



Site Checklist

Part One: Broad Checks

Part One of the checklist provides a preliminary sweep of all sites in the Strategic Housing Land Availability Assessment (SHLAA) in order to highlight those with an initial advantage (in terms of their potential as a draft allocation). Part Two then looks at those highlighted sites in greater detail. A tick means the check has been passed and a full set of ticks means the site is ready to have further checks applied in Part Two.

Site Details	Address:	Area:	SHLAA No.:
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- Development of the land would follow the emerging spatial strategy
This means the land is located within, adjoining or adjacent to a settlement identified in the emerging spatial strategy.

- The land is available for development
This means the landowner/developer is willing to sell/develop the land for housing.

- The land is not at the highest risk of flooding
This means the site includes land that falls outside Flood Zone 3b (or “functional floodplain”, which is at the highest risk of flooding) according to the best available information from the Strategic Flood Risk Assessment or from a Site-Specific Flood Risk Assessment. If landowners/developers wish, they may submit their own Site-Specific Flood Risk Assessments for consideration at any time.





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Part Two: Detailed Checks

Part Two of the checklist looks in greater detail at each site highlighted in Part One. A tick means the check has been passed, because the basic assessment (contained in the adjacent text box) reveals no unresolved issues. A full set of ticks means the site is ready to go forward for consideration as a possible draft allocation (NB. There may well be a surplus of sites in the SHLAA, which means not all sites may be needed for allocation). Notes below each text box provide broad directions for carrying out a basic assessment of the relevant issues and for identifying any advantages a site might have.⁴

Site Details	Address:	Area:	SHLAA No.:
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Delivery Point (in Time)

Sites with a reasonable prospect of being developed within the initial 5-year period of the plan (taking into account information received direct from the landowner/developer) should be considered for immediate allocation.

Food Production

Grade 3 agricultural land (DEFRA) is capable of high yields for grazing and is likely to be of local importance. Land in arable production, horticultural use, poultry production or in use as allotments or orchards may also be of local importance.

Brownfield Land

The re-use of brownfield land should be encouraged, provided it's not of high environmental value.

Economic Development

Land available for housing development should be checked for economic development/mixed-use potential. Existing economic development allocations and existing business sites/premises should be reviewed for their housing development/mixed-use potential.

Relationship to Existing Built-Up Area(s)

It would be an advantage if development of a site could be carried out in a way that relates well to the form, character and density of the existing settlement.

Ground Conditions

Land contamination and instability can be harmful and may need to be avoided/remediated/mitigated as appropriate. Groundwater sources may need to be safeguarded.

Flood Risk

Flood risk should be avoided and any remaining risk should be managed safely, so it would be advantageous for land to be located in a lower risk area wherever possible.

Biodiversity/Geodiversity

Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Sites of Special Scientific Interest (SSSIs) and Sites of Importance for Nature Conservation (SINCs) are designated for their high environmental value and should be safeguarded in ways that reflect their significance. Non-designated sites of known environmental value (e.g. potential SINCs) may also need to be safeguarded.

Trees, Woodland and Hedgerows

Protected trees (TPOs), Veteran Trees, Ancient Woodland, Important Hedgerows and non-designated/unprotected trees, woodland and hedgerows should be conserved and managed in ways that reflect their significance.

Forest of Bowland AONB and Yorkshire Dales National Park

Development of a site within, adjoining or adjacent to the AONB, and/or adjoining or adjacent to the national park, should be capable of conserving the special landscape and scenic beauty of those areas.

Heritage Assets

Conservation areas, listed buildings, ancient monuments, parks and gardens, archaeological remains and non-designated heritage assets should be conserved in ways that reflect their significance.

Infrastructure

It would be an advantage if development of a site could ensure good connections and accessibility by car, public transport, bicycle and foot/mobility device; and to existing utility services.

Topography, Geomorphology, Watercourses, Aspect and Views

It would be an advantage if development of a site could be carried out in a way that harmonises with existing features and makes good use of existing assets, including views across, into and out of the site.

Open Space

Natural, semi-natural or built spaces that contribute to public amenity, recreation or sport, and any connecting corridors, are likely to be important.

Minerals

Development shouldn't needlessly sterilise locations where there are known to be mineral resources of local or national importance.

⁴Landowners/developers may wish to submit information and sketch schemes to help with the assessment of their sites, particularly if issues have been identified for further investigation or there are advantages to be highlighted.