



Mansfield
District Council

Mansfield District Council

Mansfield District Council Habitat Study of Potential Allocation Sites

Final Report
Prepared by Mansfield District Council
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1 BACKGROUND TO THE STUDY

- 1.1 Mansfield District Council is in the process of reviewing its Local Plan which will replace the current Mansfield Local Plan 2013 – 2033. The Local Plan will provide a blueprint for development in Mansfield District and sets out a vision, spatial strategy, strategic objectives, policies and allocations to guide development for the period 2023 to 2043).
- 1.2 The Council is planning for some 10,395 new dwellings (495 dwellings per year between 2023 and 2043, plus a 5% buffer). Taking account of those that have already been completed or committed, the council is looking to provide for approximately 3,000 additional new dwellings over the plan period. This is subject to final confirmation.
- 1.3 The Local Plan will consider the need for new housing, employment, retail & leisure and other development. It is likely to consist of a range of sites of different scales, locations and mix of proposed uses.
- 1.4 The aim of the Habitat Study is to undertake an ecological assessment of potential Local Plan site allocations. The Habitat Study will provide the Council with a robust evidence base to identify which sites have the least ecological impact and inform decisions on the selection of preferred sites allocations.
- 1.5 The study assesses the ecological value and potential constraints of each of the potential development sites (called reasonable alternatives) to inform the site assessment and selection of preferred site allocations.

2. AIMS AND OBJECTIVES

- 2.1 The aim of the Habitat Study is to undertake a high level ecological assessment of potential Local Plan site allocations. The Habitat Study provides the Council with a robust evidence base to identify which sites have the least ecological impact and inform decisions on the selection of preferred sites allocations.
- 2.2 The study assesses the ecological value and potential constraints of each of the potential development sites (called reasonable alternatives) to inform the site assessment and selection of preferred site allocations.
- 2.3 The objectives of the Habitat Study are to:
 - Provide a high level assessment of the ecological value of each site in terms of the habitats present and its location in the ecological network.
 - Assess the suitability of a site for development.
 - Provide guidance on potential mitigation measures and where relevant enhancement opportunities.

3. METHODS

Desk Study

3.1 A desk study was undertaken to identify important ecological receptors in proximity to each site. These were identified from the Areas of Particular Importance for Biodiversity (APIB's) shown on the [Nottinghamshire and Nottingham Local Nature Recovery Strategy Local \(LNRS\) Habitat Map](#). This included:

- Sites of Special Scientific Interest (SSSI's) within 2km
- Local Nature Reserves (LNR's) within 2km
- Local Wildlife Sites (LWS's) within 2km
- Local Wildlife Sites onsite, adjacent or within 30m
- Ancient Woodland within 2km
- Ancient and Veteran Trees within 100m
- Lowland Fen within 2km
- Sherwood Forest Key Biodiversity Areas within 2km

3.2 A separate exercise under the Habitat Regulations is being undertaken to screen each of the possible allocation sites, identify potential pathways for impacts and inform the need for, and carry out, more detailed Appropriate Assessments. This Habitat Regulations Assessment (HRA) work will be used by the Council to inform the housing and employment site selection process, in addition to the work within this Habitat Study. Potential impacts on European sites are therefore not discussed in detail within this study, and readers should refer to the accompanying piece of work for the detailed findings of the HRA.

3.3 Within Nottinghamshire parts of the Sherwood Forest have previously been identified for possible future classification as a Special Protection Area (SPA) for its breeding bird population of nightjar and woodlark. Local Authorities within Nottinghamshire consider this 'ppSPA' within their Habitat Regulations Assessment work, using boundaries from an [Advice Note to Local Planning Authorities published by Natural England](#), in 2014. In contrast, the LNRS mapping work identifies 'Sherwood Forest Key Biodiversity Areas' using a dataset published by Birdlife. This covers some additional areas to that within the Natural England advice note. For completeness, this Habitat Study has therefore considered the proximity of the sites to the Key Biodiversity Areas mapping layer.

Habitat Surveys

3.4 Following the desk study, the habitats present within each site were assessed, and a short, written description of them produced. The habitat surveys were done in one of three ways.

- 3.5 Firstly, aerial imagery of all the sites was assessed using google earth to identify those sites where the habitats could be characterised with a reasonable degree of certainty. This identified sites that were predominately hard standing, or clearly in agricultural use and regularly cultivated. In these cases, the habitat description is based on the assessment of the aerial imagery.
- 3.6 Where it was not possible to assess, with a reasonable degree of certainty, the habitats present on a site using the aerial imagery, then an experienced ecologist visited the site to make an assessment of the habitats present. Site visits were undertaken during October/November 2025. During the site visit the habitats present were assessed and mapped using the UK Habs Habitat Classification system. In most cases the surveyor had full access to the site, however in some instances assess was not possible, so assessment of the habitats had to be made from nearby vantage points. Where this was the case, it was flagged by the surveyor as a constraint.
- 3.7 The surveys were carried out at a sub optimal time of year, late in the season when not all species may be visible. In most cases, given the habitats present, this was not a significant constraint. The surveyor is an experienced botanist and used professional judgement to flag cases where an additional survey in the summer months would be needed to rule out the possibility of high value habitats being present, such as species rich grassland lowland meadow. They also used a precautionary approach to mapping in cases where the habitat was borderline or full access was not possible. For instance, between low distinctiveness modified grassland and medium distinctiveness other neutral grassland, the higher distinctiveness habitat would be recorded.
- 3.8 Finally, some sites have already been subject to planning applications. In those instances, ecological information submitted with the planning application was used to inform the habitat description and help describe the habitats present.

Site Assessment and Opportunities

- 3.9 The LNRS Habitat Map was also used to identify where potential sites contained 'Mapped Measures'. These are areas of Nottinghamshire the LNRS has identified where creation or enhancement of habitats is of the most importance. More information about the particular measures can be found on within the [Statement of Biodiversity Priorities](#) published as part of the LNRS.
- 3.10 The findings of the desk study, site habitat survey, an assessment of aerial imagery to consider a site's location in the wider landscape and any LNRS mapped measures output, were used to produce an Overall Assessment of

each site. The assessments discuss a range of factors, depending on the site, including:

- The value of the habitats present on site and the degree of constraint these offer to potential development.
- The location of the site in the wider ecological network, and the impact that development may have on wildlife corridors and habitat connectivity.
- The presence of nearby designated sites identified in the desk study and any constraints these may pose.
- The potential need for buffers between built development and nearby habitats.
- Opportunities for ecological enhancements that may be available on the site.
- Suggested changes to allocation boundaries and flagging situations where housing numbers may need to be altered to accommodate possible mitigation or enhancement measures.

3.11 The Overall Assessment then lists a series of points that the design of future development on a site should take into account.

Consideration of Cumulative Impacts

3.12 In some cases, multiple allocations are proposed in close proximity to one another. The ecological impacts of allocating one site in a location, versus several, can be very different. Where multiple possible allocations are close to each other than these sites are identified and a short assessment of the cumulative impacts of allocations has been made.

RAG Ratings

3.13 The overall assessment for each site has then been summarised in a simple RAG rating score of Green, Amber or Red. In some cases, the overall assessment makes suggestions for how the RAG rating could be lowered from Red to Amber or Amber to Green.

3.14 A Red RAG score has been assigned for sites where development would likely have adverse impacts on designated sites, the ecological network, important species or high value habitats that could not simply be overcome with mitigation measures. It has also been used for sites where the value of the existing habitat is uncertain, but may be of high value. Further assessment of such sites may result in their RAG rating being lowered to Amber.

3.15 An Amber RAG score has been assigned for sites where there is potential for adverse impacts on designated sites, the ecological network or habitats but it is likely that these impacts could be mitigated. This might include measures such as retaining certain habitats on site, buffering adjacent designated habitats, strengthening the existing ecological corridor and sometimes reducing the number of units proposed on a site to accommodate such

measures. In some instances, potential site allocations include Local Wildlife Sites within part of their boundary. Where this is the case an Amber rating has been assumed on the basis that the allocation boundary could be re-drawn to exclude such sites or appropriate avoidance and secured by schemes to protect them. An Amber RAG score has also been assigned where the habitats present mean that BNG might bring viability concerns. In some circumstances, an Amber RAG rating sites might be lowered to Green by amending the allocation boundary.

- 3.16 A Green RAG score has been assigned to sites where only low to medium value habitats are present and adverse impacts on the ecological network and designated sites are not envisaged. A Green RAG rating does not mean that there is no need to consider ecology. A development on such as site may still need to design in measures such as buffers to adjacent habitats.

Constraints and Limitations

- 3.14 The Habitat Study is not intended as a detailed ecological assessment of a potential allocation site. It does not replace the need for detailed ecological surveys to be undertaken to inform the design of planning applications and fully assess ecological impacts. Sites can change over time and new habitats can develop. Detailed assessments for species were not part of the scope of this work. The Habitat Study is simply a high-level assessment of potential ecological impacts of possible site allocations that aims to guide the allocation of sites towards those likely to have lower impacts.

Proposed Mitigation

- 3.17 The overall assessment for each site includes recommended mitigation to address potential impacts on habitats, which could be included as part of the site specific policy criteria.

4. RESULTS

- 4.1 Table 1 below details the RAG rating for each site allocation.
- 4.2 Copies of the detailed site assessments are provided in Appendix 1. The maps of the sites are available to view in the Housing and Economic Land Availability Assessment (HELAA) (2025 and 2026).

Table 1:Summary of RAG ratings for sites.

RAG Rating	HEELA Site Number
Green	8, 11, 20, 25, 30, 40, 43, 44, 46, 50, 51, 60, 63, 64, 65, 66, 67, 72, 75, 78, 82, 83, 88, 91, 95, 100, 118, 127, 134, 143, 148, 165, 186, 187, 188, 189, 192, 204, 218, 219, 266, 270, 287, 290, 291, 300, 324, 325,

	334, 341, 351, 352, 354, 358, 359, 360, 365, 372, 374, 377, 379, 382, 384, 385, 387, 393, 394, 395, 399, 71A, 71C
Amber	9, 10, 15, 22, 28, 31, 45, 49, 53, 56, 76, 145, 146, 190, 191, 207, 268, 269, 286, 323, 331, 335, 338, 376, 389, 390, 39A, 39B
Red	29, 38, 89, 94, 117, 326, 340

Appendix 1 – Site Assessments

HELAA Reference:	8
Site Name:	Former Sherwood Hall School
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Strawberry Hills Heaths 1.2km to the S
LNRs within 2km:	Ravensdale 450m to the S Maun Valley Park 850m to the W
LWS within 2km:	Mansfield Colliery Railway 1700m to the E Mansfield Heath 1300m to the SE Mansfield Woodhouse Grassland 1500m to the NW Maun Scrub and Grassland 1800m to the N Maun Woodlands 1100m to the W Racecourse Recreation Ground 650m to the S Ratcher Hill Cutting 1300m to the S Sherwood Forest Golf Course 1600m to the E Strawberry Hill 1950m to the SE Valeclose Plantation 650m to the W Willingham Court Bank 1450m to the SE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	No
Habitat Survey	
Habitat survey method:	Information from submitted application
Habitat description:	The site is part of a former school grounds and comprises modified grassland that has developed from the old playing fields. An area of woodland is located on the southern boundary of the site and various parcels of scrub and individual trees are present.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5
Overall Assessment	
The existing site offers value to local wildlife due to the lack of intensive management over the previous years. However, the habitats present are relatively common and are what would be expected on a site of this nature and provided compensation is secured do not offer a significant constraint to the development of this site for housing. The site would need to be subject to up to date detailed ecological surveys in order to establish how important species use the site currently. A woodland corridor is present to the south of the site. This should be strengthened through ensuring good open space provision in the southern part of the site that includes the creation of complementary habitats. Housing numbers should be kept low enough to ensure that there is space for this. Future development should seek to: Buffer and enhance the woodland to the south of the site to strengthen the ecological corridor. This should be done through the provision of open space and areas of habitat creation/enhancement. Retain the existing trees where possible within the design.	

Ensure lighting does not impact upon protected species or newly created habitats.

Consideration of Cumulative Impacts

N/A

RAG Rating:	GREEN
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HELAA Reference:	9
Site Name:	Land to the East of Helmsley Road
Cumulative Impacts HELAA References:	323/191
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Rainworth Heath 400m to the E Rainworth Lakes 450m to the S Strawberry Hills Heath 1075m to the N
LNRs within 2km:	Rainworth Water 1.2km to the E Tippings Wood 1.6km to the SE Oak Tree Heath 1.7km to the NW
LWS within 2km:	Mansfield Heath 1800m to the NW Rainworth Dismantled Railway adjacent to the South Rainworth Forest 500m to the N Rainworth Lakes 600m to the SW Ransom Road, Rainworth 300m to the W Ratcher Hill Cutting 1300m to the NW Strawberry Hill 1150m to the N
LWS on site or adjacent (within 30m):	Rainworth Dismantled Railway adjacent to the South
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	725m to the SW
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	330m to the N
Habitat Survey	
Habitat survey method:	This site had been proposed to be visited by a surveyor but access could not be secured. It has therefore been assessed from aerial imagery.
Habitat description:	The site appears to include areas of existing hardstanding and buildings, scrub/trees area of scrub and areas of grassland.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The hardstanding parts of the site are of low ecological value and offer little in terms of constraint to development. The area of scrub/trees and grassland are of greater value. A LWS is adjacent to the south of the site. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Buildings should be assessed for whether they are used by roosting bats. The site has been given an AMBER Rag rating on a precautionary basis as the habitats present have not been properly assessed and that development of the site would need to include buffers to the adjacent LWS to the south. Future development should seek to: Buffer the LWS to the south of the site with the creation of new habitat. Retain any important onsite habitats. Ensure lighting does not impact upon protected species or newly created habitats. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	

The site is adjacent to site 323/191. Development of both sites would need to ensure that buffers to adjacent habitats are appropriately secured within the design.

RAG Rating:

AMBER

HELAA Reference:	10
Site Name:	Former Victoria Court Flats
Cumulative Impacts HELAA References:	344 – Already granted
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Quarry Lane 170m to the SE Oakham 400m to the S The Hermitage 900m to the SW Kings Mill Reservoir 1.2km to the SW
LWS within 2km:	Berry Hill Park Grassland 1900m to the SE Berry Hill Quarry 1800m to the E Cauldwell Brook 750m to the S Cauldwell Brook Marsh 1350m to the S Hermitage Mill Pond 850m to the SW King's Mill Reservoir 1250m to the SW Maun Woodlands 300m to the SE Nottingham Road Cemetery 1550m to the SE Oakham LNR 600m to the S River Maun, Mansfield 250m to the SE Sandhurst Avenue Quarry 1400m to the SE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site is adjacent to Moor Lane Park and comprises a range of habitats including bramble scrub, other broadleaved woodland, modified grassland and other neutral grassland.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	H/M2
Overall Assessment	
The site is connected to the adjacent park, but contains higher value habitats such as scrub, woodland, scattered trees and grassland. While not of high value, the habitats present will mean the baseline biodiversity value of the site is not low. Delivering a biodiversity net gain may therefore be expensive. The LNRS identifies parts of the site as having opportunities for more wildlife friendly management of public open spaces, were the site to be developed for housing these opportunities would be lost. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Maintain a good wildlife corridor of habitat adjacent to the railway. Ensure lighting does not impact upon protected species or newly created habitats.	
Consideration of Cumulative Impacts	

The site is adjacent to site 344 which already has planning permission.

RAG Rating: AMBER

HELAA Reference:	11
Site Name:	Bellamy Road
Cumulative Impacts HELAA References:	None
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Strawberry Hill Heaths 930m to the N Rainworth Lakes 1.5km to the SE
LNRs within 2km:	Oak Tree Heath 930m to the N
LWS within 2km:	Berry Hill Park Grassland 800m to the W Berry Hill Quarry 1150m to the NW King George V Playing Fields 250m to the W Mansfield Heath 1000m to the NE Racecourse Recreation Ground 1400m to the NW Rainworth Dismantled Railway 1350m to the SE Rainworth Forest 1500m to the NE Rainworth Lakes 800m to the SE Ransom Road, Rainworth 1600m to the E Ratcher Hill Cutting 650m to the NE Sandhurst Avenue Quarry 1700m to the NW Strawberry Hill 1700m to the NE Willingham Court Bank 1000m to the N
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	1.5km to the SE
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	930m to the N
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site comprises an area of modified grassland. A 20m band of other mixed woodland, containing mainly broadleaved species, is present along the western boundary.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The habitats present on site offer local value to wildlife and would require compensation, but do not provide a significant constraint to the development of the site. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Development of the site should seek to retain the strong corridor of woodland along the western boundary of the site. Future development should seek to: - Retain and buffer the woodland to the west. - Ensure lighting does not impact upon protected species or newly created habitats. - Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	15
Site Name:	Abbott Road
Cumulative Impacts HELAA References:	58, 80, 81, 82, 89, 192, 385
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Teversal Pastures 1.75km to the W
LNRs within 2km:	Teversal/Pleasley Network 1.8km to the W The Hermitage 1.45km to the SE Kings Mill Reservoir 1.3km to the S Oakham 1.7km to the S Quarry Lane 1.975km to the SE
LWS within 2km:	Cotton Plantation 1400m to the N Debdale Lane Grassland 1800m to the NE Hermitage Mill Pond 1650m to the SE King's Mill Reservoir 1450m to the S
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	1.75km to the W
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	1.975km to the W
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Surveyor Visit
Habitat description:	The northern half of the site contains closely mown modified grassland. In contrast, the southern part of the site is a mixture of trees, dense scrub, bracken and other neutral grassland. The boundaries of the site bordering Brick Kiln Lane and Abbott Road comprise strips of other broadleaved woodland. The site boundary to the north is also composed of strong lines of scrub.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The development of the northern half of the site is less constrained due to the low value of the habitats present and the regular management of the grassland through cutting of the sports pitches. The southern part of the site has been left to wildlife for at least 25 years and therefore has a lot more ecological value. This could make the cost of delivering biodiversity net gain more expensive were this part of the site to be developed. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Retain and buffer the established boundary trees. Ensure lighting does not impact upon protected species or newly created habitats.	
Consideration of Cumulative Impacts	
This site is close to sites 58, 80, 81, 82, 89 192, 385. Sites 81, 58 and 80 are existing allocations that are starting to be built out. The other sites are either existing allocations or proposed new allocations on the land between the south west of Mansfield and Sutton in Ashfield. This area is already quite constrained by development, and new development should	

seek to ensure that wildlife using the area can move effectively from north to south. This should be achieved by ensuring all sites create strong ecological corridors with extensive new landscaping.

