

## Assessment 1

## KA01 – Land off Derby Road and Coxmoor Road, Kirkby-in-Ashfield

Date: 24/9/14 Survey by: JC & LF


Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	2	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>Approximately 1/3 of the area boundaries adjoin existing settlement.</li> <li>Development of this whole area would not 'round off' existing settlement.</li> <li>The area is well contained by strong physical features. Boundaries are formed by the A611 in the east, existing development to the south and south-west and a plantation in the west, and Coxmoor Road in the north east. Hedgerows (shown on the 1835 Sanderson Map) form the remaining boundaries (approximately 1/7).</li> <li>The area is visually connected to the existing settlement in the south.</li> <li>The land is undulating.</li> </ul>
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> <li>Development would not extend beyond the existing urban area to the east and would therefore not reduce the size of the 3km gap between Kirkby-in-Ashfield and Ravenshead (Gedling Borough).</li> <li>The existing gap between Kirkby-in Ashfield and Mansfield to the north is approximately 3km. Development of this area would result in a reduction of approximately 1km, or 1/3. Development would therefore result in a moderate reduction in the gap.</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>Some inappropriate development – residential, cattery/kennels.</li> <li>The area is predominantly open countryside in character however a small parcel of land off Richmond Road is more urban fringe in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the area will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>9</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

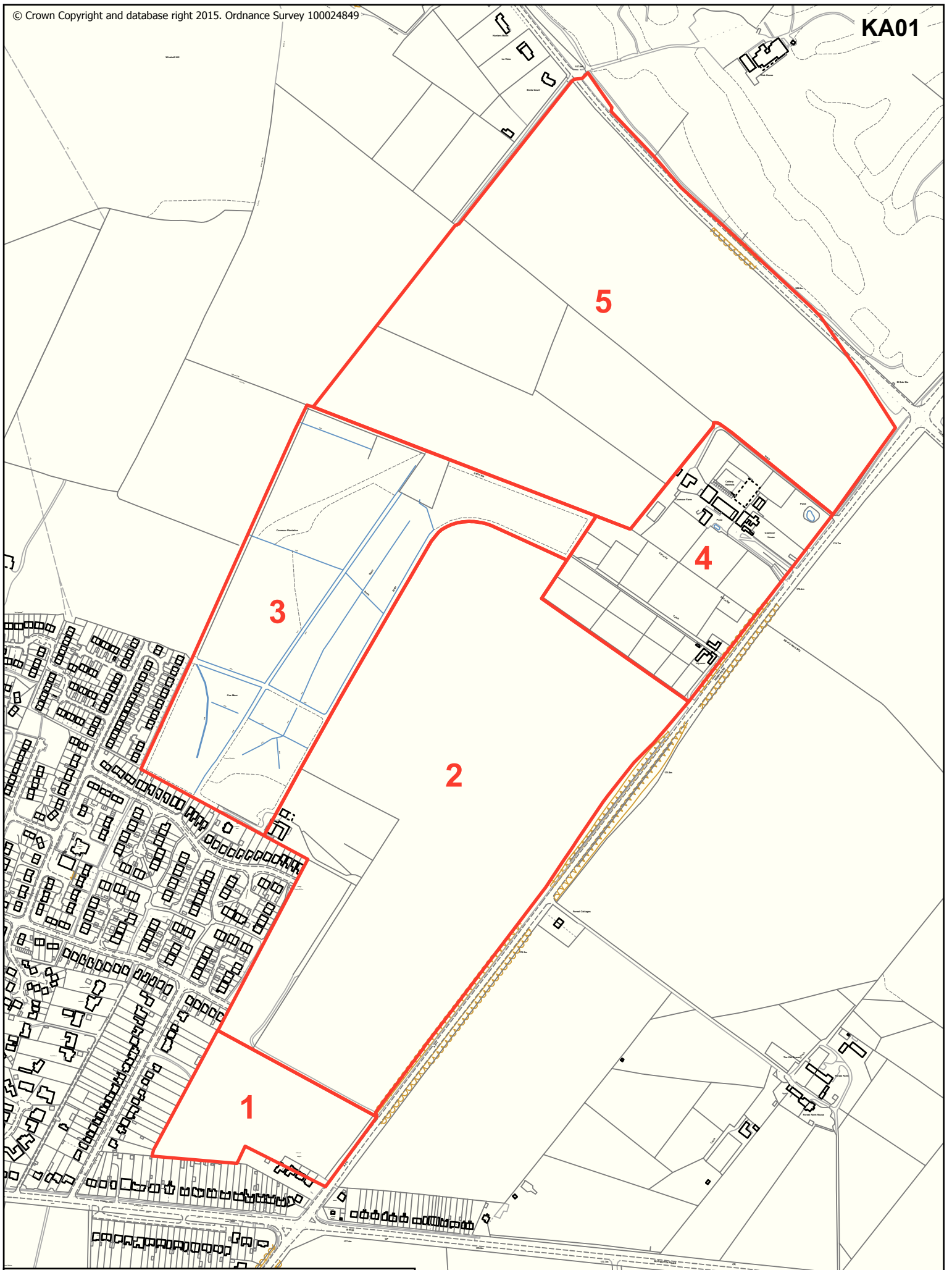


A3 | Scale: 1 to 4,500


Ashfield District Council  
Urban Road  
Kirkby in Ashfield  
Nottingham  
NG17 8DA

 Site Boundary

 Green Belt Boundary



A3 | Scale: 1 to 4,500

 Sub-Site Boundary

Ashfield District Council  
Urban Road, Kirkby in Ashfield  
Nottingham NG17 8DA

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**Assessment 2****KA01 / Site 1 - Land off Derby Road and Coxmoor Road, Kirkby-in-Ashfield**

Date: 24/9/14

Survey by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	1	<ul style="list-style-type: none"> <li>• Adjoins the existing settlement of Kirkby on two boundaries to the south and west.</li> <li>• Site does not extend beyond the existing built development.</li> <li>• Site slope gently from urban edge to the west down towards the A611 in the east.</li> <li>• Well contained by the A611 to the south east and by a mature/well managed hedgerows (shown on the 1835 Sanderson Map) to the north east.</li> <li>• Visually connected to the existing built up area.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Site forms part of the 3 kilometre gap (approximately) between Kirkby-In-Ashfield and Ravenshead in Gedling Borough to the east.</li> <li>• Development of this site would not extend beyond the furthest point of the existing built area, and would therefore not reduce the gap between settlements.</li> </ul>
<b>Assist in safeguarding the countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• Site is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>8</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****KA01 / Site 2 - Land off Derby Road and Coxmoor Road, Kirkby-in-Ashfield**

Date: 24/9/14

Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	4	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• Site adjoins the existing settlement of Kirkby to the west on 1 boundary.</li> <li>• Part of the site area visually connected with the existing settlement.</li> <li>• The majority of the site is arable farm land. A residence with paddocks and overgrown scrub land lies to the east of the site where it adjoins the main urban area of Kirkby.</li> <li>• Well contained by woodland to the north/west, A611 to the south/east and hedgerows (shown on the 1835 Sanderson Map) to the north/east and south/west.</li> </ul>
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> <li>• Site forms part of the 3 kilometre gap (approximately) between Kirkby-In-Ashfield and Ravenshead in Gedling Borough to the east, and also forms part of a 3 kilometre gap (approximately) between Kirkby-In-Ashfield and Mansfield to the north east.</li> <li>• Development of this site would not extend beyond the furthest point of the existing built area between Kirkby-In-Ashfield and Ravenshead, and would therefore not reduce the gap between these settlements. However, development of this site would marginally reduce the gap between Kirkby- In-Ashfield and Mansfield.</li> </ul>
Assist in safeguarding the countryside from encroachment	4	<ul style="list-style-type: none"> <li>• Limited inappropriate development – residential.</li> <li>• Site is predominately open countryside in character. A small area to the south west of the site, where it adjoins the existing settlement is urban fringe in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>11</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

**Assessment 2****KA01 / Site 3 - Land off Derby Road and Coxmoor Road, Kirkby-in-Ashfield**

Date: 24/9/14

Surveyed by: JC&amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>Plantation forming a long limb into countryside.</li> <li>Small part of southern boundary adjoins the existing settlement of Kirkby. Remaining boundaries formed by the edge of the plantation (shown on 1835 Sanderson Map).</li> <li>Visually disconnected to the existing settlement.</li> </ul>
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> <li>Site forms part of the 3 kilometre gap (approximately) between Kirkby-In-Ashfield and Ravenshead in Gedling Borough to the east, and also forms part of a 3 kilometre gap (approximately) between Kirkby-In-Ashfield and Mansfield to the north east.</li> <li>Development of this site would not extend beyond the furthest point of the existing built area between Kirkby-In-Ashfield and Ravenshead, and would therefore not reduce the gap between these settlements. However, development of this site would marginally reduce the gap between Kirkby- In-Ashfield and Mansfield.</li> <li>No inappropriate development.</li> </ul>
Assist in safeguarding the countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****KA01 / Site 4 - Land off Derby Road and Coxmoor Road, Kirkby-in-Ashfield**

Date: 24/9/14

Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>The site does not adjoin the existing settlement of Kirkby.</li> <li>Visually disconnected from the existing settlement.</li> <li>A611 forms a defensible boundary to the south east and hedgerows (shown on the 1835 Sanderson Map) form the remaining boundaries, although these in parts in poor condition.</li> <li>Not visually connected to the existing settlement.</li> </ul>
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> <li>Site forms part of the 3 kilometre gap (approximately) between Kirkby-In-Ashfield and Ravenshead in Gedling Borough to the east, and also forms part of a 3 kilometre gap (approximately) between Kirkby-In-Ashfield and Mansfield to the north east.</li> <li>Development of this site would not extend beyond the furthest point of the existing built area between Kirkby-In-Ashfield and Ravenshead, and would therefore not reduce the gap between these settlements. However, development of this site would marginally reduce the gap between Kirkby- In-Ashfield and Mansfield.</li> </ul>
Assist in safeguarding the countryside from encroachment	2	<ul style="list-style-type: none"> <li>Large amount of inappropriate development - approximately ½ the site occupied by a cattery and boarding kennel. Remainder of the site is laid out to paddocks and stabling.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>10</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## KA01 / Site 5 - Land off Derby Road and Coxmoor Road, Kirkby-in-Ashfield

