**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 Broomhilll 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 Farm, Watnall Road, Hucknall | **H1Hd** | ++ | + | -- | 0 | ++ | - | -- | -- | - | 0 | 0 | - | 0 | + | + | + | + |
| **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 | + | + | + | + |
| **HK051 (composite site HK016, HK034, HK043 & HK050)** | Land north of A611 / South of Broomhilll 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 | ++ | + | + | + |
| **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 | ++ | + | + | + |
| **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 | ++ | + | + | + |
| **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 | **H1Sl** | ++ | +/- | 0 | 0 | ++ | - | - | - | - | 0 | 0 | - | 0 | ++ | + | + | + |
| **SA061** | Land adjacent 88 High Hazels Drive, Sutton-In-Ashfield | **H1Sm** | + | - | 0 | 0 | ++ | 0 | - | - | - | 0 | 0 | - | 0 | ++ | + | + | + |
| **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 | ++ | + | + | + |
| **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 |
| **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, Rolls Royce, Watnall Road, Hucknall | **EM4 h4** | **0** | **0** | **-** | **0** | **+** | **0** | **0** | **++** | **-** | **0** | **0** | **-** | **0** | **+** | **++** | **+** | **0** |
| **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 allocation** | Kings Mill Road, Kirkby-in-Ashfield | **EM2 K1** | **0** | **0** | **0** | **0** | **+** | **0** | **0** | **++** | **-** | **0** | **0** | **-** | **0** | **+** | **++** | **+** | **0** |
| **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 | + | + | + | + |
| 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 | ++ | + | + | + |
| 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-In Ashfield | Kirkby | Housing | ++ | - | - | 0 | ++ | 0 | - | -- | - | 0 | 0 | 0 | 0 | + | + | + | + |
| 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-In-Ashfield | Kirkby | Housing | ++ | +/- | 0 | 0 | ++ | 0 | -- | - | - | 0 | 0 | - | 0 | + | + | + | + |
| 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, Pixton | 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 |
| 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-In-Ashfield | Sutton | Employment or Housing | 0 | 0 | -- | 0 | 0 | 0 | - | -- | - | 0 | 0 | - | 0 | - | ++ | ++ | 0 |
| 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 |
| 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 | ++ | + | + | + |
| 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** | **--** | **+** | **+** | **+** |
| 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 |
| 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 | ++ | + | + | + |
| 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.  |
| 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. |
| 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.  |
| 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. |
| 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. |
| 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. |
| HK051 (composite site HK016, HHK034, Hk043 & HK050) | Housing | Proposed allocation | H1Hc | Land north of A611 / South of Broomhilll 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 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 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. |
| 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.  |
| 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 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 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. |
| KAO41 | 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, Newtead, 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 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 a 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 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.  |
| 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. |
| 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. |
| 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. |
| 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. |
| 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. |
| 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 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 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. |
| 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.  |
| SA058 | Housing | Proposed allocation | H1Sl | 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. |
| 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. |
| 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 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. |
| 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 identifies that there are highway 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 undertaking 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. |
| 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 locate 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. |
| 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. |
| 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.  |
| 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. |
| 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. |
| 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 locate 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. |
| 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. |