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Appendix H: Appraisal of site alternatives

Scoring system used in the SA

Score	Description	Symbol
Significant Positive Effect	The option contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The option contributes to the achievement of the objective but not significantly.	+
Neutral	The option does not have any effect on the achievement of the objective	0
Minor Negative Effect	The option detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The option detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the option and the achievement of the objective or the relationship is negligible.	~
Uncertain	The option has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an appraisal to be made.	?

NB: where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

Results of the appraisal of proposed land allocations

The assessment of proposed housing and employment land allocations is contained in an Excel spreadsheet available separately from the Locals Plans team: Localplan@ashfield.gov.uk. Results of the assessment is provided below.

All sites have been appraised in line with the site appraisal criteria scoring framework (**Appendix L**).

Proposed housing allocations – Hucknall area

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources	9. Air & noise pollution	10. Water Quality	11. Waste	12. Climate Change and Flood Risk	13. Climate Change and Energy Efficiency	14. Travel and accessibility	15. Employment	16. Economy	17. Town Centres
HK009	Seven Stars PH, West Street / Ogle Street, Hucknall	H1Ha	+	++	--	0	+	0	0	+	-	0	0	0	0	++	+	+	++
HK013	Linby Boarding Kennels, East of Church Lane, Hucknall	H1Hb	++	+/-	-	0	++	-	--	-	-	0	0	-	0	++	+	+	+
HK016	Land north of A611 / South of Broomhill Farm, Hucknall	H1Hc	++	+/-	0	0	++	--	--	-	-	0	0	-	0	++	+	+	+
HK019	Land rear 214 - 220 Nottingham Road, Hucknall	H1Hc - part	+	+	0	0	+	0	--	-	-	0	0	-	0	++	+	+	+
HK020	Land rear 224 Nottingham Road, Hucknall	H1Hc - part	++	+/-	0	0	++	0	--	-	-	0	0	-	0	++	+	+	+
HK022	Land adjoining Stubbing Wood	H1Hd	++	+	--	0	++	-	--	--	-	0	0	-	0	+	+	+	+

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources	9. Air & noise pollution	10. Water Quality	11. Waste	12. Climate Change and Flood Risk	13. Climate Change and Energy Efficiency	14. Travel and accessibility	15. Employment	16. Economy	17. Town Centres
	Farm, Watnall Road, Hucknall																		
HK023	Phases 5 (part) and 9, land at Rolls Royce, Watnall Road, Hucknall	H1He	++	+/-	-	0	++	-	0	++	-	0	0	-	0	+	--	-	+
HK024	Phase 9, Rolls Royce, Watnall Road, Hucknall	H1Hf	++	+	0	0	+	--	--	++	-	0	0	--	0	--	--	--	+
HK034	Farley's Lane, Hucknall	H1Hc	+	-	0	0	+	0	--	-	-	0	0	-	0	++	+	+	+
HK043	Lime Tree Road Allotments, Hucknall	H1Hc	++	--	0	0	++	-	--	-	-	0	0	0	0	++	+	+	+
HK050	Land rear 214 - 224 Nottingham Road, Hucknall	H1Hc	++	+/-	0	0	++	0	--	-	-	0	0	-	0	+	+	+	+

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources	9. Air & noise pollution	10. Water Quality	11. Waste	12. Climate Change and Flood Risk	13. Climate Change and Energy Efficiency	14. Travel and accessibility	15. Employment	16. Economy	17. Town Centres
HK051 (compop site site HK016, HK034, HK043 & HK050)	Land north of A611 / South of Broomhill Farm, Hucknall incorporating land off Nottingham Road, Farleys Lane and Limetree Road Allotments	H1Hc		-	0	0	++	-		-	-	0	0	-	0	++	+	+	+

Proposed housing allocations – Kirkby area

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources	9. Air & noise pollution	10. Water Quality	11. Waste	12. Climate Change and Flood Risk	13. Climate Change and Energy Efficiency	14. Travel and accessibility	15. Employment	16. Economy	17. Town Centres
KA002	Beacon Farm, Derby Road, Kirkby-In Ashfield	H1Ka	++	+/-	0	0	++	--	--	-	-	0	0	0	0	+	+	+	+
KA003	Land off Millers Way, Kirkby-In Ashfield	H1Kb	++	-	-	0	++	0	-	-	-	0	0	-	0	++	+	+	++
KA011	Land at Doles Lane, Kirkby-In Ashfield	H1Kc	++	+	-	0	++	0	-	--	-	0	0	-	0	++	+	+	+
KA012	Land off Farm View Road/ Walesby Drive, Kirkby-In Ashfield	H1Kd	++	+	0	0	++	0	-	-	-	0	0	0	0	++	+	+	+
KA026	Land off Diamond Avenue, Kirkby-In-Ashfield	H1Ke	++	++	0	0	++	0	-	-	-	0	0	-	0	++	+	+	+
KA029	Warwick Close, Kirkby-In-Ashfield	H1Kf	+	+	0	0	+	0	0	+	-	0	0	-	0	++	+	+	+
KA038	Land behind 126 Skegby Road, Kirkby-In-Ashfield	H1Kg	+	++	0	0	+	-	0	-	-	0	0	-	0	++	+	+	+

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources	9. Air & noise pollution	10. Water Quality	11. Waste	12. Climate Change and Flood Risk	13. Climate Change and Energy Efficiency	14. Travel and accessibility	15. Employment	16. Economy	17. Town Centres
KA046	Land Off Hucknall Road, Newstead	H1Kh	++	-	0	0	++	+	+	-	-	0	0	0	0	++	+	+	+
No SHELAA ref	Laburnum Avenue, Kirkby-in-Ashfield	H1Kk	++	+	0	0	++	0	-	-	-	0	0	-	0	+	+	+	+

Proposed housing allocations – Sutton area

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources	9. Air & noise pollution	10. Water Quality	11. Waste	12. Climate Change and Flood Risk	13. Climate Change and Energy Efficiency	14. Travel and accessibility	15. Employment	16. Economy	17. Town Centres
SA003	Rear of 211 Alfreton Road, Sutton-In-Ashfield	H1Sa	++	-	0	0	++	-	-	--	-	0	0	-	0	++	+	+	+
SA004	Ashland Road West, Sutton-In-Ashfield	H1Sae	++	+	0	0	++	-	-	--	-	0	0	-	0	+	+	+	+
SA006	Adj 113 Beck Lane, Skegby	H1Su Forms part of	+	+	0	0	+	0	-	--	-	0	0	-	0	+	+	+	+
SA007	Beck Lane / Mansfield Road, Skegby	H1Saa	++	+	0	0	++	-	--	--	-	0	0	-	0	+	+	+	+
SA009	Cauldwell Road, Sutton-In-Ashfield	H1Sb	++	+/-	0	0	++	0	-	-	-	0	0	-	0	+	+	+	0
SA013	West of Fisher Close, Sutton-In-Ashfield	H1Sc	++	+	0	0	++	-	-	--	-	0	0	-	0	+	+	+	+
SA014	Gilcroft Street / St Andrews Street, Sutton-In-Ashfield	H1Sw (combined)	++	++	-	0	++	--	-	--	-	0	0	-	0	++	+	+	+

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources	9. Air & noise pollution	10. Water Quality	11. Waste	12. Climate Change and Flood Risk	13. Climate Change and Energy Efficiency	14. Travel and accessibility	15. Employment	16. Economy	17. Town Centres
SA015	Gilcroft Street / St Andrews Street, Sutton-In-Ashfield	H1Sw (combined)	++	++	-	0	++	-	-	--	-	0	0	0	0	++	+	+	+
SA016 (& SA044)	Adj Oakham Business Park, Sutton-In-Ashfield	H1Sd	++	+	--	0	+	0	-	--	-	0	0	-	0	--	+	+	0
SA017	Priestic Road, Sutton-In-Ashfield	H1Se	+	-	0	0	+	-	0	-	-	0	0	-	0	++	+	+	++
SA021	Land off Blackwell Road, Huthwaite	H1St Forms part of	++	++	-	0	++	-	-	--	-	0	0	-	0	++	+	+	+
SA022	Rear 23 Beck Lane, Skegby	H1Sf	+	+	-	0	+	-	-	--	-	0	0	0	0	+	+	+	+
SA023	Former Miner's Welfare Sports Ground, Stanton Hill, Sutton-In-Ashfield	H1Sg	++	-	-	0	++	--	-	--	-	0	0	-	0	++	+	+	+
SA025	Pasture Farm, Alfreton Road, Sutton-In-Ashfield	H1Sh	++	+/-	-	0	++	0	-	-	-	0	0	-	0	++	+	+	+

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources	9. Air & noise pollution	10. Water Quality	11. Waste	12. Climate Change and Flood Risk	13. Climate Change and Energy Efficiency	14. Travel and accessibility	15. Employment	16. Economy	17. Town Centres
SA033	Rear Kingsmill Hospital, Sutton-In-Ashfield	H1Si	++	+/-	-	0	++	-	-	-	-	0	0	-	0	+	+	+	+
SA038	Land off Vere Avenue, Sutton-In-Ashfield	H1Sw (combined)	++	+	-	0	++	--	-	--	-	0	0	-	0	+	+	+	+
SA041	Clegg Hill Drive, Huthwaite	H1Sj	++	-	0	0	++	0	-	--	-	0	0	-	0	++	+	+	+
SA044	Land off Hamilton Road, Sutton-In-Ashfield	H1Sd (combined with SA016)	++	+/-	--	0	+	0	-	--	-	0	0	0	0	--	+	+	0
SA057	Sunnyside Farm, Blackwell Road, Huthwaite	H1Sk	++	+	-	0	++	--	--	--	-	0	0	-	0	--	+	+	+
SA058	North of Fackley Road, Teversal	H1SI	++	+/-	0	0	++	-	-	-	-	0	0	-	0	++	+	+	+
SA061	Land adjacent 88 High Hazels Drive, Sutton-In-Ashfield	H1Sm	+	-	0	0	++	0	-	-	-	0	0	-	0	++	+	+	+

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources	9. Air & noise pollution	10. Water Quality	11. Waste	12. Climate Change and Flood Risk	13. Climate Change and Energy Efficiency	14. Travel and accessibility	15. Employment	16. Economy	17. Town Centres
SA064	Adj Molyneux Farm, Fackley Road, Teversal	H1Sn	+	+	0	0	+	-	-	-	-	0	0	-	0	++	+	+	+
SA065	Off Fackley Road, Teversal	H1So	+	+	0	0	+	-	-	-	-	0	0	-	0	++	+	+	+
SA068	57 Stoneyford Road, Sutton-In-Ashfield	H1Sac	++	+	0	0	++	-	-	-	-	0	0	-	0	++	+	+	+
SA069	Hardwick Lane Recreation Ground, Sutton-In-Ashfield	H1Sq	++	-	0	0	++	0	0	-	-	0	0	0	0	++	+	+	++
SA071	Land off Clare Road, Sutton-In-Ashfield	H1Sr	++	-	0	0	++	0	-	-	-	0	0	-	0	++	+	+	+
SA074	Land to the east off A6075 Beck Lane, Skegby	H1Ss	++	+	-	0	+	-	-	-	-	0	0	-	0	+	+	+	+
SA082	Land off Blackwell Road/Main Street, Huthwaite	H1St	++	++	-	0	++	-	-	-	-	0	0	-	0	++	+	+	+