Date: 24/9/14

Surveyed by: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>The site does not adjoin the existing settlement boundary.</li> <li>Contained by the A611 to the south/east, Coxmoor Road to the north/east, plantation to the south/west and a hedgerow (shown on the 1835 Sanderson Map) to the north/west and south/east.</li> <li>Not visually connected to the existing settlement.</li> </ul>
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> <li>Site forms part of the 3 kilometre gap (approximately) between Kirkby-In-Ashfield and Ravenshead in Gedling Borough to the east, and also forms part of a 3 kilometre gap (approximately) between Kirkby-In-Ashfield and Mansfield to the north east.</li> <li>Development of this site would not extend beyond the furthest point of the existing built area between Kirkby-In-Ashfield and Ravenshead, and would therefore not reduce the gap between these settlements. However, development of this site would marginally reduce the gap between Kirkby- In-Ashfield and Mansfield.</li> </ul>
Assist in safeguarding the countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development.</li> <li>Series of undulating arable fields visually forming part of the wider open countryside.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>13</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>



## Assessment 1

## KA02 – Land off Derby Road/Blidworth Road, Kirkby-in-Ashfield

Date: 24/9/14 Surveyed by: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>The majority of the site does not adjoin a settlement.</li> <li>Small proportion of the site boundary 'wraps' around some linear development north of Blidworth Road.</li> <li>Development of this area would not 'round off' existing settlement.</li> <li>The area is moderately well contained by hedgerows (shown on the 1835 Sanderson Map) in the north, east and south.</li> <li>The A611 forms the western boundary (existing Green Belt Boundary, which separates the site from the existing settlement).</li> <li>The area is not visually connected to the main existing settlement, although the short linear development can be viewed.</li> <li>The land is relatively flat.</li> </ul>
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> <li>The existing gap between Kirkby-in-Ashfield and Ravenshead to the east is approximately 3 kilometres. Development of this site/area would result in a reduction of approximately 500 metres or 1/6 (from the main settlement). Development would therefore result in a marginal reduction in the gap.</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>Limited inappropriate development – 1 pair of isolated semi-detached dwellings in the far north western corner (Forest Cottages).</li> <li>The area comprises 5 fields and is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>12</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

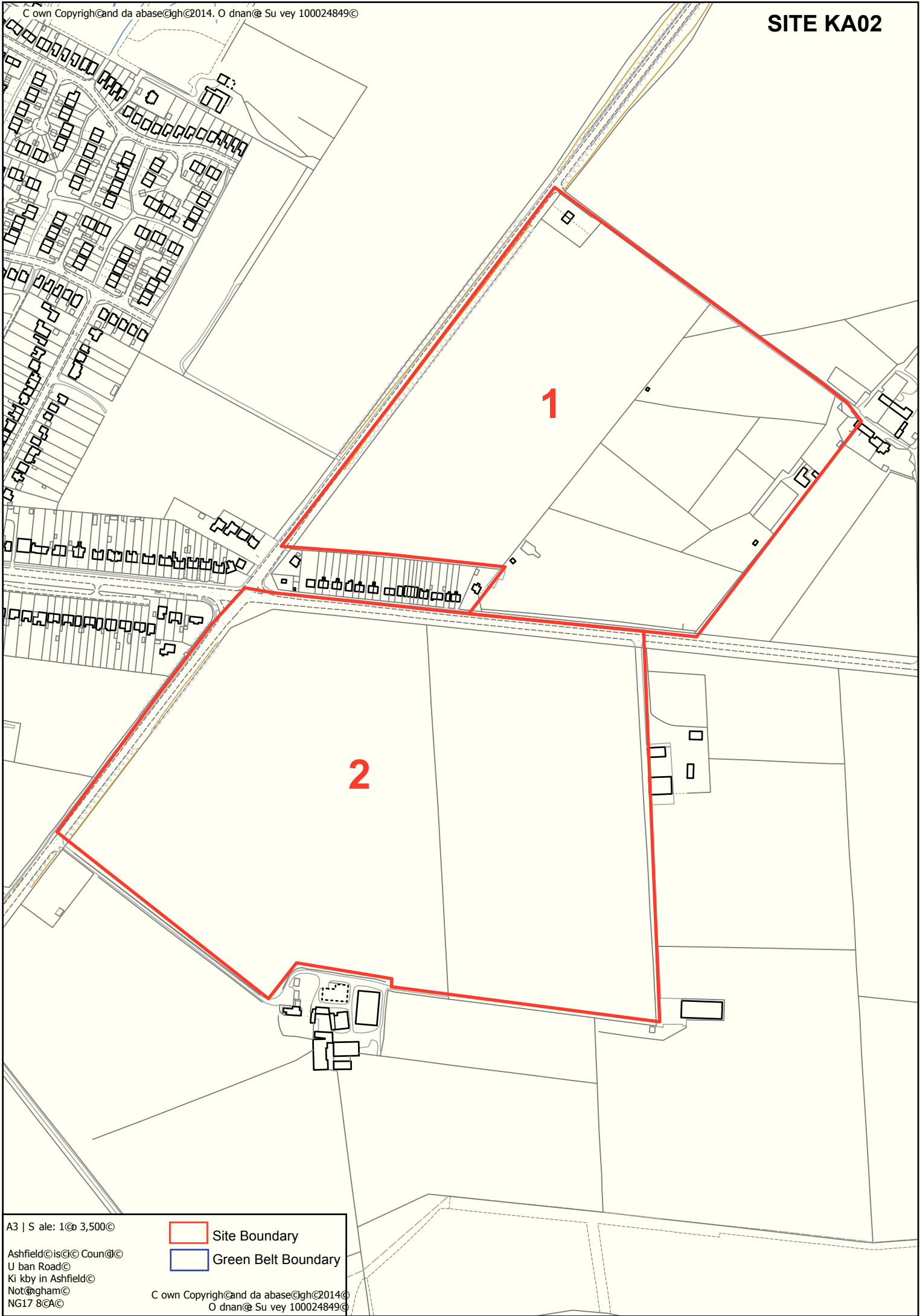


A3 | Scale: 1:3,500

Ashfield Urban Road  
Kilby in Ashfield  
Nottingham  
NG17 8CA

Site Boundary

Green Belt Boundary



A3 | Scale: 1:3,500

Ashfield Urban Road  
Kilby in Ashfield  
Nottingham  
NG17 8CA

Site Boundary

Green Belt Boundary

**Assessment 2****KA02 / Site 1 – Land off Derby Road/Blidworth Road, Kirkby-in-Ashfield**

Date: 24/9/14

Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	5	<ul style="list-style-type: none"> <li>• Majority of the site does not adjoin a settlement.</li> <li>• Small proportion of the site boundary 'wraps' around some linear development.</li> <li>• The site is moderately well contained by the A611 to the west (existing Green Belt Boundary, which separates the site from the existing settlement), Blidworth Road and urban development to the south, and hedgerows (shown on the 1835 Sanderson Map) to the north and east.</li> <li>• Site does not appear connected with the existing settlement.</li> </ul>
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> <li>• Site forms part of the 3 kilometre gap (approximately) between Kirkby-In-Ashfield and Ravenshead in Gedling Borough to the east.</li> <li>• Development of this site would result in a moderate reduction in gap between the two settlements, as the site extends beyond the furthest point of the existing built area.</li> </ul>
Assist in safeguarding the countryside from encroachment	4	<ul style="list-style-type: none"> <li>• Limited inappropriate development in the form of 1 isolated existing dwelling.</li> <li>• Site comprises 2 agricultural fields.</li> <li>• Character of the site is open countryside.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>12</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****KA02 / Site 2 – Land off Derby Road/Blidworth Road, Kirkby-in-Ashfield**

Date: 24/9/14

Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes  Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	5	<ul style="list-style-type: none"> <li>• Majority of the site does not adjoin a settlement.</li> <li>• The site is moderately well contained by the A611 to the west, Blidworth Road to the north, and hedgerows (shown on the 1835 Sanderson Map) to the south and east.</li> <li>• The site does not appear visually connected to the existing built-up area.</li> </ul>
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> <li>• Site forms part of the 3 kilometre gap (approximately) between Kirkby-In-Ashfield and Ravenshead in Gedling Borough to the east.</li> <li>• Development of this site would result in a moderate reduction in gap between the two settlements, as the site extends beyond the furthest point of the existing built area.</li> </ul>
Assist in safeguarding the countryside from encroachment	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• Site comprises 2 agricultural fields.</li> <li>• Character of the site is open countryside.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 1****KA03 – Land east of Kirkby (West of Derby Road, A611)**

