Appendix F: Screening to inform the Test of Likely Significance

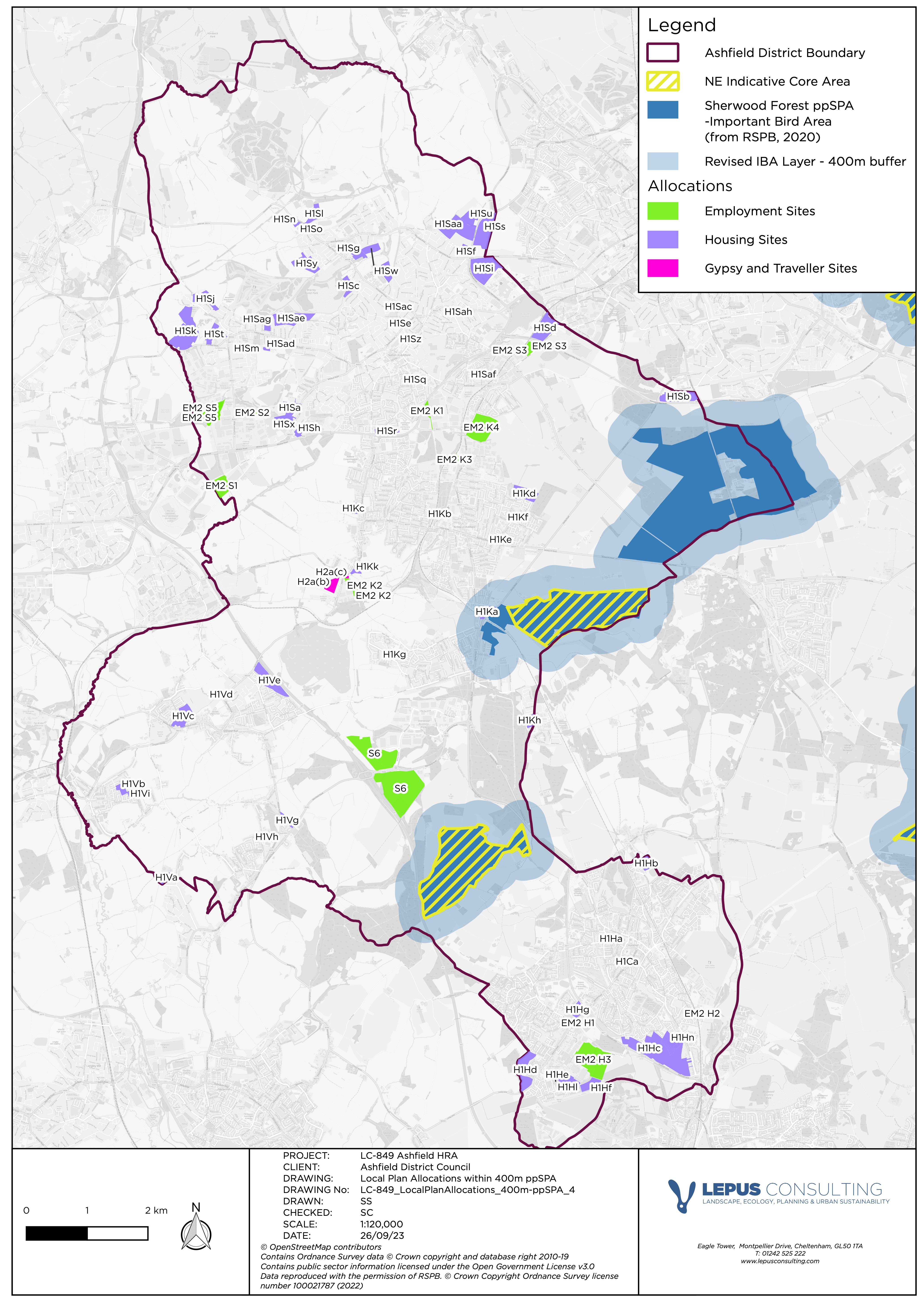


Figure F.1 – Allocations location map

Table Notes:

The following allocations are set out in Policies H1, H2a and EM2. All strategic allocations are screened in the policy pre-screening assessment (Appendix E).