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources	9. Air & noise pollution	10. Water Quality	11. Waste	12. Climate Change and Flood Risk	13. Climate Change and Energy Efficiency	14. Travel and accessibility	15. Employment	16. Economy	17. Town Centres
SA084 Combined site SA05, SA06, Part of SA011 & SA078	Rear 113 to 139 Beck Lane	H1Su	++	0	0	0	+	-	-	++	-	0	0	-	0	++	+	+	+
No SHELAA Ref	Quantum Clothing Site, North Street, Huthwaite	H1Sag	++	++	0	0	++	-	0	++	-	0	0	-	0	++	+	+	+
No SHELAA Ref	Land adjacent 208 Mansfield Road, Sutton in Ashfield	H1Sah	+	++	0	0	+	0	0	+	-	0	0	-	0	++	+	+	+

Proposed housing allocations – Selston Parish area

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources	9. Air & noise pollution	10. Water Quality	11. Waste	12. Climate Change and Flood Risk	13. Climate Change and Energy Efficiency	14. Travel and accessibility	15. Employment	16. Economy	17. Town Centres
SJU001	Land at Plainspot Farm, New Brinsley, Underwood	H1Va	++	+	-	0	++	0	--	--	-	0	0	-	0	+	+	+	0
SJU003	Off Westdale Road, Jacksdale	H1Vb	++	+	0	0	++	0	0	-	-	0	0	-	0	++	+	+	0
SJU014	Land adj. Bull & Butcher PH, Selston	H1Vc	++	+	-	0	++	0	--	--	-	0	0	-	0	++	+	+	+
SJU016	Adj 149 Stoney Lane, Selston	H1Vd	+	+	0	0	+	0	--	-	-	0	0	-	0	+	+	+	+
SJU018	Land at Kirkby Lane Farm, Park Lane, Selston	H1Ve	++	+/-	0	0	++	-	--	--	-	0	0	-	0	++	+	+	+
SJU020	Land off Park Lane/ South West M1, Selston	H1Ve	++	+/-	-	0	++	-	--	--	-	0	0	-	0	++	+	+	+
SJU031 & SJU043	Land North of Larch Close, Underwood	H1Vg	++	+	0	0	++	--	--	--	-	0	0	-	0	++	+	+	0

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources	9. Air & noise pollution	10. Water Quality	11. Waste	12. Climate Change and Flood Risk	13. Climate Change and Energy Efficiency	14. Travel and accessibility	15. Employment	16. Economy	17. Town Centres
SJU032	Rear of 64-82 Church Lane, Underwood	H1Vh	+	++	0	0	+	-	0	-	-	0	0	-	0	++	+	+	0
SJU035	Westdale Road, Jacksdale	H1Vi	+	+	0	0	+	0	0	-	-	0	0	-	0	++	+	+	0

Proposed Gypsy and Traveller and Travelling Showpeople allocation

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources	9. Air & noise pollution	10. Water Quality	11. Waste	12. Climate Change and Flood Risk	13. Climate Change and Energy Efficiency	14. Travel and accessibility	15. Employment	16. Economy	17. Town Centres
KA022	The Paddocks, Kirkby-In Ashfield	H2a(a)	++	+	0	0	++	-	-	-	-	0	0	0	0	+	+	+	+
KA052	The Paddocks, Park Lane, Kirkby-In Ashfield	H2a(b)	++	+	0	0	++	-	-	-	-	0	0	-	0	+	+	+	+

Proposed strategic employment allocations

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources	9. Air & noise pollution	10. Water Quality	11. Waste	12. Climate Change and Flood Risk	13. Climate Change and Energy Efficiency	14. Travel and accessibility	15. Employment	16. Economy	17. Town Centres
KA020	North east of J27, West of Sherwood Business Park, A608, Annesley	S6	0	0	-	0	0	-	-	-	-	0	0	-	0	+	+	++	0
KA025	South east of M1 Junction 27, Annesley	S6	0	0	-	0	0	-	-	-	-	0	0	-	0	+	+	++	0

Proposed employment allocations

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources	9. Air & noise pollution	10. Water Quality	11. Waste	12. Climate Change and Flood Risk	13. Climate Change and Energy Efficiency	14. Travel and accessibility	15. Employment	16. Economy	17. Town Centres
HK025	Surplus land for employment,	EM4 h4	0	0	-	0	+	0	0	++	-	0	0	-	0	+	++	+	0

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources	9. Air & noise pollution	10. Water Quality	11. Waste	12. Climate Change and Flood Risk	13. Climate Change and Energy Efficiency	14. Travel and accessibility	15. Employment	16. Economy	17. Town Centres
	Rolls Royce, Watnall Road, Hucknall																		
KA027	Land East of Lowmoor Road, Kirkby-in-Ashfield	EM2 K4	0	0	0	0	+	0	-	-	-	0	0	-	0	+	++	++	0
SA012	North of Export Drive, Fulwood Park, Sutton-In-Ashfield	EM2 S5	0	0	0	0	+	-	0	++	-	0	0	-	0	+	++	+	0
SA030	Hamilton Road, Sutton-In-Ashfield	EM2 S3	0	0	-	0	0	0	-	-	-	0	0	-	0	+	+	+	0
SA054	Hamilton Road, Sutton-In-Ashfield	EM2 S3	0	0	-	0	+	0	-	-	-	0	0	-	0	+	++	+	0
Existing employment allocation	Fulwood Road North, Sutton in Ashfield	EM2 S2	0	0	0	0	+	0	0	++	-	0	0	-	0	+	++	+	0
Existing employment	Kings Mill Road, Kirkby-in-Ashfield	EM2 K1	0	0	0	0	+	0	0	++	-	0	0	-	0	+	++	+	0

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources	9. Air & noise pollution	10. Water Quality	11. Waste	12. Climate Change and Flood Risk	13. Climate Change and Energy Efficiency	14. Travel and accessibility	15. Employment	16. Economy	17. Town Centres
allocation																			
Existing employment allocation	Park Lane, Kirkby-in-Ashfield.	EM2 K2	0	0	0	0	0	-	0	++	-	0	0	-	0	+	++	+	0
Existing employment allocation	Portland Industrial Park, Kirkby-in-Ashfield.	EM2 K3	0	0	-	0	+	-	0	++	-	0	0	-	0	+	++	+	0
Existing employment allocation	Aerial Way, Hucknall.	EM2 H1	0	0	0	0	+	-	0	+	-	0	0	-	0	+	++	+	0

Results of the appraisal of reasonable alternative sites

The assessment of reasonable alternative land locations is contained in an Excel spreadsheet available separately from the Locals Plans team: Localplan@ashfield.gov.uk. The results of the assessment are provided below.

All sites have been appraised in line with the site appraisal criteria scoring framework (**Appendix M**).

Site Ref:	Site Address:	Locality	Proposed Use:	SA Objective 1	SA Objective 2	SA Objective 3	SA Objective 4	SA Objective 5	SA Objective 6	SA Objective 7	SA Objective 8	SA Objective 9	SA Objective 10	SA Objective 11	SA Objective 12	SA Objective 13	SA Objective 14	SA Objective 15	SA Objective 16	SA Objective 17
HK001	Common Lane, Hucknall - Site A	Hucknall	Housing	+	+	0	0	+	0	-	-	-	0	0	-	0	++	+	+	+
HK002	Common Lane, Hucknall - Site B	Hucknall	Housing	++	+	0	0	++	-	-	-	-	0	0	0	0	++	+	+	+
HK003	Common Lane, Hucknall - Site C	Hucknall	Housing	++	+	0	0	++	-	-	-	-	0	0	-	0	++	+	+	+
HK004	Common Lane, Hucknall - Site D	Hucknall	Housing	++	+	0	0	++	-	-	-	-	0	0		0	++	+	+	+
HK011	Land off Bolsover Street, Hucknall	Hucknall	Housing	+	++	-	0	+	0	0	+	-	0	0	0	0	++	+	+	++
HK018	Land rear 222 Nottingham Road, Hucknall	Hucknall	Housing	+	+	0	0	+	0	-	-	-	0	0	0	0	+	+	+	+

Site Ref:	Site Address:	Locality	Proposed Use:	SA Objective 1	SA Objective 2	SA Objective 3	SA Objective 4	SA Objective 5	SA Objective 6	SA Objective 7	SA Objective 8	SA Objective 9	SA Objective 10	SA Objective 11	SA Objective 12	SA Objective 13	SA Objective 14	SA Objective 15	SA Objective 16	SA Objective 17
HK027	Former Hucknall Football Club site (eastern part), Watnall Road, Hucknall	Hucknall	Mixed Use	+	++	0	0	++	0	0	-	-	0	0	0	0	++	+	+	+
HK028	Whyburn Farm, Hucknall,	Hucknall	Mixed development	++	+	--	0	++	--	--	--	-	0	0	-	0	--	+	++	+
HK031	Barbara Square, Hucknall	Hucknall	Housing	+	+	0	0	+	0	0	-	-	0	0	0	0	+	+	+	+
HK032	Chestnut Grove, Hucknall	Hucknall	Housing	+	+	0	0	++	0	0	+	-	0	0	-	0	++	+	+	+
HK035	Hawthorne Avenue, Hucknall	Hucknall	Housing	+	+	0	0	+	0	0	+	-	0	0	-	0	++	+	+	+
HK037	Munks Avenue, Hucknall	Hucknall	Housing	+	+	0	0	+	0	0	+	-	0	0	-	0	++	+	+	+
HK038	Oak Grove, Hucknall	Hucknall	Housing	+	+	0	0	+	0	0	+	-	0	0	0	0	++	+	+	+
HK039	Piggins Croft, Yorke Street, Hucknall	Hucknall	Housing	+	++	--	0	+	0	0	+	-	0	0	-	0	++	+	+	++
HK042	Yew Tree Road, Hucknall	Hucknall	Housing	+	+	0	0	+	0	0	+	-	0	0	0	0	++	+	+	+