Date: 24/9/14      Surveyed by: JC &amp; LF

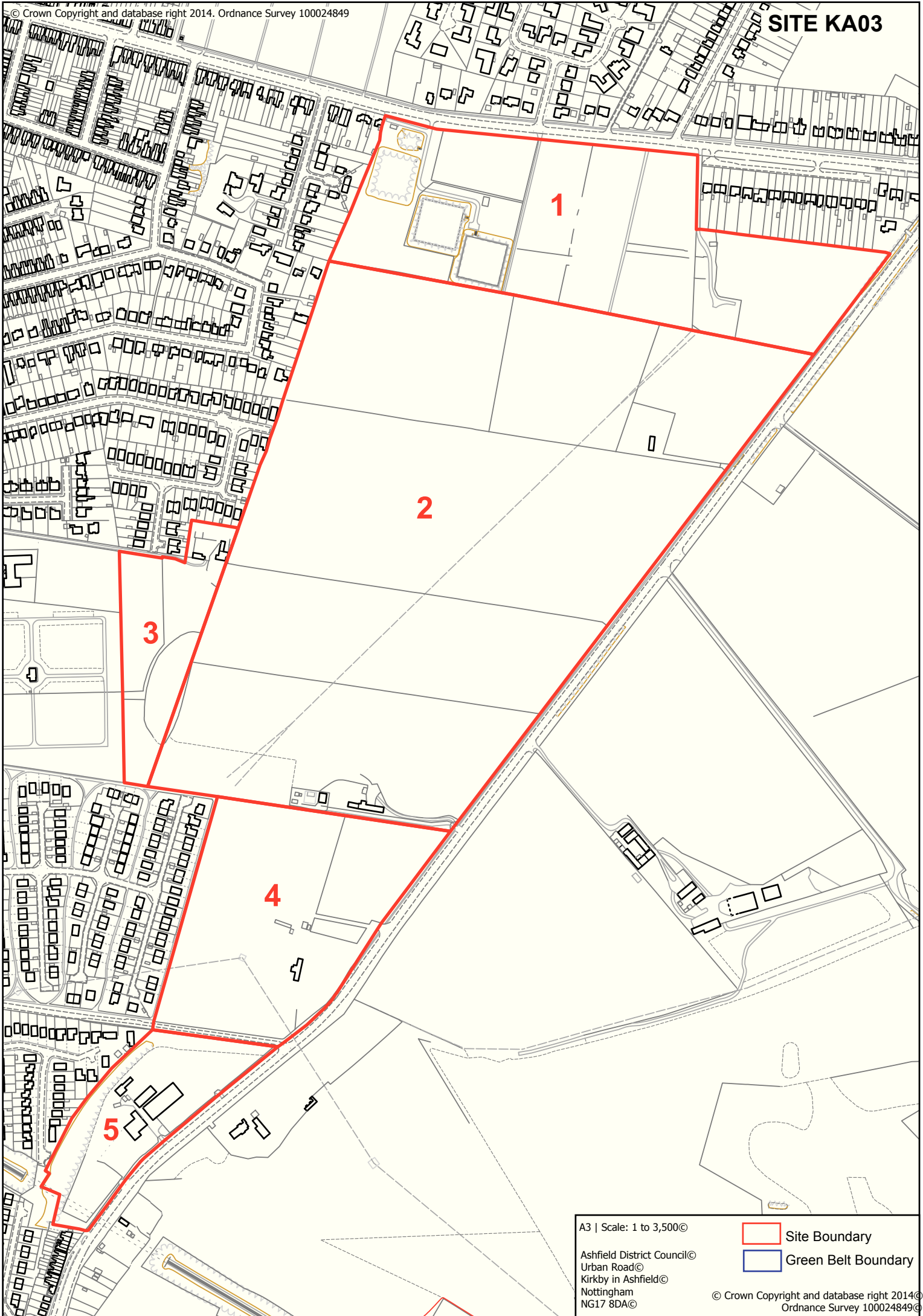
Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	2	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• Triangular area where 2 boundaries adjoin the existing settlement of Kirkby to the north and west.</li> <li>• Development of this would 'round off' existing settlement to some extent.</li> <li>• The site is well contained by strong physical features - eastern boundary is formed by the A611 (Derby Road).</li> <li>• Parts of the site are visually connected to the existing settlement. However, the topography means that most views of existing development are obscured.</li> <li>• The land is undulating with a steep slope down towards the west</li> </ul>
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
Assist in safeguarding countryside from encroachment	2	<ul style="list-style-type: none"> <li>• Some inappropriate development – 4 dwellings (Beacon Farm, Winshaw Wells Farm, Pearl Farm, Half Moon Farm) and a builder's storage yard.</li> <li>• In addition to the above, the area comprises fields, half moon plantation, allotment gardens, 4 covered/underground reservoirs, a telecommunications mast, electricity pylons, a paddock and a redundant poultry farm.</li> <li>• The majority of the area is open countryside in character, although approximately 1/3 is considered to be more urban fringe.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>6</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>



A3 | Scale: 1:3,500



Ashfield Urban Road  
Kilby in Ashfield  
Nottingham  
NG17 8CA

Site Boundary  
 Green Belt Boundary



A3 | Scale: 1 to 3,500©

Ashfield District Council©  
Urban Road©  
Kirkby in Ashfield©  
Nottingham©  
NG17 8DA©

 Site Boundary  
 Green Belt Boundary



**Assessment 2****KA03 / Site 1 – Land east of Kirkby (West of Derby Road, A611)**

Date: 24/9/14

Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	2	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• Two boundaries adjoin the existing settlement of Kirkby to the north and west.</li> <li>• Development of this site (alone) would not 'round off' the existing settlement.</li> <li>• The site is partially well contained by the A611 to the east, which provide a strong physical boundary. The southern boundary is formed by a hedgerow (shown on the 1835 Sanderson Map) and palisade fencing (around the underground reservoirs).</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The site is relatively flat.</li> </ul>
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
Assist in safeguarding countryside from encroachment	2	<ul style="list-style-type: none"> <li>• Some inappropriate development – hard surfaced area (builder's yard).</li> <li>• The remainder of the site comprises underground reservoirs, allotment gardens and paddocks.</li> <li>• The site is urban fringe in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>6</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

**Assessment 2****KA03 / Site 2 – Land east of Kirkby (West of Derby Road, A611)**

Date: 24/9/14      Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	4	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• One boundary adjoins the existing settlement of Kirkby to the west.</li> <li>• Development of this site alone would not 'round off' the existing settlement.</li> <li>• The site is well contained by the A611 to the east. Hedgerows (shown on the 1835 Sanderson Map) from the boundaries to the north, south and west.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The east of the site is relatively flat. The site falls away steeply on the western edge of the site.</li> </ul>
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
Assist in safeguarding countryside from encroachment	2	<ul style="list-style-type: none"> <li>• Limited amount of inappropriate development – phone mast.</li> <li>• The remainder of the site comprises agricultural fields and barn/cattle shed.</li> <li>• The site is open countryside in character. However, the site does not visually form part of the wider open countryside beyond the A611 (when viewed from the existing urban edge to the west).</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>8</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

## Assessment 2

## KA03 / Site 3 – Land east of Kirkby (West of Derby Road, A611)

Date: 24/9/14

Surveyed by: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	1	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• Three boundaries adjoin the existing settlement of Kirkby to the west.</li> <li>• Development of this site would 'round off' existing settlement.</li> <li>• The site is well contained by Halfmoon Plantation and a hedgerow to the east (both shown on the 1835 Sanderson Map).</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The site slopes down to the north and west away from the plantation.</li> </ul>
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
Assist in safeguarding countryside from encroachment	2	<ul style="list-style-type: none"> <li>• Limited amount of inappropriate development – residential property.</li> <li>• The site comprises part of a school field, plantation and a small field (which is being used as part of a residential cartilage).</li> <li>• The site is urban fringe in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>5</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

**Assessment 2****KA03 / Site 4 – Land east of Kirkby (West of Derby Road, A611)**

Date: 24/9/14      Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	4	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• One boundary adjoins the existing settlement of Kirkby to the west.</li> <li>• Development of this site alone would not 'round off' existing settlement.</li> <li>• The site is well contained by the A611 to the east, Balls Lane to the south and a hedgerow (shown on the 1835 Sanderson Map) to the north.</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The eastern part of the site is relatively flat. The western part of the site slopes down to the existing urban area in the west.</li> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
Prevent neighbouring settlements from merging into one another	1	
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> <li>• Some inappropriate development – large residential property and curtilage (occupies approximately 1/5<sup>th</sup> of the site).</li> <li>• The site comprises a small agricultural field, residential property and grassland.</li> <li>• The site is partly urban fringe in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>9</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****KA03 / Site 5 – Land east of Kirkby (West of Derby Road, A611)**

Date: 24/9/14      Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	2	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• Approximately 1/2 of the area boundaries adjoin the existing settlement.</li> <li>• Development of this site alone would not 'round off' existing settlement.</li> <li>• The site is well contained by the A611 to the east and Balls Lane to the north.</li> <li>• The site is not visually connected to the existing settlement in the main due to topography. However, dwellings can be viewed along Derby Road from the very southern part of the site.</li> <li>• The majority of the site is flat however the northern and western boundaries fall steeply away from the site down towards the existing urban area and Balls Lane, which gives a degree of separation from the existing settlement.</li> </ul>
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
Assist in safeguarding countryside from encroachment	2	<ul style="list-style-type: none"> <li>• Some inappropriate development – 1 large bungalow and domestic curtilage occupies approximately 1/5 of the site.</li> <li>• In addition to the above the site comprises several derelict outbuildings associated with a former poultry farm, a section of sparsely vegetated land with evidence of hardstanding beneath. An open grassed area and mature tree belts.</li> <li>• The site is predominantly urban fringe in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>6</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

