

Overall conclusions of the Site Selection Methodology for Kirkbymoorside

Group 1 Fails Stage 1 of the Site Selection Methodology and that are not considered to be suitable for allocation.

Group 2 Sites where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology can be mitigated or sufficiently mitigated; Or

There are compelling reasons which indicate that a site is not considered to be deliverable/developable

Group 3 Site where issues have been identified as part of the Stage 2 assessment. Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs.

Group 4 A site which performs generally well through each of the stages of the Site Selection Methodology

Site ID	Location	Outcome grouping	Principal reason for outcome
163	Land to the Rear of Moorside Nurseries	Site is now developed	
5	Land North of 2 Dove Way and West of Kirby Mills Road, Kirby Mills	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold and flood risk) and therefore is not carried forward/suitable for allocation.
43	Former Gas Works at Kirby Mills	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold and flood risk) and therefore is not carried forward/suitable for allocation.
132	Sunnycroft, Village Street, Keldholme	1	Fails Stage 1 of the Site Selection Methodology (not compliant with SP1, as in Keldholme) and therefore is not carried forward/suitable for allocation.
145	Land North of 4 Ravis Square	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold) and therefore is not carried forward/suitable for allocation.
209	Land North of Howe End	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold) and therefore is not carried forward/suitable for allocation.
212	Land Between Woodleigh and The Bungalow, Swineherd Lane	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold) and therefore is not carried forward/suitable for allocation.
260	Land east of Gillamoor Road	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold)

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			and therefore is not carried forward/suitable for allocation.
349	Land South of Lund Barn, Ings Lane	1	Fails Stage 1 of the Site Selection Methodology (tourism and leisure use) and therefore is not carried forward/suitable for allocation.
488	Land East of 49 Piercy End	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold) and therefore is not carried forward/suitable for allocation.
541	Land West of Kirkby Mills Road and South of A170, Kirkby Mills	1	Fails Stage 1 of the Site Selection Methodology (flood risk) and therefore is not carried forward/suitable for allocation.
554	Land behind 53 Piercy End	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold) and therefore is not carried forward/suitable for allocation.
556	Land North of Howe End	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold) and therefore is not carried forward/suitable for allocation.
577	Land at Cooks Motor Co, New Road	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold) and therefore is not carried forward/suitable for allocation.
10	Land North of Village Street, Keldholme	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (coalescence and adjacent to the sports field, and identified as being part of a historic strip field system) can be sufficiently mitigated
28	Land South of New Road	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues and identified as being part of a historic strip field system) can be sufficiently mitigated
40	Land adjacent to Alderson House, Kirby Mills	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
56	Land North of Village Street, Keldholme	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
87	Old Brickworks, North of Swineherd Lane (1)	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
156	Land South of Swineherd Lane and East of Springfield Lane	2 (approximate yield 30)	Some potential for development identified at Stage 2 of the Site Selection Methodology and some landscape mitigation is potentially achievable, with on balance greater accessibility than other sites. However the site is in group 2

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		dwelling)	because the site is part of a recognised strip field system. Its development would lead to incremental erosion of this feature, and this cannot be mitigated.
157	Land South of Dunromin, A170	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues, and identified as being part of a historic strip field system) can be sufficiently mitigated. HSE response "Advise Against Development" due to proximity to high pressure gas pipelines.
158	Land West of Alderson House	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
159	Land East of Ings Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
162	Old Brickworks, North of Swineherd Lane (2)	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
210	Land South of Carter Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
213	Land South of Carter Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
294	Land South of A170	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated. The site is recognised as part of a historic strip field system, the loss of which cannot be mitigated.
385	Land South of Carter Lane and East of Ings Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
389	Former Russell's site, New Road	2 (approximate yield 45	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation (concerning contamination) is potentially achievable. The site is a brownfield site, which already has an extant planning

Site ID	Location	Outcome grouping	Principal reason for outcome
		dwelling(s))	permission for residential development. However, the site is currently owned by Tesco Stores Plc, with consent for a small supermarket. This expires in January 2016. There is no information to suggest that another retailer will not pursue the retail consent on the site, and therefore the site cannot be considered as a deliverable site.
411	Land South of 1-2 Swineherd Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues including coalescence) can be sufficiently mitigated. The site is recognised as part of a historic strip field system, the loss of which cannot be mitigated.
413	Former Gas Works, Kirkby Mills Road	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
433	Land and Buildings at Kirklands, Carter Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
436	Land East of Keldholme Poultry Farm, Swineherd Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues including coalescence) can be sufficiently mitigated. The site is recognised as part of a historic strip field system, the loss of which cannot be mitigated.
437	Land East of Keldholme Poultry Farm and South of Swineherd Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues including coalescence) can be sufficiently mitigated. The site is recognised as part of a historic strip field system, the loss of which cannot be mitigated.
467	Land North of Keldholme Cottages, Village Street, Keldholme	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues including coalescence) can be sufficiently mitigated. The site is recognised as part of a historic strip field system, the loss of which cannot be mitigated.
509	Land East of Ings Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
524	Land South of A170 and East of Ings Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently

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			mitigated.
552	Land South of Gawtersike Lane and West of Springfield	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
563	Land to the south and east of Carter Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
628	Land surrounding Broad View, north of the A170	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated. HSE standing advice "Advise Against Development" due to proximity to high pressure gas pipelines.
637	Land at and north of former Highway Depot, Manor Vale Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (amenity and contamination issues) can be sufficiently mitigated.
102	Land North and West of West Fields	3	Some potential for development identified at Stage 2 of the Site Selection Methodology (landscaping) is potentially achievable. Site has planning consent. (225 dwellings)
201	Land North of Keld Head Close and East of Wayvale Close	3 (approximate yield 18 dwellings)	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation (through landscaping) is potentially achievable.
265	Old Brickworks, Land North of Swineherd Lane (3)	3 (approximate yield 8 dwellings)	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation (landscaping) is potentially achievable. This site is a brownfield site.
259	Land East of West Lund Lane and North of Gawtersike Lane	3 (approximate yield 86 dwellings)	Some potential for development identified at Stage 2 of the Site Selection Methodology.
345	Land North of Waydale Close and East of Gillamoor Road	3 (approximate	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation to reflect accessibility and landscape sensitivities

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		yield 62 dwellings)	(through a reduced site area) is potentially achievable.
431	Land North and South of Keld Head Road	3 (approximate yield 211 dwellings)	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation to reflect accessibility and landscape sensitivities (through a significantly reduced site area, which focuses to the northern part of the site) is potentially achievable.
454	Micro Metalsmiths, Ings Lane	3 (approximate yield 38 dwellings)	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation (contamination) is potentially achievable. This is a potential brownfield site, and is adjacent to existing residential development.
622	Field adjacent to Dove Way, Kirby Mills Industrial Estate	3	Some potential for employment development identified at Stage 2 of the Site Selection Methodology, although there are serious flood risk issues which would need to be explored, and ability to mitigate demonstrated, before it would be capable of allocation.
58	Land North of Wainds Field	4	A site which performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations Developed in part with an extant planning consent (29 Units in total)