Site Ref:	Site Address:	Locality	Proposed Use:	SA Objective 1	SA Objective 2	SA Objective 3	SA Objective 4	SA Objective 5	SA Objective 6	SA Objective 7	SA Objective 8	SA Objective 9	SA Objective 10	SA Objective 11	SA Objective 12	SA Objective 13	SA Objective 14	SA Objective 15	SA Objective 16	SA Objective 17
HK046	West of Moor Road, Bestwood	Hucknall	Housing	++	+	-	0	++	-	-	-	-	0	0	-	0	+	+	+	0
HK047 (Composite Site - HK001, HK002, HK003 & HK004)	Common Lane, Hucknall	Hucknall	Housing	++	+	0	0	++	-	-	-	-	0	0	-	0	++	+	+	+
KA004	Land off Thoresby Avenue, Kirkby-In Ashfield	Kirkby	Housing	++	+	0	0	++	0	-	-	-	0	0	-	0	+	+	+	+
KA015	Adj 53 Blidworth Road, Kirkby-In-Ashfield	Kirkby	Housing	++	+	0	0	++	-	-	-	-	0	0	0	0	+	+	+	+
KA016	West of Derby Road, Kirkby-In Ashfield	Kirkby	Housing	++	+	0	0	+	-	-	-	-	0	0	0	0	+	+	+	+
KA017	West of Derby Road/ South of Diamond Avenue, Kirkby-In Ashfield	Kirkby	Housing	++	+	0	0	++	0	-	-	-	0	0	-	0	+	+	+	+
KA018	Off Penny Emma Way, Kirkby Hardwick,	Kirkby	Housing	++	-	-	0	++	0	-	-	-	0	0	0	0	+	+	+	+

Site Ref:	Site Address:	Locality	Proposed Use:	SA Objective 1	SA Objective 2	SA Objective 3	SA Objective 4	SA Objective 5	SA Objective 6	SA Objective 7	SA Objective 8	SA Objective 9	SA Objective 10	SA Objective 11	SA Objective 12	SA Objective 13	SA Objective 14	SA Objective 15	SA Objective 16	SA Objective 17
	Kirkby-In Ashfield																			
KA019	Land rear of 257-275 Nuncargate Road, Nuncargate, Kirkby-In-Ashfield	Kirkby	Housing	+	+	-	0	+	0	-	-	-	0	0	-	0	++	+	+	+
KA021	Mowlands, Off Sutton Road, Kirkby-In Ashfield	Kirkby	Mixed Use	++	-	--	0	++	--	--	--	-	0	0	-	0	+	++	++	+
KA024	Land off Abbey Road / Richmond Road, Kirkby-In Ashfield	Kirkby	Housing	++	+	0	0	++	0	--	-	-	0	0	-	0	++	+	+	+
KA027	East of Lowmoor Road, Kirkby-In-Ashfield	Kirkby	Housing	++	+	0	0	++	0	-	-	-	0	0	-	0	++	+	+	+
KA032	Garage site off Central Avenue, Kirkby-In-Ashfield	Kirkby	Housing	+	+	0	0	+	0	0	+	-	0	0	0	0	++	+	+	+
KA035	Land east of Sutton Parkway Station,	Kirkby	Housing	++	+/-	0	0	++	0	--	-	-	0	0	-	0	+	+	+	+

Site Ref:	Site Address:	Locality	Proposed Use:	SA Objective 1	SA Objective 2	SA Objective 3	SA Objective 4	SA Objective 5	SA Objective 6	SA Objective 7	SA Objective 8	SA Objective 9	SA Objective 10	SA Objective 11	SA Objective 12	SA Objective 13	SA Objective 14	SA Objective 15	SA Objective 16	SA Objective 17
	Kirkby-In-Ashfield																			
KA036	Land adjacent No.2 The Promenade, Kirkby-In-Ashfield	Kirkby	Housing	+	+	0	0	+	0	0	+	-	0	0	0	0	++	+	+	+
KA037	Land off Spruce Grove, Kirkby-In-Ashfield	Kirkby	Housing	+	+	0	0	+	0	0	+	-	0	0	0	0	++	+	+	+
KA039	Land off Main Road, Nuncargate	Kirkby	Housing	++	+	0	0	++	-	--	-	-	0	0	-	0	++	+	+	+
KA041	Franderground Farm, Kirkby Lane, Pinxton	Pinxton	Mixed (Housing and employment)	++	0	-	0	++	--	--	--	-	0	0	-	0	+	+	+	+
KA042	Cliff Farm, Cliff Lane, Pinxton	Pinxton	Mixed (Housing and employment)	++	+	-	0	++	-	--	--	-	0	0	-	0	+	++	+	+
KA043	Cliff Farm, Cliff Lane, Pinxton	Pinxton	Mixed (Housing and employment)	++	+	-	0	++	0	-	--	-	0	0	0	0	+	++	+	+
KA044	Shire Carr Farm, Kirkby Lane	Pinxton	Mixed (Housing and employment)	++	+	0	0	++	0	--	--	-	0	0	-	0	+	+	+	+
KA045	Kirkby Cliff Farm, Cliff Lane	Pinxton	Employment	0	0	0	0	0	--	--	--	-	0	0	-	0	+	++	++	0

Site Ref:	Site Address:	Locality	Proposed Use:	SA Objective 1	SA Objective 2	SA Objective 3	SA Objective 4	SA Objective 5	SA Objective 6	SA Objective 7	SA Objective 8	SA Objective 9	SA Objective 10	SA Objective 11	SA Objective 12	SA Objective 13	SA Objective 14	SA Objective 15	SA Objective 16	SA Objective 17
KA048	Land off Thoresby Avenue/Abbey Road, Kirkby in Ashfield	Kirkby	Housing	++	+	0	0	++	0	-	-	-	0	0	-	0	+	+	+	+
KA051 Includes KA041, KA042, KA043, & KA044,	Potential new settlement site located between Kirkby Lane and Pinxton Lane	Pinxton	Mixed	++	+	-	0	++	-	-	-	-	0	0	-	0	+	+	+	+
KA053	Land east of Sherwood Business Park A611, Annesley	Kirkby	Employment	0	0	--	0	0	-	--	-	-	0	0	-	0	+	++	+	0
SA001	Sutton Parkway (Newark Road & Lowmoor Road), Sutton-In-Ashfield	Sutton	Housing	++	+/-	-	0	++	0	--	-	-	0	0	-	0	+	+	+	+
SA008	Beck Lane South, Skegby	Sutton	Housing	++	+	0	0	++	-	--	--	-	0	0	-	0	+	+	+	+
SA010	Greenhills, Cauldwell Road, Sutton-In-Ashfield	Sutton	Housing (includes SA039)	+	+	0	0	+	0	-	-	-	0	0	0	0	+	+	+	+
SA016 (& SA044)	Adj Oakham Business Park,	Sutton	Employment or Housing	0	0	--	0	0	0	-	--	-	0	0	-	0	-	++	++	0

Site Ref:	Site Address:	Locality	Proposed Use:	SA Objective 1	SA Objective 2	SA Objective 3	SA Objective 4	SA Objective 5	SA Objective 6	SA Objective 7	SA Objective 8	SA Objective 9	SA Objective 10	SA Objective 11	SA Objective 12	SA Objective 13	SA Objective 14	SA Objective 15	SA Objective 16	SA Objective 17
	Sutton-In-Ashfield																			
SA024	South of Newark Road, Sutton-In-Ashfield	Sutton	Housing	++	+	-	0	++	0	-	-	-	0	0	-	0	+	+	+	+
SA026	Rookery Lane Farm, Sutton-In-Ashfield	Sutton	Housing	++	-	0	0	++	-	-	-	-	0	0	-	0	+	+	+	+
SA028	Land at Carnarvon Cottage, Silverhill Lane, Teversal	Sutton	Housing	++	+	-	0	++	-	-	-	-	0	0	-	0	+	+	+	+
SA030	Hamilton Road, Sutton-In-Ashfield	Sutton	Housing (or employment)	++	+/-	--	0	++	0	-	-	-	0	0	-	0	+	+	+	+
SA034	Adj Station Farm, Teversal	Sutton	Housing	++	+	-	0	++	-	-	-	-	0	0	0	0	+	+	+	+
SA039	Greenhill's extended site, Cauldwell Road, Sutton-In-Ashfield	Sutton	Housing (includes SA010)	++	+	0	0	++	0	-	-	-	0	0	-	0	+	+	+	+
SA044	Land off Hamilton Road, Sutton-In-Ashfield	Sutton	Employment (or housing) (includes SA016)	0	0	--	0	0	0	-	--	-	0	0	0	0	-	++	+	0

Site Ref:	Site Address:	Locality	Proposed Use:	SA Objective 1	SA Objective 2	SA Objective 3	SA Objective 4	SA Objective 5	SA Objective 6	SA Objective 7	SA Objective 8	SA Objective 9	SA Objective 10	SA Objective 11	SA Objective 12	SA Objective 13	SA Objective 14	SA Objective 15	SA Objective 16	SA Objective 17
SA045	The Beeches, Skegby	Sutton	Housing	+	++	0	0	+	0	0	+	-	0	0	0	0	++	+	+	+
SA047	Elder Street, Skegby	Sutton	Housing	+	++	0	0	+	0	0	+	-	0	0	0	0	++	+	+	+
SA048	Former Conservative Club, Fox Street, Sutton-In-Ashfield	Sutton	Housing, retail or employment	+	-	-	0	+	0	+	+	-	0	0	--	0	++	+	+	++
SA049	Rear 37-41 Jubilee Road, Sutton-In-Ashfield	Sutton	Housing	+	+	0	0	+	0	0	+	-	0	0	0	0	++	+	+	+
SA050	Rear 67-71 Jubilee Road, Sutton-In-Ashfield	Sutton	Housing	+	+	0	0	+	0	0	+	-	0	0	--	0	++	+	+	+
SA051	Martyn Avenue, Sutton-In-Ashfield	Sutton	Housing	+	+	0	0	+	0	0	+	-	0	0	0	0	++	+	+	++
SA052	The Poplars, Charles Street, Sutton-In-Ashfield	Sutton	Housing	+	+	0	0	+	0	0	+	-	0	0	0	0	++	+	+	+
SA053	Stoney Street, Sutton-In-Ashfield	Sutton	Housing	+	+/-	0	0	+	0	0	+	-	0	0	0	0	++	+	+	+

Site Ref:	Site Address:	Locality	Proposed Use:	SA Objective 1	SA Objective 2	SA Objective 3	SA Objective 4	SA Objective 5	SA Objective 6	SA Objective 7	SA Objective 8	SA Objective 9	SA Objective 10	SA Objective 11	SA Objective 12	SA Objective 13	SA Objective 14	SA Objective 15	SA Objective 16	SA Objective 17
SA054	Hamilton Road, Sutton-In-Ashfield	Sutton	Housing (or employment)	++	+/-	--	0	++	0	-	-	-	0	0	-	0	+	+	+	+
SA056	Station Motors, Station Road, Sutton-In-Ashfield	Sutton	Housing	+	-	-	0	+	0	0	+	-	0	0	0	0	++	--	-	+
SA059	Land to the rear of Coxmoor House, Coxmoor Road, Sutton-In-Ashfield	Sutton	Housing	++	0	0	0	+	0	-	-	-	0	0	0	0	--	+	+	+
SA062	South of Tibshelf Road, Fackley	Sutton	Housing	+	+	0	0	+	-	-	-	-	0	0	-	0	+	+	+	+
SA063	Adj. 6 Wild Hill, Teversal	Sutton	Housing	+	0	0	0	+	0	-	--	-	0	0	0	0	+	+	+	+
SA066	Off Tibshelf Road, Fackley	Teversal	Housing	+	+	0	0	+	-	-	-	-	0	0	0	0	+	+	+	+
SA075	(Sutton Quarry Landfill, Cauldwell Road	Sutton	Housing	++	0	0	0	+	0	-	-	-	0	0	-	0	--	+	+	+
SA076	Land adj Stonehills Farm	Sutton	Housing	++	+	-	0	+	--	--	--	-	0	0	-	0	--	+	+	+