Air Quality LSEs: All site allocations set out in the Local Plan have the potential to act cumulatively to increase traffic flows on the local and wider road network. An increase in traffic related emissions has the potential to change air quality. Applying Natural England’s screening thresholds, air quality likely significant effects (LSEs) are considered possible at the Sherwood Forest ppSPA as a result of the Local Plan in-combination with other plans and projects. As growth at all allocations (listed below) contribute towards a change in air quality in combination with other plans and projects, all allocations below have been screened in under Category L.

Water Quality LSEs: All site allocations set out in the Local Plan (including those listed below) have the potential to act cumulatively with one another to increase the quantity of water required for treatment at Wastewater Treatment Works (WwTWs). This may result in the deterioration of downstream water quality. Taking a precautionary approach, hydrology impacts from the combined effect of all developments together, acting in-combination with other plans and projects (see Appendix A), have the potential to result in LSEs at hydrologically connected Habitats sites at the Humber Estuary (Humber Estuary SAC, Humber Estuary SPA and Humber Estuary Ramsar). Water Quality impacts at all allocations listed below have therefore been screened in under Category L.

Table F.1 screens urbanisation and habitat loss and fragmentation LSEs.

Table F.1: Assessment of urbanisation and recreational LSEs only from allocations in Policies H1, H2a and EM2 (air quality and water LSE screening is set out above)

Policy H1: Housing Allocations

Hucknall Area

| Site Ref. | Site Name | Planning permission | Net new homes / Employment land (ha) | Potential for urbanisation or habitat loss / fragmentation LSEs. | Site located within Clumber Park ZOI and SSSI IRZ details in relation to recreational development |
| --- | --- | --- | --- | --- | --- |
| H1Ha | Seven Stars PH, West Street / Ogle Street, Hucknall | No | 28 | This site is located within urban area of Hucknall and is a brownfield site. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Not within Clumber Park SSSI ZOI. |
| H1Hb | Linby Boarding Kennels, East of Church Lane, Hucknall | Part | 43 | This site is located on the edge of the developed area of Hucknall and is a part greenfield / part brownfield site. The greenfield areas comprise arable fields with some hedgerow margins. A dog kennels currently occupies the site. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site is located within Clumber Park SSSI ZOI. IRZ Null. |
| H1Hc | Land north of A611 / South of Broomhill Farm, Hucknall | No | 499 | This site is located on the edge of the developed area of Hucknall and is a greenfield site comprising agricultural fields, hedgerow margins and an area of scattered trees and scrub. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Not within Clumber Park SSSI ZOI. |
| H1Hd | Land adjoining Stubbing Wood Farm, Watnall Road, Hucknall | No | 198 | This site is located on the edge of the developed area of Hucknall and is a greenfield site comprising agricultural fields with hedgerow margins. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Not within Clumber Park SSSI ZOI. |
| H1He | Phases 5b, land at Rolls Royce, Watnall Road, Hucknall | Yes | 150 | This site is located on the edge of the developed area of Hucknall and is a brownfield site. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Not within Clumber Park SSSI ZOI. |
| H1Hf | Phases 9, land at Rolls Royce, Watnall Road, Hucknall | Yes | 101 | This site is located on the edge of the developed area of Hucknall and is a brownfield site. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Not within Clumber Park SSSI ZOI. |
| H1Hg | Hucknall Town football Club, Watnall Road | Yes | 82 | This site is located in the developed area of Hucknall and is a brownfield site currently the home of Hucknall Town FC. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Not within Clumber Park SSSI ZOI. |
| H1Hl | Land at Shepherd Street (Rolls Royce site) | Yes | 42 | This site is located on the edge of the developed area of Hucknall and is a brownfield site. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Not within Clumber Park SSSI ZOI. |
| H1Hn | (Phase 2) Land at Broomhill Farm | Yes | 168 | This site is located on the edge of the developed area of Hucknall and is a greenfield site comprising agricultural fields and hedgerow margins. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Not within Clumber Park SSSI ZOI. |
| H1Ca | Former Hucknall Police Station, Watnall Road, Hucknall | Yes | 73 bedrooms | This site is located within urban area of Hucknall and is a brownfield site. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Not within Clumber Park SSSI ZOI. |