## Assessment 1

## KA04 – Land South of Kirkby Cross Conservation Area

Date: 1/10/14

Surveyed by: JC & LF


Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	2	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>Approximately 2/3 of the area boundary adjoins the existing settlement of Kirkby to the north and west.</li> <li>Development of this area would 'round off' existing settlement to some extent.</li> <li>The area is well contained by tree belts and a railway line.</li> <li>Parts of the area are visually connected to the existing settlement.</li> <li>The land is undulating with a watercourse valley and historical mounds.</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>The majority of the area does not extend beyond the existing urban area at Laburnum Avenue and would therefore not reduce the size of the gap between settlements.</li> <li>The existing gap between Kirkby and Annesley to the south is approximately 1 kilometres.</li> <li>The settlement of Annesley is prominent when viewed from this area due to the topography and close proximity therefore the perceived reduction in gap is higher than the measured gap.</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>Limited inappropriate development to the north east of the area – storm water storage tank, kiosk and associated access road.</li> <li>The area comprises fields, scrub and belts of mature trees.</li> <li>The site is predominantly open countryside in character however, a small parcel of land Cedar Avenue that is more urban fringe in character.</li> </ul>
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> <li>This area contains designated heritage assets. These are the scheduled monument of Castle Hill fortified manor and the Fishponds 220m east of St. Wilfred's Church. This area is also within the setting of the Grade II listed Old Rectory and the Grade II listed Church of St Wilfred, which lie within Kirkby Cross Conservation Area.</li> <li>Development of this area is likely to be substantially harmful to the setting of all these designated heritage assets.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>14</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>


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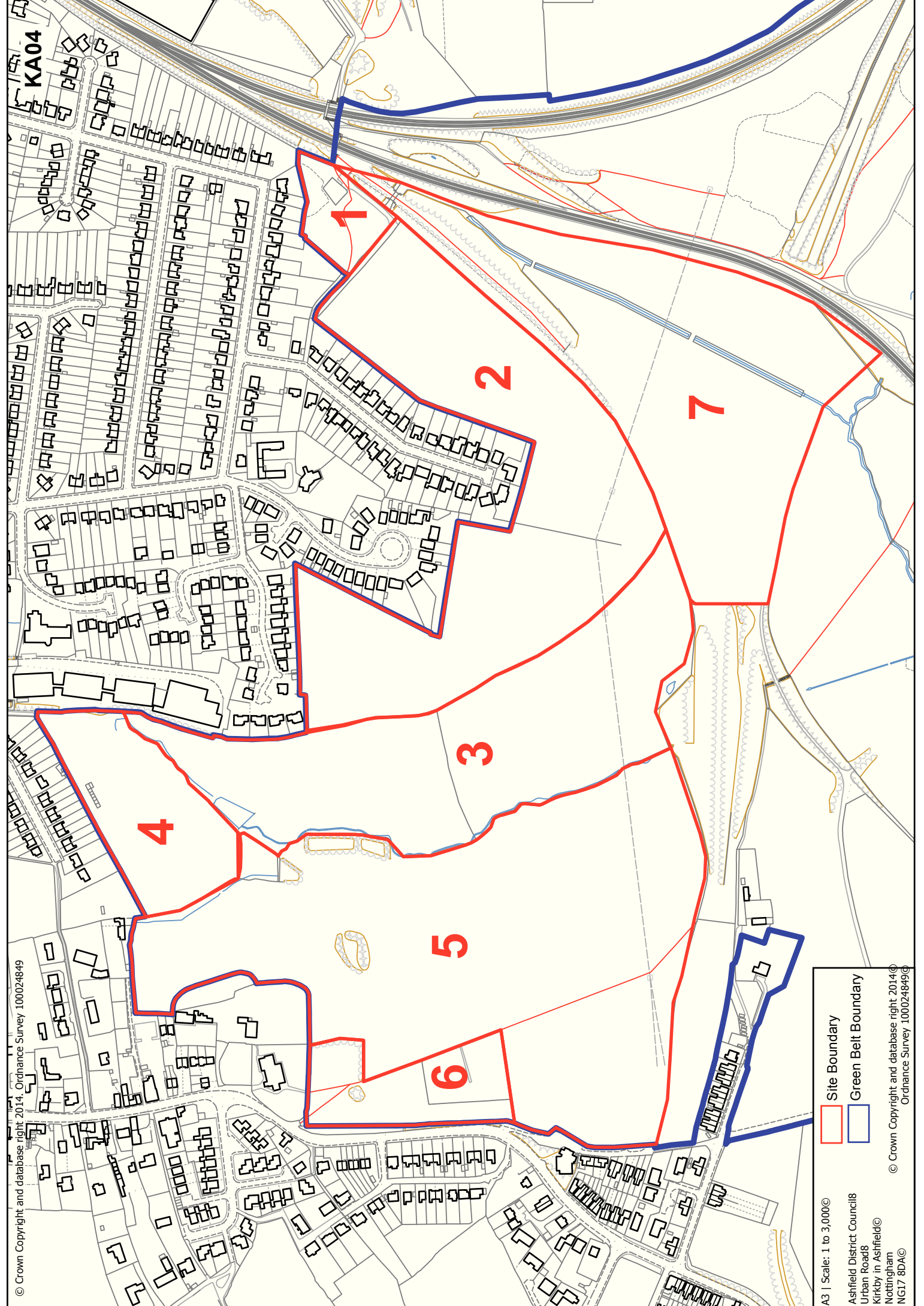
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 Site Boundary

 Green Belt Boundary

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	Site Boundary
	Green Belt Boundary



**Assessment 2****KA04 / Site 1 - Land South of Kirkby Cross Conservation Area**

Date: 1/10/14      Surveyed by JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
<b>Check the unrestricted sprawl of settlements</b>	2	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• Two boundaries (approximately 1/2 of site) adjoin existing settlement of Kirkby to the north and west.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is partially well contained by strong physical features. Boundaries are formed by railway line and tarmac track.</li> <li>• The site to some extent is visually connected to the existing settlement. However some parts are screened by mature trees.</li> <li>• The land is sloping down for the urban edge to the railway line.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• The existing gap between Kirkby and Annesley Woodhouse to the south is approximately 1 kilometre.</li> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> <li>• Site sits low in the surrounding landscape.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• Limited inappropriate development – storm water storage tank, kiosk and associated access road.</li> <li>• The site comprises scrub, mature trees and storm water storage tank, and is partially urban fringe in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>8</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

## Assessment 2

## KA04 / Site 2 - Land South of Kirkby Cross Conservation Area

Date: 1/10/14 Surveyed by: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	2	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>Approximately ½ of the sites boundaries adjoin the existing settlement of Kirkby to the north.</li> <li>Development of this site would not 'round off' existing settlement.</li> <li>The site is partially contained by strong physical features. Boundaries are formed by an old railway embankment, tree belt and field boundary with trees in south.</li> <li>The site is visually connected to the existing settlement.</li> <li>The land is sloping/ steeply sloping away from the urban area in the north.</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>The existing gap between Kirkby and Annesley Woodhouse to the south is approximately 1 kilometre.</li> <li>Development would result in a moderate reduction in the gap.</li> <li>The settlement of Annesley Woodhouse is prominent when viewed from this area due to the topography and close proximity therefore there is a perceived reduction in gap, higher than the measured gap.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development.</li> <li>The site comprises fields, pylons and scrub land to small area in the south, and is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	2	<ul style="list-style-type: none"> <li>The site is in close proximity to Kirkby Cross Conservation Area and the Church of St. Wilfred (Grade II Listed Building).</li> <li>Development of the site is likely to have a limited adverse impact on the setting and special character of Kirkby Cross Conservation Area.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>12</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## KA04 / Site 3 - Land South of Kirkby Cross Conservation Area - Site 3

Date: 1/10/14 Surveyed by: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	4	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• Small part of the eastern boundary adjoins the existing settlement of Kirkby to the north.</li> <li>• The site forms a long limb into open countryside.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is well contained by strong physical features. Boundaries are formed by a mature tree belt and water course to the north and west (shown on the 1835 Sanderson Map) and a hedgerow to the east.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The site is undulating, sloping away from the urban edge.</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>• The existing gap between Kirkby and Annesley Woodhouse to the south is approximately 1 kilometre.</li> <li>• The site does not extend beyond the existing urban area at Laburnum Avenue and would therefore not reduce the size of the gap between settlements, however, the settlement of Annesley Woodhouse is prominent when viewed from this area due to the topography and close proximity therefore the perceived reduction in gap is higher than the measured gap.</li> <li>• The site sits low in its surroundings and therefore would be highly visible when viewed from Annesley Woodhouse.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises an agricultural field which is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> <li>• The site is directly adjacent to Kirkby Cross Conservation Area.</li> <li>• Church of St. Wilfred (Grade II Listed Building) lies in close proximity.</li> <li>• Adjacent to a Scheduled Monument – Fish Ponds 220m East of St. Wilfred's Church.</li> <li>• Development of the site is very likely to have a significant adverse impact on the setting and special character of Kirkby Cross Conservation Area.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>17</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## KA04 / Site 4 - Land South of Kirkby Cross Conservation Area

Date: 1/10/14 Surveyed by: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	2	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>Two boundaries (approximately ½ the site) adjoin the existing settlement of Kirkby to the north.</li> <li>Development of this would not 'round off' existing settlement.</li> <li>The site is well contained by strong physical features. Boundaries are formed by mature trees (shown on the 1835 Sanderson Maps).</li> <li>The site is visually connected to the existing settlement.</li> <li>The land slopes down from the urban edge down to the south.</li> <li>No other significant topographical features.</li> </ul>
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> <li>The existing gap between Kirkby and Annesley Woodhouse to the south is approximately 1 kilometre.</li> <li>Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> <li>The settlement of Annesley Woodhouse can be viewed from this site due to the topography and close proximity therefore the perceived reduction in gap is higher than the measured gap.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>The site does not have any inappropriate development.</li> <li>The site comprises grass/scrub land with mature and semi-mature trees.</li> <li>The site is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> <li>The site is part of Kirkby Cross Conservation Area.</li> <li>St Wilfred's Church (Grade II Listed Building) and the Old Rectory (Grade II Listed Building) lie in close proximity to the site.</li> <li>Scheduled Monuments include Fishponds 220m East of St. Wilfred's Church. Castle Hill Fortified Manor lies adjacent to the site to the west.</li> <li>Development of the site is very likely to have a significant adverse impact on the setting and special character of Kirkby Cross Conservation Area.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>14</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****KA04 / Site 5 - Land South of Kirkby Cross Conservation Area**