RAG Rating:

AMBER

HELAA Reference:	20
Site Name:	Land at Rosebrook Primary School
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	The Hermitage 1.7km to the S Kings Mill Reservoir 1.65km to the S Oakham 1.9km to the S Quarry Lane 2km to the SE
LWS within 2km:	Cotton Plantation 1300m to the NW Debdale Lane Grassland 1350m to the NE Hermitage Mill Pond 1850m to the S King's Mill Reservoir 1800m to the S
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Information from submitted application
Habitat description:	The site comprises an area of modified grassland that once formed part of the adjacent school playing fields.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The habitat present on the site are common and do not pose a significant constraint to the development of the site. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Create new habitats on the site for wildlife through good design of open spaces and green infrastructure provision. Ensure lighting does not impact upon protected species or newly created habitats.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	22
Site Name:	Playing Field, Sandy Lane
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 220m to the NE Ravensdale 400m to the E Quarry Lane 1.2km to the SW
LWS within 2km:	Berry Hill Quarry 1300m to the S Debdale Lane Grassland 1800m to the NW Maun Woodland And Scrub 1450m to the SW Maun Woodlands 400m to the NE Racecourse Recreation Ground 1250m to the SE Ratcher Hill Cutting 1900m to the SE River Maun, Mansfield 1750m to the SW Sandhurst Avenue Quarry 1450m to the S Valeclose Plantation 550m to the NE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	No
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site is primarily modified grassland that forms part of a public open space. To the north of the site is a strip of woodland that borders the River Maun. A small pocket of Lowland mixed deciduous woodland is present in the north western corner of the site. Small areas of plantation woodland are also present to the south and west.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	H/M2, C/M4, C/M6, C/M7, C/M9
Overall Assessment	
The primary importance of this site is its position in the ecological network adjacent to the river Maun. The LNRS identifies the area as having opportunities for more wildlife friendly management of open spaces and enhancements to the watercourse. While housing could be accommodated in the southern half of the site, away from the river, the development of the whole site would not be desirable from an ecology point of view due to the narrowing of the ecological corridor. Were half the site to be brought forward, then the northern section should be enhanced to improve the corridor alongside the watercourse. Future development should seek to: Buffer the woodland and river corridor to the north with new habitat creation. Ensure lighting does not impact upon protected species or newly created habitats. The RAG rating could be reduced from AMBER to GREEN if housing numbers are reduced to allow half the site to be enhanced.	
Consideration of Cumulative Impacts	

None	
RAG Rating:	AMBER

HELAA Reference:	25
Site Name:	Ladybrook Lane / Tuckers Lane
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 1.5km to the E Ravensdale 1.9km to the E Kings Mill Reservoir 1.9km to the SW The Hermitage 1.7km to the SW Oakham 1.5km to the S Quarry Lane 1.3km to the S
LWS within 2km:	Cauldwell Brook 1950m to the S Debdale Lane Grassland 1050m to the N Hermitage Mill Pond 1750m to the SW King's Mill Reservoir 1950m to the SW Maun Scrub and Grassland 1400m to the SE Maun Woodlands 1800m to the NE Oakham LNR 1750m to the S River Maun, Mansfield 1350m to the S
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site comprises an area of modified grassland. A hedgerow and a number of trees are present along the southern boundary.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: - Retain the existing hedgerows and field trees within the design where possible. - Include new landscaping for wildlife within the design. - Ensure lighting does not impact upon protected species or newly created habitats.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	28
Site Name:	South of Debdale Lane
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 1.75km to the E
LWS within 2km:	Cotton Plantation 1850m to the W Debdale Lane Grassland 100m to the E
LWS on site or adjacent (within 30m):	Debdale Lane Grassland approximately 50m to the E
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Submitted application
Habitat description:	The site comprises a field of predominantly other neutral grassland. A hedgerow and trees are present along the southern boundary and an area of woodland is present to the east.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site contains medium distinctiveness grassland. While a relatively common habitat it will be more expensive to offset than lower value habitats. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Buffer the woodland and local wildlife site to the east with a wide boundary of habitat on the eastern part of the site. Provide extensive new habitat creation to the north (minimum of 100m newly created habitat). Retain the hedgerows and trees along the southern boundary of the site within the design where possible. Ensure lighting does not impact upon protected species or newly created habitats. The AMBER RAG rating could be reduced to green if housing numbers were suitable to accommodate substantial buffer to the adjacent woodland and LWS.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	AMBER

HELAA Reference:	29
Site Name:	Sherwood Rise (adjacent Queen Elizabeth Academy)
Cumulative Impacts HELAA References:	64
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 1.25km to the E
LWS within 2km:	Debdale Lane Grassland adjacent to the N Maun Woodlands 1600m to the E
LWS on site or adjacent (within 30m):	Debdale Lane Grassland adjacent to the north.
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	No
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site is a lightly grazed field of neutral grassland. It requires further survey in summer to fully assess the botanical interest. While parts appear species poor, other areas were noted as more diverse and should be assessed against the criteria for lowland meadow. The area of scrub and trees on the western boundary appears to be a natural mix of oak, hawthorn and silver birch. The site borders Debdale grassland LWS to the north.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The habitats on the site currently are complementary to those in the adjacent wildlife site. The site would need to be subject to detailed ecological assessment of the use of the area by protected species and the botanical interest of the grassland. The RED RAG rating reflects the fact that further survey work is necessary to inform the suitability of the site for development in terms of establishing the value of the grassland. Without this it is difficult to comment on the number of houses that could potentially be accommodated. The RAG rating may reduce to AMBER with this additional information, but any development on the site would need to be fairly small in scale and situated to the south in order to accommodate a substantial buffer of habitat to the adjacent LWS. Open space provision may also need to be outside of this buffer. Future development should seek to: - Provide a substantial buffer of habitat adjacent to the LWS to the north. - Retain and protect areas of existing species rich grassland. - Retain existing areas of woodland. - Ensure lighting does not impact upon protected species or newly created habitats.	
Consideration of Cumulative Impacts	
The site is adjacent to site 64 to the south. Development of both sites should be coordinated to ensure wildlife corridors are retained to allow movement between and through the sites.	
RAG Rating:	RED

HELAA Reference:	30
Site Name:	Land at Old Mill Lane / Stinting Lane
Cumulative Impacts HELAA References:	31, 53, 56 and 188
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 150m to the W Ravensdale 200m to the S
LWS within 2km:	Debdale Lane Grassland 1900m to the W Mansfield Woodhouse Grassland 600m to the N Maun Scrub and Grassland 700m to the NE Maun Woodlands 200m to the W Racecourse Recreation Ground 1850m to the S Spa Ponds 1950m to the NE Valeclose Plantation 600m to the S
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	Identified on neighbouring site
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	1.9km to the NE
Habitat Survey	
Habitat survey method:	Surveyor Visit
Habitat description:	The site is a series of fields heavily grazed by horses. These are a mix of modified and other neutral grassland. The grassland is surprisingly diverse given the grazing regime with areas meeting the definition of other neutral grassland due to the proportion of herbs present. The boundary of the site adjacent to Old Mill Lane comprises a species rich hedgerow.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The grassland on site is degraded due to the grazing, but more diverse than expected. Parts of the site comprise medium distinctiveness grassland. There is scope for better management of onsite grassland to be used as a way to deliver biodiversity units onsite. The site borders an existing caravan park to the west and a housing estate to the east. The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. Some of the field boundaries are particularly robust and may be important for the movement of species such as bats. They should be incorporated into the design of the green infrastructure on the site and protected from adverse impacts such as lighting. Future development should seek to: - Retain and protect boundary hedgerows and trees within green infrastructure provision. - Enhance existing areas of grassland. - Ensure lighting does not impact upon protected species or newly created habitats - Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	

This site is part of a larger group of possible allocations including numbers 31, 53, 56 and 188. Sites 31, 53 and 56 all border habitat along the River Maun. They would all jointly need to provide significant new habitat creation along the river corridor, however site 30 is less constrained in this regard due to its greater distance from the river corridor. This is reflected in its green rag rating.

RAG Rating:

GREEN

HELAA Reference:	31
Site Name:	Land at New Mill Lane
Cumulative Impacts HELAA References:	30, 53, 56, and 188
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 120m NW Ravensdale 800m SW
LWS within 2km:	Mansfield Woodhouse Grassland 300m to the NW Maun Scrub and Grassland 150m to the NE Maun Woodlands onsite Park Hall Lake, Nettleworth 1950m to the NW Spa Ponds 1500m to the E Valeclose Plantation 1100m to the S
LWS on site or adjacent (within 30m):	Maun Woodlands onsite
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	Single tree identified on the site to the west
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	1.4km to the NE
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site is field of other neutral grassland, heavily grazed by horses, although less impacted by this than sites 30 and 53. The grassland is surprisingly diverse given the grazing regime with a wide range of herbs present. There are areas of bramble and scattered trees of birch and willow present. Along the north western boundary of the site is Maun Woodlands LWS. A number of individual trees are present on the south western boundary and a strip of scrub along the north eastern boundary.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5, C/M4, C/M6, C/M7, C/M9
Overall Assessment	
The areas designated as an LWS should be excluded from the allocation to make it clear that absolutely no form of development would be acceptable within them. Maun Woodlands LWS should also be protected by a substantial buffer of habitat. Given the grassland on the site is fairly herb rich, despite the heavy grazing, this could potentially be enhanced by better management. The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. The field boundaries are particularly robust and may be important for the movement of species such as bats. They should be incorporated into the design of the green infrastructure on the site and protected from adverse impacts such as lighting. The LNRS identifies areas at the north of the site as having potential for the creation of new woodland and grassland as well as measures to improve the watercourse. These objectives should be explored as part of the design of the site. Future development should seek to: Provide substantial habitat buffers to the local wildlife site.	

Retain and protect boundary scrub and trees within green infrastructure provision.
Ensure lighting does not impact upon protected species or newly created habitats
Consider the need for an assessment of potential impact on the ppSPA.

The Amber RAG rating could be improved to green by excluding the LWS from the allocation and reducing housing numbers on the site sufficiently to provide buffers of new habitat nearest to the river corridor.

Consideration of Cumulative Impacts

This site is part of a larger group of possible allocations including numbers 30, 53, 56 and 188. Sites 31, 53 and 56 all border habitat along the River Maun. They would all jointly need to provide significant new habitat creation along the river corridor.

RAG Rating:	AMBER
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HELAA Reference:	38
Site Name:	Ransom Woods Business Park (north of NHS Offices / Birch House / Hawthorne House)
Cumulative Impacts HELAA References:	None
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Strawberry Hill Heaths Rainworth Lakes Rainworth Heath Sherwood Forest Golf Course
LNRs within 2km:	Oak Tree Heath LNR
LWS within 2km:	Berry Hill Park Grassland 1700m to the W Berry Hill Quarry 1950m to the W King George V Playing Fields 1200m to the W Mansfield Heath 750m to the N Racecourse Recreation Ground 1900m to the NW Rainworth Dismantled Railway 650m to the SE Rainworth Forest 500m to the E Rainworth Lakes 850m to the S Ransom Wood LWS adjacent to the E Ransom Road, Rainworth 800m to the SE Ratcher Hill Cutting 200m to the NW Sherwood Forest Golf Course 1650m to the NE Strawberry Hill 850m to the NE
LWS on site or adjacent (within 30m):	Ransom Wood LWS adjacent to the E
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Yes within Rainworth Lakes SSSI
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Yes 500m to the NE
Habitat Survey	
Habitat survey method:	Data from submitted planning application
Habitat description:	The site is dominated by an area of flower rich grassland including a mixture of acidic and neutral indicator species. The sward was heavily disturbed, with machinery activity. The site is thought to have been formed through deposition of extracted material and soil from the Ratcher Hill Quarry to the north, which has subsequently been left and colonised with scrub and grassland habitats. A temporary pond has formed in one corner of the site. The site was mapped as open mosaic habitat on previously developed land, a priority habitat of high distinctiveness in BNG terms. An area of mixed woodland and scrub are also present on the site.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The development of this site is quite constrained due to the value of the habitats present. This site is subject to a live planning application, submitted prior to the introduction of mandatory BNG. Surveys of the site show it to contain priority habitat that is of high distinctiveness in BNG terms. While the current application is proposing to offset these impacts locally with the creation of different habitats, this would not be permitted under the current mandatory BNG rules, which	

require like for like compensation. Were a new planning application to be submitted, offsite compensation for the loss of this habitat would be required, and this could be very costly. The difficulties of compensating for impacts on OMH under mandatory BNG are recognised and the Governments recent on possibly changes to the BNG system included potential changes to how OMH is dealt with. It is therefore not possible to comment on how significant a constraint this might prove to be in future.

In addition to the value of the habitats onsite, the site is located directly adjacent to Ransom Wood LWS to the west. Development proposals on the site must seek to buffer this site from impacts. Detailed surveys would be needed to inform development as well as assessment of the use of the area by protected species such as bats.

The Red RAG rating given to this proposed allocation recognises the difficulties that can be faced in developing sites constrained in this way with the presence of significant amounts of priority habitat and the BNG implications that brings.

Future employment development should seek to:

- Provide appropriate habitat buffers between the development and the adjacent LWS.
- Retain and enhance areas of existing OMH habitats within the site.
- Ensure lighting does not impact upon the adjacent LWS and protected species.
- Consider the need for an assessment of potential impact on the ppSPA.

Consideration of Cumulative Impacts

None

RAG Rating:

Red

HELAA Reference:	40
Site Name:	Land at Ratcher Hill Quarry (south west)
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Strawberry Hill Heaths Rainworth Lakes Rainworth Heath Sherwood Forest Golf Course
LNRs within 2km:	Oak Tree Heath LNR
LWS within 2km:	Berry Hill Park Grassland 1550m to the W Berry Hill Quarry 1750m to the NW King George V Playing Fields 1050m to the W Mansfield Heath 650m to the N Rainworth Dismantled Railway 750m to the SE Rainworth Forest 700m to the E Rainworth Lakes 900m to the S Ransom Road, Rainworth 950m to the SE Ratcher Hill Cutting adjacent to the S, W & N Sherwood Forest Golf Course 1650m to the NE Strawberry Hill 950m to the NE
LWS on site or adjacent (within 30m):	Ratcher Hill Cutting adjacent to the South, West and North
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Yes – within Rainworth lakes SSSI
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Yes 675m to the NE
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	Hardstanding with scrub and trees around the boundaries of the site.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The majority of the site is of low biodiversity value comprising hardstanding, and hence offers little constraint to development, however some trees and scrub are present. The site abuts Ratcher Hill Cutting LWS to the north which forms a long green wooded corridor. Detailed surveys and assessment of the habitats present would be needed to inform development as well as assessment of the use of the area by protected species such as bats. However, these features should not offer a significant constraint to the development of the site. Future development should seek to: Buffer the adjacent LWS with appropriate planting. Ensure lighting does not impact upon the adjacent LWS and protected species. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
None	

RAG Rating:

Green

HELAA Reference:	43
Site Name:	Oakfield Lane (land adjacent recycling depot)
Cumulative Impacts HELAA References:	63
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Hills and Holes Sookholme Brook, Warsop
LNRs within 2km:	The Carrs
LWS within 2km:	Bradmer Hill Cutting 1000m to the SE Hills and Holes 1100m to the NW Rhein o'Thorns Hills and Holes 1900m to the NW The Bottoms, Church Warsop 1750m to the N The Bottoms, Nettleworth 1800m to the SW The Lings 1750m to the E Warsop Colliery 1950m to the NW Warsop Recreation Ground 1350m to the N Warsop Sand Quarry 250m to the W Warsop Vale Sports Ground 1850m to the NW
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Yes -1.3 km to the N
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Yes 550m to the SE
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is predominately hardstanding, but contains a parcel of scrub around 0.34 hectares in size to the south west.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The majority of the site is currently operationally used as a timber yard, with the exception of an area of scrub to the south west of the site. Warsop Sand Quarry LWS is located 120m to the SW of the site. The site is surrounded by farmed agricultural land. Any proposed redevelopment of the site would need to carefully assess and avoid impacts upon the nearby LWS. It should also assess the value of the existing habitat and ideally retain this within any development proposals. There are no significant constraints to the re-development of the site. Future development should seek to: - Avoid impacts on the nearby LWS. - Retain existing habitats where possible. - Provide stronger vegetated boundaries to the site in order to improve the ecological value of the local area. - Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
The site is adjacent to HELAA site 63 which borders the site to the south west. This is currently an agricultural field bounded by palisade fencing. Site 63 lies within 55 m of Warsop Sand Quarry LWS to the South West. Cumulative impacts from developing both sites would be dependent on the nature of any proposal and would be best assessed at the point of application.	
RAG Rating:	Green

HELAA Reference:	44
Site Name:	Land off Baums Lane
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 1.4km to the NE Ravendale 1.6km to the NE Quarry Lane 200m to the W Oakham 1.2km to the W The Hermitage 1.85km to the W
LWS within 2km:	Berry Hill Park Grassland 1300m to the SE Berry Hill Quarry 900m to the E Cauldwell Brook 1100m to the SW Cauldwell Brook Marsh 1650m to the SW Hermitage Mill Pond 1750m to the W King George V Playing Fields 1750m to the SE Maun Woodland And Scrub 350m to the W Maun Woodlands 1600m to the NE Nottingham Road Cemetery 1200m to the S Oakham LNR 1150m to the SW Racecourse Recreation Ground 1300m to the E River Maun, Mansfield 400m to the W Sandhurst Avenue Quarry 550m to the SE Valeclose Plantation 1650m to the NE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery/Surveyor visit.
Habitat description:	The site is in the main urban area and comprises and derelict old brown field site that has revegetated. It contains a range of self-set trees, scrub and grassland, but these have recently been cleared.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is an old brown field site that has been left and has re-vegetated over the last 20 years. The habitats on site are likely to be of only local value, but they would require compensation and this may be expensive for a small site. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. The site has recently been cleared of vegetation. The baseline BNG value of the site would need to be calculated based on precautionary estimates of the value of the habitats that were present prior to the clearance work. Future development should seek to: Ensure lighting does not impact upon protected species or newly created habitats. Provide onsite landscaping.	

Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	45
Site Name:	Land at Spion Kop
Cumulative Impacts HELAA References:	None
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Hills Holes and Sookhome Brook Warsop
LNRs within 2km:	The Carrs
LWS within 2km:	Bradmer Hill Cutting 1850m to the E Hills and Holes 1200m to the N Hind Car Wood 1800m to the SW Hop Yard 1300m to the SW Park Hall Lake, Nettleworth 1300m to the SW Rhein o'Thorns Hills and Holes 1850m to the NW Shirebrook Pit 1450m to the NW Sookholme Bath Lane 1350m to the NW Sookholme Colliery Spoil 1400m to the NW Spring Wood 1750m to the W The Bottoms, Nettleworth 950m to the SW The Shrubbery, Park Hall, Nettleworth 950m to the SW Warsop Colliery 1850m to the NW Warsop Recreation Ground 1900m to the NE Warsop Sand Quarry 750m to the NE Warsop Vale Sports Ground 1550m to the NW
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	Yes 975m to the W
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Yes 1.4km to the N
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Yes 900m to the E
Habitat Survey	
Habitat survey method:	Surveyor Visit
Habitat description:	A field of modified grassland that is relatively species poor. Patches of the site contain abundant hard rush. Two birch trees are present in the field and a species rich native hedge extends along the boundary with the road.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5, C/M4, C/M6, C/M7, C/M9 These relate to measures for improving the adjacent watercourse and woodland creation.
Overall Assessment	
Hills Holes and Sookholme Brook Warsop SSSI is situated approximately 950m to the N of the site. While this is quite a distance, the watercourse adjacent to the western boundary of the site flows into the River Meden and then directly into the SSSI. There is therefore a risk of indirect adverse impacts on the SSSI arising from the development and use of this site for housing through pollution entering the watercourse. The habitats on the site are of relatively low value with the greatest value attributed to the boundary hedgerows. The site would need to be assessed to consider how protected species use the site currently.	

The western side of this site has been identified in the LNRS as an area where creation of new habitats is most likely to provide the greatest benefit for nature and the wider environment. This could involve the creation of new woodland/wet woodland, buffering the watercourse as well as measures to reduce nutrient inputs into the watercourse. The amber RAG rating reflects the potential for impacts on the SSSI through development of the site. This could potentially be mitigated, were housing numbers reduced and the western half of the site set aside to deliver objectives set out in the LNRS through new habitat creation.

Future development should seek to:

Provide a substantial buffer of habitat adjacent to the watercourse that prevents impact on the SSSI.

Strengthen the corridor of habitat along the watercourse to ensure species can still move effectively from north to south.

Retain the existing field boundary hedgerows within the design.

Ensure lighting does not impact upon protected species or newly created habitats.

Consider the need for an assessment of potential impact on the ppSPA.

Consideration of Cumulative Impacts

None

RAG Rating:

Amber

HELAA Reference:	46
Site Name:	Land at Debdale Lane / Burlington Drive
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Pleasley Vale Railway 1.6km to the N
LNRs within 2km:	Pleasley Vale 1.6km to the N Maun Valley Park 1.7km to the E
LWS within 2km:	Cotton Plantation 1700m to the W Debdale Lane Grassland 350m to the SE Northfield House Scrubby Grassland 1950m to the NW Pleasley Vale 1900m to the N
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	1.8km to the N
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is predominantly comprised of a series of agricultural fields between an existing residential area and a solar farm. A hedge/area of scrub separates the northern and southern parts of the site.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of relatively low ecological value and offers little in terms of constraints to development. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Provide a good landscaping scheme with planting along the east of the site used to create a new ecological corridor along this boundary. Ensure lighting does not impact upon protected species or newly created habitats.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	49
Site Name:	Land off Mansfield Road (A60)
Cumulative Impacts HELAA References:	338 and 324
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Hills Holes and Sookholme Brook Warsop
LNRs within 2km:	The Carrs
LWS within 2km:	Bradmer Hill Cutting 1900m to the SE Carter Lane and Longster Lane Junction 1500m to the W Collier Spring 1650m to the N Hills and Holes 300m to the N Hop Yard 1900m to the SW Parsons Wood Railway Sidings 1950m to the NW Rhein o'Thorns Hills and Holes 1100m to the NW Shirebrook Pit 1400m to the W Sookholme Bath Lane 1450m to the W Sookholme Colliery Spoil 1450m to the W The Bottoms, Church Warsop 1750m to the NE The Bottoms, Nettleworth 1550m to the SW The Shrubbery, Park Hall, Nettleworth 1750m to the SW Warsop Colliery 1050m to the NW Warsop Recreation Ground 1000m to the NE Warsop Sand Quarry 650m to the SE Warsop Vale Dismantled Railway 1900m to the NW Warsop Vale Sports Ground 950m to the NW
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	1.45km to the SW
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Yes ~430m North
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Yes 1.3km to the SE
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site consists primarily of an agricultural field used for crops and bounded by hedgerows. The field contains several mature trees, and a small copse of trees and scrub in the western half. To the south of the site is a small pond surrounded by trees/scrub. The site is bordered to the west by the River Meden and along the south western third, by a tributary into the Meden.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5, F/M1, F/M2, F/M5, F/M6, A/M2, C/M4, C/M6, C/M7, C/M9. These relate to measures for improving the adjacent watercourses, woodland creation and grassland creation.
Overall Assessment	
Hills Holes and Sookholme Brook Warsop SSSI is situated 100m to the N of the site. Watercourses bordering the western, and part of the southern, boundary of the site flow directly into the SSSI. There is therefore significant risk of adverse impacts on the SSSI arising from the development and use of this site for housing. This stems from direct impacts from pollution of the adjacent watercourse, as well as increased visitor pressure.	

The site would need to be assessed to consider how protected species use the site currently. The existing pond, copse and trees should be incorporated into the designs.

The majority of the site has been identified in the LNRS as an area where creation of new habitats is most likely to provide the greatest benefit for nature and the wider environment. Along the western and south western parts of the site this could involve the creation of new woodland/wet woodland, buffering the watercourses. The remainder of the site is identified as an area where grassland creation and management would be beneficial. The amber RAG rating reflects the potential for impacts on the nearby SSSI through development of the site. This could potentially be mitigated, were housing numbers reduced and a proportion of the western half of the site set aside to deliver objectives set out in the LNRS through new habitat creation. This area could then also deliver the sites BNG requirements onsite as well as helping with the open space provision for the development.

Future development should seek to:

Allow built development only on the eastern half of the site. The western half of the site should be used to deliver habitats compatible with the LNRS objectives, designed to buffer the adjacent watercourses and prevent impact on the nearby SSSI.

Strengthen the corridor of habitat along the railway line to ensure species can still move effectively from West to East.

Retain the existing copse, pond, hedgerows and field trees within the design.