Site Ref:	Site Address:	Locality	Proposed Use:	SA Objective 1	SA Objective 2	SA Objective 3	SA Objective 4	SA Objective 5	SA Objective 6	SA Objective 7	SA Objective 8	SA Objective 9	SA Objective 10	SA Objective 11	SA Objective 12	SA Objective 13	SA Objective 14	SA Objective 15	SA Objective 16	SA Objective 17
SA077	Land North of Cauldwell Road	Sutton	Housing	++	+/-	--	0	+	-	-	-	-	0	0	-	0	-	+	+	+
SA079	Land off Wild Hill, Teversal	Teversal	Housing	++	0	0	0	++	-	-	--	-	0	0	0	0	+	+	+	+
SA080	Wild Hill, Chesterfield Road, Teversal	Teversal	Housing	++	0	-	0	++	0	-	--	-	0	0	0	0	+	+	+	+
SA081	Land to the west of Silver Moor, Wildhill, Teversal	Teversal	Housing	+	0	0	0	+	-	-	--	-	0	0	0	0	+	+	+	+
SA083	Land off Fackley Road, Teversal	Sutton	Housing	++	+	0	0	++	-	-	-	-	0	0	-	0	+	+	+	+
SA085 includes SA075SA076 & SA077	Cauldwell Road/ Derby Road, Sutton in Ashfield,	Sutton	Housing	++	+/-	--	0	++	--	--	--	-	0	0	-	0	--	+	+	+
SA086	Land east of Pinxton Lane, south A38, Sutton in Ashfield	Sutton	Employment	0	0	0	0	0	--	--	--	-	0	0	-	0	+	++	++	0
SA090	Land off Nunn Brook Rise, Sutton in Ashfield	Sutton	Employment	0	0	0	0	+	--	0	-	-	0	0	-	0	+	++	+	0

Site Ref:	Site Address:	Locality	Proposed Use:	SA Objective 1	SA Objective 2	SA Objective 3	SA Objective 4	SA Objective 5	SA Objective 6	SA Objective 7	SA Objective 8	SA Objective 9	SA Objective 10	SA Objective 11	SA Objective 12	SA Objective 13	SA Objective 14	SA Objective 15	SA Objective 16	SA Objective 17
SJU002	Rear of 105 Cordy Lane, Underwood	Selston Parish	Housing	++	+	0	0	++	-	--	--	-	0	0	-	0	+	+	+	0
SJU004	Land off Barrow Hills Lane, Westwood	Selston Parish	Housing	++	+	-	0	++	-	--	--	-	0	0	--	0	++	+	+	0
SJU012	Church Lane, Selston	Selston Parish	Housing	+	+	-	0	+	0	--	--	-	0	0	0	0	+	+	+	+
SJU013	East of Station Road, New Selston	Selston Parish	Housing	++	-	-	0	++	--	--	--	-	0	0	-	0	+	+	+	+
SJU015	Adj 40 Nottingham Road, Selston	Selston Parish	Housing	++	+	-	0	+	-	0	-	-	0	0	0	0	++	+	+	+
SJU017	East/North Stoney Lane, Selston	Selston Parish	Housing	++	+	-	0	++	0	--	--	-	0	0	-	0	+	+	+	+
SJU021	Land off Stoney Lane, Selston	Selston Parish	Housing	++	+	0	0	+	0	--	--	-	0	0	0	0	+	+	+	+
SJU022	Hall Green Farm, South of Stoney Lane, Selston	Selston Parish	Housing	++	+	0	0	++	-	--	--	-	0	0	-	0	+	+	+	+
SJU023	Rear 18 Stoney Lane, Selston	Selston Parish	Housing	++	+	0	0	++	0	--	--	-	0	0	-	0	++	+	+	+

Site Ref:	Site Address:	Locality	Proposed Use:	SA Objective 1	SA Objective 2	SA Objective 3	SA Objective 4	SA Objective 5	SA Objective 6	SA Objective 7	SA Objective 8	SA Objective 9	SA Objective 10	SA Objective 11	SA Objective 12	SA Objective 13	SA Objective 14	SA Objective 15	SA Objective 16	SA Objective 17
SJU027	Between 106-132 Main Road, Underwood	Selston Parish	Housing	++	+	0	0	+	-	--	--	-	0	0	0	0	++	+	+	0
SJU028	Rear of 101 Cordy Lane, Underwood	Selston Parish	Housing	++	+/-	0	0	++	--	--	--	-	0	0	-	0	+	+	+	0
SJU029	Land adjacent 82 Mansfield Road, Underwood	Selston Parish	Housing	++	+	0	0	++	--	--	--	-	0	0	0	0	+	+	+	0
SJU033	Land off Felley Mill Lane North, Underwood	Selston Parish	Housing	+	+	0	0	+	0	--	-	-	0	0	0	0	+	+	+	0
SJU037	Land off Alfreton Road, Jubilee	Selston Parish	Employment	0	0	-	0	0	-	--	--	-	0	0	-	0	+	++	++	0
SJU039	Land at Church Lane, Underwood	Selston Parish	Housing	+	++	0	0	+	-	--	-	-	0	0	--	0	++	+	+	0
SJU040	Land South of Annesley Lane, Selston	Selston Parish	Housing	++	+/-	-	0	++	-	--	--	-	0	0	-	0	+	+	+	+
SJU041	Land to the rear of 48 Plainspot Road, New Brinsley	Selston Parish	Housing	++	--	0	0	++	0	--	-	-	0	0	-	0	+	+	+	0
JU044	Land north of Laverick Road, Jacksdale	Selston Parish	Housing	++	++	0	0	++	-	--	--	-	0	0	-	0	++	+	+	0

Reasons for the selection/rejection of site alternatives

The reasons for the selection of the proposed allocations contained in the Regulation 19 Pre-Submission Draft Local Plan and for the rejection of reasonable alternatives considered by the Council and appraised as part of this SA Report are set out in the table below. Note that options which have been granted planning permission subsequent to the Regulation 18 consultation but were previously appraised have been retained as 'reasonable alternatives' and included in the SA because an assessment had already been undertaken and previously presented. Where sites have been developed since the Regulation 18 consultation these have been removed as reasonable alternatives (this is applicable to SA043).

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
HK001	Housing	Reasonable alternative		Common Lane, Hucknall - Site A	Not selected - Located in the countryside on Main Urban Area fringe, serves a Green Belt function, anticipated that it could only come forward as a comprehensive site.
HK002	Housing	Reasonable alternative		Common Lane, Hucknall - Site B	Not selected - Located in the countryside on Main Urban Area fringe, serves a Green Belt function, anticipated that it could only come forward as a comprehensive site.
HK003	Housing	Reasonable alternative		Common Lane, Hucknall - Site C	Not selected - Located in the countryside on Main Urban Area fringe, serves a Green Belt function, anticipated that it could only come forward as a comprehensive site.
HK004	Housing	Reasonable alternative		Common Lane, Hucknall - Site D	Not selected - Located in the countryside on Main Urban Area fringe, serves a Green Belt function, anticipated that it could only come forward as a comprehensive site.
HK007	Housing	Reasonable alternative		South of High Leys Road, Hucknall	The site has planning permission for housing development, along with adjacent site HK036 for a total of 9 dwellings. This is counted towards the overall housing supply as a commitment, but is not allocated in the plan as it falls below the Council's standard approach of only allocating sites with a yield of 10 dwellings or more.

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
HK009	Housing	Proposed allocation	H1Ha	Seven Stars PH, West Street / Ogle Street, Hucknall	Selected - The site is located the main urban area within 400 km of Hucknall Town Centre. It contributes towards meets the requirement for small sites as set out by NPPF para 69.
HK011	Housing	Reasonable alternative		Land off Bolsover Street, Hucknall	The site has planning permission for housing development, for a total of 9 dwellings (6 new build plus 3 change of use). This is counted towards the overall housing supply as a commitment, but is not allocated in the plan as it falls below the Council's standard approach of only allocating sites with a yield of 10 dwellings or more.
HK013	Housing	Proposed allocation	H1Hb	Linby Boarding Kennels, East of Church Lane, Hucknall	Selected - The site is located on the main urban area fringe relatively closely to residential development. Planning permission has been granted for the redevelopment of the various aspects of the site and it is considered that there are exceptional circumstances for taking the site out of the Green Belt. The Heritage Impact Assessment identifies there is no harm to the historic environment and a minor impact on the level of change to the historic landscape character with a recommendation to retain the proposed allocation.
HK016	Housing	Proposed allocation	H1Hc	Land north of A611 / South of Broomhill Farm, Hucknall	Selected as part of the substantial site allocated identified as land north of A611 / South of Broomhill Farm, Hucknall. See HK051.
HK019	Housing	Proposed allocation	Part of H1Hc	Land rear 214 - 220 Nottingham Road, Hucknall	Selected as part of the substantial site allocated identified as land north of A611 / South of Broomhill Farm, Hucknall. See HK051.

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
HK020	Housing	Proposed allocation	Part of H1Hc	Land rear 224 Nottingham Road, Hucknall.	Selected as part of the substantial site allocated identified as land north of A611 / South of Broomhill Farm, Hucknall. See HK051.
HK022	Housing	Proposed allocation	H1Hd	Land adjoining Stubbing Wood Farm, Watnall Road, Hucknall	Selected - The site is located adjacent to a sustainable settlement, Hucknall, adjacent to residential development. It is considered that there are exceptional circumstances for taking the site out of the Green Belt. Further information on the Green Belt Exception approach is set out as part of the Background Paper No1 Spatial Strategy and Site Selection 2023 and Background Paper No 4: Green Belt Harm Assessment 2023. The Heritage Impact Assessment identifies there are heritage implications from the allocation with a recommendation to retain with mitigation.
HK023	Housing	Proposed allocation	H1He	Phases 5 (part) and 9, land at Rolls Royce, Watnall Road, Hucknall	Selected - The site is located within the Main Urban Area. Planning permission has been granted for housing development subsequent to the Draft Local Plan 2021. The site will contribute toward meeting the housing need and can be brought forward in conjunction with the exiting development at Rolls Royce.
HK024	Housing	Proposed allocation	H1Hf	Phase 9, Rolls Royce, Watnall Road, Hucknall (Formally known as Phases 10,11,12, land at Rolls Royce, Watnall Road, Hucknall).	Selected - The site is located within the Main Urban Area. Planning permission has been granted for housing development subsequent to the Draft Local Plan 2021. The site will contribute toward meeting the housing need and can be brought forward in conjunction with the exiting development at Rolls Royce.

