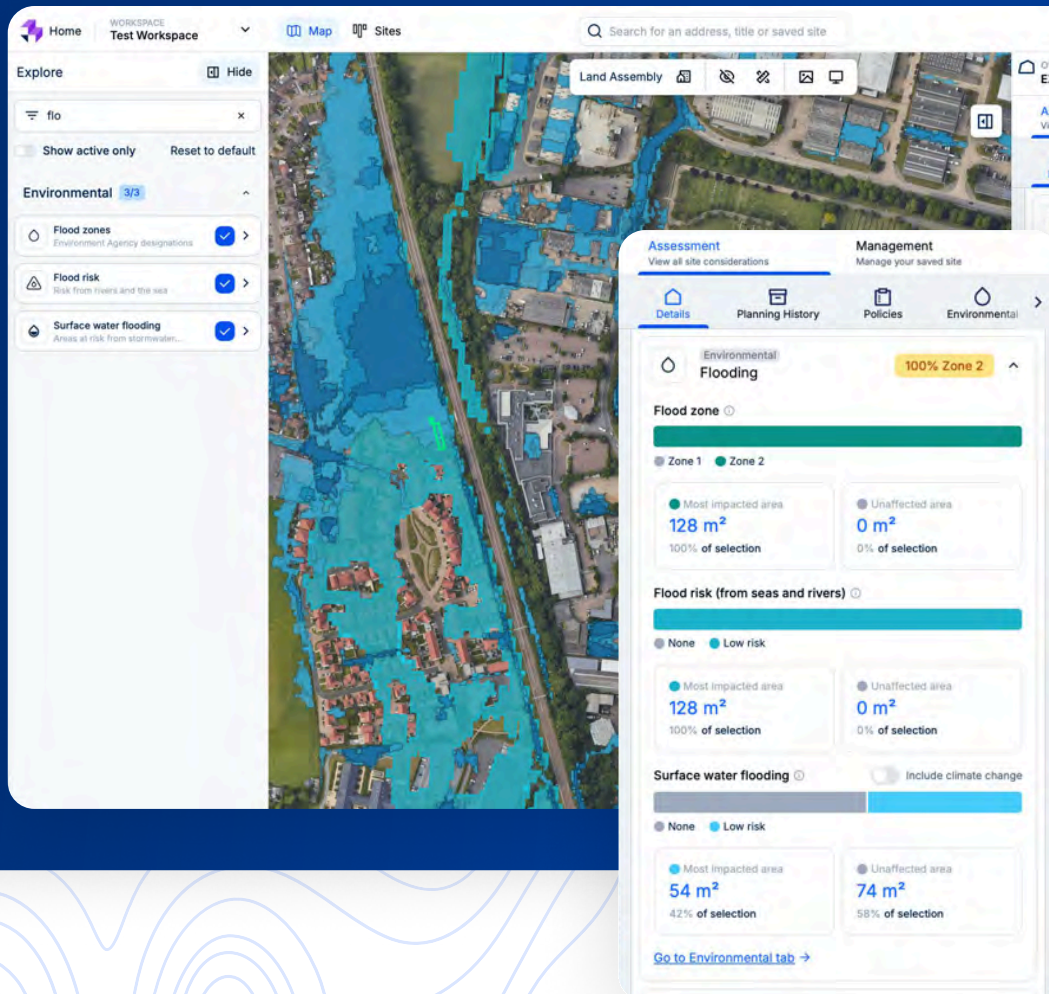
The BNG Baseline Trap: You know you need to deliver 10% Biodiversity Net Gain (BNG). But if the site's existing habitat baseline is unexpectedly high-value, the required on-site mitigation could completely wipe out your developable footprint.

How to Check This:

The Manual Way: Cross-referencing EA map portals, local council heritage PDFs, and commissioning early ecological appraisals. (Est. Time: Days/Weeks)

The LandInsight Way: Toggle on the comprehensive **Flood Risk Overlays** (including surface water), **Heritage Constraints**, and high-res **OS MasterMap** ecological layers directly on your site map. (Est. Time: 5 seconds)

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PHASE THREE

Ownership & Legal

The Baseline: Confirming who owns the land, how it's structured, and identifying immediate legal blockers to acquisition or development.

- Ownership Structure:** Is the site a single, clean title, or a complex multi-party land assembly?
- Title Encumbrances:** Are there restrictive covenants or strategic easements (e.g. gas mains) across the building footprint?
- Access:** Is there a clear, physical point of entry to the site?

The Hidden Traps

Unregistered Slivers & Ransom Strips: The main site has a clean title, but the 2-metre grass verge between the site boundary and the adopted public highway is unregistered or privately owned. You've just found a ransom strip that could hold up the entire project.