Ensure lighting does not impact upon protected species or newly created habitats.

Consider the need for an assessment of potential impact on the ppSPA.

Consideration of Cumulative Impacts

The site is directly to the west of mixed-use site 338 and south-west of housing site 324. Of sites 49, 324, and 338 this is the least preferable to develop due to the potential for impacts on the nearby SSSI.

RAG Rating:

AMBER

HELAA Reference:	50
Site Name:	Land off Peafield Lane.
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 1km to the S
LWS within 2km:	Hind Car Wood 1900m to the NW Hop Yard 1850m to the NW Mansfield Woodhouse Grassland 1050m to the S Maun Scrub and Grassland 800m to the SE Maun Woodlands 1050m to the S Park Hall Lake, Nettleworth 1000m to the NW Spa Ponds 1550m to the SE The Bottoms, Nettleworth 1200m to the NW The Shrubbery, Park Hall, Nettleworth 1350m to the NW
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	1.5km to the W
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	800m to the W
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is agricultural land used for crops. It is bounded by hedgerows, some containing trees. A small copse of scrub and trees is present on the south western boundary.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development from the habitats present. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Hedgerow boundaries to the site should be retained and enhanced. As the site is quite large it could provide significant onsite greenspace. This provision should focus on creating a strong ecological corridor along the northern/north-eastern boundary, buffering the wider countryside. Future development should seek to: Ensure lighting does not impact upon protected species or newly created habitats. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
N/A	
RAG Rating:	GREEN

HELAA Reference:	51
Site Name:	Land off Netherfield Lane
Cumulative Impacts HELAA References:	None
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Hills Holes and Sookholme Brook Warsop 1.95 km
LNRs within 2km:	The Bottoms 240m to the S The Carrs 870m to the SW
LWS within 2km:	Collier Spring 1750m to the W Warsop Recreation Ground 1400m to the SW
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	Yes ~1.8km to the W
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Yes ~ 1.4km to the SW
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	600m to the W
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is an agricultural field currently used for crops. It is bounded by hedgerow.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is currently a cropped agricultural field, bounded by hedgerows. Woodland and scrub is located to the north, housing to the east and more agricultural land to the south and west. The site is of low biodiversity value at present and offers little in terms of constraint to development. The Bottoms LWS/LNR, an area of woody scrub that is located approximately 200m to the Sof the site. This is an area of woody scrub that follows the River Meden. Future development should seek to: Provide soft landscaping towards the north of the site to buffer and enhance the adjacent habitats. Strengthen hedgerow corridors to allow wildlife to move from north to south. Ensure lighting does not impact upon protected species. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	Green

HELAA Reference:	53
Site Name:	Land between Old Mill Lane & New Mill Lane
Cumulative Impacts HELAA References:	30, 31, 56 and 188
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 175m W Ravensdale 550m S
LWS within 2km:	Mansfield Woodhouse Grassland 300m to the N Maun Scrub and Grassland 250m to the NE Maun Woodlands adjacent to the N and W Spa Ponds 1700m to the NE Valeclose Plantation 950m to the S
LWS on site or adjacent (within 30m):	Maun Woodlands adjacent to the North and West and within the site boundary
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	One potentially onsite
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	1.7km to the NW
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site is comprised of two fields heavily grazed by horses, in places borderline between modified grassland and other neutral grassland. The grassland is surprisingly diverse given the grazing regime. A small heavily poached pond is present in the north western field. The woodland adjacent to the river appeared to be semi natural, while the other areas of the woodland are plantation in origin.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5, C/M4, C/M6, C/M7, C/M9
Overall Assessment	
The area designated as Maun Woodland LWS should be excluded from the allocation to make it clear that absolutely no form of development would be acceptable within it. This LWS should also be protected by a substantial buffer of habitat within the allocation boundary. This could include enhancement of the grassland in the smaller north western field. The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. A triangle of plantation woodland is present within the site. This should be incorporated into the site layout as part of the open space and buffered in order to avoid potential with shading of residential gardens. The LNRS identified an ancient tree within this site. This would need to be identified and retained and protected. The field boundaries both within and surrounding the site are particularly robust and may be important for the movement of species such as bats. They should be incorporated into the design of the green infrastructure on the site and protected from adverse impacts such as lighting. The LNRS identifies areas at the west of the site as having potential for the creation of new woodland as well as measures to improve the watercourse. These objective should be explored as part of the design of the site. Future development should seek to:	

Provide substantial habitat buffers to the local wildlife site.
Retain and protect boundary hedgerows, woodland, trees, (especially ancient or veteran trees) and the pond within green infrastructure provision.
Enhance areas of existing grassland through better management.
Ensure lighting does not impact upon protected species or newly created/retained habitats
Consider the need for an assessment of potential impact on the ppSPA.

The Amber RAG rating could be improved to green by excluding the LWS from the allocation and reducing housing numbers on the site sufficiently to provide the necessary ecological buffers, particularly near to the river corridor.

Consideration of Cumulative Impacts

This site is a large part of a larger group of possible allocations including numbers 30, 31, 55, 56 and 188. Sites 31, 53, and 56 all border the River Maun corridor. Were multiple sites in this location taken forward they would all jointly need to provide significant new habitat creation along the river corridor.

RAG Rating:	AMBER
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HELAA Reference:	56
Site Name:	Warren Farm, Land North of New Mill Lane
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Sherwood Forest Golf Course 1.8km SE
LNRs within 2km:	Vicar Water Nature Reserve 1.8km SE Maun Valley Park 350m W Ravensdale 925m SW
LWS within 2km:	Mansfield Colliery Railway 1850m to the SE Maun Scrub and grasslands within the site to the N Maun Woodlands adjacent point to the W Spa Ponds adjacent to the E Valeclose Plantation 1550m to the SW Vicar Water 1900m to the SE
LWS on site or adjacent (within 30m):	Spa Ponds adjacent to the east Maun Scrub and grasslands within the site to the north. Maun Woodlands adjacent point to the West
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	Adjacent to the East
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	400m to the N
Habitat Survey	
Habitat survey method:	Surveyor Visit
Habitat description:	The majority of the site is a series of arable field used for crops. These are bounded by hedgerows. An agricultural lane runs down the centre of the site and this includes a number of trees. Two fields of other neutral grassland are present on the eastern side of the site. The larger grassland to the north east is a field of species poor unmanaged arrenatherum neutral grassland. The smaller field was arable until 2022/2023 but appears unmanaged and dominated by fescues. This area is also species poor but shows acid characteristics in places.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5, C/M4, C/M6, C/M7, C/M9, F/M5
Overall Assessment	
The agricultural areas of this site are of low ecological value and offer little in terms of constraints to development. In contrast, the habitats at the north of the site are designated as an LWS and are of high ecological value. The areas designated as an LWS should be excluded from the allocation to make it clear that absolutely no form of development would be acceptable within them. To the north of the site runs the River Maun. This is an important ecological corridor. Development of all of the existing agricultural land would significantly constrain this ecological corridor and would not be acceptable. A minimum 100m buffer at the north of the site, containing new habitat creation within the existing agricultural fields should be incorporated into the layout proposals. This could include public open space provision, but should not include built	

development or residential gardens. Its purpose would be to substantially improve the existing ecological network in order to mitigate the impact of a large new residential development.

To the east of the site is an area of woodland containing a number of ancient trees. Development should be set back from this boundary by a minimum of 30m. Again this buffer should contain no built development or residential gardens.

The LNRS identifies areas at the north of the site as having potential for the creation of new woodland and grassland as well as measures to improve the watercourse.

The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently.

Future development should seek to:

Buffer the woodland to the east.

Provide extensive new habitat creation to the north (minimum of 100m newly created habitat).

Retain the existing trees, hedgerows and field trees within the design.

Ensure lighting does not impact upon protected species or newly created habitats.

Consider the need for an assessment of potential impact on the ppSPA.

The Amber RAG rating could be improved to green by excluding the LWS from the allocation and reducing housing numbers on the site sufficiently to provide extensive buffers of new habitat to the north and east.

Consideration of Cumulative Impacts

This site is a large part of a larger group of possible allocations including numbers 30, 31, 53, and 188. Were sites 188 and 56 to be taken forward then both of these should incorporate significant buffers to the woodland to the east. Sites 31 and 53 all border the River Maun. They would all jointly need to provide significant new habitat creation along the river corridor.

RAG Rating:

AMBER

HELAA Reference:	60
Site Name:	Land off Ley Lane
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 650m to the SE Ravensdale 1.5km to the SE
LWS within 2km:	Debdale Lane Grassland 1400m to the W Hind Car Wood 1800m to the N Littlewood Grassland and Verges 1950m to the NW Littlewood Lane Quarry 1550m to the NW Littlewood Lane Railway Bank 1850m to the NW Littlewood Lane Wood 1800m to the NW Mansfield Woodhouse Grassland 800m to the E Maun Scrub and Grassland 900m to the E Maun Woodlands 1000m to the S Park Hall Lake, Nettleworth 1400m to the N The Shrubbery, Park Hall, Nettleworth 1600m to the N Valeclose Plantation 1750m to the SE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	1.75km to the N
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is predominantly modified grassland with occasional scattered trees and areas of bare ground.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site would need to be subject to ecological surveys in order to establish if any important species use the site currently, however it appears to be of relatively low ecological value and offer little in terms of constraint from an ecology point of view to its development. Future development should seek to: Include a good onsite landscaping scheme.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	63
Site Name:	Land at Oakfield Lane
Cumulative Impacts HELAA References:	43
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Hills and Holes Sookholme Brook, Warsop
LNRs within 2km:	The Carrs
LWS within 2km:	Bradmer Hill Cutting 1000m to the SE Hills and Holes 1100m to the NW Rhein o'Thorns Hills and Holes 1900m to the NW The Bottoms, Church Warsop 1800m to the NE The Bottoms, Nettleworth 1700m to the SW The Lings 1850m to the E Warsop Colliery 1950m to the NW Warsop Recreation Ground 1450m to the N Warsop Sand Quarry 150m to the S Warsop Vale Sports Ground 1900m to the NW
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Yes – 1.4 km to the N
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Yes 530m to the SE
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is an agricultural field that has been ploughed and is bounded by metal palisade fencing.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value with the existing habitats offering little in the way of constraints to its development. The main ecological issue is Warsop Sand Quarry LWS which lies 55 m to the SW at the closest point. The type of development proposed would need to be carefully considered in order to ensure avoid adversely impacting this nearby site. Future development would need to: Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
The site is adjacent to HELAA site 43 which borders the site to the North East. Cumulative impacts from developing both sites would be dependent on the nature of any proposal and would be best assessed at the point of application.	
RAG Rating:	Green

HELAA Reference:	64
Site Name:	Pheasant Hill and Highfield Close
Cumulative Impacts HELAA References:	29
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 1.1km to the E
LWS within 2km:	Debdale Lane Grassland 400m to the NW Mansfield Woodhouse Grassland 1900m to the NE Maun Woodlands 1350m to the E Valeclose Plantation 1750m to the SE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The northern part of the site is improved grassland that forms part of a school playing field. The southern boundary of this parcel contains a line of mature trees. The southern part of the site is an area of bramble scrub and a small patch of neutral grassland. The strip of land that connects the two parcels also contains a line of mature trees.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
A scheme on this site should be designed to be able to retain the existing mature trees that are found around its boundaries. These may have value as corridors for wildlife such as bats. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: - Retain and buffer the valuable boundary trees by locating them within open space and avoid them being included within residential gardens. - Ensure lighting does not impact upon protected species or newly created habitats.	
Consideration of Cumulative Impacts	
The site is adjacent to site 29 to the north. Development of both sites should be coordinated to ensure wildlife corridors are retained to allow movement between and through the sites.	
RAG Rating:	GREEN

HELAA Reference:	65
Site Name:	Former Blake Crescent Allotments
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Strawberry Hill Heaths 1.8km to the SE
LNRs within 2km:	Maun Valley Park 340m to the NW Ravensdale 60m to the N Quarry Lane 1.7km to the SW
LWS within 2km:	Berry Hill Park Grassland 1900m to the S Berry Hill Quarry 1300m to the S Mansfield Heath 1850m to the SE Mansfield Woodhouse Grassland 1800m to the N Maun Scrub and Grassland 1850m to the N Maun Woodland And Scrub 1900m to the SW Maun Woodlands 400m to the NW Racecourse Recreation Ground 850m to the SE Ratcher Hill Cutting 1500m to the SE River Maun, Mansfield 1950m to the SW Sandhurst Avenue Quarry 1650m to the SW Valeclose Plantation 150m to the N
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	1.8 km to the SE
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site is a mixture of other neutral grassland, bramble scrub and individual trees.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The habitats present on the site are relative common and of moderate biodiversity value. While of importance at a site level they do not pose a significant constraint to the potential development of the site. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Retain important trees. Ensure lighting does not impact upon protected species or newly created habitats. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	66
Site Name:	Harrop White Road Allotments
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Kings Mill Reservoir 1.6km to the S Oakham 1.6km to the S Quarry Lane 1.6km to the S
LWS within 2km:	Cotton Plantation 1800m to the NW Debdale Lane Grassland 1200m to the NE Hermitage Mill Pond 1600m to the S King's Mill Reservoir 1650m to the S Maun Woodland And Scrub 1750m to the SE Oakham LNR 1950m to the SE River Maun, Mansfield 1700m to the SE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site is an area of unmanaged other neutral grassland with many ruderal species present. It also contains large patches of dense bramble.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site contains common habitats on a small site surrounded by houses. The habitat loss would require compensation but the small size of the site and its location in an otherwise urban area mean ecology is unlikely to offer a significant constraint to development. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Provide new landscaping of wildlife value.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	67
Site Name:	Land at Peafield Lane
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 750m SW
LWS within 2km:	Mansfield Woodhouse Grassland 850m to the SW Maun Scrub and Grassland 300m to the S Maun Woodlands 650m to the SE Park Hall Lake, Nettleworth 1500m to the NW Spa Ponds 1150m to the E The Bottoms, Church Warsop 1500m to the SE The Bottoms, Nettleworth 1750m to the NW The Shrubbery, Park Hall, Nettleworth 1900m to the NW Valeclose Plantation 1900m to the SE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	700m to the NE
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is an agricultural field used for crops. It is bounded by hedgerows, some with trees.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5, C/M4, C/M6, C/M7, C/M9, F/M5
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development from the habitats present. The site abuts a strip of scrub and woodland to the south that is adjacent to the river Maun. Maun Scrub and Grassland LWS is located 50m to the south the opposite side of the River Maun. The LNRS identifies a range of possible opportunities to do with woodland, grassland and the watercourse in the southern part of the site. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Provide a substantial area of open space in the southern part of the site in order to widen the existing ecological corridor. The design of this space should consider the LNRS opportunities that have been identified and include the creation of new habitats. Ensure lighting does not impact upon protected species or newly created habitats. This is of particular importance along hedgerows and the southern boundary. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
The site is adjacent to the larger site 187 to the east. Development of both sites would need to ensure that both provided substantial habitat buffers on their southern boundaries.	

RAG Rating:

GREEN

HELAA Reference:	72
Site Name:	Land at Clipstone Road West
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Sherwood Forest Golf Course 1.9km to the E Strawberry Hill Heaths 1.5km to the S
LNRs within 2km:	Vicar Water Nature Reserve 1.75km to the E Ravensdale 750m to the W Maun Valley Park 1km to the W
LWS within 2km:	Mansfield Colliery Railway 1400m to the E Mansfield Heath 1450m to the SE Mansfield Woodhouse Grassland 1750m to the NW Maun Scrub and Grassland 1600m to the NW Maun Woodlands 1350m to the W Racecourse Recreation Ground 1050m to the SW Ratcher Hill Cutting 1700m to the SE Sherwood Forest Golf Course 1400m to the SE Spa Ponds 1750m to the NE Strawberry Hill 1900m to the SE Valeclose Plantation 800m to the W Vicar Water 1850m to the NE Willingham Court Bank 1650m to the S
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	1.9km to the E
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site consists of modified grassland, used as sports pitches. A line of cherry trees are present along the western boundary. A line of mature trees are present adjacent to the site on land to the north.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5
Overall Assessment	
The habitats present on the site offer little in terms of constraints to potential development. The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. The site layout should be sensitive to the large trees along the northern boundary in order to ensure there is not conflict with shading of residential gardens. Future development should seek to: - Avoid conflict with the existing boundary trees to the north. - Retain the green hedgerow corridor along the site frontage. - Ensure lighting does not impact upon protected species or newly created habitats. - Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	

N/A	
RAG Rating:	GREEN

HELAA Reference:	75
Site Name:	Former Mansfield Hosiery Mill Car Park & Electricity Board workshops & social club
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Kings Mill Reservoir 1.1km to the S Oakham 800m to the S Quarry Lane 800m to the S
LWS within 2km:	Cauldwell Brook 1350m to the SE Cauldwell Brook Marsh 1850m to the S Debdale Lane Grassland 1750m to the NE Hermitage Mill Pond 950m to the SW King's Mill Reservoir 1250m to the SW Maun Woodland And Scrub 950m to the SE Oakham LNR 1150m to the S River Maun, Mansfield 850m to the SE Sandhurst Avenue Quarry 1900m to the SE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The majority of the site comprises a car park with hardstanding. An area of grassland and scrub is present to the rear of the houses. In addition an area of derelict land used for storage of materials is present to the south of the site.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site appears to be of low ecological value and offers little in terms of constraints to its development from the habitats present. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Provide new wildlife habitats through new landscaping. Ensure lighting does not impact upon protected species or newly created habitats.	
Consideration of Cumulative Impacts	
While adjacent to site 186 it is not considered the development of this site would deliver significant extra harm to biodiversity.	
RAG Rating:	GREEN

HELAA Reference:	76
Site Name:	Land off Jubilee Way
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Strawberry Hill Heaths adjacent to the W and SE Sherwood Forest Golf Course 650m to the E Rainworth Heath 1.9km to the SE
LNRs within 2km:	Oak Tree Heath adjacent to the W Vicar Water Nature Reserve 800m to the E Ravensdale 1.9km to the W
LWS within 2km:	Mansfield Colliery Railway 950m to the NE Mansfield Heath adjacent to the SW Racecourse Recreation Ground 1500m to the W Rainworth Dismantled Railway 1900m to the SE Rainworth Forest 1000m to the SE Ransom Road, Rainworth 1850m to the S Ratcher Hill Cutting 650m to the SW (one point adjacent to the S) Sherwood Forest Golf Course adjacent to the E Strawberry Hill adjacent to the SE Vicar Water 1350m to the NE Willingham Court Bank 1000m to the SW
LWS on site or adjacent (within 30m):	Ratcher Hill Cutting 650m to the SW (one point adjacent to the S) Mansfield Heath adjacent to the SW Strawberry Hill adjacent to the SE Sherwood Forest Golf Course adjacent to the E
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Adjacent to the W and SE
Habitat Survey	
Habitat survey method:	Submitted planning application
Habitat description:	The site contains a range of habitat including species rich neutral grassland, modified grassland, acid grassland/heathland broadleaved woodland, plantation woodland, mixed scrub and ponds.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5
Overall Assessment	
The site contains a range of habitats, some of which are of quite high value ecologically. The site is also in close proximity to two SSSI's. The baseline biodiversity value of the site is likely to be high, and substantial compensation would be needed to offsite the onsite habitat losses necessary to develop the site. This compensation would need to be local to the site in order to help mitigate the impacts of the proposed development in this location. The site would need to be subject to detailed ecological assessment of the use of the area by protected species.	

Future development should seek to:

Retain and protect the most high value habitats on the site.

Provide detailed mitigation proposals for onsite habitat losses.

Provide extensive new habitat creation/enhancement local to the proposed development site to help mitigate the developments impacts.

Ensure lighting does not impact upon protected species or newly created habitats.

Ensure the site design is sensitive to the needs of wildlife moving through the landscape.

Consider the need for an assessment of potential impact on the ppSPA.

The site is RAG rated AMBER on the basis that existing planning submissions for this site are proposing detailed compensation and mitigation on land adjacent to the proposed allocation.

Consideration of Cumulative Impacts

None

RAG Rating:

AMBER

HELAA Reference:	78
Site Name:	Land off Bosworth Street
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Kings Mill Reservoir 1km to the S Oakham 1.2km to the S Quarry Lane 1.4km to the S
LWS within 2km:	Cauldwell Brook 1900m to the SE Cotton Plantation 1950m to the NW Debdale Lane Grassland 1900m to the NE Hermitage Mill Pond 1100m to the S King's Mill Reservoir 1000m to the S Maun Woodland And Scrub 1650m to the SE Oakham LNR 1700m to the SE River Maun, Mansfield 1500m to the SE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Surveyor Visit
Habitat description:	The site is comprised of a small area of modified grassland and patches of dense and bramble scrub.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site contains common habitats in a small triangle of land behind adjacent houses. The habitat loss would require compensation but the small size of the site and its location in an otherwise urban area mean ecology is unlikely to offer a significant constraint to development. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Retain existing trees if possible and provide new landscaping of wildlife value.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	82
Site Name:	Penniment Farm (employment)
Cumulative Impacts HELAA References:	15, 58, 80, 81, 89 192, 385
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Teversal Pastures 1.5km to the W
LNRs within 2km:	Teversal/Pleasley Network 1.6km to the W The Hermitage 1.7km to the SE Kings Mill Reservoir 1.5km to the S Oakham 1.975km to the SE
LWS within 2km:	Cotton Plantation 1150m to the N Debdale Lane Grassland 1850m to the NE Hermitage Mill Pond 1900m to the S King's Mill Reservoir 1700m to the S
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	1.5km to the W
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	1.7km to the W
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The majority of the site is an agricultural fields containing crops. A portion of the site to the west is grassland. Hedgerows, some containing trees, separate the fields.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5
Overall Assessment	
The majority of the site is of low ecological value and does not offer significant constraints to development on the basis on the habitats present. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. The LNRS identifies a portion of the western part of the site as having the potential for the creation of new woodland. This may be appropriate subject to the value of the existing grassland in that area and should be explored as part of the development of the site. Future development should seek to: Ensure a strong ecological corridor is created along the western boundary of the site through extensive new areas of planting. Ensure lighting does not impact upon protected species or newly created habitats.	
Consideration of Cumulative Impacts	
This site is close to sites 15, 58, 80, 81, 89 192, 385. Sites 81, 58 and 80 are existing allocations that are starting to be built out. The other sites are either existing allocations or proposed new allocations on the land between the south west of Mansfield and Sutton in Ashfield. This area is already quite constrained by development, and new development should seek to ensure that wildlife using the area can move effectively from north to south. This should be achieved by ensuring all sites create strong ecological corridors with extensive new landscaping.	

