Is the site potentially affected by land or slope stability?

- No → Proceed to decision
- Yes → Is the proposed development within a defined Development High Risk Area within a coalfield area?
  - No → Local Planning Authority requires applicant to carry out preliminary assessment of site, including desk top study and site visit to identify risks of land and/or slope stability. Do these investigations identify that the risks are acceptable or that the risks may be mitigated to an acceptable level?
  - Yes → Applicant submits a coal mining risk assessment report. Does this report demonstrate that the risks identified are acceptable or that the risks may be appropriately mitigated?
    - Yes → Proceed to decision subject to any appropriate conditions or planning obligations to mitigate land instability
    - No → Applicant carries out further studies, including the preparation of a land instability risk assessment report. Does this report demonstrate that the risks identified are acceptable or that the risks may be appropriately mitigated?
      - Yes → Proceed to decision subject to any appropriate conditions or planning Agreement to mitigate against land instability
      - No → Applicant carries out further studies, including the preparation of a land instability risk assessment report. Does this report demonstrate that the risks identified are acceptable or that the risks may be appropriately mitigated?