Kirkby Area

| Site Ref. | Site Name | Planning permission | Net new homes / Employment land (ha) | Potential for urbanisation or habitat loss / fragmentation LSEs. | Site located within Clumber Park ZOI and SSSI IRZ details in relation to recreational development |
| --- | --- | --- | --- | --- | --- |
| H1Ka | Beacon Farm, Derby Road, Kirkby-In-Ashfield | No | 41 | This site is located on the south eastern edge of the developed area of Kirkby-In-Ashfield and is part brownfield and part greenfield site. The A611 runs along the site’s eastern boundary and residential areas bound it to the south and west. The brownfield areas comprise access roads and buildings. Aerial photography suggests that the greenfield areas comprise grassland (possibly amenity) with a hedgerow and trees running around the perimeter of the site.  This site is located within 400m of the ppSPA which is located on the opposite side of the A611. Urbanisation and habitat loss / fragmentation LSEs are therefore possible. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Kb | Land off Millers Way, Kirkby-In-Ashfield | Yes | 54 | This site is located within the developed area of Kirkby-In-Ashfield and is a greenfield site comprising grassed fields and hedgerow margins. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Kc | Land at Doles Lane, Kirkby-In-Ashfield | No | 54 | This site is located on the edge of the developed area of Kirkby-In-Ashfield and is a greenfield site comprising agricultural fields and hedgerow margins. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Kd | Off Walesby Drive | No | 196 | This site is located on the edge of the developed area of Kirkby-In-Ashfield and is a greenfield site comprising agricultural fields and hedgerow margins. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Ke | Land off Diamond Avenue, Kirkby-In-Ashfield | No | 63 | This site is located within developed area of Kirkby-In-Ashfield and is a greenfield site comprising grassed areas, scattered trees and hedgerow margins. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Kf | Warwick Close, Kirkby-In-Ashfield | Yes | 34 | This site is located within developed area of Kirkby-In-Ashfield and is a greenfield site comprising grassed areas. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Kg | Land behind 126 Skegby Road, Kirkby-In-Ashfield | No | 15 | This site is located within developed area of Kirkby-In-Ashfield and is a greenfield site comprising grassed areas with some mature trees. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ 100 or more rural residential units. |
| H1Kh | Land off Hucknall Road Newstead | No | 47 | This site is located on the edge of the developed area of Kirkby-In-Ashfield and is a greenfield site comprising grassed areas, wooded areas and scattered trees and scrub. It is bound to the east by existing residential development and the west by Hucknell Road. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ 100 or more rural residential units. |
| H1Kk | Land off Laburnum Avenue, Kirkby | No | 38 | This allocation is located on a greenfield site with some disturbed ground with some scrub and trees at the margin immediately adjacent to a residential area. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |

Sutton Area

| Site Ref. | Site Name | Planning permission | Net new homes / Employment land (ha) | Potential for urbanisation or habitat loss / fragmentation LSEs. | Site located within Clumber Park ZOI and SSSI IRZ details in relation to recreational development |
| --- | --- | --- | --- | --- | --- |
| H1Sa | Rear 211 Alfreton Road, Sutton | Yes | 110 | This site is located on the edge of the developed area of Sutton and is a greenfield site comprised of agricultural fields with hedgerow boundaries with some buildings on site. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Sb | South of Vision West Nottinghamshire College, Cauldwell Road, Sutton-In- Ashfield | No | 208 | This site is located on the edge of the developed area of Mansfield and is a greenfield site comprising an agricultural field. It is not located within 400m of the ppSPA but is on the very edge of this 400m buffer. It is however separated from the 400m buffer by the A617 which is likely to provide a barrier to movement. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Sc | West of Fisher Close, Sutton-In-Ashfield | Yes | 84 | This site is located on the edge of the developed area of Sutton and is a greenfield site comprised of agricultural fields with hedgerow boundaries with some buildings on site. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ 100 or more rural residential units. |
| H1Sd | Adj Oakham Business Park, off Hamilton Road, Sutton-In-Ashfield | No | 225 | This site is located within the developed area of Sutton and is a greenfield site comprised of agricultural fields with scattered trees. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Se | Priestic Road, Sutton-In- Ashfield | No | 19 | This site is located within the developed area of Sutton, bound by residential development and is a greenfield site comprised of grassed and scrub areas. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ 100 or more rural residential units. |
| H1Sf | Rear 23 Beck Lane, Skegby | No | 23 | This site is located on the edge of the developed area of Sutton and is a greenfield site but with some building and access infrastructure on site and amenity grassland and hedgerow boundaries. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ 100 or more rural residential units. |
| H1Sg | Former Miner's Welfare Sports Ground, Stanton Hill, Sutton-In-Ashfield | No | 85 | This site is located on the edge of the developed area of Stanton Hill and is a greenfield site, predominantly grassland with an area of scattered trees and scrub. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ 100 or more residential units. |
| H1Sh | Pasture Farm, Alfreton Road, Sutton-In-Ashfield | No | 34 | This site is located on the edge of the developed area of Sutton and is a greenfield site with grassland, scattered trees and scrub. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Si | Rear Kingsmill Hospital, Sutton-In-Ashfield | No | 264 | This site is located on the edge of the developed area of Sutton and is a greenfield site with farmed areas and a car park. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ 100 or more rural residential units. |
| H1Sj | Clegg Hill Drive, Huthwaite | No | 104 | This site is located on the edge of the developed area of Sutton and is a greenfield site comprised of agricultural fields with hedgerow boundaries. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Sk | Sunnyside Farm, Blackwell Road, Huthwaite | No | 283 | This site is located on the edge of the developed area of Sutton and is a greenfield site comprised of agricultural fields with hedgerow boundaries. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Sl | North of Fackley Road, Teversal | No | 124 | This site is located on the edge of the developed area of Stanton Hill and is a greenfield site comprised of agricultural fields with hedgerow boundaries. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ 100 or more residential units or rural residential of 50 or more units. |
| H1Sm | Land adjacent 88 High Hazels Drive, Sutton-In- Ashfield | No | 11 | This site is located within the developed area of Sutton and is a greenfield site comprised of scrub land with scattered trees. It is bound on all sides by residential development. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Sn | Adj Molyneux Farm, Fackley Road, Teversal | No | 14 | This site is located on the edge of the developed area of Stanton Hill and is a greenfield site comprised of scrub land with some trees. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ 100 or more residential units or rural residential of 50 or more units. |
| H1So | Off Fackley Road, Teversal | No | 12 | This site is located on the edge of the developed area of Stanton Hill and is a greenfield site comprised of agricultural fields with hedgerow boundaries. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ 100 or more residential units or rural residential of 50 or more units. |
| H1Sq | Hardwick Lane Recreation  Ground, Sutton-In-Ashfield | No | 40 | This site is located within the developed area of Sutton, bound on all sides but urban development and is a grassed site. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Sr | Land off Clare Road, Sutton-In-Ashfield | Yes | 69 | This site is located within the developed area of Sutton, bound on all sides but urban development and is a grassed site with scrub and scattered trees. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Ss | Land to the east off A6075 Beck Lane, Skegby | No | 212 | This site is located on the edge of the developed area of Sutton and is a greenfield site comprising agricultural fields with hedgerow margins. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ 100 or more rural residential units. |
| H1St | Land off Blackwell Road / Main Street Huthwaite | No | 99 | This site is located on the edge of the developed area of Sutton and is a greenfield site comprising agricultural fields with hedgerow margins. It is bound to the north, east and south by urban development. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Su | Rear 113 to 139 Beck Lane | No | 100 | This site is located on the edge of the developed area of Sutton and is a greenfield site comprising agricultural fields with hedgerow margins. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ 100 or more rural residential units. |
| H1Sw | Off Gillcroft Street / St Andrews Street & Vere Avenue, Skegby | Yes | 206 | This site sits over two locations and is situated within the developed area of Sutton. It is a greenfield site comprising agricultural fields with hedgerow margins. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ 100 or more residential units or rural residential of 50 or more units. |
| H1Sx | Rear 249, 251 Alfreton Road Sutton | Yes | 43 | This site is located within the developed area of Sutton, bound on all sides but urban development and is a brownfield site. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Sy | Off Brand Lane, Stanton Hill | Yes | 71 | This site is located on the edge of Stanton Hill and is a brownfield site. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ 100 or more rural residential units. |
| H1Sz | Junction Outram Street / Park Street Sutton | Yes | 24 | This site is located within the developed area of Sutton, bound on all sides but urban development and is a grassed site with scrub. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Saa | Land at Beck Lane Skegby | Yes | 322 | This site is located on the edge of the developed area of Sutton and is a greenfield site comprising agricultural fields with hedgerow margins. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ 100 or more residential units or rural residential of 50 or more units. |
| H1Sac | The Quarry 57 Stoneyford Road | Yes | 47 | This site is located within the developed area of Sutton, bound on all sides by urban development and is a grassed site with scrub. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ 100 or more rural residential units. |
| H1Sad | The Pattern House Crossley Avenue Huthwaite | Yes | 23 | This site is located on the edge of the developed area of Sutton and includes buildings with trees to their south. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Sae | Ashland Road West | Yes | 300 | This site is located on the edge of the developed area of Sutton-in-Ashfield and is a greenfield arable site with a hedge/ tree margin. It is bound to the west, south and east by residential development. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Saf | North of Midland Road | Yes | 20 | This site is located within the developed area of Sutton-in-Ashfield and greenfield site which has previously been disturbed with earthworks shown in aerial photography. It is bound on all site by trees, beyond which is development. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Sag | Quantum clothing Site, North Street, Huthwaite | No | 71 | This site is located within the developed area of Sutton-in-Ashfield and greenfield site which has previously been disturbed with earthworks shown in aerial photography. It is bound to the west, south and east by residential development. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |
| H1Sah | Land adjacent 208 Mansfield Road, Sutton in Ashfield | No | 36 | This site is located within the developed area of Sutton-in-Ashfield and greenfield site which has previously been disturbed with earthworks shown in aerial photography. It is bound on all sides by urban development. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |