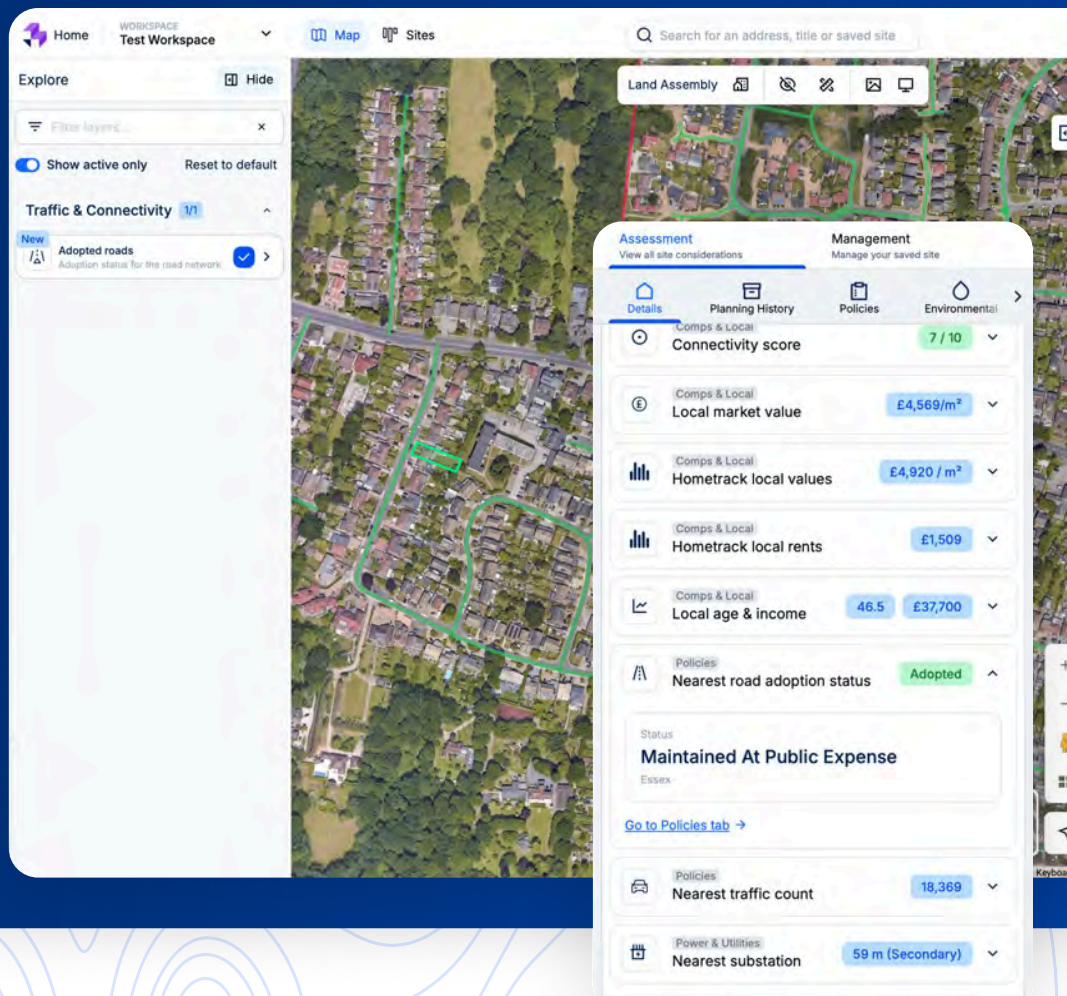
Complex Corporate Webs: The site looks abandoned, but the title is held by an overseas entity, a dissolved company, or a complex web of shell companies, making outreach and acquisition a legal nightmare.

How to Check This:

The Manual Way: Paying HM Land Registry for multiple title plans, hoping you clicked the right boundary polygons, and paying for Companies House reports to trace directors. (Est. time: Days)

The LandInsight Way: View exact Freehold/Leasehold boundaries and the **Adopted Roads Overlay** instantly to spot ransom strips. Access company status, ownership structures, and send contact letters directly within the platform. (Est. time: 45 seconds)

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PHASE FOUR

Market & Viability

The Baseline: Proving that the end product can be sold or rented at a price that justifies the land cost, build cost, and planning risk.

- Comparable Evidence:** Do recent nearby sales (£/sq ft) support your target Gross Development Value (GDV)?
- Demand:** Is there active market demand for your proposed use class in this specific postcode?

The Hidden Traps

The "Refurb vs. New Build" Anomaly: Relying on regional £/sq ft averages is dangerous. If the local comparables reflect refurbished older stock rather than premium new-builds, your GDV projections might be wildly inaccurate.