RAG Rating:

GREEN

HELAA Reference:	83
Site Name:	Grove Street Car Park
Cumulative Impacts HELAA References:	None
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Quarry Lane 225m to the S Oakham 1.2km to the SW Maun Valley Park 1.25km to the NE Ravensdale 1.6km to the NE The Hermitage 1.8km to the SW
LWS within 2km:	Berry Hill Park Grassland 1700m to the SE Berry Hill Quarry 1150m to the SE Cauldwell Brook 1200m to the SW Cauldwell Brook Marsh 1800m to the SW Hermitage Mill Pond 1650m to the SW Maun Woodland And Scrub 350m to the SW Maun Woodlands 150m to the NE Nottingham Road Cemetery 1500m to the S Racecourse Recreation Ground 1500m to the E River Maun, Mansfield 450m to the SW Sandhurst Avenue Quarry 900m to the SE Valeclose Plantation 1600m to the NE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is a carpark located within the main urban area in Mansfield. A small number of trees are present on site.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
Due to its location in the main urban area, and the current landuse as a car park, the site has little in the way of ecological constraints.	
Future development should seek to: Retain trees where possible and include new landscaping within the design.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	88
Site Name:	Land off Chesterfield Road
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Pleasley Vale Railway 550m to the NE Teversal to Pleasley Railway 1.6km to the W
LNRs within 2km:	Pleasley Vale 300m to the N Teversal/Pleasley Network 1.55km to the E
LWS within 2km:	Cotton Plantation 1350m to the S Dawgate's Lane Grassland 1950m to the SW Moorhaigh Lane Woodland 1250m to the SW Northfield House Scrubby Grassland 950m to the NE Pleasley Hill Pastures 500m to the SW Pleasley Trail (Part) 600m to the N Pleasley Vale 750m to the NE Pleasley Vale Pasture Bank 1800m to the NE Pleasley Vale Scrub 700m to the N Radmanthwaite Pasture 500m to the N Radmanthwaite Wood 650m to the NE River Maun, Mansfield 1300m to the SW The Coppice, Pleasley 450m to the N
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	325m to the N
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site consists of two agricultural fields used for crops. The western boundary of the site borders and area of woodland
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	F/M1, F/M2, F/M5, F/M6, A/M2, B/M4, B/M5
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. The LNRS identifies opportunities for the creation of grassland and woodland on the site. These measures should be incorporated into the landscape designs for the site. Future development should seek to: Buffer the woodland to the west with the creation of new grassland and woodland. Ensure lighting does not impact upon protected species or newly created habitats.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	89
Site Name:	Land off Skegby Lane
Cumulative Impacts HELAA References:	15, 58, 80, 81, 82, 192, 385
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Teversal Pastures 1.85km to the NW
LNRs within 2km:	Teversal/Pleasley Network 1.6km to the W The Hermitage 450m to the S Kings Mill Reservoir 325m to the S Oakham 800m to the SE Quarry Lane 1.3km to the E
LWS within 2km:	Hermitage 450m to the S Kings Mill Reservoir 325m to the S Maun Woodland and Scrub 1850m to the E River Maun, Manfield 1600m to the SE Oakham LNR 1700m to the SE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	1.9km to the NW
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site contains a series of meadows with a high proportion of herbs. A surveyor visit during the summer would be required to assess if it met the criteria of the priority habitat - lowland meadow. Waxcaps were also noted in the western meadow field. The fields are bounded by mature hedgerows, many of which have grown out and are now corridors of bramble scrub. The north eastern corner of the site contains an area of scrub and rough unmanaged other neutral grassland.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The lack of intensive farming on this site over the last 25 years has allowed its value to wildlife to increase, with the previously narrow hedgerows expanding into the adjacent fields. The grasslands are herb rich and would need to be subject to detailed ecological surveys in the appropriate survey period. While mapped as other neutral grassland they need to be assessed against the criteria for lowland meadow at the appropriate time of year. The site would need to be subject to detailed assessment of the use of the area by protected species. In particular, how bats move around and through the site would need to be considered. The number of houses brought forward on the site may need to be adjusted to accommodate the necessary green infrastructure. This site is given a RED RAG Rating. This is on the basis that further survey work is needed before it can be confirmed whether the site contains high distinctiveness grassland. Even if the grassland does not meet that threshold, it is likely to be a very good example of a medium distinctiveness habitat and as such result in a very high baseline biodiversity value. There is therefore a risk that viability could be an issue.	

Future development should seek to:

Retain and enhance strong north to south ecological corridors through strong green infrastructure with a site design.

Retain significant areas of grassland

Buffer and retain more valuable areas of habitat.

Ensure lighting does not impact upon protected species or newly created habitats.

Consideration of Cumulative Impacts

This site is close to sites 15, 58, 80, 81, 82, 192, 385. Sites 81, 58 and 80 are existing allocations that are starting to be built out. The other sites are either existing allocations or proposed new allocations on the land between the south west of Mansfield and Sutton in Ashfield. This area is already quite constrained by development, and new development should seek to ensure that wildlife using the area can move effectively from north to south. This should be achieved by ensuring all sites create strong, wide, ecological corridors with extensive new landscaping.

RAG Rating:

RED

HELAA Reference:	91
Site Name:	Strip of land off Cauldwell Road (opposite the College)
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Oakham 1.6km to the N Quarry Lane 1.9km to the N
LWS within 2km:	Berry Hill Park Grassland 950m to the NE Berry Hill Quarry 1700m to the NE Cauldwell Brook 1250m to the NW Cauldwell Brook Marsh 1250m to the NW King George V Playing Fields 1500m to the NE Maun Woodlands 1900m to the NW Nottingham Road Cemetery 350m to the N Oakham LNR 1550m to the NW River Maun, Mansfield 1950m to the NW Sandhurst Avenue Quarry 1150m to the N
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	750m to the S
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	600m to the S
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site comprises either an abandoned arable field/agricultural grassland or it is currently being rested and will be put back into agricultural production. Species present include common ruderals and it is mapped as modified grassland. The site is bounded by native hedgerows.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of relatively low ecological value. Assuming it is allocated as part of a bigger allocation to the south, the impacts would be better assessed as part of that larger allocation. Allocation of this small area would be unlikely to have large ecological constraints. Future development should seek to: Retain the existing hedgerows within the design. Ensure lighting does not impact upon protected species or newly created habitats. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	94
Site Name:	Bath Mill
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park adjacent to the site Ravensdale 175m to the E Quarry Lane 1.5km to the SW
LWS within 2km:	Berry Hill Quarry 1500m to the S Debdale Lane Grassland 1900m to the NW Mansfield Woodhouse Grassland 1600m to the N Maun Scrub and Grassland 1750m to the NE Maun Woodland And Scrub 1750m to the SW Maun Woodlands adjacent to the E Racecourse Recreation Ground 1250m to the SE Ratcher Hill Cutting 1900m to the SE River Maun, Mansfield 1850m to the SW Sandhurst Avenue Quarry 1750m to the S Valeclose Plantation 250m to the E
LWS on site or adjacent (within 30m):	Maun Woodlands adjacent to the E
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	No
Habitat Survey	
Habitat survey method:	This site was proposed to be visited by a surveyor, but access could not be arranged. The site has therefore been assessed using aerial imagery.
Habitat description:	The site used to contain a building close to the river. This has now been mostly demolished and the site is revegetating. Habitats present look to include mature trees, woodland, scrub and ruderal vegetation.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5, C/M4, C/M6, C/M7, C/M9
Overall Assessment	
Whilst subject to a now expired planning permission, the site is very overgrown and contains a mixture of woody habitats. While some of the habitats themselves may not be of high value, the location of the site in the existing ecological network is very important. The site is situated directly adjacent to the River Maun to the east of the town centre in Mansfield. The site is also adjacent to Maun Woodlands LWS and Maun Valley Park LNR to the north. It is likely the area is well used by bats. The habitats present complement the adjacent LWS and LNR and form part of the existing ecological corridor along the River. This corridor is otherwise constrained due to built development within the town. The LNRS identifies the area as having potential for delivery of measures relating to improvement of the watercourse and for allowing planting and natural regeneration of woodland and wet woodland.	

The site is RAG rated RED due to the fact that the development would cause adverse impacts on the ecological network in this location by significantly reducing the corridor of habitat along the river and introducing disturbance in the form of lighting.

Consideration of Cumulative Impacts

The site is adjacent to site 117 which is an old allotment site. Development of both sites for housing would result in a significant impact on the ecological corridor at this point.

RAG Rating:

RED

HELAA Reference:	95
Site Name:	Vauxhall Garage
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Kings Mill Reservoir 300m to the W Quarry Lane 800m to the E Oakham 300m to the SE The Hermitage 150m to the S
LWS within 2km:	Cauldwell Brook 1150m to the SE Cauldwell Brook Marsh 1150m to the SE Hermitage Mill Pond 150m to the S King's Mill Reservoir 300m to the SW Maun Woodland And Scrub 1150m to the E Oakham LNR 950m to the SE River Maun, Mansfield 850m to the E
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is comprised of hardstanding and buildings.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development. The buildings on site should be subject to bat surveys to support a planning application.	
Future development should seek to: Include new landscaping of value to wildlife.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	100
Site Name:	Land at the rear of Cherry Paddocks
Cumulative Impacts HELAA References:	None
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Hills and Holes Sookholme Brook Warsop Birklands West and Ollerton Corner SSSI
LNRs within 2km:	The Carrs The Bottoms
LWS within 2km:	Bradmer Hill Cutting 1100m to the S Hills and Holes 1350m to the W The Bottoms, Church Warsop 1200m to the N The Lings 1250m to the E Warsop Recreation Ground 1000m to the NW Warsop Sand Quarry 1000m to the S
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	Yes – 1.95km to the NW
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Yes ~ 970m to the NW
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Yes - 750m to the S
Habitat Survey	
Habitat survey method:	Information from submitted application/ assessment of aerial imagery.
Habitat description:	The site includes an existing residential garden with an field to the rear that it is understood has previously been used for grazing horses. Historical aerial imagery shows that this has been abandoned for several years. The grassland is therefore considered likely to be other neutral grassland as it is not currently being heavily modified by grazing.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site likely contains medium value habitats but is not situated in close proximity to any designed wildlife sites. Detailed assessment of the habitats and how the site is used by protected species would be required. Development on this site should seek to: Ensure lighting does not impact upon protected species. Strengthen planting along the eastern boundary of the site to enhance the wildlife corridor along the old disused railway line. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	Green

HELAA Reference:	117
Site Name:	Ravensdale Allotment site
Cumulative Impacts HELAA References:	94
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 20m to the N Ravensdale 200m to the E Quarry Lane 1.6km to the SW
LWS within 2km:	Berry Hill Quarry 1500m to the S Debdale Lane Grassland 1900m to the NW Mansfield Woodhouse Grassland 1600m to the N Maun Scrub and Grassland 1750m to the NE Maun Woodland And Scrub 1750m to the SW Maun Woodlands adjacent to the E Racecourse Recreation Ground 1250m to the SE Ratcher Hill Cutting 1900m to the SE River Maun, Mansfield 1850m to the SW Sandhurst Avenue Quarry 1750m to the S Valeclose Plantation 250m to the E
LWS on site or adjacent (within 30m):	Maun Woodlands adjacent to the E
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	No
Habitat Survey	
Habitat survey method:	Information from submitted application/ assessment of aerial imagery.
Habitat description:	The site is comprised of a small number of old, overgrown allotments. Habitats present include scrub, grassland and ruderals.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5, C/M4, C/M6, C/M7, C/M9
Overall Assessment	
The site is a small set of old, overgrown allotments. While the habitats themselves are not of significant value, the location of the site in the existing ecological network is quite important. The site is situated within 20m of the River Maun to the east of the town centre in Mansfield. The site is also within metres of Maun Woodlands LWS and Maun Valley Park LNR to the north. The habitats present complement the adjacent LWS and form part of the existing ecological corridor along the River. This corridor is otherwise constrained due to built development within the town. The LNRS identifies the area as having potential for delivery of measures relating to improvement of the watercourse and for allowing planting and natural regeneration of woodland and wet woodland. The site is RAG rated RED due to the potential for adverse impacts on the ecological network in this location that would be caused by development of the site.	
Consideration of Cumulative Impacts	

The site is adjacent to site 94 which directly borders the River Maun. Development of both sites for housing would result in a significant impact on the ecological corridor at this point.

RAG Rating:

RED

HELAA Reference:	118
Site Name:	Land and buildings off Debdale Lane
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Pleasley Vale Railway 1.9km to the N
LNRs within 2km:	Pleasley Vale 1.9km to the N Maun Valley Park 1.3km to the E
LWS within 2km:	Debdale Lane Grassland 400m to the SW Littlewood Lane Quarry 1650m to the N Littlewood Lane Wood 1950m to the N Mansfield Woodhouse Grassland 1550m to the E Maun Scrub and Grassland 1950m to the E Maun Woodlands 1300m to the SE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is predominantly buildings and hard standing
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5
Overall Assessment	
The site has no ecological constraints to its development in terms of the habitats present. The buildings on site would need to be assessed for bats. The LNRS identifies the area as one where woodland creation would be preferable. While woodland creation is likely unfeasible on the site a good landscaping scheme could include tree planting. Future development should seek to: Provide trees within new landscaping.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	127
Site Name:	Former bus station site
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Kings Mill Reservoir 2km to the W Maun Valley Park 1.2km to the NE Ravendale 1.6km to the NE Quarry Lane 650m to the S Oakham 1.3km to the SW The Hermitage 1.8km to the SW
LWS within 2km:	Berry Hill Quarry 1600m to the SE Cauldwell Brook 1500m to the SW Debdale Lane Grassland 1650m to the NW Hermitage Mill Pond 1659m to the SW Maun Scrub and Grassland 750m to the S Maun Woodlands 1450m to the NE Nottingham Road Cemetery 1950m to the S Oakham LNR 1400m to the SW Racecourse Recreation Ground 1850m to the SE River Maun, Mansfield 800m to the S Sandhurst Avenue Quarry 1400m to the SE Valeclose Plantation 1650m to the NE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is a area of hardstanding used as a carpark.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development.	
Future development should seek to: Include new areas of landscaping	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	134
Site Name:	Land at Belvedere Street
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 1.2km to the NE Ravendale 1.6km to the NE Quarry Lane 550m to the S Oakham 1.25km to the SW The Hermitage 1.75km to the SW
LWS within 2km:	Berry Hill Park Grassland 1950m to the SE Berry Hill Quarry 1500m to the SE Cauldwell Brook 1450m to the SW Debdale Lane Grassland 1750m to the NW Hermitage Mill Pond 1700m to the SW Maun Scrub and Grassland 700m to the S Maun Woodlands 1400m to the NE Nottingham Road Cemetery 1850m to the S Oakham LNR 1350m to the SW Racecourse Recreation Ground 1750m to the SE River Maun, Mansfield 700m to the S Sandhurst Avenue Quarry 1300m to the SE Valeclose Plantation 1600m to the NE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is an area of hardstanding used as a carpark. Small pockets of trees/scrub are present around the boundaries of the site.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development.	
Future development should seek to: Include new areas of landscaping	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	143
Site Name:	Crown Farm Industrial Estate (Site A)
Cumulative Impacts HELAA References:	None
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Sherwood Forest Golf Course 1.3km to the E
LNRs within 2km:	Vicar Water Nature Reserve 1km to the E Ravensdale 1.4km to the W Maun Valley Park 1.8km to the W
LWS within 2km:	Mansfield Colliery Railway 650m to the E Mansfield Heath 1250m to the S Maun Woodland And Scrub 1900m to the NW Racecourse Recreation Ground 1550m to the SW Rainworth Forest 1850m to the SE Ratcher Hill Cutting 1450m to the S Sherwood Forest Golf Course 650m to the E Spa Ponds 1600m to the N Strawberry Hill 1500m to the SE Valeclose Plantation 1650m to the W Vicar Water 1150m to the E Willingham Court Bank 1600m to the SW
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	1.3 km to the E
Habitat Survey	
Habitat survey method:	Information from submitted application
Habitat description:	The site is predominantly an area of grassland with scattered scrub. Strong wooded/scrubby corridors are present along the northern, southern and eastern boundaries of the site.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5
Overall Assessment	
Due to lack of management, the site is comprised of habitats considered of value at a site level. Loss of habitat on the site will likely require compensation offsite. A strong green corridor is present along the northern and eastern boundaries of the site. These should be retained and enhanced with additional planting in line with the measures identified in the LNRS. Future development should seek to: Buffer and enhance through new planting the woodland corridor to the north and east. Ensure lighting does not impact upon protected species or newly created habitats. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	145
Site Name:	Sherwood Business Park (Site A)
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Rainworth Lakes 700m to the S Rainworth Heath 1400m to the E Strawberry Hills Heath 900m to the N Sherwood Forest Golf Course 1900m to the N
LNRs within 2km:	Oak Tree Heath 1200m to the N
LWS within 2km:	King George V Playing Fields 1500m to the W Mansfield Heath 1250m to the NW Rainworth Dismantled Railway 150m to the SE Rainworth Forest adjacent to the S and E Rainworth Lakes 500m to the S Ransom Road, Rainworth 400m to the E Ratcher Hill Cutting 450m to the NW Sherwood Forest Golf Course 1950m to the N Strawberry Hill 1000m to the NE Willingham Court Bank 1300m to the NW
LWS on site or adjacent (within 30m):	Rainworth Forest adjacent to the S and E
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	700m to the S
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	550m to the NE
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site comprises grassland that looks to form part of the landscaping around an existing business park. A small area of hardstanding is also present.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site sits within an existing business park. Heathland is an important habitat in this local area identified in the LNRS. To the north west is an area of woodland and to the south a wooded strip bordering the nearby major roads. To the south is Rainworth Forest LWS and to the North West Ransom wood LWS. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. In particular the use of the boundaries of the site by foraging bats. The development of this site would need to be sensitive to the nearby LWS's and ensure these are suitably buffered. The grassland should be subject to a detailed assessment to understand its value. The AMBER RAG rating reflects the proximity of the nearby LWS's. However, a sensitively designed scheme should be possible to bring forward. Future development should seek to: Provide new habitat creation to the south to buffer the adjacent woodland. Be sensitively designed in terms of scale to ensure no impacts on the surrounding LWS's.	

Ensure lighting does not impact upon protected species or newly created habitats.
Consider the need for an assessment of potential impact on the ppSPA.

Consideration of Cumulative Impacts

N/A

RAG Rating:

AMBER

HELAA Reference:	146
Site Name:	Sherwood Business Park (Site B)
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Rainworth Lakes 750m to the S Rainworth Heath 1400m to the E Strawberry Hills Heath 800m to the N Sherwood Forest Golf Course 1800m to the N
LNRs within 2km:	Oak Tree Heath 1150m to the N
LWS within 2km:	King George V Playing Fields 1600m to the W Mansfield Heath 1200m to the NW Rainworth Dismantled Railway 200m to the SE Rainworth Forest adjacent to the SE Rainworth Lakes 600m to the S Ransom Road, Rainworth 300m to the SE Ratcher Hill Cutting 550m to the NW Sherwood Forest Golf Course 1900m to the N Strawberry Hill 850m to the NE Willingham Court Bank 1300m to the NW
LWS on site or adjacent (within 30m):	Rainworth Forest adjacent to the SE
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	750m to the S
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	550m to the NE
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery.
Habitat description:	The site comprises grassland that looks to form part of the landscaping around an existing business park.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site sits within an existing business park. Adjacent to the south east is Rainworth Forest LWS. Heathland is an important habitat in this local area identified in the LNRS. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. In particular the use of the boundaries of the site by foraging bats. The development of this site would need to be sensitive to the adjacent LWS and ensure this is suitably buffered. The AMBER RAG rating reflects the proximity of the nearby LWS's. However, a sensitively designed scheme should be possible to bring forward. Future development should seek to: - Buffer the woodland to the south east. - Provide new habitat creation to the south east to buffer the adjacent woodland. - Ensure lighting does not impact upon protected species or newly created habitats. - To the south is Rainworth Forest LWS and to the North West Ransom wood LWS. - Consider the need for an assessment of potential impact on the ppSPA.	