Date: 1/10/14      Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	4	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• One boundary (approximately 1/5) adjoins the existing settlement of Kirkby to the north.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is partially contained by strong physical features. Boundaries are formed by a mature tree belt and water course (shown on the 1835 Sanderson Maps) to the eastern boundary, field boundary to the south, cemetery and road to the west.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is undulating.</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>• The existing gap between Kirkby and Annesley Woodhouse to the south is approximately 1 kilometre.</li> <li>• Development would not extend beyond the existing urban area at Laburnum Avenue and would therefore not reduce the size of the gap between settlements, however, the settlement of Annesley Woodhouse is prominent when viewed from this site due to the topography and close proximity therefore the perceived reduction in gap is higher than the measured gap.</li> <li>• The site would be highly visible when viewed from Annesley Woodhouse.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises an agricultural field which is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> <li>• Approximately ½ the site forms part of a Kirkby Cross Conservation Area.</li> <li>• The site lies adjacent to St Wilfred's Church (Grade II Listed Building) and the Old Rectory (Grade II Listed Building).</li> <li>• Scheduled Monuments on site include Fishponds 220m East of St. Wilfred's Church. Castle Hill Fortified Manor lies adjacent to the site to the west.</li> <li>• Development of the site is very likely to have a significant adverse impact on the setting and special character of Kirkby Cross Conservation Area.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>17</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

## Assessment 2

## KA04 / Site 6 - Land South of Kirkby Cross Conservation Area

Date: 1/10/14 Surveyed by: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	3	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>Two boundaries (approximately ½ of the site) adjoin existing settlement of Kirkby to the north and west.</li> <li>Development of this site would not 'round off' existing settlement.</li> <li>The site is partially well contained by strong physical features. Boundaries are formed by mature trees to the south of the site (around cemetery) however there are parts of the eastern boundary which has no physical features.</li> <li>The site is visually connected to the existing settlement.</li> <li>The land is sloping away from the church down to the south.</li> </ul>
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> <li>The existing gap between Kirkby and Annesley Woodhouse to the south is approximately 1 kilometre.</li> <li>Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements, however, the settlement of Annesley Woodhouse is prominent when viewed from this site due to the topography and close proximity therefore the perceived reduction in gap is higher than the measured gap.</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>No inappropriate development.</li> <li>The site comprises a cemetery and grassland.</li> <li>The site is part urban fringe in character and part open countryside.</li> </ul>
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> <li>Approximately ½ the site lies within Kirkby Cross Conservation Area.</li> <li>The site lies adjacent to St Wilfred's Church (Grade II Listed Building) and the Old Rectory (Grade II Listed Building).</li> <li>Scheduled Monument on site includes Fishponds 220m East of St. Wilfred's Church. Castle Hill Fortified Manor lies adjacent to the site to the west.</li> <li>Development of the site is very likely to have a significant adverse impact on the setting and special character of Kirkby Cross Conservation Area.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>14</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****KA04 / Site 7 - Land South of Kirkby Cross Conservation Area**

Date: 1/10/14      Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• No boundaries adjoin existing settlement of Kirkby to the north.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is partially contained by strong physical features. Boundaries are formed by a railway to the east, field boundary to the south and an old railway embankment.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land slopes down to the watercourse.</li> </ul>
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> <li>• The existing gap between Kirkby and Annesley Woodhouse to the south is approximately 1 kilometre.</li> <li>• Development of this site would result in a moderate reduction in the gap.</li> <li>• No views of Annesley Woodhouse due to the topography as the site sits low in its surrounding landscape.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises field, watercourse, dismantled railway and SSSI</li> <li>• The site is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	2	<ul style="list-style-type: none"> <li>• The site is in close proximity to Kirkby Cross Conservation Area.</li> <li>• Church of St. Wilfred (Grade II Listed Building) lies in close proximity to the site.</li> <li>• Development of the site is likely to have a limited adverse impact on the setting and special character of Kirkby Cross Conservation Area.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>14</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 1****KA05 – Land South of Robin Hood Railway Line, Kirkby-in-Ashfield**

Date: 1/10/14 Surveyed by: JC &amp; LF



Purpose / Impact	Score (1 – 5)	Justification/Notes
<b>Check the unrestricted sprawl of settlements</b>	5	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)  <ul style="list-style-type: none"> <li>• 1 boundary adjoins existing settlement of Kirkby to the north east – where the existing green belt boundary is formed by the Robin Hood railway line. The area is therefore largely disconnected from the built up area.</li> <li>• Development of this area would not ‘round off’ existing settlement.</li> <li>• The area is well contained by strong physical features. Boundaries are formed by railway line (existing GB boundary), Lindley’s Lane and mature tree belts (shown on the 1835 Sanderson Maps).</li> <li>• Parts of the site are visually connected to the existing settlement.</li> <li>• Varied topography.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	4	<ul style="list-style-type: none"> <li>• The existing gap between Kirkby-in-Ashfield and Annesley to the south is approximately 1 kilometre. Development of this area would result in a reduction of approximately 400 metres. Development would therefore result in a significant reduction in the gap.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development</li> <li>• The area comprises Portland Country Park (SSSI), visitor centre and car park.</li> <li>• The area is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>15</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

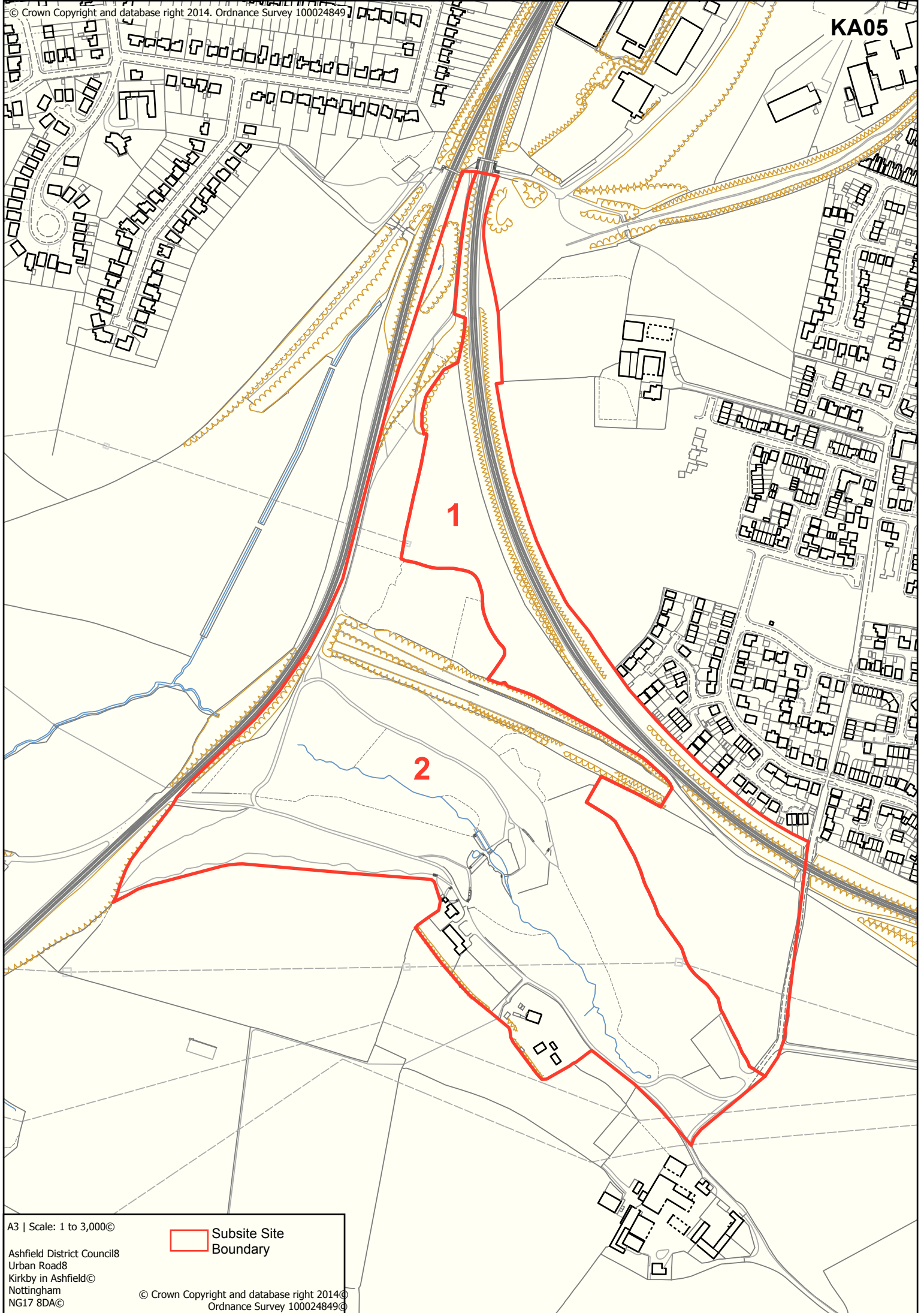




A3 | Scale: 1 to 3,000


Ashfield District Council  
Urban Road  
Kirkby in Ashfield  
Nottingham  
NG17 8DA