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
HK025	Employment	Proposed allocation	EM4 h4	Surplus land for employment, Rolls Royce, Watnall Road, Hucknall	Selected - The site is located within the Main Urban Area. Planning consent has been granted for employment development. The site will contribute toward meeting the employment land need and can be brought forward in conjunction with the existing development at Rolls Royce being integrated into Harrier Park.
HK027	Mixed Use	Reasonable alternative		Former Hucknall Football Club site (eastern part), Watnall Road, Hucknall	The site has planning consent for a Food Store (A1), under V/2020/0306.
HK028	Housing	Reasonable alternative		Whyburn Farm to the north of Hucknall	Not Selected – While the site was identified as a proposed strategic mixed use allocation in the Draft Local Plan 2021 it has not been taken forward. The reasons for it not being taken forward in the Regulation 19 stage are due to the potential adverse impact on the Sherwood Forest possible potential Special Protection Area (ppSPA) an area value for ground nesting birds, its potential adverse impact on Annesley Hall Grade II* Registered Park and Garden, and also the significant level of local opposition to the site being removed from the Green Belt, amongst other grounds of objection. Further detail is set out in the SA Report covering the spatial strategy.
HK031	Housing	Reasonable alternative		Barbara Square, Hucknall	Not selected - Site area now below size threshold.

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
HK032	Housing	Reasonable alternative		Chestnut Grove, Hucknall	Not selected - Site area now below size threshold.
HK034	Housing	Proposed allocation	Part of H1Hc	Farley's Lane, Hucknall	Selected as part of the substantial site allocated identified as land north of A611 / South of Broomhill Farm, Hucknall. See HK051.
HK035	Housing	Reasonable alternative		Hawthorne Avenue, Hucknall	Not selected - Site area now below size threshold.
HK036	Housing	Reasonable alternative		High Leys Road	The site has planning permission for housing development, along with adjacent site HK007 for a total of 9 dwellings. This is counted towards the overall housing supply as a commitment, but is not allocated in the plan as it falls below the Council's standard approach of only allocating sites with a yield of 10 dwellings or more.
HK037	Housing	Reasonable alternative		Munks Avenue	Not selected - Site area now below size threshold.
HK038	Housing	Reasonable alternative		Oak Grove	Not selected - Site area now below size threshold.
HK039	Housing	Reasonable alternative		Piggins Croft, Yorke Street, Hucknall	Not selected - The site is considered to have a significant role in providing parking facilities for the Town Centre. Any potentially development of part of this area will need to have regard to the Hucknall Town Centre Masterplan 2022.
HK042	Housing	Reasonable alternative		Yew Tree Road	Not selected - Site area now below size threshold.
HK043	Housing	Proposed allocation	Part of H1Hc	Lime Tree Road Allotments, Hucknall	Selected as part of the substantial site allocated identified as land north of A611 / South of Broomhill Farm, Hucknall. See HK051.

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
HK046	Housing	Reasonable alternative		West of Moor Road, Bestwood	Not Selected - The site is located within the countryside with isolated dwellings to the east and residential areas to the south and south east. It is within the Green Belt and there are possible Flood Zone issues (Flood Zone 2 & 3) which have not yet been resolved with the Environment Agency. As part of the site is in Flood Zone 2, the sequential test in relation to flood risk applies and there are other sites within the District which can accommodate development before the site in question
HK047 (Composite Site - HK001, HK002, HK003 & HK004)	Housing	Reasonable alternative		Common Lane, Hucknall	Not selected - Located in the countryside on Main Urban Area fringe, serves Green Belt function, anticipated that it could only come forward as a comprehensive site.
HK050 (composite site HK018, HK019 & HK020)	Housing	Proposed allocation	Part of H1Hc	Land rear 214 - 224 Nottingham Road, Hucknall	Selected as part of the substantial site allocated identified as land north of A611 / South of Broomhill Farm, Hucknall. See HK051.

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
HK051 (composite site HK016, HHK034, Hk043 & HK050)	Housing	Proposed allocation	H1Hc	Land north of A611 / South of Broomhill Farm, Hucknall incorporating land off Nottingham Road, Farleys Lane and Limetree Road Allotments	Selected - The site is located adjacent to a sustainable settlement, Hucknall, closely to residential development. As a substantial site it will make a significant contribution towards meet the housing need and it is considered that there are exception circumstances for taking the land out of the Green Belt. Further information on the Green Belt Exception approach is set out as part of the Background Paper No1 Spatial Strategy and Site Selection 2023 and Background Paper No 4: Green Belt Harm Assessment 2023.
Existing employment allocation	Employment	Existing employment allocation	EM2 H1	Aerial Way, Hucknall	Selected – The site forms part of an established industrial park and is an existing allocation in the development plan. No significant issues have been identified in relation to bringing the site forward.
KA002	Housing	Proposed allocation	H1Ka	Beacon Farm, Derby Road, Kirkby-In Ashfield	Selected - The site is partly a brownfield site and partly greenfield site. It is currently occupied by a single dwelling and several redundant poultry farm buildings, alongside a large grassed area, and remnants of a hard standing to the south of the site. The site is located adjacent to a sustainable settlement, Kirkby-in-Ashfield, closely to residential development. It is considered that there are exception circumstances for taking the land out of the Green Belt. Further information on the Green Belt Exception approach is set out as part of the

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
					Background Paper No1 Spatial Strategy and Location of Development 2021 and Background Paper No 4: Green Belt Harm Assessment 2021.
KA003	Housing	Proposed allocation	H1Kb	Land off Millers Way, Kirkby-In Ashfield	Selected - The site is close to the Town Centre of Kirkby-in-Ashfield and has been recently been granted planning permission for housing development.
KA004	Housing	Reasonable alternative		Land off Thoresby Avenue, Kirkby-In Ashfield	Not selected - Located in the countryside on the Main Urban Area fringe. The site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.
KA011	Housing	Proposed allocation	H1Kc	Land at Doles Lane, Kirkby-In Ashfield	Selected - The site is located in the countryside adjacent to a sustainable settlement, Kirkby-in-Ashfield. Well located for local schools, the site will contribute towards meeting the future housing need. The Heritage Impact Assessment identifies there are heritage implications from the allocation with a recommendation to retain.
KA012	Housing	Proposed allocation	H1Kd	Off Walesby Drive	Selected - The site is located in the countryside adjacent to a sustainable settlement, Kirkby-in-Ashfield. The site will make a significant

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
					contribute towards meeting the future housing need.
KA015	Housing	Reasonable alternative		Adj 53 Blidworth Road, Kirkby-In-Ashfield	Not selected - Located in the countryside on the end of a ribbon development. The site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.
KA016	Housing	Reasonable alternative		West of Derby Road, Kirkby-In Ashfield	Not selected - Located in the countryside on the Main Urban Area fringe. The site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.
KA017	Housing	Reasonable alternative		West of Derby Road/ South of Diamond Avenue, Kirkby-In Ashfield	Not selected - Located in the countryside on the Main Urban Area fringe. The site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.
KA019	Housing	Reasonable alternative		Land to the rear of 257 - 275 Nuncargate Road,	Not selected - Located in the countryside on the Main Urban Area fringe. The site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
KA020	Employment	Proposed allocation	Strategic Policy S6	North east of J27, West of Sherwood Business Park, A608, Annesley	Selected - The site is identified as a key site to meet future employment land needs, particularly from the logistics sector. It is considered that there are exceptional circumstances for taking the land out of the Green Belt. Further information on the Green Belt Exception approach is set out as part of the Background Paper No1 Spatial Strategy and Location of Development 2021 and Background Paper No 4: Green Belt Harm Assessment. The Council's Heritage Impact Assessment (HIA) identifies harm to the setting of Grade II* Annesley Hall Grade II* Registered Park and Garden. The planning balance must be weighed in terms of the harm caused to the significance of heritage assets against the public benefits of the proposed use. The economic evidence for the Local Plan identifies that there is a significant demand for strategic logistics, particularly along the M1 Motorway. The evidence identifies that there is a shortage in the supply to meet the needs of major logistics operators. The proposed allocations at Junction 27 provide a major economic opportunity for Ashfield in meeting this need given its location on the strategic highway network.

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
KA021	Mixed use	Proposed allocation		Mowlands, Off Sutton Road, Kirkby-In Ashfield	Not Selected - Located in the countryside on the Main Urban Area fringe. The site has been proposed for allocation in a number of draft local Plans. It has encountered substantial local opposition.
KA022	Travelling Showpeople	Proposed allocation	H2a(a)	The Paddocks, Kirkby-In Ashfield	The site has planning permission for a change of use to land for Traveling Showpeople. The site is allocated for a travelling showperson's site H1a(a)
KA024	Housing	Reasonable alternative		Land off Abbey Road / Richmond Road, Kirkby-In Ashfield	Not selected - Located in the countryside on the Main Urban Area fringe. The site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.
KA025	Employment	Proposed allocation	Strategic Policy S6	South east of M1 Junction 27, Annesley	Selected - The site is identified as a key site to meet future employment land needs, particularly from the logistics sector. It is considered that there are exception circumstances for taking the land out of the Green Belt. Further information on the Green Belt Exception approach is set out as part of the Background Paper No1 Spatial Strategy and Location of Development 2021 and Background Paper No 4: Green Belt Harm Assessment. The Council's Heritage Impact Assessment (HIA) identifies harm to the setting of Grade II* Annesley Hall Grade II* Registered Park and Garden. The planning balance must be weighed in terms of the harm caused to the significance

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
					of heritage assets against the public benefits of the proposed use. The economic evidence for the Local Plan identifies that there is a significant demand for strategic logistics, particularly along the M1 Motorway. The evidence identifies that there is a shortage in the supply to meet the needs of major logistics operators. The proposed allocations at Junction 27 provide a major economic opportunity for Ashfield in meeting this need given its location on the strategic highway network.
KA026	Housing	Proposed allocation	H1Ke	Land off Diamond Avenue, Kirkby-In-Ashfield	Selected - The site is located in the Main Urban Area and relatively close to the Town Centre.
KA027	Housing	Reasonable alternative		East of Lowmoor Road, Kirkby-In-Ashfield	Not Selected - Located in the countryside on the Main Urban Area fringe. The site has been proposed for allocation in a number of draft Local Plans. It has encountered substantial local opposition.
KA017	Employment	Proposed allocation	EM2 K4	East of Lowmoor Road, Kirkby-In-Ashfield	Selected – Located in the countryside on the edge of the Main Urban Area, the site extends the existing industrial park to the north. It is located opposite Sutton Parkway Rail Station enabling alternative transport to the site. The site has good access to Junction 28 of the M1 with opportunities for contributing towards the demand for strategic logistics units. The possible location of the Ashfield Automated Distribution and Manufacturing Centre where it