Selston Jacksdale and Underwood Area

| Site Ref. | Site Name | Planning permission | Net new homes / Employment land (ha) | Potential for urbanisation or habitat loss / fragmentation LSEs. | Site located within Clumber Park ZOI and SSSI IRZ details in relation to recreational development |
| --- | --- | --- | --- | --- | --- |
| H1Va | Land at Plainstpot Farm | No | 42 | This site is located on the edge of the developed area of Brindsley and is a greenfield site comprising agricultural fields with hedgerow margins. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Not within Clumber Park SSSI ZOI. |
| H1Vb | Off Westdale Road Jacksdale | No | 49 | This site is located within the developed area of Jacksdale, bound on all sides by urban development and is a grassed site with scrub and wooded areas. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Not within Clumber Park SSSI ZOI. |
| H1Vc | Land adj. Bull & Butcher PH Selston | No | 149 | This site is located on the edge of the developed area of Selston and is a greenfield site comprising agricultural fields with hedgerow margins. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Not within Clumber Park SSSI ZOI. |
| H1Vd | Adj. 149 Stoney Lane Selston | No | 6 | This site is located on the edge of the developed area of Selston and is a brownfield site (property with gardens). It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Not within Clumber Park SSSI ZOI. |
| H1Ve | Land off Park Lane / South West M1 Selston | No | 169 | This site is located on the edge of the developed area of Selston and is a greenfield site comprising agricultural fields with hedgerow margins. It is bound to the east by the M1. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ 100 or more residential units or rural residential of 50 or more units. |
| H1Vg | Land North of Larch Close, Underwood | No | 52 | This site is located on the edge of the developed area of Underwood and is a greenfield site comprising grassed fields, wooded areas and some buildings. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Not within Clumber Park SSSI ZOI. |
| H1Vh | Rear of 64-82 Church Lane, Underwood | No | 10 | This site is located within the developed area of Underwood and is a greenfield site bound on all sides by urban development. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Not within Clumber Park SSSI ZOI. |
| H1Vi | Westdale Road, Jacksdale | No | 22 | This site is located within the developed area of Jacksdale, bound on all sides by urban development and is a grassed site with scrub and wooded areas. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Not within Clumber Park SSSI ZOI. |