-  Site Boundary
-  Green Belt Boundary



A3 | Scale: 1 to 3,000©

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 Subsite Site Boundary

## Assessment 2

## KA05 / Site 1 – Land South of Robin Hood Railway Line, Kirkby-in-Ashfield

Date: 1/10/14 Surveyed by: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>1 boundary adjoins the existing settlement of Kirkby to the north east – where the existing green belt boundary is formed by the Robin Hood railway line. The site is therefore largely disconnected from the built up area.</li> <li>Development of this site would not 'round off' existing settlement.</li> <li>The site is fairly well contained by strong physical features. Boundaries are formed by a railway line (existing GB boundary) to the north east, Lindley's Lane to the east and mature trees/tree belt (shown on the 1835 Sandersons Map) to the south west.</li> <li>Parts of the site are visually connected to the existing settlement of Kirkby.</li> <li>The site is predominantly flat.</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>The existing gap between Kirkby-in-Ashfield and Annesley to the south is approximately 1 kilometre.</li> <li>Development of this site would result in a reduction of approximately 250 metres (approximately 25%). Development would therefore result in a moderate reduction in the gap.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development.</li> <li>The site comprises Robin Hood railway line and Portland Country Park.</li> <li>The site is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the site will have no adverse impact on setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>14</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

**Assessment 2****KA05 / Site 2 – Land South of Robin Hood Railway Line, Kirkby-in-Ashfield**

Date: 1/10/14      Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
<b>Check the unrestricted sprawl of settlements</b>	5	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• Only a very small part of the site adjoins the existing settlement of Kirkby to the north of the site, however this boundary is formed by a railway bridge. The area is therefore disconnected from the built up area.</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The area is fairly well contained by strong physical features. Boundaries are formed by a railway line and mature tree belts (shown on the 1835 Sanderson Maps).</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• Varied topography (railway embankment and disused cuttings).</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	4	<ul style="list-style-type: none"> <li>• The existing gap between Kirkby-in-Ashfield and Annesley to the south is approximately 1 kilometre.</li> <li>• Development of this area would result in a reduction of approximately 300 metres, or 1/3. Development would therefore result in a significant reduction in the gap.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development</li> <li>• The area comprises Portland Country Park, SSSI, visitor centre and car park</li> <li>• The area is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>15</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

**Assessment 1****KA06 – Land between Kirkby-in-Ashfield and Annesley**

Date: 28/10/14      Surveyed by: JC &amp; LF

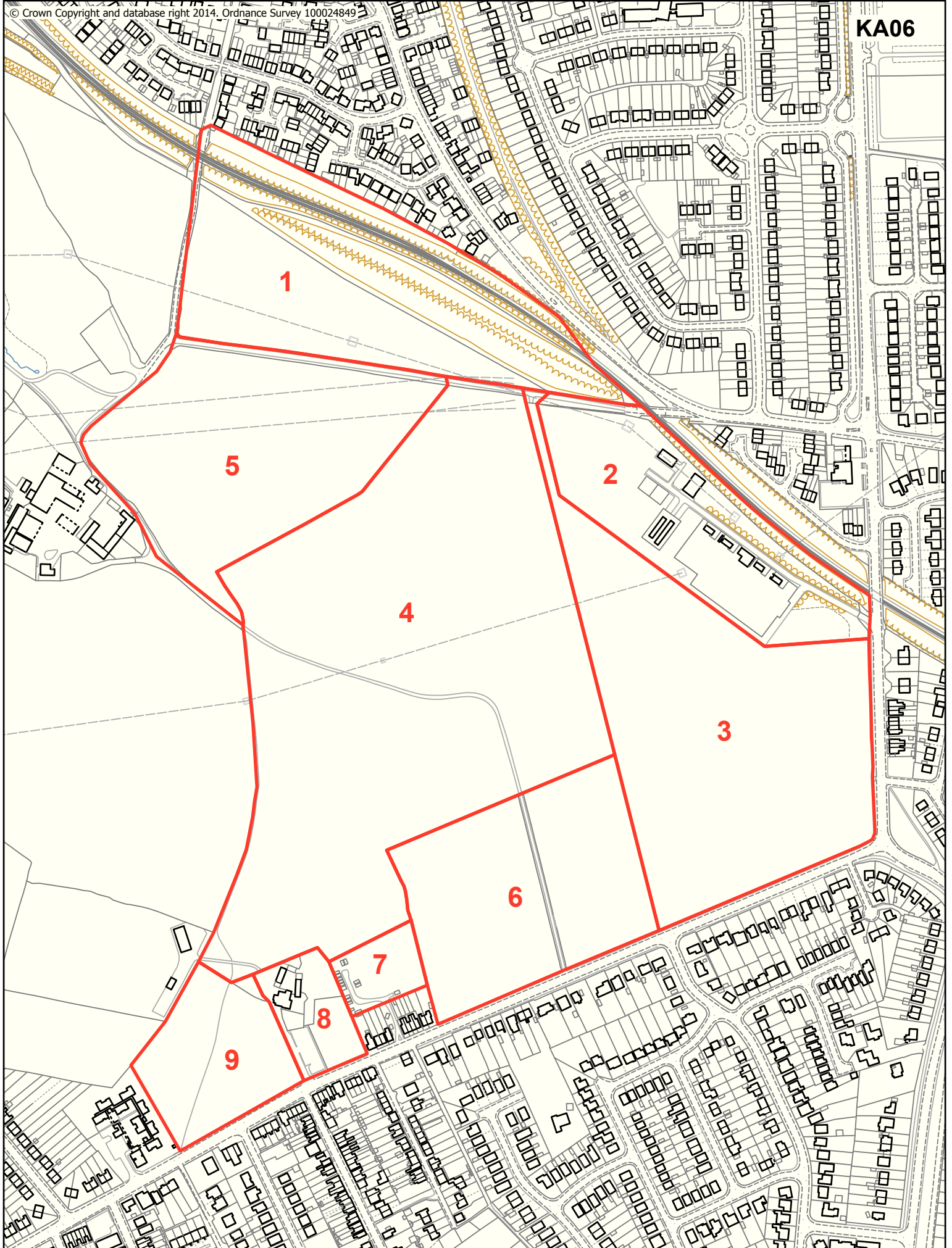
Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	2	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• 2 boundaries adjoin existing settlement of Kirkby to the north and east and 1 boundary adjoins the existing settlement of Annesley to the south.</li> <li>• Development of this area would not 'round off' an existing settlement.</li> <li>• The area is well contained by strong physical features. Boundaries are formed by Lindley's Lane, bridleway and hedgerow (shown on the 1835 Sanderson's Map). The existing green belt boundary is formed by roads and a railway embankment.</li> <li>• The area is visually connected to the existing settlement.</li> <li>• The land is gently undulating</li> </ul>
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> <li>• Development of this area would completely merge the existing settlements of Kirkby-in-Ashfield and Annesley.</li> </ul>
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> <li>• Some inappropriate development – Public House and a large electricity sub-station.</li> <li>• The remainder of the area comprises fields, paddocks and a recreation ground with play area/equipment.</li> <li>• The area is predominantly open countryside in character, with some areas having urban fringe characteristics.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the area will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>11</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>



A3 | Scale: 1:3,000


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- Site Boundary
- Green Belt Boundary



A3 | Scale: 1 to 3,000©

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Kirkby in Ashfield  
Nottingham  
NG17 8DA©

 Subsite Site Boundary

**Assessment 2****KA06 / Site 1 – Land between Kirkby-in-Ashfield and Annesley**

Date: 28/10/14      Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• Triangular site where 1 boundary adjoins the existing settlement of Kirkby to the north. The existing green belt boundary is formed by a railway line and embankment and therefore the site is largely disconnected from the built up area.</li> <li>• Development of this area would not 'round off' an existing settlement.</li> <li>• The site is well contained by physical features. Boundaries are formed by a track and hedgerows (shown on the 1835 Sanderson's Map).</li> <li>• The site is not visually connected to the existing settlement of Kirkby.</li> <li>• Approximately half of the site is flat (agricultural field), the remainder is a raised railway line and embankment.</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>• Whilst the development of this site would not extend beyond the existing urban area of Kirkby (including the electricity sub-station to the south/east which is in Green Belt), the gap between Kirkby and Annesley is only 700 metres.</li> <li>• Development of the site would reduce the gap by approximately 25% resulting in a moderate reduction in the overall size of the gap.</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The railway line is urban fringe in character. The remainder of the site (agricultural field and embankment) forms part of the wider open countryside.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>13</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>



**Assessment 2****KA06 / Site 2 – Land between Kirkby-in-Ashfield and Annesley**

Date: 28/10/14      Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	4	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• 2 boundaries (approximately 1/3) adjoin the existing settlement of Kirkby to the north and east. The existing green belt boundary is formed by a railway line and embankment and therefore the site is largely disconnected from the built up area, however the eastern boundary adjoins Kingsway.</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The site is partially well contained by strong physical features. Boundaries are formed by access road to Portland Park and a mature hedgerow and trees (not shown on the 1835 Sanderson's map).</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The land is flat.</li> </ul>
Prevent neighbouring settlements from merging into one another	4	<ul style="list-style-type: none"> <li>• The existing gap between Kirkby-in-Ashfield and Annesley to the south is approximately 250 metres.</li> <li>• Development of this area would result in a significant reduction (approximately 25%) in the size of the gap between Kirkby-in-Ashfield and Annesley.</li> </ul>
Assist in safeguarding countryside from encroachment	1	<ul style="list-style-type: none"> <li>• The site includes a large amount of inappropriate development – large electricity sub-station.</li> <li>• The site is urban fringe in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>10</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

## Assessment 2

## KA06 / Site 3 – Land between Kirkby-in-Ashfield and Annesley

Date: 28/10/14 Surveyed by: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	2	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• 1 boundary adjoins the existing settlement of Kirkby to the east and 1 boundary adjoins the existing settlement of Annesley to the south.</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The site is moderately well contained by physical features – northern boundary formed by mature trees and hedgerow, western boundary formed by a hedgerow (shown on the Sanderson's Map).</li> <li>• The site is visually connected to Annesley in the south and Kirkby in the east.</li> <li>• The land is gently undulating.</li> <li>• Development of this area would completely merge the existing settlements of Kirkby-in-Ashfield and Annesley.</li> </ul>
Prevent neighbouring settlements from merging into one another	5	
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises an arable field.</li> <li>• The site is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****KA06 / Site 4 – Land between Kirkby-in-Ashfield and Annesley**