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
					would links to the existing Vision West facilities off Julius Way.
KA029	Housing	Proposed allocation	H1Kf	Warwick Close, Kirkby-In-Ashfield	Selected - The site is located in the Main Urban Area and relatively close to the Town Centre and planning permission has been granted for the development of the site. It will contribute towards the NPPF emphasis on small sites.
KA032	Housing	Reasonable alternative		Garage site off Central Avenue, Kirkby-In-Ashfield	Not selected - Site area now below size threshold.
KA035	Housing	Reasonable alternative		Land east of Sutton Parkway Station, Kirkby-In-Ashfield	Not Selected - Located in the countryside on the Main Urban Area fringe. The site has been proposed for allocation in a number of draft local Plans. It has encountered substantial Local opposition.
KA036	Housing	Reasonable alternative		Land adjacent No.2 The Promenade, Kirkby-In-Ashfield	Not selected - Site area now below size threshold.
KA037	Housing	Reasonable alternative		Garage site off Spruce Grove, Kirkby-In-Ashfield	Not selected - Site area now below size threshold.
KA038	Housing	Proposed allocation	H1Kg	Land behind 126 Skegby Road, Kirkby-In-Ashfield	Selected - The site is located in the Main Urban Area and relatively close to the Town Centre. It will contribute towards the NPPF emphasis on small sites.
KA039	Housing	Reasonable alternative		Land off Main Road, Nuncargate	Not selected - Located in the countryside on the Main Urban Area fringe. The site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
KA041	Mixed (Housing and employment)	Reasonable alternative		Franderground Farm, Kirkby Lane, Pinxton	Not selected - Located within the countryside isolated from the Main Urban Area of Kirkby-in-Ashfield. The site has no suitable direct access onto a public highway. Also considered as part of a new settlement but not taken forward. See New Settlement Study. See KA051.
KA042	Mixed (Housing and employment)	Reasonable alternative		Cliff Farm, Cliff Lane, Pinxton	Not selected - Considered as part of the New Settlement study but not taken forward. See New Settlement Study. See KA051.
KA043	Mixed (Housing and employment)	Reasonable alternative		Cliff Farm, Cliff Lane, Pinxton	Not selected - Considered as part of the New Settlement study but not taken forward. See New Settlement Study. See KA051.
KA044	Mixed (Housing and employment)	Reasonable alternative		Shire Carr Farm, Kirkby Lane	Not selected - Considered as part of the New Settlement study but not taken forward. See New Settlement Study. See KA051.
KA045	Employment	Reasonable alternative		Kirkby Cliff Farm, Cliff Lane	Not selected - Considered as part of the New Settlement study but not taken forward. See New Settlement Study. See KA051.
KA046	Housing	Proposed allocation	H1Kh	Land Off Hucknall Road, Newstead	Selected - The site is located adjacent to a sustainable settlement, Newstead, closely to residential development. It is considered that there are exception circumstances for taking the land out of the Green Belt. Further information on the Green Belt Exception approach is set out as part of the Background Paper No1 Spatial

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
					Strategy and Location of Development 2021 and Background Paper No 4: Green Belt Harm Assessment 2021.
KA048	Housing	Reasonable alternative		Land off Thoresby Avenue/Abbey Road, Kirkby in Ashfield	Not selected - Located in the countryside on the Main Urban Area fringe. The site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.
KA051 (including KA041-KA045)	Mixed	Reasonable alternative		Kirkky Lane	The site was considered as part of a New Settlement Study. It has the potential to deliver approximately 1,600 dwellings and was located in close proximity to significant employment areas which would present job opportunities. However, the site has a number of significant constraints which include, that key areas of land to the north of the proposed settlement were not put forward by the landowner, which would form an important access point onto Pinxton Lane and the A38; The proposed settlement is in multiple land ownerships; Biodiversity issues in relation to adjacent Ancient Woodland, designations of Nature Conservation Areas and Mature Landscape Area; and there is the presence of a ground gas main and overhead powerlines. There were also serious viability challenges, principally due to the level of on-site and off-site reinforcements that would be likely

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
					to be required. Given these various constraints it is not considered that the site is suitable to be brought forward at this time.
KA052	Travelling Showpeople	Reasonable alternative	H2a(b)	Land off Park, Lane, Kirkby-in-Ashfield	Selected – Together with site KA022 the site is allocated to meet the future needs of travelling showpeople. Part of the site (allocation H2a(a)) has planning permission and the additional area forms a logical extension to the existing site.

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KA053	Employment	Reasonable alternative		Land east of Sherwood Business Park A611, Annesley	Not Selected – The site is located in the Green Belt for which exceptional circumstances would need to be demonstrated for the change of the Green Belt boundary. The A611 forms the defined boundary of the existing Sherwood Business Park. The allocation of the site would extend development into the countryside to the east of A611. The eastern southern boundary abuts the Annesley Hall Register Park and Gardens and would require mitigation measures. In this context, the size of the proposed site would make a limited contribution towards the strategic logistics needs along the M1 Motorway.
No SHELAA ref	Housing	Proposed allocation	H1Kk	Laburnum Avenue, Kirkby-in-Ashfield	Selected – The site has a resolution to grant planning permission subject to the signing of a S106 legal agreement. As such it is considered that it meets the NPPF's definition of being deliverable.
Existing employment allocation	Employment	Proposed allocation (Existing employment allocation)	EM2 K1	Kings Mill Road, Kirkby-in-Ashfield	Selected – The site forms part of an established industrial park and is an existing allocation in the development plan. No significant issues have been identified in relation to bringing the site forward.
Existing employment allocation	Employment	Proposed allocation (Existing employment allocation)	EM2 K2	Park Lane, Kirkby-in-Ashfield.	Selected – The site forms part of an established industrial park and is an existing allocation in the development plan. No significant issues have been identified in relation to bringing the site forward.

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
Existing employment allocation	Employment	Proposed allocation (Existing employment allocation)	EM2 K3	Portland Industrial Park, Kirkby-in-Ashfield.	Selected – The site forms part of an established industrial park and is an existing allocation in the development plan. No significant issues have been identified in relation to bringing the site forward.
SA001	Housing	Reasonable alternative		Sutton Parkway (Newark Road & Lowmoor Road), Sutton-In-Ashfield	Not Selected - Located in the countryside on the Main Urban Area fringe. The site has been proposed for allocation in a number of draft Local Plans without a Plan being adopted. The site formed part of a number of spatial strategy options but was not taken forward for the reasons out lined in the SA of alternative spatial strategies. A planning application was submitted in on part of the site in 2017 but was not been determined with various issues being identified. A further planning application V/2022/0629 has been submitted on part of the site for outline planning permission with all matters reserved except access.
SA003	Housing	Proposed allocation	H1Sa	Rear 211 Alfreton Road, Sutton	Selected - The site has planning permission.
SA004	Housing	Proposed allocation	H1Sae	Ashland Road West, Sutton-In-Ashfield	Selected – The site has been granted planning permission on appeal.
SA006	Housing	Proposed allocation	Forms part of H1Su	Adj 113 Beck Lane, Skegby	Selected as part of the site allocated identified as Rear 113 to 139 Beck Lane.
SA007	Housing	Proposed allocation	H1Saa	Land at, Beck Lane, Skegby, NG17 3AH	Selected - The site has planning permission for housing development.

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
SA008	Housing	Reasonable alternative		Beck Lane South, Skegby	Not selected - Given the proposed allocation of Beck Lane it was considered by the Council that an area of green, open space should be incorporated into this area.
SA009	Housing	Proposed allocation	H1Sb	Cauldwell Road, Sutton-In-Ashfield (South of Vision West Nottinghamshire College)	Selected - The site is located in the countryside adjacent to a sustainable settlement, Mansfield. The site will make a significant contribute towards meeting the future housing need. The site is currently subject to a planning application.
SA010	Housing	Reasonable alternative		Greenhills, Cauldwell Road, Sutton-In-Ashfield	Not Selected - Located in the countryside with some linear residential development. It is separated from Main Urban Area has poor access to services and public green space.
SA012	Employment	Proposed allocation	EM2 S5	North of Export Drive, Fulwood Park, Sutton-In-Ashfield	Selected - The site will contribute towards meeting future employment land needs. It forms part of an established industrial estate and has planning permission
SA013	Housing	Proposed allocation	H1Sc	West of Fisher Close, Sutton-In-Ashfield	Selected - The site is located in the countryside adjacent to a sustainable settlement, Sutton in Ashfield. The site will make a contribute towards meeting the future housing need. The site has planning permission.
SA014	Housing	Proposed allocation	H1Sw	Off Gillcroft Street/St Andrews Street & Vere Avenue, Skegby. (Part of SA014, SA015, SA038)	Selected - The site is located in the countryside adjacent to a sustainable settlement, Sutton in Ashfield. The site will make a significant contribute towards meeting the future housing need. The site has had previous planning permission. The site has planning permission.

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
SA015	Housing	Proposed allocation	H1Sw	Off Gillcroft Street/St Andrews Street & Vere Avenue, Skegby. (Part of SA014, SA015, SA038)	Selected - The site is located in the countryside adjacent to a sustainable settlement, Sutton in Ashfield. The site will make a significant contribute towards meeting the future housing need. The site has planning permission.
SA016 (& SA044)	Employment	Reasonable alternative		Adj Oakham Business Park, off Hamilton Road, Sutton-In-Ashfield	Allocated as a housing site.
SA016 (& SA044)	Housing	Proposed allocation	H1Sd	Adj Oakham Business Park, off Hamilton Road, Sutton-In-Ashfield	Selected - The site is located in the countryside adjacent to a sustainable settlement, Mansfield. The site will make a significant contribute towards meeting the future housing need. It is well located to provide access to the green/blue infrastructure of Kings Mill Reservoir. The Heritage Impact Assessment identifies there are heritage implications from the allocation with a recommendation to retain with mitigation
SA017	Housing	Proposed allocation	H1Se	Priestic Road, Sutton-In-Ashfield	Selected - The site is close to the Town Centre of Sutton in Ashfield and will contribute towards the NPPF emphasis on small sites.
SA021	Housing	Proposed allocation	Forms part of H1St	Land off Blackwell Road, Huthwaite	Selected - The site is located in the countryside adjacent to a sustainable settlement, Huthwaite. The site will make a contribute towards meeting the future housing need.
SA022	Housing	Proposed allocation	H1Sf	Rear 23 Beck Lane, Skegby	Selected - The site is located in the countryside adjacent to a sustainable settlement, Sutton in Ashfield and will contribute towards the NPPF emphasis on small sites. The Heritage Impact Assessment identifies there are heritage implications from the allocation with a recommendation to retain with mitigation.

