



Plot Checklist

PLANNING

Outline Planning Permission?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Detailed/Full Planning Permission?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Expiry date of planning permission	
Was PP gained at appeal?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If so was this because of local opposition or LA planning department opposition?	
Has this died down?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the land has no planning, what are the realistic chances of PP?	%
Is this the view of the planning officer?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have you studied the local authority's Local Development Plan or Framework?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is what you are proposing in accordance with this/these policies?	<input type="checkbox"/> Yes <input type="checkbox"/> No
In particular is the land within an area where the planners will accept development?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there any planning conditions (other than standard)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, what?	
Are they satisfied?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If no, what needs to be done?	
Are Permitted Development Rights restricted or removed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any planning on neighbouring land?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Conservation Area/AONB/National Park/Listed buildings/SSSI or higher	<input type="checkbox"/> Yes <input type="checkbox"/> No
Archaeological interest?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Archaeological survey required?	<input type="checkbox"/> Yes <input type="checkbox"/> No

ACCESS

Is there a right of access?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If not, what arrangements have to be made?	
Any sign of a ransom strip?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the driveway need making up?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is it suitable for construction traffic?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If not, is there an alternative/temporary site access?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Visibility splays required?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Obtainable within site curtilage?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If not, are the necessary easements in place?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Levels right for gates/bellmouth	<input type="checkbox"/> Yes <input type="checkbox"/> No
Crossover made?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pavement?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Grass verge?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is this part of the highway?	<input type="checkbox"/> Yes <input type="checkbox"/> No

PARKING SPACE REQUIREMENTS

Turning circles/need to enter and leave in forward gear?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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TREES

Are there any significant trees on site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there any on adjoining land?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Location plotted?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Species and sizes?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any Tree Preservation Orders in force?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If so, on which trees?	
Any sign of trees having been removed lately?	<input type="checkbox"/> Yes <input type="checkbox"/> No

GROUND CONDITIONS/ SUB SOIL

What is the natural vegetation?	
Any signs of sedge or rush?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Ground water or signs of high water table?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Has there been any flooding?	<input type="checkbox"/> Yes <input type="checkbox"/> No
What level did the water reach?	
Can you build above that level or take other precautions?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the plot shown on any floodplain maps?	<input type="checkbox"/> Yes <input type="checkbox"/> No
In the flower beds or disturbed ground, is there an indication of subsoil?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, what do you see?	
Any trial pits dug?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Findings?	
Rock?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Streams/watercourses?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Radon gas precautions necessary	<input type="checkbox"/> Yes <input type="checkbox"/> No
Heavy clay?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If so, with trees?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any sign of local buildings employing special foundations?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If so, what type?	
Locals consulted?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Findings/rumours?	
Evidence of filled ground?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any contamination?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any existing foundations?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have you consulted the local building inspector?	<input type="checkbox"/> Yes <input type="checkbox"/> No
What were his/her recommendations?	

PHYSICAL CHARACTERISTICS/ SITE DETAILS/ SERVICES

Level site/slight slope/severe slope?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Levels survey available?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Datum point?	

KEY DIMENSIONS

Width at building line (front)	
Width at building line (back)	
Triangulation measurements	

OWNERSHIP OF BOUNDARIES

North	
South	
East	
West	
Sun/shade noted?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Exposure:	<input type="checkbox"/> None <input type="checkbox"/> Moderate <input type="checkbox"/> Severe
Overhead cables/power lines?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If significant, are they movable?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drains on site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Foul drains?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If not, are they available?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Location plotted?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Invert?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Cover?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Grey water recycling required?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Surface water drains?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Location plotted?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Invert level?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Cover level?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Rainwater run-off attenuation measures necessary/wanted?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are sewers public or private?	
Legal right to connect to foul drains?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Legal right to connect to surface water drains/culverts?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Easements in place if necessary	<input type="checkbox"/> Yes <input type="checkbox"/> No
If no mains foul drains available, what system is acceptable/workable?	<input type="checkbox"/> Cesspit <input type="checkbox"/> Septic Tank <input type="checkbox"/> Sewage treatment plant <input type="checkbox"/> Other
Environment Agency consulted and approvals given?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there space on site for these works or do you need to negotiate for it?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If no surface water drains available, what system is	<input type="checkbox"/> Standard

