Read a constraint check

The Constraints tab asks the official sources what touches the site and what sits near it, draws each on a map, and prints only what you tick into the report. This guide says what each check tests, how far it looks, and what a result does and does not mean.

1. What runs, and from where four cards: Heritage, Landscape & Environment, Flooding, Transport

1. **Heritage** (Historic England and planning.data.gov.uk): listed buildings of every grade out to 1 km, conservation areas, scheduled monuments and registered parks and gardens within 1 km, World Heritage Sites and their buffer zones, and Heritage at Risk entries within 500 m. The local Historic Environment Record is a link-out to Heritage Gateway, not a check: its records are not licensed for planning use, and a licensed search is through the HER itself.
2. **Landscape & Environment** (Natural England and planning.data.gov.uk): National Landscape and National Park within 1 km; SSSI, ancient woodland, SPA, SAC and Ramsar within 500 m; priority habitats; nutrient neutrality catchment; Green Belt; the predicted agricultural land grade (its layer starts unticked).
3. **Flooding** (Environment Agency Flood Map for Planning): Flood Zones 2 and 3, the future flood zone with climate change, surface water at 1 in 100, and future surface water. Nearby extents are reported within 250 m.
4. **Transport** is a profile, not a pass or fail: the nearest station and its 800 m catchment, bus stops within 400 m and 800 m, the National Cycle Network within 1 km, the Department for Transport connectivity score for the 100 m square at the site centre, and a row setting out the Framework's transport policies both ways.
5. **In London** the cards add MOL, nature conservation sites, protected vistas, Critical Drainage Areas and PTAL; the London Plan's land-use designations are on the Development Plan tab.

> Not checked here: Tree Preservation Orders (too few councils publish them) and Article 4 directions. The card at the foot of the tab, **Explore every constraint on the national planning map**, opens them at the site. The development plan's own designations, allocations and settlement boundaries among them, are on the Development Plan tab, which opens with the council's policies map.

2. What a result means on site, nearby, beyond

1. With a red line of three points or more, each designation is tested against the drawn boundary. "Within or partly within" means the polygon and the designation overlap; judge the extent against the boundary on the map. A pin-only site is a point sample, and the tab and the report both say so: draw the boundary and re-check.
2. Distances are measured from the nearest point of your boundary, not its centre. "Flood Zone 3 immediately adjacent (~40 m)" is a vertex-based approximation; the mapping cannot support a tighter claim than about 50 m.
3. One check tests the centre of the site only: the DfT connectivity score. The Green Belt is tested against your boundary; with no boundary drawn it falls back to the centre, and the row says so.

4. Every row is one sentence. An amber row is a finding on site or within the stated radius; a plain row is clear within that radius; the card banner sums them up as **Issues identified, review required** or **No issues identified**; the transport card's banner reads **Accessibility profile** instead. The top box counts constraints and transport points separately.

> A negative is only as good as its source. Conservation-area negatives are corroborated against a second national dataset; where Historic England publishes nothing for an authority and nothing else confirms coverage, the row says so and asks you to verify with the council. A source that did not answer reads **service unavailable** and is never turned into "none found".

3. Keep it current Re-check, top right

1. The first visit runs the checks by itself. **Re-check**, in the box at the top right of the site, runs them again; the box shows when they last ran, and a banner appears after seven days.
2. Move the boundary or the pin and a red banner says the on-site flags belong to the old geometry. Re-check before relying on the report.
3. When a government service is down the tab says so and each row without an answer names its source. There is no automatic retry: run the check again later.
4. Listed buildings: the **250m / 500m / 1km** buttons set the map scale and which buildings are itemised; the maps always show every listed building within 1 km, Grade I in red, II* in amber, II in blue.

4. What reaches the report tick boxes on each row

1. Only ticked rows are printed and mapped. Untick a check that is irrelevant to the proposal and the report counts it: **N checks left off this report** on the category header, and on the headline where the rest is clear. The report never claims "no issues" over a check it omits.
2. The **Constraints Summary** page lists every included check with its status and a severity word (critical, significant, moderate, info), then each category has a page with its map, key and cards.
3. A check whose source did not answer is never headlined clear: the summary line turns red and asks you to re-run or verify before relying on the report. A pin-only scan carries its own note.
4. Every page carries the line that Town Planner Pro is a research aid, not planning advice, and that all data is to be verified against the source authorities. The checks marshal the material; the judgement is yours.

Copy a card

Copy card on any card copies it as an image with its sources and a Town Planner Pro footer, for a statement or an email.

Open the source

Buttons on each card copy the postcode and open Historic England's map search, DEFRA Magic, the EA Flood Map for Planning and the DfT Connectivity Tool at the site.

Two authorities

Where the red line meets another authority or a National Park, the header names both as potential planning authorities and never says which determines. That is your call.

Appeals are next door

The Appeals tab maps appeals around the site from 1 km out to 10 km; the report lists those within 2 km.