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
SA023	Housing	Proposed allocation	H1Sg	Former Miner's Welfare Sports Ground, Stanton Hill, Sutton-In-Ashfield	Selected - This brownfield/greenfield site is located adjacent to the sustainable settlement, Sutton in Ashfield and comprises a combination of rough scrubland and a small hardstanding associated with the previous use of the site as a welfare sports ground. The site will make a contribute towards meeting the future housing need.
SA024	Housing	Reasonable alternative		South of Newark Road, Sutton-In-Ashfield	Not Selected - Located in the countryside on the Main Urban Area fringe. The site has been proposed for allocation in a number of draft Local Plans without being adopted. The site formed part of a number of spatial strategy options but was not taken forward for the reasons out lined in the SA of alternative spatial strategies. with various issues being identified. A planning application was submitted in 2017 but has not been determined to date understood to be related to highway aspects. A further planning application V/2022/0629 has been submitted for outline planning permission with all matters reserved except access.
SA025	Housing	Proposed allocation	H1Sh	Pasture Farm, Alfreton Road, Sutton-In-Ashfield	Selected - The site is located in the countryside adjacent to a sustainable settlement, Sutton in Ashfield and will contribute towards the NPPF emphasis on small sites.

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SA026	Housing	Reasonable alternative		Rookery Lane Farm, Sutton-In-Ashfield	Not Selected - The site form part of an open area within Sutton in Ashfield with linear residential development along Alfreton Road to the south and an industrial estate to the west. The open area has been eroded by planning permissions for residential to the north west. It is considered important to retain the remaining open area. In addition, the site has no suitable access for the development from the highway and it has not been identified that the site could come forward and is deliverable.
SA028	Housing	Reasonable alternative		Land at Carnarvon Cottage, Silverhill Lane, Teversal	Not selected - The site is not near to services and is not considered to be a sustainable location for the proposed development. The site is located adjacent to Fackley where it can be seen as have a more rural character. It would represent the development of a greenfield land intruding into a key 'green gap' identified in the Teversal, Stanton Hill and Skegby Neighbourhood Plan. It would also be detrimental to the settlement pattern to this part of Fackley.
SA030	Housing	Reasonable alternative		Hamilton Road, Sutton-In-Ashfield	Not Selected for housing as the site has ben identified as an allocation contributing towards the provision of employment land.
SA030	Employment	Proposed allocation	EM2 S3	Hamilton Road, Sutton-In-Ashfield	Selected - The site in connection with SHELAA SA 054 is located between the Hamilton Road industrial estate and Sherwood Way. With it location, it is anticipated to provide a relatively small site to meet future employment land needs. The Heritage Impact Assessment

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
					identifies there are heritage implications from the allocation with a recommendation to retain with mitigation.
SA033	Housing	Proposed allocation	H1Si	Rear Kingsmill Hospital, Sutton-In-Ashfield	Selected - The site is located in the countryside adjacent to a sustainable settlement, Sutton in Ashfield. The site will make a significant contribute towards meeting the future housing need. The Heritage Impact Assessment identifies there are heritage implications from the allocation with a recommendation to retain with mitigation.
SA034	Housing	Reasonable alternative		Adj Station Farm, Teversal	Not selected - The site is located adjacent to Fackley where it can be seen as have a more rural character. It would represent the development of a greenfield land intruding into a key 'green gap' identified in the Teversal, Stanton Hill and Skegby Neighbourhood Plan. It would also be detrimental to the settlement pattern to this part of Fackley.
SA038	Housing	Proposed allocation	H1Sw	Off Gillcroft Street/St Andrews Street & Vere Avenue, Skegby. (Part of SA014, SA015, SA038)	Selected - The site is located in the countryside adjacent to a sustainable settlement, Sutton in Ashfield. The site will make a significant contribute towards meeting the future housing need. The site has planning permission.
SA039	Housing	Reasonable alternative		Greenhill's extended site, Cauldwell Road, Sutton-In-Ashfield	Not Selected - The site is not near to services and is not considered to be a sustainable location for the proposed development. Located in the countryside with some linear residential development. It is separated from Main Urban

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
					Area has poor access to services and public green space.
SA041	Housing	Proposed allocation	H1Sj	Clegg Hill Drive, Huthwaite	Selected - The site is located in the countryside adjacent to a sustainable settlement, Sutton in Ashfield. The site will make a significant contribute towards meeting the future housing need. The site has had previous planning permission.
SA044	Employment	Reasonable alternative		Adj Oakham Business Park, off Hamilton Road, Sutton-In-Ashfield	Allocated as a housing site.
SA044	Housing	Proposed allocation	H1Sd	Adj Oakham Business Park, off Hamilton Road, Sutton-In-Ashfield	Selected - The site is located in the countryside adjacent to a sustainable settlement, Mansfield. The site will make a significant contribute towards meeting the future housing need. It is well located to provide access to the green/blue infrastructure of Kings Mill Reservoir.
SA045	Housing	Reasonable alternative		The Beeches, Skegby	Not selected - Site area now below size threshold.
SA047	Housing	Reasonable alternative		Elder Street, Skegby	Not selected - Site area now below size threshold.
SA048	Housing, retail or employment	Reasonable alternative		Former Conservative Club, Fox Street, Sutton-In-Ashfield	Not selected - Site area now below size threshold. Site is located in Sutton in Ashfield Town Centre and as such is suitable for a variety of uses.
SA049	Housing	Reasonable alternative		Rear 37-41 Jubilee Road, Sutton-In-Ashfield	Not selected - Site area now below size threshold.
SA050	Housing	Reasonable alternative		Rear 67-71 Jubilee Road, Sutton-In-Ashfield	Not selected - Site area now below size threshold.

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SA051	Housing	Reasonable alternative		Martyn Avenue, Sutton-In-Ashfield	Not selected - Site area now below size threshold.
SA052	Housing	Reasonable alternative		The Poplars, Charles Street, Sutton-In-Ashfield	Not selected - Site area now below size threshold.
SA053	Housing	Reasonable alternative		Stoney Street, Sutton-In-Ashfield	Not selected - Site area now below size threshold.
SA054	Housing	Reasonable alternative		Hamilton Road, Sutton-In-Ashfield	Not Selected for housing as the site has ben identified as an allocation contributing towards the provision of employment land. The Heritage Impact Assessment identifies there are heritage implications from the allocation with a recommendation to retain with mitigation.
SA054	Employment	Proposed allocation	EM2 S3	Hamilton Road, Sutton-In-Ashfield	Selected - The site in connection with SHELAA SA 054 is located between the Hamilton Road industrial estate and Sherwood Way. With it location, it is anticipated to provide a relatively small site to meet future employment land needs.
SA056	Housing	Reasonable alternative		Station Motors, Station Road, Sutton-In-Ashfield	Not selected - The site is an exiting well used employment site and it was not considered appropriate to lose the site in question from employment purposes.
SA057	Housing	Proposed allocation	H1Sk	Sunnyside Farm, Blackwell Road, Huthwaite	Selected - The site is in the countryside but links to the Main Urban boundary for Sutton in Ashfield to the north and south and is in relatively close proximity to Huthwaite which is a local shopping centre. The site will make a significant contribution towards meeting the future housing need.

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
SA058	Housing	Proposed allocation	H1SI	North of Fackley Road, Teversal	Selected - The site is located in the countryside adjacent to a sustainable settlement, Fackley. It is located to the southern part of Fackley which is more reflective of an urban character and is in closer proximity to services and facilities of Stanton Hill.
SA059	Housing	Reasonable alternative		Land to the rear of Coxmoor House, Coxmoor Road, Sutton-In-Ashfield	Not Selected - The site is not near to services and is not considered to be a sustainable location for the proposed development. The site is located in the countryside and its location means that it is isolated from the Main Urban Areas of Kirkby-in-Ashfield and Sutton in Ashfield. Isolated from main urban area,
SA061	Housing	Proposed allocation	H1Sm	Land adjacent 88 High Hazels Drive, Sutton-In-Ashfield	Selected - The site is located in the Main Urban Area of Sutton in Ashfield and will contribute towards the NPPF emphasis on small sites.
SA062	Housing	Reasonable alternative		South of Tibshelf Road, Fackley	Not Selected - The site is not near to services and is not considered to be a sustainable location for the proposed development. The site is located in the countryside but is isolated from the settlement of Fackley and is remote from the more extensive services at Stanton Hill.
SA063	Housing	Reasonable alternative		Adj. 6 Wild Hill, Teversal	Not Selected - The site is located in the countryside but is isolated from the settlement of Fackley and is remote from the more extensive services at Stanton Hill, Huthwaite or Tibshelf.

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SA064	Housing	Proposed allocation	H1Sn	Adj Molyneux Farm, Fackley Road, Teversal	Selected - The site is located in the countryside adjacent to a sustainable settlement, Fackley. It is located to the southern part of Fackley which is more reflective of an urban character and is in closer proximity to services and facilities of Stanton Hill. It will contribute towards the NPPF emphasis on small sites.
SA065	Housing	Proposed allocation	H1So	Off Fackley Road, Teversal	Selected - The site is located in the countryside adjacent to a sustainable settlement, Fackley. It is located to the southern part of Fackley which is more reflective of an urban character and is in closer proximity to services and facilities of Stanton Hill. It will contribute towards the NPPF emphasis on small sites.
SA066	Housing	Reasonable alternative		Off Tibshelf Road, Fackley	Not Selected – The site was identified as a proposed allocation in the Draft Local Plan 2021. It has subsequently been assessed as being likely to deliver 9 dwellings. As such, the site is not allocated in the Plan as it falls below the Council's standard approach of only allocating sites with a yield of 10 dwellings or more.
SA068	Housing	Proposed allocation	H1Sac	The Quarry, 57, Stoneyford Road, NG17 4DA	Selected - The site is located in the Main Urban Area of Sutton in Ashfield and has planning permission for residential development.
SA069	Housing	Proposed allocation	H1Sq	Hardwick Lane Recreation Ground, Sutton-In-Ashfield	Selected - The site is located in the Main Urban Area relatively close to the Town Centre.
SA071	Housing	Proposed allocation	H1Sr	Land off Clare Road, Sutton-In-Ashfield	Selected - The site is located in the Main Urban Area of Sutton in Ashfield and has planning permission for residential development.