Consideration of Cumulative Impacts	
None	
RAG Rating:	AMBER

HELAA Reference:	148
Site Name:	Millenium Business Park (Site A)
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Pleasley Vale Railway SSSI 1.9km to the N
LNRs within 2km:	Pleasley Vale Railway 1.9km to the N
LWS within 2km:	Cotton Plantation 1200m to the W Debdale Lane Grassland 800m to the SE Northfield House Scrubby Grassland 1850m to the N Pleasley Hill Pastures 1900m to the NW Pleasley Vale 1950m to the N Radmanthwaite Wood 1800m to the NW
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site comprises an area of other neutral grassland with pockets of willow scrub and bramble scrub. The grassland contains a range of herb species.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site lies with an existing industrial area. It is relatively small area of unmanaged neutral grassland. It will offer local value to wildlife. There is a line of trees/scrubs to the south of the site. These should be retained. The site would need to be subject to detailed ecological assessment to assess the value of the grassland botanically and the of the use of the area by protected species. Future development should seek to: Buffer the woodland strip to the south. Ensure lighting does not impact upon protected species or newly created habitats.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	165
Site Name:	Ashmead Chambers
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 875m to the E Ravendale 1.3km to the E Quarry Lane 900m to the S Oakham 1.6km to the SW
LWS within 2km:	Berry Hill Quarry 1450m to the SE Cauldwell Brook 1750m to the SW Debdale Lane Grassland 1550m to the NW Maun Scrub and Grassland 950m to the S Maun Woodlands 1100m to the NE Oakham LNR 1700m to the SW Racecourse Recreation Ground 1650m to the SE River Maun, Mansfield 1000m to the S Sandhurst Avenue Quarry 1400m to the SE Valeclose Plantation 1300m to the NE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is an existing building and area of hardstanding.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development.	
Future development should seek to: Include new areas of landscaping	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	186
Site Name:	Kirkland Avenue Allotments
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Kings Mill Reservoir 1.1km to the S Oakham 800m to the S Quarry Lane 800m to the S
LWS within 2km:	Cauldwell Brook 1350m to the SE Cauldwell Brook Marsh 1850m to the SE Debdale Lane Grassland 1750m to the NE Hermitage Mill Pond 950m to the SW King's Mill Reservoir 1200m to the SW Maun Scrub and Grassland 950m to the SE Oakham LNR 1150m to the SE River Maun, Mansfield 900m to the SE Sandhurst Avenue Quarry 1950m to the SE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Surveyor Visit
Habitat description:	The site is a mixture of other neutral grassland gradually being encroached by dense bramble scrub.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site contains relatively common habitats and is typical of land that has been left without management. These do not offer an in principle constraint to the development of the site The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Provide extensive new landscaping of wildlife value. Ensure lighting does not impact upon protected species or newly created habitats.	
Consideration of Cumulative Impacts	
The site is close to site 334. Were both sites to be developed this would result in a fairly significant loss of biodiversity in the local area. Neither site is located in a key location from a habitat networks point of view so those impacts would likely not be considered significant at anything other than a local level.	
RAG Rating:	GREEN

HELAA Reference:	187
Site Name:	Land forming part of Peafield Farm
Cumulative Impacts HELAA References:	67 and 56
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 1km to the SW
LWS within 2km:	Hanger Hill Drive Wood 1900m to the E The Lings 1600m to the SE Warsop Recreation Ground 1700m to the SW
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	Adjacent to the east of the site
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	390m to the N
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is composed of agricultural field used for crops. It is bounded by hedgerows, some with trees. Two large field/hedgerow trees are present. A small pond is present on the southern boundary of the site.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5, C/M4, C/M6, C/M7, C/M9, F/M5
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development from the habitats present. However, the site abuts a strip of scrub, woodland and grassland to the south that is adjacent to the River Maun. Maun Scrub and Grassland LWS is located 50m to the S, on the opposite side of the River Maun at the closest point. More ponds lie to the east of the site. The northern boundary of the site is a track with narrow strips of habitat on both sides. This may form a corridor to allow wildlife to move from west to east, so designs should seek to buffer this and maintain it as a dark corridor. The LNRS identifies a range of possible opportunities to do with woodland, grassland and the watercourse in the southern part of the site. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Provide a substantial area of open space in the southern part of the site in order to widen the existing ecological corridor. A minimum 100m buffer to the site boundary would not be out of place, given the importance of river corridors for wildlife. The design of this space should consider the LNRS opportunities that have been identified and include the creation of new habitats. The feasibility of creating a string of new ponds within this buffer should be explored. Buffer and enhance the vegetation corridor at the north of the site. Ensure lighting does not impact upon protected species or newly created habitats. This is of particular importance along hedgerows and the southern and northern boundaries. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	

The site is adjacent to the larger site 67 to the west. Development of both sites would need to ensure that both provided substantial habitat buffers on their southern boundaries. In addition site 56 is on the southern boundary of the River Maun. Developing both these sites would significantly constrict the River corridor. Both these sites would therefore need to provide extensive habitat buffers.

RAG Rating:

GREEN

HELAA Reference:	188
Site Name:	Land forming part of Warren Farm
Cumulative Impacts HELAA References:	56, 31, 53, 30
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Sherwood Forest Golf Course 1.6km SE
LNRs within 2km:	Vicar Water Nature Reserve 925m SE Maun Valley Park 1.6km W Ravensdale 1.7km SW
LWS within 2km:	Mansfield Colliery Railway 1350m to the SE Maun Scrub and Grassland 850m to the NW Maun Woodlands 1500m to the SW Sherwood Forest Golf Course 1450m to the SE Spa Ponds 450m to the N Valeclose Plantation 1850m to the SW Vicar Water 1250m to the SE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	Adjacent to the site to the east
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	850m to the N
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery.
Habitat description:	The site is an agricultural field currently used for crops. It is bounded by hedgerows to the north and west and abuts a woodland to the east. The southern boundary of the site has a small area of woodland along the boundary.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5
Overall Assessment	
The site itself is of low ecological value and offers little in terms of constraints to its development from the habitats present. The site abuts an area of woodland to the east where a large number of ancient trees have been identified. A minimum 30m buffer should be provided to the east of the site where it abuts the woodland. This should not include any form of built development, including residential gardens. There is also a small block of woodland to the south which should be retained. How road access to the site could be obtained without impacting this woodland would need to be assessed. The LNRS identifies areas of the site as having the potential for woodland creation. This should be explored as part of the designs. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: - Buffer the adjacent woodland and ancient trees with new habitat creation. - Ensure lighting does not impact upon protected species or newly created habitats. - Retain the existing copse to the south of the site and link this to the woodland to the east. - Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	

This site is a small part of a larger group of possible allocations including numbers 56, 31, 53, and 30. Were sites 188 and 56 to be taken forward then both of these should incorporate significant buffers to the woodland to the east. The other sites all stretch further to the north and abut the corridor of habitat along the River Maun.

RAG Rating:

GREEN

HELAA Reference:	189
Site Name:	Land off Holly Road
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Vicar Water Nature Reserve 1.8km to the E Maun Valley Park 1.2km to the W Ravensdale 800m to the SW
LWS within 2km:	Mansfield Colliery Railway 1600m to the SE Maun Scrub and Grassland 1050m to the N Maun Woodlands 1150m to the NW Racecourse Recreation Ground 1650m to the S Sherwood Forest Golf Course 1700m to the SE Spa Ponds 1250m to the NE Valeclose Plantation 900m to the SW Vicar Water 1850m to the E
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Information from submitted application/ assessment of aerial imagery.
Habitat description:	The site consists of predominantly bramble scrub and gorse scrub with small areas of other neutral grassland and scattered trees.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The habitats on the site are common and of low to medium value. The site is located in an otherwise urban area but does form a green link from north to south between other areas of urban greenspace. The design of the site should consider how this link can be retained through landscaping. The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. Future development should seek to: Maintain a green link from north to south through landscaping such as hedgerows. Ideally these should be in the public realm. Ensure lighting does not impact upon protected species or newly created habitats.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	190
Site Name:	The Birches
Cumulative Impacts HELAA References:	376
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Pleasley Vale Railway Hills Holes and Sookholme Brook Warsop
LNRs within 2km:	Pleasley Vale 1.2km to the W Maun Valley Park 1.8km to the S
LWS within 2km:	Hind Car Wood 600m to the NW Hop Yard 850m to the N Littlewood Grassland and Verges 850m to the NW Littlewood Lane Quarry 950m to the W Littlewood Lane Wood 950m to the W Mansfield Woodhouse Grassland 1850m to the SE Maun Scrub and Grassland 1950m to the SE Meden Bank Wood 1200m to the NW Park Hall Lake, Nettleworth 350m to the NE Pleasley Vale 1900m to the W Pleasley Vale Pasture Bank 1750m to the W Shirebrook Pit 1800m to the NW Sookholme Bath Lane 1600m to the N Sookholme Colliery Spoil 1650m to the N Spring Wood 1100m to the NW The Bottoms, Nettleworth 950m to the NE The Shrubbery, Park Hall, Nettleworth 250m to the N
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	Yes ~450m to the NW
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Yes 1.75km to the W
Habitat Survey	
Habitat survey method:	A survey visit had been planned for this site but access could not be arranged. Assessment was therefore done using aerial imagery.
Habitat description:	The site comprises a series of fields that appear to be heavily grazed by horses associated with farm buildings in the western part of the site. The quality of the grassland cannot be established, but is unlikely to be high, due to the heavy grazing. Various trees are present within the fields and woodland and trees border the site to the north and the south.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	F/M1, F/M2, F/M5, F/M6, A/M2, B/M4, B/M5
Overall Assessment	
A pocket of woodland is situated to the north of the site and a strong line of trees is situated along the southern boundary of the site. This links to further woodland and Park Hall Lake LWS which is 200m to the E of the site. Detailed ecological assessments would be needed to see how protected species use the area. The LNRS maps parts of the site as having the potential for woodland, wet woodland and grassland creation. The feasibility of incorporating such measures into the site should be explored.	

The site is given an AMBER RAG rating due to the presence of nearby LWS and the uncertainty over the quality of the grassland.

Future development should seek to:

Retain the wooded corridor to the south and prevent lighting impacts on this if it is used by bats.

Buffer the adjacent woodland.

Together these measures may reduce the number of dwellings that the site could accommodate.

Consideration of Cumulative Impacts

The site is to the south of site 376. Development of both sites would require substantial areas of green space to be included in order to protect the interests of the nearby local wildlife sites.

RAG Rating:

AMBER

HELAA Reference:	191
Site Name:	Land rear of Helmsley Road
Cumulative Impacts HELAA References:	9, 323
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Rainworth Heath 400m to the E Rainworth Lakes 450m to the S Strawberry Hills Heath 1075m to the N
LNRs within 2km:	Rainworth Water 1.2km to the E Tippings Wood 1.6km to the SE Oak Tree Heath 1.7km to the NW
LWS within 2km:	Rainworth Dismantled Railway adjacent to the S Rainworth Forest 450m to the N Rainworth Lakes 550m to the S Ransom Road, Rainworth 400m to the W Ratcher Hill Cutting 1450m to the NW Strawberry Hill 1250m to the N
LWS on site or adjacent (within 30m):	Rainworth Dismantled Railway adjacent to the S
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	725m to the SW
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	350m to the N
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site comprises a large agricultural field used for crops.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The agricultural field is of low ecological value and offer little in terms of constraint to development. The site is adjacent to a woodland to the east and Rainworth dismantled Railway to the south. The design would need to buffer these adjacent habitats with new habitat creation. The site would need to be subject to detailed ecological assessment of the use of the area by protected species and the habitats present. The AMBER EAG rating reflects the presence of the adjacent LWS, but impacts on this could be mitigated by providing appropriate habitat buffers. Future development should seek to: - Buffer the LWS to the south of the site with the creation of new habitat. - Buffer the woodland to the east of the site with new habitat creation. - Ensure lighting does not impact upon protected species or newly created habitats. - Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
The site is adjacent to site 9. Development of both sites would need to ensure that buffers to adjacent habitats are appropriately secured within the design.	
RAG Rating:	AMBER

HELAA Reference:	192
Site Name:	Land at Ashland Farm
Cumulative Impacts HELAA References:	Part of 385, 15, 58, 80, 81, 82, 89,
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Teversal Pastures 1.7km to the W
LNRs within 2km:	Teversal/Pleasley Network 1.5km to the W The Hermitage 1.1km to the SE Kings Mill Reservoir 800m to the S Oakham 1.5km to the SE Quarry Lane 1.9km to the SE
LWS within 2km:	Cotton Plantation 1400m to the N Dawgate's Lane Grassland 1850m to the NW Hermitage Mill Pond 1650m to the SE King's Mill Reservoir 1450m to the SE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	1.7km to the W
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	1.95km to the NW
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site comprises a field of legume rich ley, surrounded by arable field margins. The boundary of the site includes areas of young other mixed and broadleaved woodland and mixed scrub. Areas of neutral grassland are also present around the site boundaries. A strip of woodland is present to the east.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The habitats present on the site do not offer a significant constraint to development. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. The site design should seek to create strong ecological corridors from north to south. Future development should seek to: Buffer the woodland to the east. Create strong ecological corridors from north to south provide extensive new habitat creation to Ensure lighting does not impact upon protected species or newly created habitats.	
Consideration of Cumulative Impacts	
This site is close to sites 15, 58, 80, 81, 82, 89 192, 385. Sites 81, 58 and 80 are existing allocations that are starting to be built out. The other sites are either existing allocations or proposed new allocations on the land between the south west of Mansfield and Sutton in Ashfield. This area is already quite constrained by development, and new development should seek to ensure that wildlife using the area can move effectively from north to south. This should be achieved by ensuring all sites create strong ecological corridors with extensive new landscaping.	
RAG Rating:	GREEN

HELAA Reference:	204
Site Name:	Elkesley House
Cumulative Impacts HELAA References:	None
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	The Bottoms ~300m to the S The Carrs 1950m to the SW
LWS within 2km:	Hanger Hill Drive Wood 1700m to the SE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Yes ~1.5km to the W
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site comprises a single large residential dwelling surrounded by mature garden.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site offers little in terms of ecological constraints to development. An application on the site would need to be supported by ecological surveys. In particular bat surveys of the existing building would be required. The Bottoms LNR is 300m to the S, but given the small scale of development proposed should not be impacted.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	207
Site Name:	Land North of Lime Crescent/Birch Street
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Hills and Holes Sookholme Brook Warsop 1km south Lord Stubbins Wood 1.5km to the W
LNRs within 2km:	The Carrs 600m to the SE The Bottoms ~1050m to the E
LWS within 2km:	Collier Spring 600m to the W Cuckney Hay Railway 800m to the W Hills and Holes 1200m to the S Lord Stubbins Wood 1950m to the W Minster Wood 850m to the W Rhein o'Thorns Hills and Holes 1300m to the SW Warsop Colliery 1450 to the SW Warsop Recreation Ground 1100m to the S Warsop Vale Sports Ground 1750m to the SW Warsop Wood Colliery Spoil 1400m to the W
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	Yes 280m to the W
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Yes 750m to the S
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Yes adjacent to the north
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is cropped agricultural land over a series of fields separated and bounded by hedgerows.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	F/M1, F/M2, F/M5, F/M6, A/M2
Overall Assessment	
The site itself is of low biodiversity value. It borders a large area of plantation woodland to the north which is identified as a key biodiversity area. Collier Spring LWS, an ancient woodland, is located 280m to the W. Detailed surveys and assessment of the habitats would be needed to inform development as well as an assessment of the use of the area by commuting, foraging and roosting bats. The LNRS identifies the majority of the site as an area where creation of new species rich grassland would be beneficial. Future development should seek to: Provide a substantial area of on-site open space, to encourage people to use this in preference to nearby ancient woodland. Include the creation of areas of species rich wildflower grasslands towards the north of the site. Demonstrate how impacts from increased footfall within the LWS would be managed. Ensure no lighting impacts on the nearby LWS, ancient woodland and bats using the site. Consider the need for an assessment of potential impact on the ppSPA.	

Consideration of Cumulative Impacts

The site is in close proximity to site 269. Development of both would substantially increase the number of people living in the vicinity of the ancient woodland/LWS to the west and important bird area to the north. Cumulative impacts on both of these features would need through consideration and carefully planned mitigation.

RAG Rating:

AMBER

HELAA Reference:	218
Site Name:	Land off Forest Road
Cumulative Impacts HELAA References:	None
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Oakham 600m to the W Quarry Lane 450m to the N King Mill Reservoir 1.9km to the W The Hermitage 1.7km to the W
LWS within 2km:	Berry Hill Park Grassland 950m to the SE Berry Hill Quarry 1050m to the NE Cauldwell Brook 750m to the SW Cauldwell Brook Marsh 1100m to the SW Hermitage Mill Pond 1550m to the W King George V Playing Fields 1650m to the SE King's Mill Reservoir 1950m to the W Maun Scrub and Grassland 550m to the NW Nottingham Road Cemetery 600m to the S Oakham LNR 800m to the W Racecourse Recreation Ground 1550m to the NE River Maun, Mansfield 600m to the NW Sandhurst Avenue Quarry 500m to the E
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	2km to the S
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is primarily developed land with hardstanding and derelict buildings present.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development.	
Future development should seek to:	
Deliver a strong landscaping scheme including new habitats for wildlife.	
Ensure lighting does not impact upon protected species or newly created habitats.	
Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	219
Site Name:	Clipstone Football Ground
Cumulative Impacts HELAA References:	331 and 341
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Sherwood Forest Golf Course 975m to the S Clipstone Heath – 1km to the SE
LNRs within 2km:	Vicar Water Nature Reserve – 300m to the S
LWS within 2km:	Clipstone Heath 1350m to the SE Mansfield Colliery Railway 900m to the S Maun Scrub and Grassland 1950m to the NW Sherwood Forest Golf Course 950m to the SE Spa Ponds 1300m to the NW Vicar Water 500m to the S
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	975m to the S
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is comprised of closely mown grassland that is currently part of series of sports pitches.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	H/M2
Overall Assessment	
The habitats present on site are likely to offer little in the way of constraints to development. The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently and to ensure that the grassland is not of high value. The LNRS identifies part of the site as having opportunities to carry out wildlife-friendly management of public green spaces. Were the site to be developed, then these types of measure could be incorporated into the green spaces within the site. Future development should seek to: Provide good levels of public open space provision. Encourage wildlife friendly management of onsite green infrastructure. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
The site is to the North of sites 331 and 341 which are located to the south of Clipstone Road East. There is potential for a cumulative impact from increased visitor pressure on nearby designated sites if all three sites are brought forward. This could potentially be overcome by ensuring good onsite open space provision within each allocation.	
RAG Rating:	GREEN

HELAA Reference:	266
Site Name:	Land off Bernard Road
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Kings Mill Reservoir 1.9km to the S
LWS within 2km:	Cotton Plantation 1300m to the NW Debdale Lane Grassland 1200m to the NE Hermitage Mill Pond 1950m to the S King's Mill Reservoir 1950m to the S
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site is comprised of modified grassland managed as a playing pitch.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site contains common habitats in an otherwise urban area. Ecology is unlikely to offer a significant constraint to development. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Provide new landscaping of wildlife value.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	268
Site Name:	Land at Church Street / Little Lane
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Pleasley Vale Railway 1km to the E Teversal to Pleasley Railway 1.5km to the W
LNRs within 2km:	Pleasley Vale 500m to the N Teversal/Pleasley Network 1.4km to the E
LWS within 2km:	Cotton Plantation 1200m to the S Dawgate's Lane Grassland 1700m to the SW New Plantation Meadow 950m to the SW Northfield House Scrubby Grassland 1300m to the NE Pleasley Hill Pastures 250m to the W Pleasley Trail (Part) 800m to the N Pleasley Vale 1050m to the NE Pleasley Vale Scrub 850m to the NE Radmanthwaite Pasture 650m to the N Radmanthwaite Wood 950m to the NE River Meden - Newboundmill Bridge 1050m to the SW The Coppice, Pleasley 400m to the N
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	550m to the N
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site is well vegetated and covered with trees and scrub.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	F/M1, F/M2, F/M5, F/M6, A/M2
Overall Assessment	
This site is quite constrained due to the established scrub/woodland habitats present. It would not be possible to build around these so development of the site would result in quite a lot of habitat loss, it also could be expensive to develop in terms of biodiversity offsetting compared to other similar sized sites with less established habitat. The site would need to be subject to detailed surveys to assess the habitats present and the potential for protected species to be using the area. The LNRS identifies the area as having opportunities for new grassland creation. Given the wooded nature of the site and nearby land this would not be appropriate. Future development should seek to: Ensure lighting does not impact upon protected species or newly created habitats. AMBER due to the unavoidable habitat loss and possible cost of offsetting.	
Consideration of Cumulative Impacts	

None	
RAG Rating:	AMBER

HELAA Reference:	269
Site Name:	Land to the North of 100 Wood Lane
Cumulative Impacts HELAA References:	207
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Hills Holes and Sookholme Brook Warsop Lord Stubbins Wood
LNRs within 2km:	The Carrs ~1100m to the SE The Bottoms ~1650m to the E
LWS within 2km:	Collier Spring adjacent to the S, SW & W Cuckney Hay Railway 650m to the NW Hills and Holes 950m to the S Lord Stubbins Wood 1550m to the W Minster Wood 550m to the W Parsons Wood 1750m to the SW Rhein o'Thorns Hills and Holes 900m to the S Warsop Colliery 1000m to the S Warsop Recreation Ground 1000m to the SE Warsop Vale Colliery 1900m to the SW Warsop Vale Dismantled Railway 1950m to the SW Warsop Vale Sports Ground 1350m to the SW Warsop Wood Colliery Spoil 1050m to the W
LWS on site or adjacent (within 30m):	Collier Spring adjacent to the S, SW & W
Irreplaceable Habitats	
Ancient Woodland within 2km	Yes – adjacent to the west
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Yes – 1km to the SE
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Yes 300m to the N
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site is a grazed paddock, categorised as other neutral grassland, although access was restricted.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	F/M1, F/M2, F/M5, F/M6, A/M2, B/M4
Overall Assessment	
The site is directly adjacent to Collier Springs LWS. This is an area of ancient woodland. While the majority of the woodland is on the other side of Wood Lane, a strip of trees and woodland ground flora is present along the road boundary that is next to the site. This is also within the LWS designation. How road access could be achieved, without impacting the LWS would be an important consideration for development of this site. There is also potential for impacts from increased numbers of people using the woodland which would need to be mitigated. The line of trees would need significant protection with residential development set back from the LWS to reduce potential conflicts from shading of houses and their gardens. An application would need to be informed by detailed protected species surveys and also an assessment of the grassland during the summer. The impact of the proposed development on commuting, foraging and roosting bats would need to be fully considered and assessed. The LNRS identifies the majority of the site as an area where creation of new woodland or woody habitats should be targeted. In addition, the area is considered an area where creation	

of new grassland or better management of existing grassland would be beneficial. Development of this site should look to demonstrate how it is helping to deliver these objectives of the LNRS.