Date: 28/10/14 Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	5	<ul style="list-style-type: none"> <li>• The site does not adjoin the existing settlement.</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The site is well contained by physical features. Boundaries are formed by hedgerows (shown on Sanderson's Map).</li> <li>• The land is gently undulating.</li> </ul>
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> <li>• Development of this area would result in a virtually complete merging of Kirkby-in-Ashfield and Annesley.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises arable fields.</li> <li>• The site is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>16</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****KA06 / Site 5 – Land between Kirkby-in-Ashfield and Annesley**

Date: 28/10/14 Surveyed by JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>The site does not adjoin the existing settlement.</li> <li>Development of this area would not 'round off' existing settlement.</li> <li>The site is moderately well contained by physical features. Boundaries are formed by hedgerows (shown on 1835 Sanderson's Map) and an access track to Portland Park.</li> <li>The land is gently undulating.</li> </ul>
Prevent neighbouring settlements from merging into one another	4	<ul style="list-style-type: none"> <li>Development of this area would result in a significant reduction in the size of the gap between Kirkby-in-Ashfield and Annesley</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development.</li> <li>The site comprises an arable field.</li> <li>The site is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>15</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****KA06 / Site 6 – Land between Kirkby-in-Ashfield and Annesley**

Date: 28/10/14 Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	4	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• 1 boundary adjoins the existing settlement of Annesley to the south.</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The site is partially well contained by physical features. Boundaries are formed by hedgerows (shown on the 1835 Sanderson's Map).</li> <li>• The site is visually connected to the existing settlement however Nuncargate Road forms a strong defensible boundary to the south (existing GB Boundary).</li> <li>• The land is relatively flat.</li> </ul>
Prevent neighbouring settlements from merging into one another	4	<ul style="list-style-type: none"> <li>• Development of this area would result in a significant reduction in the size of the gap between Kirkby-in-Ashfield and Annesley.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises paddocks.</li> <li>• The site is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>14</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

**Assessment 2****KA06 / Site 7 – Land between Kirkby-in-Ashfield and Annesley**

Date: 28/10/14      Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	3	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• 1 boundary adjoins the existing settlement of Annesley to the south.</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The site is well contained by strong physical features. Boundaries to the north, east and west are formed by mature trees and hedgerow (north and east boundaries shown on the Sanderson's Map).</li> <li>• The site is visually connected to Annesley to the south.</li> <li>• The land is relatively flat.</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>• Development would result in a moderate reduction in the size of the gap between Kirkby-in-Ashfield and Annesley by approximately 50m, from 750m to 700m.</li> </ul>
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> <li>• Limited inappropriate development.</li> <li>• The site comprises scrub land, outbuildings and chicken coups.</li> <li>• The site is urban fringe in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>10</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

**Assessment 2****KA06 / Site 8 – Land between Kirkby-in-Ashfield and Annesley**

Date: 28/10/14    Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	4	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• 1 boundary adjoins the existing settlement of Annesley to the south.</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The site is partially well contained by brick walls, access to PH and mature trees and fencing.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is gently sloping.</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>• Development would result in a moderate reduction in the size of the gap between Kirkby-in-Ashfield and Annesley by approximately 50m, from 800m to 750m.</li> </ul>
Assist in safeguarding countryside from encroachment	1	<ul style="list-style-type: none"> <li>• Large amount of inappropriate development on approximately ½ the site – public house and car park.</li> <li>• The site is urban fringe in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>9</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

## Assessment 2

## KA06 / Site 9 – Land between Kirkby-in-Ashfield and Annesley

Date: 28/10/14 Surveyed by: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	2	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• 2 boundaries adjoin the existing settlement of Annesley to the south.</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The site is well contained by adjoining brick boundary wall of PH, fencing, trees and hedgerow (boundaries shown on the 1835 Sanderson's map).</li> <li>• The site is visually connected to Annesley to the south and south west.</li> <li>• The land is gently sloping.</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>• Development would result in a moderate reduction in the 1 kilometre gap between Kirkby-in-Ashfield and Annesley by approximately 50m.</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The area comprises a recreation ground and play area/equipment.</li> <li>• It is urban fringe in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>10</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

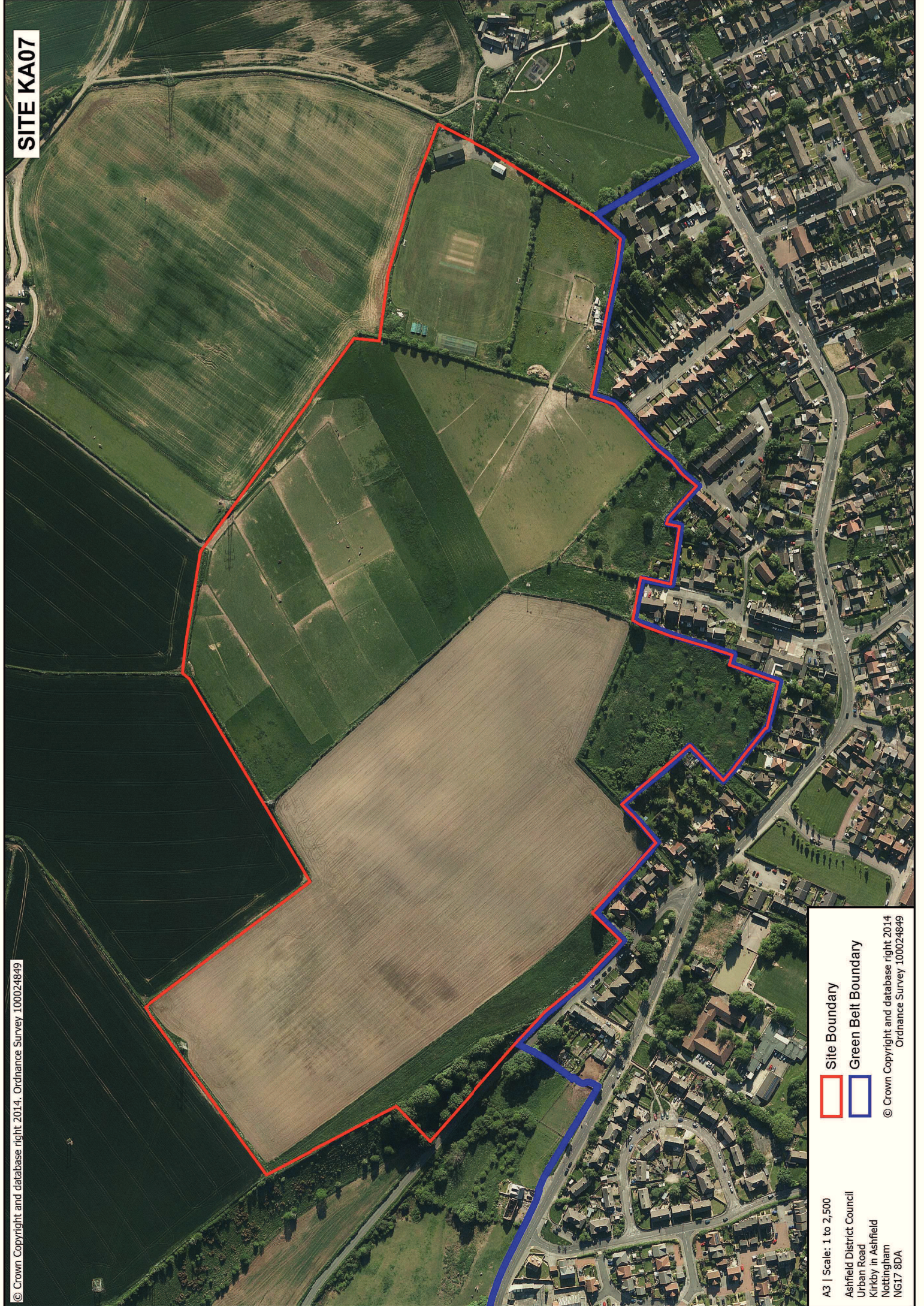


**Assessment 1****KA07 – Land north of Nuncargate Road, Annesley**



Date: 28/10/14 Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	4	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>• 1 boundary adjoins the existing settlement of Annesley to the south.</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The area is moderately well contained by hedgerows (the majority of which are shown on the 1835 Sanderson's map).</li> <li>• The area is visually connected to the existing settlement.</li> <li>• The area extends over Rise hill, with the summit at the centre</li> </ul>
Prevent neighbouring settlements from merging into one another	4	<ul style="list-style-type: none"> <li>• The existing gap between Annesley and Kirkby-in-Ashfield to the north is approximately 1 kilometre. Development of this area would result in a reduction of approximately 350 metres, or 1/3 and a significant reduction in the gap.</li> <li>• Development of the central part of the area would be highly prominent from the north and south due to the topography</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>• No inappropriate development</li> <li>• The area comprises fields, a cricket ground and paddocks.</li> <li>• The area is predominantly open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the area will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**SITE KA07**