acceptable/workable?	soakaway <input type="checkbox"/> Sophisticated soakaway <input type="checkbox"/> Aquifer <input type="checkbox"/> Stream or ditch
Any sterile zones?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, are they plotted?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Electricity available?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Overhead/underground	
Connection charge?	<input type="checkbox"/> Yes <input type="checkbox"/> No
How much?	£
Gas available?	
Connection charge?	<input type="checkbox"/> Yes <input type="checkbox"/> No
How much?	£
If not available, will you want to install an LPG or oil-fired system?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If so, is there space for the tank or can it go underground?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you installing a ground source heat pump?	
If so, is there enough land for the coils?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Telephone available?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Connection charge?	<input type="checkbox"/> Yes <input type="checkbox"/> No
How much?	£
Mains water available?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Connection charge?	<input type="checkbox"/> Yes <input type="checkbox"/> No
How much?	£
If not, is a borehole possible?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Estimated costs	£

LEGAL

Rights of way established to plot's benefit?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Rights of way to benefit of others?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Covenants and easements to plot's benefit?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Covenants and easements to others' benefit?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Footpaths?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any sign of adverse possession?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If so, how long has it been established?	
Does any loss of land through adverse possession question the viability of the plot?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Land being sold with full title?	<input type="checkbox"/> Yes <input type="checkbox"/> No
All or any part of the land being sold subject to a defective/incomplete/possessory title?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any protected wildlife, fauna or flora on site?	<input type="checkbox"/> Yes <input type="checkbox"/> No

NEIGHBOURS

Did the neighbours object to the granting of planning?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Has the hostility calmed down?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Will neighbours be able to obstruct site works?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there anything you can do to resolve the situation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If so, what?	

ADJOINING SITES/SURROUNDING LAND

What type of buildings are in the street scene?	
Are there any new dwellings in the area that give an indication of the planners likes and dislikes? If so, describe	
Is there a building line?	<input type="checkbox"/> Yes <input type="checkbox"/> No
General characteristics of local architecture/design, e.g. mixed/uniform	
General architectural features on nearby buildings:	
Sizes	
Complex/simple shapes	
Brick/render/stone/black and white/tile hung/ timbered/other	
Features, e.g. mullions/quoins/corbels/keystones/cills/heads	
Roof pitches	
Roof coverings, e.g. plain tile/profiled tile/slates/thatch/stone slate/other	
Roof treatment, e.g. gabled/hipped/barn ended/ tabled verges/clipped verges	
Barge boarded verge/dry verges	
Soffit overhangs/soffits/exposed rafter feet/exposed purlins	
Window types, e.g. softwood painted or stained/hardwood/PVCu/metal	
Glazing, e.g. clear/all bar/leaded square or diamond	
Any sign of structural damage to adjoining buildings?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any pollution/noise/smell/light from neighbouring properties?	<input type="checkbox"/> Yes <input type="checkbox"/> No

VALUES

What are the general property values within the area?	
Semi-detached houses	£
Bungalows 3 bedrooms	£
Bungalows 4 bedrooms	£
Detached houses medium 4 bedrooms	£
Larger detached houses/bungalows	£
What sort of property/ies directly join/s the plot?	
What is the most appropriate type of dwelling for this plot?	
What is the approximate ceiling value?	£

Are there things in the offing that could affect local values (e.g. new roads, motorways, industry moving in or out/major infrastructure works)?	
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METHOD OF BUILDING/ PRELIMINARY BUDGET

Timber frame/brick and block/other	
Builder/subcontractors/shell building plus subcontractors/own labour	
£ per m ² /ft ² assumed	
(x area in m ² /ft ²)	
= Preliminary Building Budget	
+ Site costs	
+ Fees	
+ Finance costs	
+ Other costs	
= Build costs (A)	
+ Land cost (B)	
= Total project cost (C)	
Value of finished house (D)	
Equity gain (D minus C)	