Future development should seek to:

Provide a minimum 30m buffer from the LWS. This should include no built development, no roads, and no residential gardens.

Demonstrate how site access could be achieved without impacting the habitats within the LWS.

Demonstrate how impacts from increased footfall within the LWS would be managed.

Ensure no lighting impacts on the adjacent LWS and ancient woodland or of bats using the site.

Consider the need for an assessment of potential impact on the ppSPA.

Consideration of Cumulative Impacts

The site is in close proximity to site 207. Development of both would substantially increase the number of people living in the vicinity of the ancient woodland/LWS to the west and important bird area to the north. Cumulative impacts on the possible potential SPA would need through consideration and carefully planned mitigation.

RAG Rating:

AMBER

HELAA Reference:	270
Site Name:	High Oakham Farm (east)
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Oakham 500m to the N Quarry Lane 825m to the NW King Mill Reservoir 1.6km to the W The Hermitage 1.4km to the W
LWS within 2km:	Berry Hill Park Grassland 1250m to the E Berry Hill Quarry 1800m to the NE Cauldwell Brook 350m to the W Cauldwell Brook Marsh 400m to the W Hermitage Mill Pond 1450m to the NW King's Mill Reservoir 1800m to the NW Maun Woodland And Scrub 1150m to the N Nottingham Road Cemetery 300m to the E Oakham LNR 700m to the NW River Maun, Mansfield 1100m to the NW Sandhurst Avenue Quarry 950m to the NE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	1.4km to the SE
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	1.8km to the SW
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	1km to the S
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is comprised of two agricultural fields used for crops. These fields are bounded by hedgerows. The southern field contains a large tree and is bounded to the east by a line of mature trees. A woodland is present to the south.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The habitats on the site offer little in terms of constraints to development. However, the site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. The existing hedgerows and trees should be incorporated into the designs as part of green infrastructure within the site. Buffers would be needed to protect these features. Future development should seek to: - Buffer the woodland to the south and line of trees to the east. - Provide new habitat creation to the south. - Retain the existing hedgerows and field trees within the design. - Ensure lighting does not impact upon protected species or newly created habitats. - Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	

None
RAG Rating: GREEN

HELAA Reference:	286
Site Name:	Land off Longster Lane
Cumulative Impacts HELAA References:	None
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Hills and Holes and Sookholme Brook, Warsop
LNRs within 2km:	None
LWS within 2km:	Carter Lane and Longster Lane Junction 500m to the N Hills and Holes 1050m to the NE Hind Car Wood 1450m to the SE Hop Yard 1300m to the S Littlewood Grassland and Verges 1800m to the SW Lord Stubbins Wood 1450m to the N Park Hall Lake 1950m to the SE Parsons Wood 1050m to the N Parsons Wood Railway Sidings 1000m to the NW Rhein o'Thorns 1300m to the NE Shire Brook Pit adjacent to the W Sookholme Bath Lane 350m to the S Sookholm Colliery Spoil 150m to the S Spring Wood 1150m to the SE The Bottoms, Nettleworth 1600m to the SE The Shrubbery 1550m to the S Warsop Colliery 1200m to the NE Warsop Vale Colliery 900m to the N Warsop Vale Dismantled Railway 900m to the NE Warsop Vale Sports Ground 850m to the NE Warsop Wood Colliery Spoil 1950m to the N
LWS on site or adjacent (within 30m):	Shire Brook Pit adjacent to the W
Irreplaceable Habitats	
Ancient Woodland within 2km	Yes ~900m South
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Yes ~1.4km North East
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	No
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is of low biodiversity value and appears to be used to store vehicles and equipment
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	The draft LNRS indicates possible opportunities for woodland and grassland creation.
Overall Assessment	
The site itself is currently of low biodiversity value. Hills and Holes and Sookholme Brook, Warsop SSSI is located 300m to the Sof the site. Adjacent to the site to the west is Shire Brook Pit LWS. Any development would need to ensure that impacts on the SSSI and LWS were avoided. Of particular importance would be concerns relating to water quality. Assessment of the potential for impacts on protected species would also be required. The site is quite small, so a carefully planned scheme should be able to avoid significant impacts on these nearby wildlife receptors.	

Future development should seek to:
Buffer the adjacent LWS with appropriate planting.
Ensure lighting does not impact the adjacent LWS and protected species.
Ensure impacts on the nearby SSSI are avoided.

Consideration of Cumulative Impacts

None

RAG Rating: AMBER

HELAA Reference:	287
Site Name:	Melville Court
Cumulative Impacts HELAA References:	None
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	The Bottoms ~270m to the SE The Carrs ~ 1250m to the SW
LWS within 2km:	The Lings 1850m to the SE Warsop Recreation Ground 1700m to the SW
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Yes 1.8km to the SW
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Yes ~ 1km to the W
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The central area of the site has been cleared to bare ground in recent years and is now vegetated with species indicative of disturbed ground. Other parts of the site include other neutral grassland and modified grassland. A number of individual small trees are also present.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is comprised of common habitats and is situated in the middle of a housing estate. The site is of low biodiversity value and offers little in the way of constraints to development. The Bottoms LNR is approximately 270m to the S, but given the small scale of development proposed should not be impacted. Future development should seek to: Include a high-quality landscaping scheme including new tree planting. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	290
Site Name:	Sandy Lane MDC Housing Development Scheme
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Strawberry Hill Heaths 1.9km to the SE
LNRs within 2km:	Maun Valley Park 210m to the N Ravensdale 220m N to the N Quarry Lane 1.4km to the SW
LWS within 2km:	Berry Hill Park Grassland 1800m to the S Berry Hill Quarry 1150m to the S King George V Playing Fields 1950m to the SE Maun Woodland And Scrub 1600m to the SW Maun Woodlands 400m to the N Racecourse Recreation Ground 950m to the SE Ratcher Hill Cutting 1550m to the SE River Maun, Mansfield 1650m to the SW Sandhurst Avenue Quarry 1450m to the S Valeclose Plantation 350m to the NE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	1.9km to the SE
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	While previously grassland, at the time of the 2025 survey the site was comprised primarily of active allotments. The remainder of the site is unmanaged and includes areas of dense bramble and unmanaged other neutral grassland. An area of the site at the north was not accessible, but appears from aerial photos to comprise a triangular copse of woodland.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The habitats present on the site are value at a local level. Of particular significance is the large copse at the north of the site. The site would need to be subject to detailed ecological surveys in order to establish how protected species use the site currently. The scheme should consider how existing trees of value can be incorporated within the onsite landscaping. The number of dwelling proposed should take account of this. Future development should seek to: - Buffer retained trees and ensure conflict from shading of gardens is avoided with careful design. - Ensure lighting does not impact upon protected species or newly created habitats. - Include a strong onsite landscaping scheme to help compensate for habitat losses. - Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
None	

RAG Rating:

GREEN

HELAA Reference:	291
Site Name:	Shirland Drive Boiler House
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Strawberry Hill Heaths 300m to the N Rainworth Lakes 1.7km to the SE
LNRs within 2km:	Oak Tree Heath 300m to the N
LWS within 2km:	Berry Hill Park Grassland 1400m to the SW Berry Hill Quarry 1500m to the W King George V Playing Fields 950m to the SW Mansfield Heath 300m to the N Racecourse Recreation Ground 1350m to the NW Rainworth Dismantled Railway 1150m to the SE Rainworth Forest 850m to the E Rainworth Lakes 1250m to the S Ransom Road, Rainworth 1300m to the SE Sherwood Forest Golf Course 1500m to the NE Strawberry Hill 900m to the NE Willingham Court Bank 350m to the NW
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	1.7km to the SE
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	300m to the N
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery.
Habitat description:	The site comprises an area of hardstanding car park.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development.	
Future development should seek to: Ensure lighting does not impact upon protected species or newly created habitats. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	300
Site Name:	Petrol Filling Station Clipstone Road West
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Sherwood Forest Golf Course 1.6km to the SE
LNRs within 2km:	Vicar Water Nature Reserve 850m to the SE Ravensdale 1.8km to the W
LWS within 2km:	Mansfield Colliery Railway 1000m to the SE Mansfield Woodhouse Grassland 1750m to the NW Maun Scrub and Grassland 1200m to the NW Sherwood Forest Golf Course 1150m to the SE Spa Ponds 750m to the N Valeclose Plantation 1850m to the SW Vicar Water 950m to the SE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	1.6km to the SE
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is predominantly developed land sealed surface and forms part of a petrol station. A small number of trees/shrubs are present on the site boundary.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value with no significant constraints to development from an ecology point of view. The buildings on site should be subject to bat surveys. Future development should seek to: Increase the ecological value of the site through landscaping. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	323
Site Name:	Land off Helmsley Road
Cumulative Impacts HELAA References:	9
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Rainworth Heath 400m to the E Rainworth Lakes 450m to the S Strawberry Hills Heath 1km to the N
LNRs within 2km:	Rainworth Water 1.2km to the E Tippings Wood 1.6km to the SE Oak Tree Heath 1.7km to the NW
LWS within 2km:	Mansfield Heath 1900m to the NW Rainworth Dismantled Railway adjacent to the S Rainworth Forest 450m to the N Rainworth Lakes 550m to the S Ransom Road, Rainworth 450m to the W Ratcher Hill Cutting 1450m to the NW Strawberry Hill 1200m to the N
LWS on site or adjacent (within 30m):	Rainworth Dismantled Railway adjacent to the S
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	725m to the SW
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	330m to the N
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site is a mixture of a large agricultural field used for arable, although possibly rested this year, and a series of smaller grassland paddocks to the north. The grassland is heavily grazed by horses, although the majority of the fields had a good proportion of herbs and hence were classified as other neutral grassland. The northwest field was less diverse and hence assessed as modified grassland.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The agricultural field is of low ecological value and offer little in terms of constraint to development. The grassland paddocks are of greater value, but the grassland are not likely to pose a major constraint to development. The site is adjacent to a woodland to the east and Rainworth dismantled Railway to the south. The design would need to buffer these adjacent habitats with new habitat creation. The site would need to be subject to detailed ecological assessment of the use of the area by protected species and the habitats present. Future development should seek to: - Buffer the LWS to the south of the site with the creation of new habitat. - Buffer the woodland to the east of the site with new habitat creation. - Ensure lighting does not impact upon protected species or newly created habitats. - Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	

The site is adjacent to site 9. Development of both sites would need to ensure that buffers to adjacent habitats are appropriately secured within the design.

RAG Rating:

AMBER

HELAA Reference:	324
Site Name:	Land off Ridgeway Lane
Cumulative Impacts HELAA References:	49 and 338
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Hills and Holes Sookholme Brook, Warsop
LNRs within 2km:	The Carrs the Bottoms
LWS within 2km:	Bradmer Hill Cutting 1450m to the SE Collier Spring 1700m to the NW Hills and Holes 650m to the NW Rhein o'Thorns Hills and Holes 1400m to the NW The Bottoms, Church Warsop 1250m to the NE The Lings 1950m to the E Warsop Colliery 1500m to the NW Warsop Recreation Ground 850m to the N Warsop Sand Quarry 450m to the S Warsop Vale Sports Ground 1450m to the NW
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	Yes 1.5km to the NW and South West
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Yes 650m to the N
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Yes 570m to the SE
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	A large site with two arable fields, two fields of modified grassland and one unmanaged field to which access was not possible. This is likely to contain other neutral grassland. The fields are separated by hedgerows some of which are species rich.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	F/M1, F/M2, F/M5, F/M6, A/M2 The far western part of the site includes the above measures mainly relating to grassland habitats.
Overall Assessment	
The majority of the site is of relatively low biodiversity value, however features of value such as hedgerows and large field trees in the most southerly field, should be retained where possible. The field of other neutral grassland is of greater botanical value and should be fully assessed in the summer. Assessment of how the site is used by protected species would also be required. Creation/enhancement of species rich grassland, particularly in the western parts of the site could help enhance the local ecological network. Future development should seek to: Retain and enhance field trees and hedgerows. Ensure lighting does not impact upon protected species. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
The site is directly to the north of employment site 338 and north-east of housing site 49.	

Of sites 49, 324 and 338 this site would be the preferred option, due to being less likely to impact designated sites.

RAG Rating:

Green

HELAA Reference:	325
Site Name:	Land off Peafield Lane
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Hills Holes and Sookholme Brook, Warsop
LNRs within 2km:	Maun Valley Park 1.5km to the S
LWS within 2km:	Hind Car Wood 1750m to the NW Hop Yard 1600m to the NW Mansfield Woodhouse Grassland 1350m to the S Maun Scrub and Grassland 1100m to the S Maun Woodlands 1350m to the S Park Hall Lake, Nettleworth 800m to the NW Spa Ponds 1700m to the SE The Bottoms, Nettleworth 950m to the N The Shrubbery, Park Hall, Nettleworth 1200m to the NW
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	1.4km to the W
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	800m to the W
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is agricultural land used for crops. It is bounded by hedgerows, some containing trees.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5 – small area overlapping the site near Leeming Road.
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development from the habitats present. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Hedgerow boundaries to the site should be retained and enhanced. As the site is so large it could provide significant onsite greenspace. This provision should focus on creating a strong ecological corridor along the northern/north-eastern boundary, buffering the wider countryside. Future development should seek to: Ensure lighting does not impact upon protected species or newly created habitats. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
N/A	
RAG Rating:	GREEN

HELAA Reference:	326
Site Name:	Land to the north of the A617 (Sherwood Way South) / south of Bleak Hills Lane
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Oakham adjacent to the north Quarry Lane 400m to the N King Mill Reservoir 1.1km to the W The Hermitage 950m to the W
LWS within 2km:	Berry Hill Park Grassland 1750m to the E Cauldwell Brook adjacent to the S and E Cauldwell Brook Marsh adjacent to the S Hermitage Mill Pond 850m to the NW King's Mill Reservoir 1150m to the NW Maun Woodland And Scrub 900m to the NE Nottingham Road Cemetery 950m to the SE Oakham LNR adjacent to the N River Maun, Mansfield 650m to the N Sandhurst Avenue Quarry 1350m to the E
LWS on site or adjacent (within 30m):	Oakham LNR – adjacent to the N Cauldwell Brook adjacent to the S and E Cauldwell Brook Marsh adjacent to the S
Irreplaceable Habitats	
Ancient Woodland within 2km	1.95km to the S
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	1.8km to the S
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	1.3km to the S
Habitat Survey	
Habitat survey method:	Information from submitted application
Habitat description:	The site is predominantly an arable field. Three mature trees are present in the north eastern side of the field.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5 C/M4, C/M6, C/M7, C/M9 and SP/M5 adjacent to the site
Overall Assessment	
The habitats within the site are of relatively low ecological value. However, the site is surrounded by Local Wildlife Sites Cauldwell Brook, Cauldwell Brook Marsh and Oakham LNR. Due to this it would not be possible to get road access into the site without adverse impacts on these Local Wildlife Sites through direct habitat loss. Development of this site would adversely impact the ecological network in this location. The LNRS identifies Cauldwell Brook as an important site where it is necessary to safeguard the long-term future of White-clawed Crayfish in Nottinghamshire. The site is considered an Ark site due to the presence of white clawed crayfish. It is therefore vital that nearby development does not in any way compromise this watercourse. Due to the above this site is RAG rated RED.	
Consideration of Cumulative Impacts	

None

RAG Rating:

RED

HELAA Reference:	331
Site Name:	Land south of Clipstone road east - East of Crown Farm Way
Cumulative Impacts HELAA References:	341 and 219
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Sherwood Forest Golf Course - adjacent Clipstone Heath – 500m to the E Strawberry Hills Heath – 1.2km to the S
LNRs within 2km:	Vicar Water Nature Reserve adjacent to the S and N
LWS within 2km:	Clipstone Heath 1300m to the E Mansfield Colliery Railway runs within the site Mansfield Heath 1800m to the SW Rainworth Forest 1750m to the S Ratcher Hill Cutting 1900m to the SW Sherwood Forest Golf Course adjacent to the S Spa Ponds 1800m to the NW Strawberry Hill 1400m to the S Vicar Water adjacent to the E and N
LWS on site or adjacent (within 30m):	Vicar Water adjacent to the E and N Mansfield Colliery Railway – runs within the site Sherwood Forest Golf Course adjacent to the S
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Adjacent to the site
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site is split across a series of fields that surround nearby wildlife sites. The main habitats within the fields include agricultural land used for crops and grassland. As some fields were not fully accessible these were mapped as other neutral grassland, but closer assessment may indicate modified grassland. The horse grazed field and golf course area appeared to be modified grassland. One of the fields contains a series of waterbodies. Strong wooded corridors and hedgerows separate some of the fields.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M6, C/M4, C/M6, C/M7, C/M9, E/M4
Overall Assessment	
This assessment was undertaken on the basis that development would only be delivered to the north of Newlands Road with the parcels to the south delivering extensive green and blue infrastructure. The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. The wooded corridors to the north and east of the site should be retained as part of any development and incorporated into the designs as part of green infrastructure within the site. The site is located adjacent to Vicar Waters Nature Reserve LNR. A small number of dwellings may be acceptable were the site developed in isolation.	

Were the site to be developed as part of a larger allocation, with site 31, then consideration should be made to whether housing or green infrastructure provision would be more appropriate on the site. The LNRS identifies a series of measures in the southern part of the site where specific actions could have significant benefits. These include measures relating to the creation of new woodland and improvements to watercourses.

Future development should seek to:

Provide significant habitat buffers between any built development and adjacent local wildlife sites.

Identify how LNRS objectives can be delivered as part of the scheme.

Provide significant amounts of onsite public open space in order to reduce the pressure of increased visitor numbers on adjacent nearby designated sites.

Ensure designs avoid loss of any habitat within onsite LWS's.

Consideration of Cumulative Impacts

The site surrounds the smaller site 341 and is adjacent to site 219 to the north of Clipstone Road East. There is potential for a cumulative impact from increased visitor pressure if all three sites are brought forward. This could potentially be overcome by ensuring significant onsite open space provision.

RAG Rating:

AMBER

HELAA Reference:	334
Site Name:	Land north of Jenford Street
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Kings Mill Reservoir 1km to the S Oakham 900m to the S Quarry Lane 950m to the S
LWS within 2km:	Cauldwell Brook 1600m to the SE Debdale Lane Grassland 1650m to the NE Hermitage Mill Pond 1100m to the S King's Mill Reservoir 1200m to the SW Maun Woodland And Scrub 1350m to the SE Oakham LNR 1400m to the SE River Maun, Mansfield 1100m to the SE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Surveyor Visit
Habitat description:	The western part of the site is an area of regularly mown but relatively diverse modified grassland. The eastern part of the site was not accessible so was assessed on a precaution basis as other neutral grassland. This area has recently been cleared of trees and scrub. A hedgerow separates the two parcels and a block of scattered, mainly non native trees also is present on the western boundary. Bramble scrub is also present around the site boundaries.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	H/M2
Overall Assessment	
The habitats present on site are relatively common. The baseline BNG assessment may need to take into account the vegetation clearance that has taken place. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Retain existing trees where possible. Provide extensive new landscaping of wildlife value. Ensure lighting does not impact upon protected species or newly created habitats.	
Consideration of Cumulative Impacts	
The site is close to site 186. Were both sites to be developed this would result in a fairly significant loss of biodiversity in the local area. Neither site is located in a key location from a habitat networks point of view so those impacts would likely not be considered significant at anything other than a local level.	
RAG Rating:	GREEN

HELAA Reference:	335
Site Name:	Land north of Old Mill Lane
Cumulative Impacts HELAA References:	Includes 30 and 53
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 150m to the W Ravensdale 550m to the S
LWS within 2km:	Mansfield Woodhouse Grassland 400m to the N Maun Scrub and Grassland 450m to the N Maun Woodlands adjacent to the N Spa Ponds 1750m to the NE Valeclose Plantation 850m to the S
LWS on site or adjacent (within 30m):	Maun Woodlands adjacent to the North and within the site boundary
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	One potentially onsite
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	1.7km to the NW
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The southern part of the site is a series of fields heavily grazed by horses. These are a mix of modified and other neutral grassland. The grassland is surprisingly diverse given the grazing regime with areas meeting the definition of other neutral grassland due to the proportion of herbs present. The boundary of the site adjacent to Old Mill Lane comprises a species rich hedgerow. The northern part of the site is comprised of two fields heavily grazed by horses, in places borderline between modified grassland and other neutral grassland. The grassland is surprisingly diverse given the grazing regime. A small heavily poached pond is present in the north western field. The woodland adjacent to the river appeared to be semi natural, while the other areas of the woodland are plantation in origin.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5, C/M4, C/M6, C/M7, C/M9
Overall Assessment	
The area designated as Maun Woodland LWS should be excluded from the allocation to make it clear that absolutely no form of development would be acceptable within it. This LWS should also be protected by a substantial buffer of habitat within the allocation boundary. This could include enhancement of the grassland in the smaller north western field. The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. A triangle of plantation woodland is present within the site. This should be incorporated into the site layout as part of the open space and buffered in order to avoid potential with shading of residential gardens. The LNRS identified an ancient tree within this site. This would need to be identified and retained and protected. The field boundaries both within and surrounding the site are particularly robust and may be important for	

the movement of species such as bats. They should be incorporated into the design of the green infrastructure on the site and protected from adverse impacts such as lighting.

