



Site Checklist

Additional Guidance and Information

This informal guide is intended to help people interpret the Site Checklist, understand how the Planning Policy Team will be using it and hopefully provide any clarification or reassurance that people may need. Of course, it's not possible to cover every potential query in a general guide, so if you have any questions that aren't answered here, please telephone us on 01756 706472 or e-mail us at ldf@cravenc.gov.uk.

The subheadings below refer to each Part One and Part Two check in the order they appear in the Site Checklist itself.

Development of the land would follow the emerging spatial strategy

The Council intends to produce a single Local Plan document containing both strategy and allocations, rather than a separate Core Strategy and Allocations DPD under the old Local Development Framework system. This means that the location of each site needs to be checked against the spatial strategy as it emerges, and re-checked if the emerging spatial strategy changes. A tick means the site's location is in line with the emerging spatial strategy.

The land is available for development

As a general rule, sites should only be allocated for development if they're available for development—otherwise allocations will be fruitless—so this check ensures that the Council has received confirmation from the relevant landowner/developer that they are willing to sell/develop the land for housing. A tick means the land is available for development.

The land is not at the highest risk of flooding

As a general rule, it's not possible to permit housing development on land within Flood Zone 3b, which is at the highest risk of flooding. This check provides the necessary safeguard against the allocation of such land, but also allows the opportunity to confirm a site's flood risk status (where its 3b zoning may be queried or in doubt) by means of a Site-Specific Flood Risk Assessment. A tick means the land is outside Flood Zone 3b, according to the best available information.

Delivery Point (in Time)

This check highlights sites that are available for allocation and development during the initial 5-year period of the local plan. Other sites, where development within 5 years may not be possible, can be considered for allocation during a later period of the plan. A tick means the land is available for allocation now.

Food Production

This check ensures that the contribution of land to the production of food is not needlessly undermined. If a site appears to be locally important to food production (e.g. Grade 3 agricultural land), the locality should be checked for other sites of lesser importance (e.g. Grade 4 agricultural land), which may be preferable for allocation. A tick means there are no food production issues affecting the site or any food production issues have been considered and resolved. Consultation with Natural England may be necessary.

Brownfield Land

All sites should be checked for brownfield land, so that any brownfield land may be highlighted and its re-use encouraged. If the environmental (e.g. biodiversity) value of any brownfield land is unclear, this should be investigated and clarified as part of the check. A tick means the site has been checked for brownfield land, any brownfield land has been highlighted and the brownfield land isn't of high environmental value.

Economic Development

Existing premises, or land adjoining an existing industrial/business area, or land located on the A-road network, could be of strategic importance for economic development. A tick means the location and importance of the site have been checked, and the site is considered unlikely to be allocated or designated for economic development purposes.

Relationship to Existing Built-Up Area(s)

This check ensures that sites can be developed in ways that relate well to the form and character of existing settlements, in order to achieve the right look and feel (including density, which also indicates the number of homes likely to be delivered). If necessary, the landowner/developer should be asked for a sketch scheme or "[Concept Statement](#)" to resolve any issues. A tick means the site could be developed in a way that relates well to the existing built-up area(s).

Ground Conditions

This check is likely to involve consultation with others, such as the environmental health department, Coal Authority or Environment Agency, who will advise on whether there are known contamination, instability or groundwater issues affecting the site and how they may be resolved. A tick means there are no issues or issues can be resolved.

Flood Risk

This check requires reference to the Environment Agency's flood maps and the Strategic Flood Risk Assessment. Ideally, land should be in Flood Zone 1 with no risk of flooding from other (non-river) sources. Otherwise, a Sequential/Exception Test and Site-Specific Flood Risk Assessment may be needed from the landowner/developer. A tick means there are no flood-risk issues or issues have been/can be resolved.

Biodiversity/Geodiversity

This check is likely to involve consultation with others, such as Natural England and the county ecologist, regarding the potential for development to affect biodiversity/geodiversity interests within or outside the site. A tick means those interests are not threatened or realistic safeguards can be implemented.

Trees, Woodland and Hedgerows

This check ensures that any trees, woodland or hedgerows within or adjoining a site can be conserved and managed as part of any development. If this is in doubt, the landowner/developer should be asked for a sketch scheme or "Concept Statement", and tree report, to resolve any issues. A tick means there are no trees/woodland/hedgerows present or they can be conserved and managed as part of any development.

Forest of Bowland AONB and Yorkshire Dales National Park

This check ensures that development of a site isn't likely to harm the AONB or national park, and may involve consultation with their governing bodies. If necessary, the landowner/developer should be asked for a sketch scheme or "Concept Statement" to resolve any issues. A tick means the site isn't within, adjoining or adjacent to the AONB, or adjoining or adjacent to the national park; or the site could be developed without causing harm to those areas.

Heritage Assets

This check may involve consultation with others, such as English Heritage and the county archaeologist, regarding the potential for development to affect heritage assets within or outside the site. If necessary, the landowner/developer should be asked for a sketch scheme or "Concept Statement", with supporting information, to resolve any issues. A tick means there are no heritage assets present or the site could be developed without causing harm to heritage assets.

Infrastructure

This check may involve consultation with others, such as the highway authority and utility companies. If necessary, the landowner/developer should be asked for a sketch scheme or "Concept Statement", with supporting information, to help with those consultations and to resolve any issues. A tick means there are no infrastructure issues or any infrastructure issues can be resolved.

Topography, Geomorphology, Watercourses, Aspect and Views

This check ensures that a site's significant features and assets are recognised. A tick means the site has no significant features and assets, or there are ways of developing the site in harmony with its features and assets. If necessary, the landowner/developer should be asked for a sketch scheme or "Concept Statement" to resolve any issues.

Open Space

This check ensures that any important open space within or adjoining the site is recognised. A tick means there is no important open space present, or open space can be maintained/enhanced as part of any development. If necessary, the landowner/developer should be asked for a sketch scheme or "Concept Statement", with supporting information, to resolve any open space issues.

Minerals

This check may involve reference to the minerals plan and consultation with the minerals planning authority (North Yorkshire County Council). A tick means there are no known resources in the locality, or that any resources present wouldn't be needlessly sterilised by development of the site. If necessary, the landowner/developer should be asked for a sketch scheme or "Concept Statement", with supporting information, to resolve any issues.