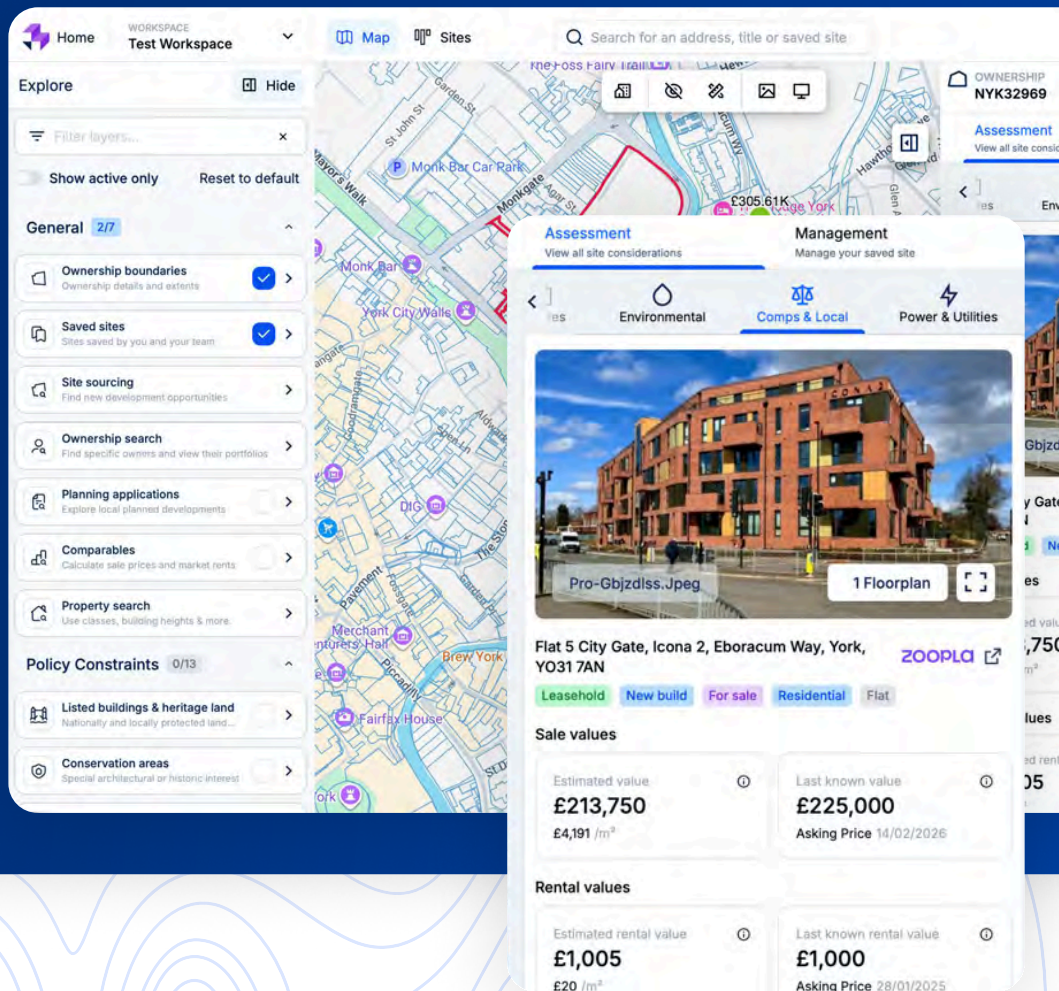
Hyper-Local Levies: A site might look viable until you realise the specific local Community Infrastructure Levy (CIL) and Section 106 demands for that exact borough absolutely destroy the profit margin.

How to Check This:

The Manual Way: Building out a blind spreadsheet, guessing at build costs, and hoping local estate agents are right about ceiling prices. (Est. time: Hours/Days)

The LandInsight Way: Validate GDV with integrated **Hometrack Data** (the UK's most accurate valuation data) and use the **Comparables Calculator** to see true, hyper-local new-build values. Stress-test the deal using our comprehensive **Appraisal Tool**. (Est. time: 5 minutes)

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Stop Digging for Data. Start Assessing Deals.

Doing this checklist properly is what separates top-tier developers from the rest. But manually cross-referencing the Environment Agency, HM Land Registry, outdated council portals, and clunky GIS maps is a massive drain on your most valuable resource: **time**.

Because manual checking is exhausting, developers are forced to take shortcuts. And in property development, shortcuts cost money.

You don't need to skip steps; you just need a better engine.

With LandInsight, this entire advanced checklist takes minutes, not days. Filter out the bad sites instantly, spot the hidden traps before your competitors do, and build a pipeline you can actually trust.

[Book Your LandInsight Demo](#)

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