The LNRS identifies areas at the west of the site as having potential for the creation of new woodland as well as measures to improve the watercourse. These objective should be explored as part of the design of the site.

Future development should seek to:

Provide substantial habitat buffers to the local wildlife site.

Retain and protect boundary hedgerows, woodland, trees, (especially ancient or veteran trees) and the pond within green infrastructure provision.

Enhance areas of existing grassland through better management.

Ensure lighting does not impact upon protected species or newly created/retained habitats

Consider the need for an assessment of potential impact on the ppSPA.

The Amber RAG rating could be improved to green by excluding the LWS form the allocation and reducing housing numbers on the site sufficiently to provide the necessary ecological buffers, particularly near to the river corridor.

Consideration of Cumulative Impacts

This site is a large part of a larger group of possible allocations including numbers 31, 56 and 188. Sites 31, and 56 all border the River Maun corridor. Were multiple sites in this location taken forward they would all jointly need to provide significant new habitat creation along the river corridor.

RAG Rating:

AMBER

HELAA Reference:	338
Site Name:	Land south east of Mansfield Road
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Hills and Holes Sookholme Brook, Warsop
LNRs within 2km:	The Carrs
LWS within 2km:	Bradmer Hill Cutting 1300m to the SE Hills and Holes 800m to the NW Rhein o'Thorns Hills and Holes 1650m to the NW Shirebrook Pit 1850m to the W Sookholme Bath Lane 1850m to the W Sookholme Colliery Spoil 1850m to the W The Bottoms, Church Warsop 1850m to the NE The Bottoms, Nettleworth 1500m to the SW The Shrubbery, Park Hall, Nettleworth 1750m to the SW Warsop Colliery 1650m to the NW Warsop Recreation Ground 1300m to the N Warsop Sand Quarry adjacent to the E Warsop Vale Sports Ground 1500m to the NW
LWS on site or adjacent (within 30m):	Warsop Sand Quarry adjacent to the E
Irreplaceable Habitats	
Ancient Woodland within 2km	Yes 1.6km
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Yes 1km to the NW
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Yes 350m to the SE
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	Agricultural land cropped field.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	F/M1, F/M2, F/M5, F/M6, A/M2 The above measures relating to grassland clip the north western corner of the site by Mansfield Road.
Overall Assessment	
The habitats on the site are of low biodiversity value, but the site is directly adjacent to Warsop Sand Quarry LWS. It also borders an area of non designated woodland to the south. It therefore forms an important part of the ecological network, and development of whole the site could act to prevent wildlife moving freely. This site is rated amber as development would have to demonstrate how impacts on the adjacent Local Wildlife Site would be avoided. Future development should seek to: Provide significant buffers of new habitat adjacent to Warsop Sand Quarry. This should include habitat creation, and no built development, in the triangle and small square of land to the south eastern corner of the site. Strengthen the corridor of habitat along the railway to the north of the site with new planting to ensure species can still move effectively form West to East. Ensure lighting does not impact upon the adjacent LWS and woodland to the south of the site. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	

The site is directly to the south of housing site 324 and east of housing site 49.
Of sites 49, 324 and 338 this site would be the second most preferable, due to the potential for impacts on the LWS.

RAG Rating:	Amber
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HELAA Reference:	340
Site Name:	Land south of A617 and West of Blidworth lane
Cumulative Impacts HELAA References:	Forms part of 330
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Rainworth Lakes adjacent to the S Rainworth Heath 1200m to the E Strawberry Hills Heath 1100m to the N
LNRs within 2km:	Oak Tree Heath 1400m to the N Tippings Wood 1650m to the SE
LWS within 2km:	King George V Playing Fields 1700m to the NW Mansfield Heath 1700m to the NW Rainworth Dismantled Railway 350m to the NE Rainworth Forest 450m to the N Rainworth Lakes onsite Ransom Road, Rainworth 400m to the NE Ratcher Hill Cutting 850m to the NW Strawberry Hill 1400m to the N Willingham Court Bank 1750m to the NW
LWS on site or adjacent (within 30m):	Rainworth Lakes onsite
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Adjacent to the S
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	650m to the N
Habitat Survey	
Habitat survey method:	Surveyor Visit.
Habitat description:	The site comprises mainly agricultural land with crops, an area of other mixed woodland containing mainly conifers is present on the south western boundary of the site. This woodland is within the boundary with Rainworth Lakes LWS. Native hedgerows separate the fields.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	GM/4, A/M2
Overall Assessment	
The site is directly adjacent to Rainworth Lakes SSSI to the south. In addition, part of Rainworth Lakes LWS falls within the site boundary. The Foulevil Brook is to the south of site and is connected to Rainworth Lakes. The site is ecologically sensitive due to these nearby sites and the risk that development could cause adverse impacts. The LNRS identifies opportunities for improving ecological connectivity and creating new habitats within a farmed landscape. This highlights the need to more habitat creation in this location to protect the existing sites of value and to allow wildlife to move freely. A small allocation may be acceptable on part of the site, but development across the entire site would not be appropriate. Where this development takes place should consider how wildlife can move effectively from east to west along the southern boundary but also from north to south linking with Ransom Wood and Rainworth Forest to the North. Any allocation should make clear that, no loss of LWS habitat would be acceptable. A substantial buffer of new habitat would be needed in the southern half of the main parcel of the allocation to protect the SSSI.	

Future development should seek to:

Not result in the loss of any LWS habitat.

Buffer the LWS and SSSI to the south through the creation of substantial areas of new habitat creation.

Create a wide new ecological corridor running from north to south to prevent fragmentation of the ecological network.

Ensure lighting does not impact upon protected species or newly created habitats.

Consider the need for an assessment of potential impact on the ppSPA.

The RED RAG rating relates to the potential for large scale development on this site to cause adverse impacts to the ecological network and nearby designated sites including the SSSI and LWS. This could be reduced to AMBER if the size of the allocation is reduced, building less houses, and the location of development is carefully controlled to provide a substantial buffer of habitat between the SSSI and built development. Development of any scheme on this site would need thorough pre application consultation with Natural England to ensure all necessary avoidance and mitigation is incorporated into the design.

Consideration of Cumulative Impacts

The allocation of this site should be carefully considered in the context of other large developments that have already received permission in the area such as sites 90 and 73 and therefore the impact that its allocation could have on fragmentation of the ecological network.

RAG Rating:

RED

HELAA Reference:	341
Site Name:	Bridleways Guest House & Holiday Homes
Cumulative Impacts HELAA References:	331
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Sherwood Forest Golf Course 700m to the S Clipstone Heath 1.1km to the E Strawberry Hills Heath – 1.9 km to the S
LNRs within 2km:	Vicar Water Nature Reserve 60m to the S
LWS within 2km:	Clipstone Heath 1300m to the E Mansfield Colliery Railway 550m to the S Sherwood Forest Golf Course 600m to the SE Spa Ponds 1400m to the NW Strawberry Hill 1900m to the S Vicar Water Nature Reserve 60m to the S
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Yes - 700m to the S
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The site is formed from the grounds of a hotel and adjacent field. It is bounded by wide belts of woodland that is mainly broadleaved to the north and east. The grassland is modified, and an ornamental hedge runs through the site.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5, C/M4, C/M6, C/M7, C/M9
Overall Assessment	
The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. The wooded corridors to the north and east of the site should be retained as part of any development and incorporated into the designs as part of green infrastructure within the site. The site is located 60m to the N of Vicar Waters Nature Reserve LNR. A small number of dwellings may be acceptable were the site developed in isolation. Were the site to be developed as part of a larger allocation, with site 331, then consideration should be made to whether housing or green infrastructure provision would be more appropriate on the site. The LNRS identifies a series of measures in the southern part of the site where specific actions could have significant benefits. These include measures relating to the creation of new woodland and improvements to watercourses. Future development should seek to: - Retain and buffer the woodland corridors to the north and east to prevent conflict with shading of residential gardens. - Ensure lighting does not impact upon protected species or newly created habitats. - Consider the need for an assessment of potential impact on the ppSPA. The green RAG rating reflects the proposed allocation of only a small number of houses on the site.	

Consideration of Cumulative Impacts	
The site is surrounded by the larger site 331 and is close to site 219 to the north of Clipstone Road East. There is potential for a cumulative impact from increased visitor pressure if all three sites are brought forward. This could potentially be overcome by ensuring significant onsite open space provision within the three allocations.	
RAG Rating:	GREEN

HELAA Reference:	351
Site Name:	Bromley Croft, Unit 1 Oxclose Lane
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Pleasley Vale Railway 1.8km to the NW
LNRs within 2km:	Pleasley Vale 1.8km to the NW Maun Valley Park 1.2km to the E
LWS within 2km:	Debdale Lane Grassland 800m to the SW Hind Car Wood 1900m to the N Littlewood Grassland and Verges 1900m to the N Littlewood Lane Quarry 1400m to the N Littlewood Lane Railway Bank 1800m to the N Littlewood Lane Wood 1750m to the N Mansfield Woodhouse Grassland 1400m to the E Maun Scrub and Grassland 1750m to the E Maun Woodlands 1300m to the SE Meden Bank Wood 1900m to the NW Park Hall Lake, Nettleworth 1850m to the NE Pleasley Vale 1850m to the NW The Shrubbery, Park Hall, Nettleworth 1950m to the NE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is predominantly buildings and hard standing.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site has no ecological constraints to its development in terms of the habitats present. The buildings on site would need to be assessed for bats.	
Future development should seek to: Provide new landscaping.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	352
Site Name:	Corner House, Union Street
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 1.2km to the NE Ravendale 1.55km to the NE Quarry Lane 900m to the S Oakham 1.5km to the S The Hermitage 1.9km to the SW
LWS within 2km:	Berry Hill Quarry 1750m to the SE Cauldwell Brook 1700m to the SW Debdale Lane Grassland 1400m to the NW Hermitage Mill Pond 1800m to the SW Mansfield Woodhouse Grassland 1000m to the S Maun Woodlands 1400m to the NE Oakham LNR 1600m to the SW Racecourse Recreation Ground 1950m to the SE River Maun, Mansfield 1050m to the SW Sandhurst Avenue Quarry 1550m to the SE Valeclose Plantation 1600m to the NE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is in the main urban area and comprises a building and hardstanding carpark.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development. The buildings on site should be assessed for the presence of bats.	
Future development should seek to: Include new areas of landscaping	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	354
Site Name:	18-20 Church Street, Mansfield
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 900m to the NE Ravendale 1.2km to the NE Quarry Lane 700m to the S Oakham 1.55km to the SW
LWS within 2km:	Berry Hill Park Grassland 1850m to the SE Berry Hill Quarry 1250m to the SE Cauldwell Brook 1650m to the SW Debdale Lane Grassland 1800m to the NW Maun Scrub and Grassland 800m to the SW Maun Woodlands 1100m to the NE Nottingham Road Cemetery 1900m to the S Oakham LNR 1600m to the SW Racecourse Recreation Ground 1450m to the SE River Maun, Mansfield 850m to the SW Sandhurst Avenue Quarry 1150m to the SE Valeclose Plantation 1250m to the NE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is in the main urban area and comprises buildings.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development. The buildings on site should be assessed for the presence of bats.	
Future development should seek to: Include new areas of landscaping	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	358
Site Name:	Clerkson House, Clerkson Street
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 1.1km to the NE Ravendale 1.4km to the NE Quarry Lane 500m to the S Oakham 1.3km to the SW The Hermitage 1.9km to the SW
LWS within 2km:	Berry Hill Park Grassland 1850m to the SE Berry Hill Quarry 1200m to the SE Cauldwell Brook 1400m to the SW Debdale Lane Grassland 1950m to the NW Hermitage Mill Pond 1800m to the SW Maun Scrub and Grassland 600m to the S Maun Woodlands 1300m to the NE Nottingham Road Cemetery 1700m to the S Oakham LNR 1350m to the SW Racecourse Recreation Ground 1500m to the E River Maun, Mansfield 650m to the SW Sandhurst Avenue Quarry 1000m to the SE Valeclose Plantation 1450m to the NE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is in the main urban area and comprises a building, hardstanding and a small area of amenity grassland.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development. The buildings on site should be assessed for the presence of bats.	
Future development should seek to: Include new areas of landscaping	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	359
Site Name:	North Nottinghamshire Business Centre
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 1.3km to the E Ravendale 1.675km to the NE Quarry Lane 850m to the S Oakham 1.4km to the SW The Hermitage 1.75km to the SW Kings Mill Reservoir 2km to the SW
LWS within 2km:	Berry Hill Quarry 1750m to the SE Cauldwell Brook 1600m to the S Debdale Lane Grassland 1500m to the N Hermitage Mill Pond 1700m to the SW Maun Scrub and Grassland 950m to the S Maun Woodlands 1500m to the NE Oakham LNR 1450m to the SW River Maun, Mansfield 950m to the S Sandhurst Avenue Quarry 1600m to the SE Valeclose Plantation 1700m to the NE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is in the main urban area and comprises a building and hardstanding.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development. The buildings on site should be assessed for the presence of bats.	
Future development should seek to: Include new areas of landscaping	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	360
Site Name:	19-21 Market Place
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 1km to the E Ravendale 1.35km to the NE Quarry Lane 800m to the S Oakham 1.5km to the SW
LWS within 2km:	Berry Hill Quarry 1450m to the SE Cauldwell Brook 1650m to the SW Debdale Lane Grassland 1650m to the NW Hermitage Mill Pond 1900m to the SW Maun Scrub and Grassland 850m to the S Maun Woodlands 1200m to the NE Nottingham Road Cemetery 1950m to the S Oakham LNR 1550m to the SW Racecourse Recreation Ground 1650m to the SE River Maun, Mansfield 900m to the SW Sandhurst Avenue Quarry 1300m to the SE Valeclose Plantation 1400m to the NE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is in the main urban area and comprises a building and hardstanding.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development. The buildings on site should be assessed for the presence of bats.	
Future development should seek to: Include new areas of landscaping	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	365
Site Name:	Former Wilko Site
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 850m to the E Ravendale 1.25km to the E Quarry Lane 975m to the S Oakham 1.7km to the SW
LWS within 2km:	Berry Hill Quarry 1550m to the SE Cauldwell Brook 1800m to the SW Debdale Lane Grassland 1500m to the NW Maun Woodland And Scrub 1050m to the S Maun Woodlands 1050m to the NE Oakham LNR 1750m to the SW Racecourse Recreation Ground 1700m to the SE River Maun, Mansfield 1050m to the S Sandhurst Avenue Quarry 1450m to the SE Valeclose Plantation 1250m to the E
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is in the main urban area and comprises a number of buildings and hardstanding.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development. The buildings on site should be assessed for the presence of bats.	
Future development should seek to: Include new areas of landscaping	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	372
Site Name:	Former Beales, Stockwell Gate
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 1.1km to the NE Ravendale 1.5km to the NE Quarry Lane 700m to the S Oakham 1.4km to the SW The Hermitage 1.9km to the SW
LWS within 2km:	Berry Hill Quarry 1450m to the SE Cauldwell Brook 1550m to the SW Debdale Lane Grassland 1700m to the NW Hermitage Mill Pond 1800m to the SW Maun Woodland And Scrub 750m to the S Maun Woodlands 1300m to the NE Nottingham Road Cemetery 1900m to the S Oakham LNR 1450m to the SW Racecourse Recreation Ground 1700m to the SE River Maun, Mansfield 800m to the S Sandhurst Avenue Quarry 1300m to the SE Valeclose Plantation 1500m to the NE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is in the main urban area and comprises buildings and hardstanding.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development. The buildings on site should be assessed for the presence of bats.	
Future development should seek to: Include new areas of landscaping	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	374
Site Name:	32-36 West Gate (former BHS)
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 950m to the E Ravendale 1.35km to the E Quarry Lane 900m to the S Oakham 1.6km to the SW
LWS within 2km:	Berry Hill Quarry 1550m to the SE Cauldwell Brook 1750m to the S Debdale Lane Grassland 1500m to the NW Hermitage Mill Pond 1950m to the SW Maun Scrub and Grassland 1000m to the S Maun Woodlands 1150m to the NE Oakham LNR 1700m to the SW Racecourse Recreation Ground 1750m to the SE River Maun, Mansfield 1000m to the S Sandhurst Avenue Quarry 1450m to the SE Valeclose Plantation 1350m to the NE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is in the main urban area and comprises buildings and hardstanding.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development. The buildings on site should be assessed for the presence of bats.	
Future development should seek to: Include new areas of landscaping	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	376
Site Name:	Land East of Park Hall Road/North of The Fairways
Cumulative Impacts HELAA References:	190
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Pleasley Vale Railway Hills Holes and Sookholme Brook Warsop
LNRs within 2km:	Pleasley Vale 1.3km to the W Maun Valley Park 1.75km
LWS within 2km:	Hind Car Wood 750m to the NW Hop Yard 600m to the N Littlewood Grassland and Verges 1000m to the W Littlewood Lane Quarry 1300m to the W Littlewood Lane Railway Bank 1350m to the W Littlewood Lane Wood 1200m to the W Park Hall Lake, Nettleworth adjacent to the E Pleasley Vale Pasture Bank 1950m to the W Shirebrook Pit 1650m to the NW Sookholme Bath Lane 1400m to the N Sookholme Colliery Spoil 1500m to the NW Spring Wood 1000m to the NW The Bottoms, Nettleworth 550m to the NE The Shrubbery, Park Hall, Nettleworth adjacent to the W and N
LWS on site or adjacent (within 30m):	Park Hall Lake, Nettleworth adjacent to the E The Shrubbery, Park Hall, Nettleworth adjacent to the W and N
Irreplaceable Habitats	
Ancient Woodland within 2km	500m to the NW
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	1.6km to the W
Habitat Survey	
Habitat survey method:	Surveyor Visit
Habitat description:	The majority of the site consists of a large arable field. A section of land to the south west was either abandoned at the time of survey or set aside and hence may be brought back into production. This area was mapped at the time of survey as other neutral grassland, but it contained many ruderal species indicative of disturbed ground. A strip of modified grassland extends along the south west edge of the field. The woodland in the western corner is lowland mixed deciduous woodland. A pocket of wet woodland is also present adjacent to the Fairways in the southern part of the site.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	F/M1, F/M2, F/M5, F/M6, A/M2 B/M4, B/M5, C/M4, C/M6, C/M7, C/M9
Overall Assessment	
While the majority of the site contains habitats of relatively low value, the two parcels of woodland are of high value and should be retained and buffered. The development of the site is	

constrained to some extent by the ecological value of the surrounding habitats. To the NW and NE are wooded corridors that are part of the designated LWS The Shrubbery, Park Hall, Nettleworth. Significant buffers (minimum 30m) of natural habitat with no built development would be required adjacent to all of these. In addition, the eastern boundary of the site abuts part of the main river network, so this boundary would also need a significant habitat buffer. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. It would need to be established that road access to the site could be achieved without loss of habitat within the adjacent LWS's.

The LNRS maps parts of the site as having the potential for woodland, wet woodland and grassland creation. In addition, a range of measures are identified in association with the land adjacent to the watercourse. The feasibility of incorporating such measures into the site should be explored.

Further development should seek to:

Have development within the central part of the site and substantial habitat buffers adjacent to the watercourse and adjacent LWS and pockets of woodlands. These buffers should contain no form of built development.

Ensure lighting does not impact upon the adjacent LWS and protected species.

Retain the two field trees within open space.

Consider the need for an assessment of potential impact on the ppSPA.

Consideration of Cumulative Impacts

The site is to the north of site 190. Development of both sites would require substantial areas of green space to be included in order to protect the interests of the nearby local wildlife sites.

RAG Rating:

AMBER

HELAA Reference:	377
Site Name:	74-76 High Street
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 750m to the SE
LWS within 2km:	Debdale Lane Grassland 1150m to the SW Hind Car Wood 1850m to the N Littlewood Grassland and Verges 1950m to the N Littlewood Lane Quarry 1550m to the NW Littlewood Lane Wood 1800m to the NW Mansfield Woodhouse Grassland 900m to the E Maun Scrub and Grassland 1300m to the E Maun Woodlands 1000m to the SE Park Hall Lake, Nettleworth 1650m to the NE The Shrubbery, Park Hall, Nettleworth 1800m to the N Valeclose Plantation 1750m to the SE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is currently buildings and hard standing
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site has no ecological constraints to its development in terms of the habitats present. The buildings on site would need to be assessed for bats. Future development should seek to: Provide new landscaping.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	379
Site Name:	The Local Inn, Armstrong Road
Cumulative Impacts HELAA References:	None
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Teversal Pastures 1.75km to the W
LNRs within 2km:	The Hermitage 1.55km to the S Kings Mill Reservoir 1.45km to the S Oakham 1.75km to the S Quarry Lane 1.95km to the SE
LWS within 2km:	Cotton Plantation 1450m to the NW Debdale Lane Grassland 1750m to the NE Hermitage Mill Pond 1550m to the S King's Mill Reservoir 1400m to the S
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	2km to the W
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is composed of an old pub and associated carparking.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development. The building on site should be assessed for its potential to be used by roosting bats. Future development should seek to: Include features of value to wildlife within the proposed landscaping.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	382
Site Name:	Land at Hereford Avenue
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 1.45km to the S Pleasley Vale 1.9km to the W
LWS within 2km:	Hind Car Wood 1000m to the NW Hop Yard 1250m to the N Littlewood Grassland and Verges 1250m to the NW Littlewood Lane Quarry 1200m to the W Littlewood Lane Railway Bank 1450m to the NW Mansfield Woodhouse Grassland 1350m to the SE Maun Scrub and Grassland 1500m to the SE Maun Woodlands 1500m to the SE Meden Bank Wood 1550m to the NW Park Hall Lake, Nettleworth 450m to the NE Spring Wood 1550m to the NW The Bottoms, Nettleworth 1100m to the NE The Shrubbery, Park Hall, Nettleworth 700m to the N
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	950m to the W
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	1.7km to the E
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	The western part of the site consists of an area of modified grassland surrounded by other broadleaved woodland. The eastern park of the site is bordered by strips of introduced shrubs with occasional scattered trees.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	B/M4, B/M5
Overall Assessment	
The site is connected to a much larger area of open space containing sports pitches. While the habitats on the site are not rare, the site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. In particular if bats are of importance on the site. The LNRS recommends measures to create or enhance woodland at the site. Given the size of the site this is unlikely to be achievable in combination with a housing scheme. A strong landscape design including good tree planting would therefore be preferable. Future development should seek to: - Ensure a strong landscaping scheme incorporates trees within the design to try and compensate for habitat losses. - Ensure lighting does not impact upon protected species or newly created habitats. - Consider the need for an assessment of potential impact on the ppSPA.	

Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	384
Site Name:	Civic Centre
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 1.5km to the E Ravendale 1.9km to the NE Quarry Lane 1.5km to the S Oakham 1.85km to the S
LWS within 2km:	Debdale Lane Grassland 700m to the N Maun Scrub and Grassland 1800m to the E Maun Woodland And Scrub 1700m to the S Maun Woodlands 1600m to the E River Maun, Mansfield 1800m to the S Valeclose Plantation 1850m to the E
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site comprises an existing building, a large carpark and an area of grassland containing a children's playground. There are numerous large trees present on the site, particularly along the main road and within the open space, but also within the carpark.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	H/M2
Overall Assessment	
The trees on site are of the greatest ecological value due to their large size. The area of public open space also has some value although could likely be improved as highlighted by the LNRS measure to carry out wildlife friendly management of such spaces including by relaxing mowing regimes, establishing wildflower grasslands, planting native trees and shrubs, and creating ponds. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. In particular assessment of the buildings and trees on site for the presence of bats. It is understood that the open space area is to be retained, while the building and car park area would be redeveloped. Bearing this in mind the site is RAG rated GREEN. Future development should seek to: - Retain and buffer the mature trees on the site from the impacts of development through careful design. - Retain the existing area of grassland and trees in the open space area to the north. - Enhance the wildlife value of the retained grassland. - Ensure lighting does not impact upon protected species or newly created habitats.	
Consideration of Cumulative Impacts	

None
RAG Rating: GREEN

HELAA Reference:	385
Site Name:	East of Beck Lane and North of Skegby Lane, land surrounding Ashland Farm
Cumulative Impacts HELAA References:	15, 58, 80, 81, 82, 89, 192
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Teversal Pastures 1.6km to the W
LNRs within 2km:	Teversal/Pleasley Network 1.5km to the W The Hermitage 1.1km to the SE Kings Mill Reservoir 800m to the S Oakham 1.5km to the SE Quarry Lane 1.9km to the SE
LWS within 2km:	Cauldwell Brook 1900m to the SE Hermitage Mill Pond 900m to the SE King's Mill Reservoir 550m to the S
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	1.6km to the W
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	1.8km to the NW
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	This site includes site 192. The site comprises a field of legume rich ley, surrounded by arable field margins and bounded by hedgerows. A strip of woodland is present to the east of site 192.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The habitats present on the site offer little in terms of constraint to development. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. The site design should seek to create strong ecological corridors from north to south. Future development should seek to: Buffer the woodland to the east. Create strong ecological corridors from north to south provide extensive new habitat creation to Ensure lighting does not impact upon protected species or newly created habitats.	
Consideration of Cumulative Impacts	
This site is close to sites 15, 58, 80, 81, 82, 89, 192, 385. Sites 81, 58 and 80 are existing allocations that are starting to be built out. The other sites are either existing allocations or proposed new allocations on the land between the south west of Mansfield and Sutton in Ashfield. This area is already quite constrained by development, and new development should seek to ensure that wildlife using the area can move effectively from north to south. This should be achieved by ensuring all sites create strong ecological corridors with extensive new landscaping.	
RAG Rating:	GREEN

HELAA Reference:	387
Site Name:	Land North of Vale Road, former Community Centre
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Pleasley Vale Railway 1.5km to the NW
LNRs within 2km:	Maun Valley Park 1.3km to the E Pleasley Vale 1.5km to the NW
LWS within 2km:	Debdale Lane Grassland 1050m to the S Hind Car Wood 1500m to the N Littlewood Grassland and Verges 1500m to the N Littlewood Lane Quarry 1000m to the N Littlewood Lane Railway Bank 1500m to the N Littlewood Lane Wood 1300m to the N Mansfield Woodhouse Grassland 1550m to the SE Maun Scrub and Grassland 1850m to the SE Maun Woodlands 1600m to the SE Meden Bank Wood 1550m to the NW Northfield House Scrubby Grassland 1800m to the NW Park Hall Lake, Nettleworth 1600m to the NE Pleasley Vale Pasture Bank 1650m to the NW The Shrubbery, Park Hall, Nettleworth 1650m to the NE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	1.5km to the N
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Surveyor Visit
Habitat description:	The site is an area of public open space covered with mown modified grassland. A strip of other broadleaved woodland extends around several edges of the site. Non native invasive species including snowberry and cotoneaster are present in the woodland understory. Large scattered trees are also present around the boundary of the site.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	H/M2
Overall Assessment	
The large trees around the boundaries of this site could pose a challenge to its development as their retention within a scheme may be difficult to achieve and accounting for their biodiversity value if they were removed would potentially be expensive. The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. As many of the existing trees as possible should be retained and incorporated into the design layout.	

The site is RAG rated GREEN, based on the impacts of development likely being local to just the site, however retention of the large trees could cause issues in designing housing scheme on the site.

Future development should seek to:

Retain as many trees as possible.

Ensure lighting does not impact upon protected species or retained habitats.

Consideration of Cumulative Impacts

None

RAG Rating:

GREEN

HELAA Reference:	389
Site Name:	The Three Lions & adj 15 Netherfield Lane, Meden Vale
Cumulative Impacts HELAA References:	None
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	The Bottoms adjacent to the south The Carrs ~1.4km to the W
LWS within 2km:	Hanger Hill Drive Wood 1800m to the E The Lings 1650m to the SE Warsop Recreation Ground 1900m to the SW
LWS on site or adjacent (within 30m):	The Bottoms Church Warsop
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Yes 1.95km to the SW
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Yes 1.2km to the W
Habitat Survey	
Habitat survey method:	Data from submitted planning application
Habitat description:	The eastern half of the site is developed land surrounding a disused public house. The western half is a mix of grassland, scrub and a hedgerow including trees on the northern boundary bordering the road. Several individual large trees are also present on site.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
Development of the eastern half of the site is hardstanding and offers little in terms of constraints to development. The western half however is grassland, which is complementary to the adjacent LWS/LNR. Loss of this habitat would not be beneficial to the ecological network in this area. Detailed habitat surveys would be needed to inform the development as well as assessment of the use to the area by protected species. How impacts on the adjacent LWS/LNR would be avoided would also need to be considered. Development on this site should seek to: - Retain the trees lining the front of the site. - Retain and enhance as much grassland as possible. - Ensure lighting does not impact the adjacent LWS and protected species. - Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	AMBER

HELAA Reference:	390
Site Name:	Land off Woodlands Way, Spion Kop
Cumulative Impacts HELAA References:	None
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Hills Holes and Sookhome Brook SSSI
LNRs within 2km:	The Carrs 1.75km North
LWS within 2km:	Bradmer Hill Cutting 1500m to the E Hills and Holes 1200m to the N Hop Yard 1700m to the SW Park Hall Lake, Nettleworth 1550m to the NW Shirebrook Pit 1750m to the NW Sookholme Bath Lane 1650m to the NW Sookholme Colliery Spoil 1700m to the NW The Bottoms, Nettleworth 1050m to the SW The Shrubbery, Park Hall, Nettleworth 1300m to the SW Warsop Recreation Ground 1750m to the N Warsop Sand Quarry 400m to the E
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	Yes 1.4km to the W
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Yes 1.5km to the N
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Yes 710m to the SE
Habitat Survey	
Habitat survey method:	Surveyor visit
Habitat description:	A sloping vegetated bank with dense bramble and unmanaged grassland. While mapped as other neutral grassland, the grassland was relatively diverse and would need full botanical assessment in summer.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is part of a larger area covered in grassland, scrub and trees to the west of Spion Kop. Parts of the grassland were noted as botanically quite diverse and would need to be subject to further detailed assessment. The habitats present are of medium value and compensation for habitat losses would be necessary. The development of the site would need to be supported by detailed habitat and protected species surveys to assess the impact of the proposals. The site is given an amber RAG rating due to the impacts of habitat loss and uncertainty over the value of the grassland. Development at the site would need to: - Demonstrate how impacts of habitat loss were being appropriately mitigated. - Ensure lighting does not impact upon adjacent habitats to the north of the site. - Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	

None
RAG Rating: AMBER

HELAA Reference:	393
Site Name:	Garage/Filling Station, Church Street, Warsop
Cumulative Impacts HELAA References:	None
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Hills and Holes Sookholme Brook, Warsop
LNRs within 2km:	The Carrs The Bottoms
LWS within 2km:	Bradmer Hill Cutting 1950m to the S Collier Spring 1250m to the NW Cuckney Hay Railway 1900m to the NW Hills and Holes 950m to the W Minster Wood 1950m to the NW Rhein o'Thorns Hills and Holes 1450m to the W The Lings 1900m to the E Warsop Colliery 1600m to the W Warsop Recreation Ground 230m to the W Warsop Sand Quarry 1350m to the S Warsop Vale Sports Ground 1750m to the W
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	Yes 1.25km to the NW
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Yes – 220m West
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Yes 1.4km North
Habitat Survey	
Habitat survey method:	Assessed from aerial imagery
Habitat description:	Hardstanding and buildings.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low biodiversity value and offers little in terms of constraints to development except existing buildings needing to be assessed for bats. The site is 80m from The Carrs LNR, but due to its small size the construction of housing on this site is unlikely to impact this nearby Local Nature Reserve.	
Consideration of Cumulative Impacts	
N/A	
RAG Rating:	Green

HELAA Reference:	394
Site Name:	Land off Vale Road
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Pleasley Vale Railway 1.6km N
LNRs within 2km:	Pleasley Vale 1.6km to the N Maun Valley Park 1.25km to the SE
LWS within 2km:	Debdale Lane Grassland 900m to the SE Hind Car Wood 1700m to the N Littlewood Grassland and Verges 1750m to the N Littlewood Lane Quarry 1200m to the N Littlewood Lane Railway Bank 1700m to the N Littlewood Lane Wood 1500m to the N Mansfield Woodhouse Grassland 1450m to the E Maun Scrub and Grassland 1800m to the E Maun Woodlands 1450m to the SE Meden Bank Wood 1750m to the NW Northfield House Scrubby Grassland 1950m to the NW Park Hall Lake, Nettleworth 1750m to the NE Pleasley Vale 1700m to the NW Pleasley Vale Pasture Bank 1850m to the NW The Shrubbery, Park Hall, Nettleworth 1800m to the NE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	1.9km to the NW
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is predominantly hardstanding and buildings, but areas around the edge of the site include small areas of scrub trees and ruderal vegetation likely common on an urban site that has been left.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The existing habitats on the site are unlikely to offer a significant constraint to development, however the site would need to be subject to an ecological assessment to assess the habitats present and the use of the area by protected species. In particular existing buildings should be assessed for bats. Future development should seek to: New landscaping within the site.	
Consideration of Cumulative Impacts	
None	

RAG Rating:

GREEN

HELAA Reference:	395
Site Name:	Toothill Lane Car Park (south)
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	None
LNRs within 2km:	Maun Valley Park 800m to the NE Ravendale 1.2km to the NE Quarry Lane 850m to the S Oakham 1.65km to the SW
LWS within 2km:	Berry Hill Park Grassland 1950m to the SE Berry Hill Quarry 1300m to the SE Cauldwell Brook 1750m to the SW Debdale Lane Grassland 1750m to the NW Maun Scrub and Grassland 900m to the SW Maun Woodlands 1000m to the NE Nottingham Road Cemetery 1950m to the S Oakham LNR 1650m to the SW Racecourse Recreation Ground 1450m to the SE River Maun, Mansfield 950m to the SW Sandhurst Avenue Quarry 1200m to the SE Valeclose Plantation 1200m to the NE
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	None
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is in the main urban area and comprises a hardstanding car park.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site is of low ecological value and offers little in terms of constraints to its development. Trees border the site. The development should look to ensure these are not subject to adverse lighting. Future development should seek to: Include new areas of landscaping. Ensure lighting does not adversely impact protected species such as bats.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	399
Site Name:	Land Opposite, 47 Bainbridge Road, Warsop
Cumulative Impacts HELAA References:	None
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Hills and Holes Sookholme Brook, Warsop
LNRs within 2km:	The Carrs The Bottoms
LWS within 2km:	Hop Yard 1950m to the NW Mansfield Woodhouse Grassland 1150m to the SW Maun Scrub and Grassland 750m to the SE Maun Woodlands 1100m to the SW Park Hall Lake, Nettleworth 1150m to the NW Spa Ponds 1400m to the SE The Bottoms, Nettleworth 1250m to the NW The Shrubbery, Park Hall, Nettleworth 1250m to the NW
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	Yes 1.7km to the NW
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	~780m to the N
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	Yes – 970m South East
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	Hardstanding within the existing urban area of Warsop.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site itself is currently of low biodiversity value and has little in the way of ecological constraints to development.	
Consideration of Cumulative Impacts	
N/A	
RAG Rating:	Green

HELAA Reference:	39A
Site Name:	Ransom Wood Business Park (Site A)
Cumulative Impacts HELAA References:	
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Strawberry Hill Heaths 475m to the N Rainworth Lakes 1.1km to the S Rainworth Heath 1.4km to the E Sherwood Forest Golf Course 1.5km to the N
LNRs within 2km:	Oak Tree Heath 1km NW
LWS within 2km:	King George V Playing Fields 1650m to the W Mansfield Heath 1000m to the NW Rainworth Dismantled Railway 550m to the S Rainworth Forest adjacent to the W Rainworth Lakes 950m to the S Ransom Road, Rainworth 500m to the SW Ratcher Hill Cutting 650m to the W Sherwood Forest Golf Course 1550m to the N Strawberry Hill 550m to the N Willingham Court Bank 1200m to the NW
LWS on site or adjacent (within 30m):	Ransom Wood onsite Rainworth Forest adjacent to the W
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Yes within Rainworth Lakes SSSI 1.1km to the S
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	200m to the E
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is a mixture of developed land, and areas of woodland and grassland. Much of the proposed allocation is LWS Ransom Wood.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The allocation boundary of this site appears to include areas of existing woodland habitat. The areas of hardstanding offer little in terms of constraint to potential development, subject to sensitive use of any lighting. However, loss of woodland supporting the LWS should be avoided. It is recommended that the allocation boundary is redrawn to exclude the woodland habitat. The AMBER RAG rating given to this proposed allocation relates to the current boundary including existing woodland habitat and nearby LWS's. Future employment development should seek to: Retain the existing woodland around the site boundaries. Dependant on the type of development proposed, provide appropriate habitat buffers between the development and the adjacent LWS. Ensure lighting does not impact upon the adjacent LWS and protected species. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	

None
RAG Rating: AMBER

HELAA Reference:	39B
Site Name:	Ransom Wood Business Park (Site B)
Cumulative Impacts HELAA References:	None
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Strawberry Hill Heaths 650m to the N Rainworth Lakes 1.1km to the S Rainworth Heath 1.6km to the E Sherwood Forest Golf Course 1.7km to the N
LNRs within 2km:	Oak Tree Heath 1km NW
LWS within 2km:	King George V Playing Fields 1450m to the W Mansfield Heath 1000m to the NW Rainworth Dismantled Railway 500m to the SE Rainworth Forest 350m to the E Rainworth Lakes 800m to the S Ransom Road, Rainworth 550m to the SE Ratcher Hill Cutting 450m to the NW Sherwood Forest Golf Course 1700m to the NE Strawberry Hill 700m to the NE
LWS on site or adjacent (within 30m):	Ransom Wood onsite
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	Yes within Rainworth Lakes SSSI 1.1km to the S
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	500m to the E
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is predominately developed land, sealed surface, but is surrounded by woodland. The woodland that surrounds the site is designated as a LWS Ransom Wood.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The allocation boundary of this site appears to include areas of existing woodland habitat. While development on the hardstanding is not an issue, loss of woodland within part of a large LWS should be avoided. It is recommended that the allocation boundary is redrawn to exclude the woodland habitat. As the site is so small, it could be difficult to provide buffers from the adjacent habitat within the site. The scale or type of development may therefore need careful consideration to ensure no impacts on adjacent habitats and protected species that use them. Future employment development should seek to: Retain the existing woodland around the site boundaries. Dependant on the type of development proposed, provide appropriate habitat buffers between the development and the adjacent LWS. Ensure lighting does not impact upon the adjacent LWS and protected species. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	

None
RAG Rating: AMBER

HELAA Reference:	71A
Site Name:	Site A, Long Stoop Way
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Sherwood Forest Golf Course 1.35km to the E Strawberry Hill Heaths 1.1km to the S
LNRs within 2km:	Vicar Water Nature Reserve 1.4km to the E Ravensdale 1.15km to the W Maun Valley Park 1.4km to the W
LWS within 2km:	Mansfield Colliery Railway 1000m to the E Mansfield Heath 1100m to the S Maun Woodlands 1800m to the NW Racecourse Recreation Ground 1050m to the SW Rainworth Forest 1750m to the SE Ratcher Hill Cutting 1300m to the S Sherwood Forest Golf Course 850m to the E Spa Ponds 1950m to the N Strawberry Hill 1400m to the SE Valeclose Plantation 1300m to the W Vicar Water 1550m to the NE Willingham Court Bank 1300m to the S
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	1.35km to the E
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The centre of the site is predominantly developed land sealed surface. However, the boundaries are well vegetated with trees and scrub.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The centre of the site has low ecological value and has little in terms of constraints to its potential development. The boundaries of the site however are well established and future development on the site should look to retain and enhance these green corridors. The buildings on site should be assessed for use by bats. Future development should seek to: Retain and enhance existing boundary vegetation. Consider the need for an assessment of potential impact on the ppSPA.	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:	71C
Site Name:	Site C, Long Stoop Way
Cumulative Impacts HELAA References:	N/A
Desk Study / Habitat Survey	
Designated Sites	
SSSI within 2km:	Sherwood Forest Golf Course 1.3km to the E Strawberry Hill Heaths 950m to the S
LNRs within 2km:	Vicar Water Nature Reserve 1.3km to the E Ravensdale 1.4km to the W Maun Valley Park 1.75km to the W
LWS within 2km:	Mansfield Colliery Railway 800m to the E Mansfield Heath 1059m to the S Racecourse Recreation Ground 1250m to the SE Rainworth Forest 1650m to the SE Ratcher Hill Cutting 1250m to the S Sherwood Forest Golf Course 650m to the E Spa Ponds 1900m to the N Strawberry Hill 1300m to the SE Valeclose Plantation 1500m to the W Vicar Water 1350m to the NE Willingham Court Bank 1350m to the S
LWS on site or adjacent (within 30m):	None
Irreplaceable Habitats	
Ancient Woodland within 2km	None
Ancient and Veteran Trees (within 100m)	None
Lowland Fen within 2km	None
Sherwood Forest Key Biodiversity Area / ppSPA	
Key Biodiversity Area within 2km	1.3 km to the E
Habitat Survey	
Habitat survey method:	Assessment of aerial imagery
Habitat description:	The site is predominantly developed land sealed surface with a line of young trees on the eastern boundary.
Assessment and Opportunities	
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)	
Mapped Measures on site:	None
Overall Assessment	
The site has low ecological value and has little in terms of constraints to its potential development.	
The buildings on site should be assessed for use by bats.	
Future development should seek to: Increase the ecological value of the site through landscaping	
Consideration of Cumulative Impacts	
None	
RAG Rating:	GREEN

HELAA Reference:		
Site Name:		
Cumulative Impacts HELAA References:		
Desk Study / Habitat Survey		
Designated Sites		
SSSI within 2km:	Name Distance Name Distance	
SSSI IRZ overlapping site:	Yes/None Name of IRZ	
LNRs within 2km:	Yes/None Name	
LWS within 2km:	Yes/None	
LWS on site or adjacent (within 30m):	None/ Name/ Location	
Irreplaceable Habitats		
Ancient Woodland within 2km	Yes/None Distance	
Ancient and Veteran Trees (within 100m)	Yes/None Distance	
Lowland Fen within 2km	Yes/None Distance	
Sherwood Forest Key Biodiversity Area / ppSPA		
Key Biodiversity Area within 2km	Yes/No Distance	
ppSPA within Xkm	Yes/ No Distance	
Habitat Survey		
Habitat survey method:		
Habitat description:		
Land use:		
Species records within 1km:		
Assessment and Opportunities		
LNRS –Areas that Could Become of Particular Importance for Biodiversity (ACBs)		
Mapped Measures on site:		
Overall Assessment		
Consideration of Cumulative Impacts		
RAG Rating:		