Policy H2a: Travelling Showpeople Site Allocations

| Site Ref. | Site Name | Planning permission | Net new homes / Employment land (ha) | Potential for urbanisation or habitat loss / fragmentation LSEs. | Site located within Clumber Park ZOI and SSSI IRZ details in relation to recreational development |
| --- | --- | --- | --- | --- | --- |
| H2a(a) | Land off Park Lane (Phase 2), Kirkby-in-Ashfield | Yes | 7 plots | This site is located on the edge of the Park Lane Business Park and to the north of the sewerage treatment works. It is an arable field. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ 100 or more rural residential units. |
| H2a(b) | Land off Park Lane (Phase 3), Kirkby-in-Ashfield | No | 7 plots | This site is located on the edge of the Park Lane Business Park and to the north of the sewerage treatment works. It is an arable field. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ 100 or more residential units or rural residential of 50 or more units. |
| H2a(c) | Land East of Park Lane, Kirkby-in-Ashfield | Yes | 4 plots | This site is located on the edge of the Park Lane Business Park. It is an arable field. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | Site within Clumber Park SSSI ZOI. SSSI IRZ Null. |

Policy EM2: Employment Land Allocations

| Site Ref. | Site Name | Planning permission | Net new homes / Employment land (ha) | Potential for urbanisation or habitat loss / fragmentation LSEs. | Site located within Clumber Park ZOI and SSSI IRZ details in relation to recreational development |
| --- | --- | --- | --- | --- | --- |
| EM2 S1 | Castlewood Business Park, Sutton in Ashfield |  | 2.38 | This allocation is split over four sites and is located within the developed area of Sutton, bound on all sides by urban development and is a brownfield site. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | n/a |
| EM2 S2 | Fulwood Road North, Sutton in Ashfield |  | 1.37 | This allocation is located within the developed area of Sutton, bound on three sides by urban development and is a brownfield site. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | n/a |
| EM2 S3 | Hamilton Road, Sutton in Ashfield |  | 3.34 | This allocation is located on the edge of the developed area of Sutton and industrial area and comprises predominantly agricultural fields within some buildings in the northern corner and associated infrastructure. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | n/a |
| EM2 S4 | West of Fulwood, Export Drive, Sutton in Ashfield |  | 5.68 | This allocation is located within the developed area of Sutton, bound on three sides by urban development and is a brownfield site. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | n/a |
| EM2 K1 | Kings Mill Road, Kirkby-in-Ashfield |  | 1.99 | This allocation is located within the developed area of Sutton, bound on three sides by urban development and is a brownfield site. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | n/a |
| EM2 K2 | Park Lane, Kirkby-in-Ashfield |  | 1.50 | This allocation is split over two sites located on the Park Lane Business Park one of which is brownfield and the other contains open disturbed ground with some scrub and trees at the margin. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | n/a |
| EM2 K3 | Portland Industrial Park, Kirkby-in-Ashfield |  | 1.76 | This allocation is located within the developed area of Sutton, bound on three sides by urban development and is a grassed site. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | n/a |
| EM2 K4 | Land to the East of Lowmoor Road, Kirkby-in-Ashfield |  | 11.11 | This allocation is located on the edge of Sutton-in-Ashfield, bound on three sides by urban and residential development. It is an arable field. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | n/a |
| EM2 H1 | Aerial Way, Hucknall |  | 0.83 | This allocation is located within the developed area of Hucknall, bound on all sides by urban development and is a brownfield site. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | n/a |
| EM2 H2 | Butlers Hill, Hucknall |  | 0.61 | This allocation is located within the developed area of Butler’s Hill adjacent to an existing industrial area. It is bound on three sides by urban development and is a brownfield site with road infrastructure. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | n/a |
| EM2 H3 | Harrier Park, Hucknall |  | 13.39 | This allocation is located within the developed area of Hucknall, bound on two sides by urban development (existing industrial) and is predominantly a brownfield site with some grassed areas. It is not located within 400m of the ppSPA. Urbanisation and habitat loss / fragmentation LSEs are therefore unlikely. | n/a |