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SA074	Housing	Proposed allocation	H1Ss	Land to the east off A6075 Beck Lane, Skegby	Selected - The site is located in the Countryside. However, to the north it links to an allocation for housing set out in the adopted Mansfield Local Plan and to the west a substantial area has been granted planning permission on appeal for 322 dwellings. The site will make a significant contribution towards meeting the future housing need. The Heritage Impact Assessment identifies there are heritage implications from the allocation with a recommendation to retain with mitigation.
SA075	Housing	Reasonable alternative		Sutton Quarry Landfill, Cauldwell Road	Not Selected – While the site was identified as a proposed strategic housing allocation in the Draft Local Plan 2021 it has not been taken forward. The reasons for it not being taken forward at the Regulation 19 stage are set out in the SA Report section covering the spatial strategy
SA076	Housing	Reasonable alternative		Land adj Stonehills Farm	Not Selected – While the site was identified as a proposed strategic housing allocation in the Draft Local Plan 2021 it has not been taken forward. The reasons for it not being taken forward at the Regulation 19 stage are set out in the SA Report section covering the spatial strategy
SA077	Housing	Reasonable alternative		Land North of Cauldwell Road	Not Selected – While the site was identified as a proposed strategic housing allocation in the Draft Local Plan 2021 it has not been taken forward. The reasons for it not being taken forward at the Regulation 19 stage are due to the potential adverse impact on the Sherwood

Site Ref:	Use	Status at Reg 19	Allocation Ref	Site Address:	Justification for Selection / Rejection
					Forest possible potential Special Protection Area (ppSPA) an area value for ground nesting birds, its potential adverse impact on Hamilton Hill Scheduled Monument, and also the significant level of local opposition to the site. Further detail is set out in the SA Report section covering the spatial strategy
SA079	Housing	Reasonable alternative		Land off Wild Hill, Teversal	Not Selected - The site is not near to services and is not considered to be a sustainable location for the proposed development. The site is located in the countryside but is isolated from the settlement of Fackley and is remote from the more extensive services at Stanton Hill, Huthwaite or Tibshelf.
SA080	Housing	Reasonable alternative		Wild Hill, Chesterfield Road, Teversal	Not Selected - The site is not near to services and is not considered to be a sustainable location for the proposed development. The site is located in the countryside but is isolated from the settlement of Fackley and is remote from the more extensive services at Stanton Hill, Huthwaite or Tibshelf.
SA081	Housing	Reasonable alternative		Land to the west of Silver Moor, Wildhill, Teversal	Not Selected - The site is located in the countryside but is isolated from the settlement of Fackley and is remote from the more extensive services at Stanton Hill, Huthwaite or Tibshelf.
SA082	Housing	Proposed allocation	H1St	Land off Blackwell Road/Main Street, Huthwaite	Selected - The site is located in the countryside adjacent to a sustainable settlement, Huthwaite. The site will make a contribute towards meeting the future housing need.

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SA083	Housing	Reasonable alternative		Land off Fackley Road, Teversal	Not selected - The site is located adjacent to Fackley but would form a substantial extension into the countryside and the green gap between Teversal and Stanton Hill and would be detrimental to the settlement pattern to this part of Fackley.
SA084	Housing	Proposed allocation	H1Su	Rear 113 to 139 Beck Lane.	Selected - The site comprises SA005, SA006 and part of SA011. It is located in the countryside but an extension to the north of the residential development that was granted planning permission on appeal for 322 dwellings. The site will make a significant contribution towards meeting the future housing need.
SA085 includes SA075, SA076 & SA077	Housing	Reasonable alternative		Land at Cauldwell Road	Not Selected – While the site was identified as a proposed strategic housing allocation in the Draft Local Plan 2021 it has not been taken forward. The reasons for it not being taken forward at the Regulation 19 stage are set out in the SA Report section covering the spatial strategy
SA086	Employment	Reasonable alternative		Land to the east of Pinxton Lane, south of A38 Sutton in Ashfield	Not selected - The site is located in the countryside. There are a number of issues associated with the site. These include the impact on the natural environment as a significant part of the site is identified as a Local Wildlife Site and ancient woodlands are located on the southern boundary. The Highway Authority has identified that there are highway

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					issues in relation to the site that would need to be resolved.
SA090	Employment	Reasonable alternative		Land off Nunn Brook Rise, Sutton in Ashfield.	Not Selected – The site is located on an existing industrial park within the Main Urban Area. However, a substantial part of the site comprises a local wildlife site. At this time it is not established how significant development could be undertaken on the site while resolving the ecological issues.
No SHELAA Ref	Housing	Proposed allocation	H1Sag	Quantum Clothing Site, North Street, Huthwaite	Selected – This is a brownfield site identified on the Brownfield Register, which has a current planning application under consideration. As such it is considered that it meets the NPPF's definition of being deliverable.
No SHELAA Ref	Housing	Proposed allocation	H1Sah	Land adjacent 208 Mansfield Road, Sutton in Ashfield	Selected – This is a brownfield site identified on the Brownfield Register, which has a current planning application under consideration. As such it is considered that it meets the NPPF's definition of being deliverable.

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Existing employment allocation	Employment	Proposed allocation (Existing employment allocation)	EM2 S2	Fulwood Road North, Sutton in Ashfield	Selected – The site forms part of an established industrial park and is an existing allocation in the development plan. No significant issues have been identified in relation to bringing the site forward.
SJU001	Housing	Proposed allocation	H1Va	Land at Plainspot Farm, New Brinsley, Underwood	Selected - The site is located adjacent to a sustainable settlement, Brinsley, closely to residential development. It is considered that there are exception circumstances for taking the land out of the Green Belt. Further information on the Green Belt Exception approach is set out as part of the Background Paper No1 Spatial Strategy and Site Selection 2023 and Background Paper No 4: Green Belt Harm Assessment 2023.
SJU002	Housing	Reasonable alternative		Rear of 105 Cordy Lane, Underwood	Not selected - Located in the countryside and is isolated from the boundary of the settlement of Underwood. The site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.
SJU003	Housing	Proposed allocation	H1Vb	Off Westdale Road, Jacksdale	Selected - The site is located within the sustainable settlement of Jacksdale being brought forward as a combined site with SJU035.
SJU004	Housing	Reasonable alternative		Land off Barrow Hills Lane, Westwood	Not selected - Located in the countryside the site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.

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SJU012	Housing	Reasonable alternative		Church Lane, Selston	Not selected - Located in the countryside the site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.
SJU013	Housing	Reasonable alternative		East of Station Road, New Selston	Not selected - Located in the countryside and is isolated from the boundary of the settlement of Selston. The site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.
SJU014	Housing	Proposed allocation	H1Vc	Land adj. Bull & Butcher PH, Selston	Selected - The site is located in a gap between residential areas to the north west and south east adjacent to a sustainable settlement, Selston. It is considered that there are exception circumstances for taking the land out of the Green Belt. Further information on the Green Belt Exception approach is set out as part of the Background Paper No1 Spatial Strategy and Site Selection and Background Paper No 4: Green Belt Harm Assessment 2023.
SJU015	Housing	Reasonable alternative		Adj 40 Nottingham Road, Selston	Not selected - Site area now below size threshold.

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SJU016	Housing	Proposed allocation	H1Vd	Adj 149 Stoney Lane, Selston	Selected - The site is located adjacent to a sustainable settlement, Selston, closely to residential development and will contribute towards the NPPF emphasis on small sites. It is considered that there are exception circumstances for taking the land out of the Green Belt. Further information on the Green Belt Exception approach is set out as part of the Background Paper No1 Spatial Strategy and Site Selection and Background Paper No 4: Green Belt Harm Assessment 2023.
SJU017	Housing	Reasonable alternative		East/North Stoney Lane, Selston	Not selected - Located in the countryside the site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.
SJU018	Housing	Proposed allocation	H1Ve	Land off Park Lane/ South West M1, Selston	Selected - The site is located adjacent to a sustainable settlement, Selston, closely to residential development with the M1 motorway forming a boundary to the east. It is considered that there are exception circumstances for taking the land out of the Green Belt. Further information on the Green Belt Exception approach is set out as part of the Background Paper No1 Spatial Strategy and Site Selection and Background Paper No 4: Green Belt Harm Assessment 2023.

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SJU020	Housing	Proposed allocation	H1Ve	Land off Park Lane/ South West M1, Selston	Selected - The site is located adjacent to a sustainable settlement, Selston, closely to residential development with the M1 motorway forming a boundary to the east. It is considered that there are exception circumstances for taking the land out of the Green Belt. Further information on the Green Belt Exception approach is set out as part of the Background Paper No1 Spatial Strategy and Site Selection and Background Paper No 4: Green Belt Harm Assessment 2023.
SJU021	Housing	Reasonable alternative		Land off Stoney Lane, Selston	Not selected - Located in the countryside the site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.
SJU022	Housing	Reasonable alternative		Land off Stoney Lane, Selston	Not selected - Located in the countryside the site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.
SJU023	Housing	Reasonable alternative		Rear 18 Stoney Lane, Selston	Not selected - Located in the countryside the site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.

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SJU027	Housing	Proposed allocation	H1Vf	Between 106-132 Main Road, Underwood	Not Selected – The site was identified as a proposed allocation in the Draft Local Plan 2021, it has subsequently been granted planning permission for 8 dwellings. This is counted towards the overall housing supply as a commitment, but is not allocated in the Plan as it falls below the Council's standard approach of only allocating sites with a yield of 10 dwellings or more.
SJU028	Housing	Reasonable alternative		Rear of 101 Cordy Lane, Underwood	Not selected - Located in the countryside and is isolated from the boundary of the settlement of Underwood. The site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.
SJU029	Housing	Reasonable alternative		Land adjacent 82 Mansfield Road, Underwood	Not selected - Located in the countryside the site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.
SJU031	Housing	Proposed allocation	H1Vg	Land North of Larch Close, Underwood	Selected - Selected - The site is located adjacent to a sustainable settlement, Underwood. It is considered that there are exception circumstances for taking the land out of the Green Belt. Further information on the Green Belt Exception approach is set out as part of the Background Paper No1 Spatial Strategy and Site Selection and Background Paper No 4: Green Belt Harm Assessment 2023. The site should be seen in conjunction with SJU043.

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SJU032	Housing	Proposed allocation	H1Vh	Rear of 64-82 Church Lane, Underwood	Selected - The site is located within the sustainable settlement of Underwood and will contribute towards the NPPF emphasis on small sites.
SJU033	Housing	Reasonable alternative		Land off Felley Mill Lane North, Underwood	Not selected - Located in the countryside the site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.
SJU035	Housing	Proposed allocation	H1Vi	Westdale Road, Jacksdale	Selected - The site is located within the sustainable settlement of Jacksdale being brought forward as a combined site with SJU003.
SJU037	Employment	Reasonable alternative		Land south of Jubilee	The site has located in the open countryside in a rural area with constrained access to the strategic road network. There is no evidence of developer interest in the site or a local demand for a substantial site of this nature, which has a significant number of constraints and potential viability issues in terms of abnormal costs.
SJU039	Housing	Reasonable alternative		Land at Church Lane, Underwood	Not selected - Located in the countryside the site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.
SJU040	Housing	Reasonable alternative		Land South of Annesley Lane, Selston	Not selected - Located in the countryside the site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.

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SJU041	Housing	Reasonable alternative		Land to the rear of 48 Plainspot Road, New Brinsley	Not selected - Located in the countryside the site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.
SJU043	Housing	Proposed allocation	H1Vg	Adjacent to proposed site H1Vg Land north of Larch Close, Underwood.	Selected – The site is located in the Green Belt adjacent to a proposed allocation in the draft Local Plan 2021. The site is located adjacent to the existing built area of Underwood. Combined with the adjacent proposed allocation it offers opportunities to improve the highway network in the area.
SJU044	Housing	Reasonable alternative		Land south of Laverick Road, Jacksdale.	Not selected - Located in the countryside the site serves a Green Belt function and it is not considered there is a justification for exceptional circumstances to take the site out of the Green Belt.