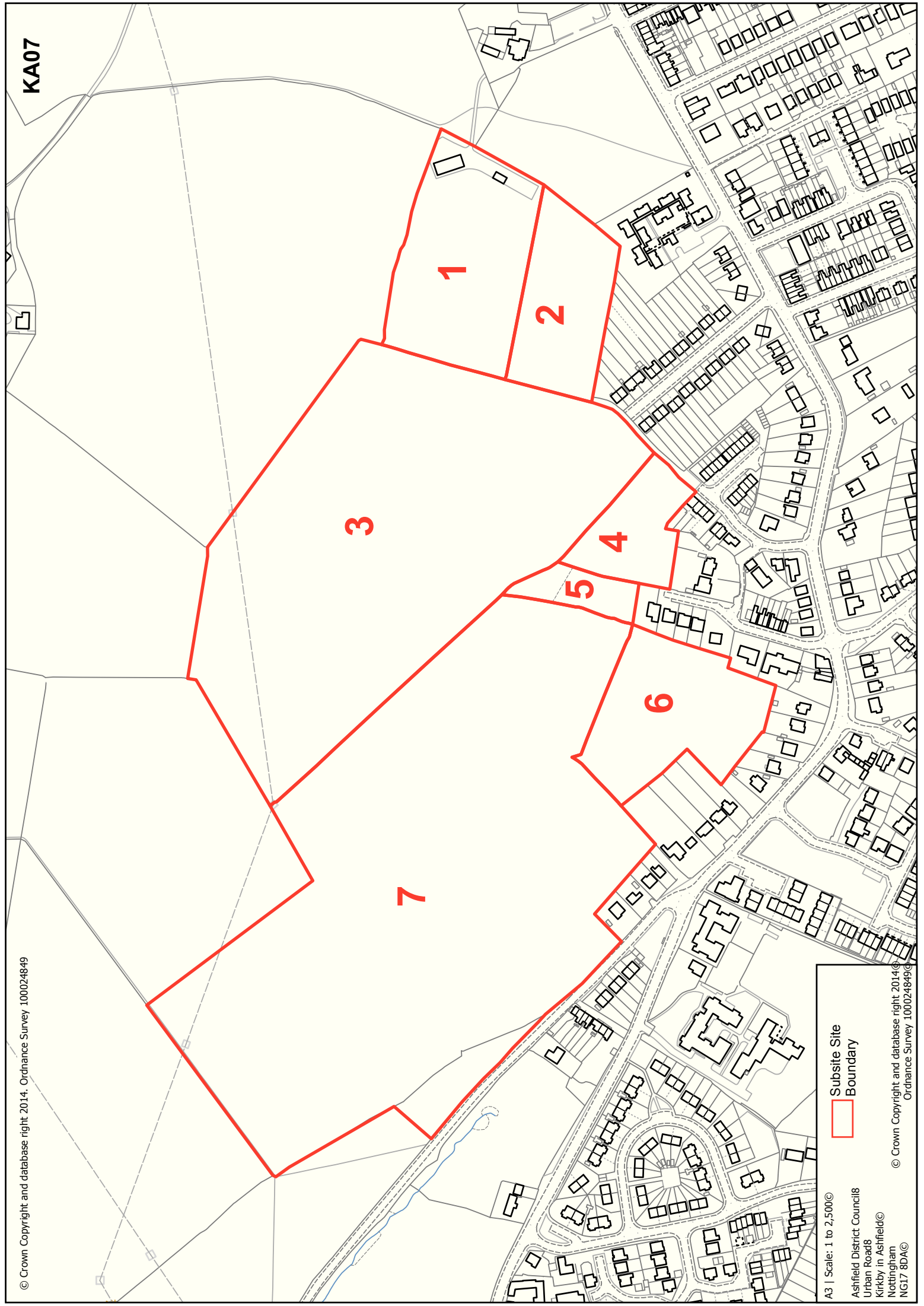


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 Site Boundary  
 Green Belt Boundary

A3 | Scale: 1 to 2,500  
Ashfield District Council  
Urban Road  
Kirkby in Ashfield  
Nottingham  
NG17 8DA

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**Assessment 2****KA07 / Site 1 – Land north of Nuncargate Road, Annesley**

Date: 28/10/14      Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• Site does not adjoin an existing settlement.</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The area is moderately well contained by a hedgerow and fence (boundaries shown on the 1835 Sanderson's map).</li> <li>• The area is not visually connected to the existing settlement.</li> <li>• The land is flat.</li> </ul>
Prevent neighbouring settlements from merging into one another	4	<ul style="list-style-type: none"> <li>• The existing gap between Annesley and Kirkby – in - Ashfield to the north is approximately 900m. Development of this area would result in a reduction of approximately 250 metres and a significant reduction in the gap.</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>• No inappropriate development</li> <li>• The site comprises a cricket ground and pavilion.</li> <li>• The site is urban fringe in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>14</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

**Assessment 2****KA07 / Site 2 – Land north of Nuncargate Road, Annesley**

Date: 28/10/14      Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	4	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• One boundary (approximately 1/3 of the site) adjoins the existing settlement of Annesley to the south.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The area is not well contained - a hedgerow and fence form boundaries with an adjacent field and cricket ground (only east and west boundaries sown on the 1835 Sanderson's Map, northern boundary not shown).</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is flat.</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>• The existing gap between Annesley and Kirkby-in-Ashfield to the north is approximately 900m. Development of this area would result in a reduction of approximately 100 metres and therefore a moderate reduction in the gap.</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>• No inappropriate development</li> <li>• The site comprises stabling and paddocks.</li> <li>• The site is urban fringe in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>12</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

## Assessment 2

## KA07 / Site 3 - Land north of Nuncargate Road, Annesley

Date: 28/10/14 Surveyed by: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• A very small part of the site adjoins Annesley to the south east.</li> <li>• Development of this site would not 'round off' existing settlement and would form a long limb into open countryside.</li> <li>• The site is partially well contained - hedges form boundaries with adjacent fields and cricket ground (some boundaries shown on the 1835 Sanderson's Map).</li> <li>• The site is visually connected to the existing settlement at the most southern part of the site only.</li> <li>• The land slopes upwards towards the north and away from Annesley and forms part of 'Rise Hill'.</li> </ul>
Prevent neighbouring settlements from merging into one another	4	<ul style="list-style-type: none"> <li>• The existing gap between Annesley and Kirkby – in - Ashfield to the north is approximately 1 km. Development of this site would result in a reduction of approximately 300 metres or 1/3 and a significant reduction in the gap.</li> <li>• Any development of this site would be highly prominent due to the topography</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>• No inappropriate development</li> <li>• The site comprises a field sub-divided by electric fences into smaller paddocks.</li> <li>• The site is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>15</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

## Assessment 2

## KA07 / Site 4 – Land north of Nuncargate Road, Annesley

Date: 28/10/14 Surveyed by: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	2	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• 2 boundaries (approximately half of the site) adjoins the existing settlement of Annesley to the south.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is moderately well contained by hedgerows (shown on the 1835 Sanderson's map).</li> <li>• The site is visually connected to Annesley in the south and east.</li> <li>• The land slopes upwards towards the north and away from Annesley and forms part of 'Rise Hill'.</li> </ul>
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> <li>• Development of this site would not extend beyond the existing development on Mattley Avenue to the east</li> <li>• Any development on this site would be highly prominent due to the topography</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>• No inappropriate development</li> <li>• The site comprises overgrown scrub land.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>9</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## KA07 / Site 5 – Land north of Nuncargate Road, Annesley

Date: 28/10/14 Surveyed by: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>One short boundary adjoins Annesley in the south (approximately 1/6<sup>th</sup>).</li> <li>Development of this area would not 'round off' existing settlement and would form a long limb into open countryside.</li> <li>The area is moderately well contained by hedgerows (shown on the 1835 Sanderson's Map).</li> <li>The area is visually connected to the existing settlement at the most southern part of the site only.</li> <li>The land slopes steeply upwards towards the north, away from Annesley and forms part of 'Rise Hill'.</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>The existing gap between Annesley and Kirkby-in-Ashfield to the north is approximately 1 km. Development of this area would result in a reduction of approximately 50 metres and a limited reduction in the gap.</li> <li>Any development on this site would be highly prominent due to the topography.</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>Limited inappropriate development.</li> <li>The site comprises a small field with a small scale wind turbine. There is evidence of an old trackway (hardstanding) close to the surface of the ground along the eastern edge of the site.</li> <li>The site is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



## Assessment 2

## KA07 / Site 6 – Land north of Nuncargate Road, Annesley

Date: 28/10/14 Surveyed by: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	2	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>The site adjoins Annesley on it's longest 2 boundaries (two thirds of the overall site boundary).</li> <li>Development of this area would 'round off' existing settlement to some extent.</li> <li>The area is moderately well contained by hedgerows (shown on the 1835 Sanderson's map).</li> <li>The area is visually connected to Annesley in the south and east.</li> <li>The land slopes upwards towards the north, away from Annesley and forms part of 'Rise Hill'.</li> </ul>
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> <li>Development would not extend beyond existing development at Mattley Avenue, and only marginally beyond that at Edison Street/Rise Hill</li> <li>Any development on this site would be highly prominent in Annesley due to the topography</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development.</li> <li>The site comprises overgrown scrub land and is open countryside in character</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>9</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****KA07 / Site 7 – Land north of Nuncargate Road, Annesley**

Date: 28/10/14      Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	4	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• The site adjoins Annesley on part of 1 boundary (approximately 1/10<sup>th</sup> of the overall site boundary).</li> <li>• Development of this area would not 'round off' existing settlement and would form a long limb into open countryside.</li> <li>• The area is moderately well contained by hedgerows/fences (most boundaries shown on the 1835 Sanderson's map), although a belt of trees and Mill Lane do form a stronger boundary to the west/south-west.</li> <li>• The area is visually connected to Annesley in part to the south.</li> <li>• The land slopes upwards towards the north and east, and forms part of 'Rise Hill'.</li> </ul>
Prevent neighbouring settlements from merging into one another	4	<ul style="list-style-type: none"> <li>• The existing gap between Annesley and Kirkby – in - Ashfield to the north is approximately 1 km. Development of this area would result in a reduction of approximately 300 metres or 1/3 and a significant reduction in the gap.</li> <li>• Any development of this site would be highly prominent due to the topography</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises arable filed with a small wooded area in the west.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>14</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

## Assessment 1

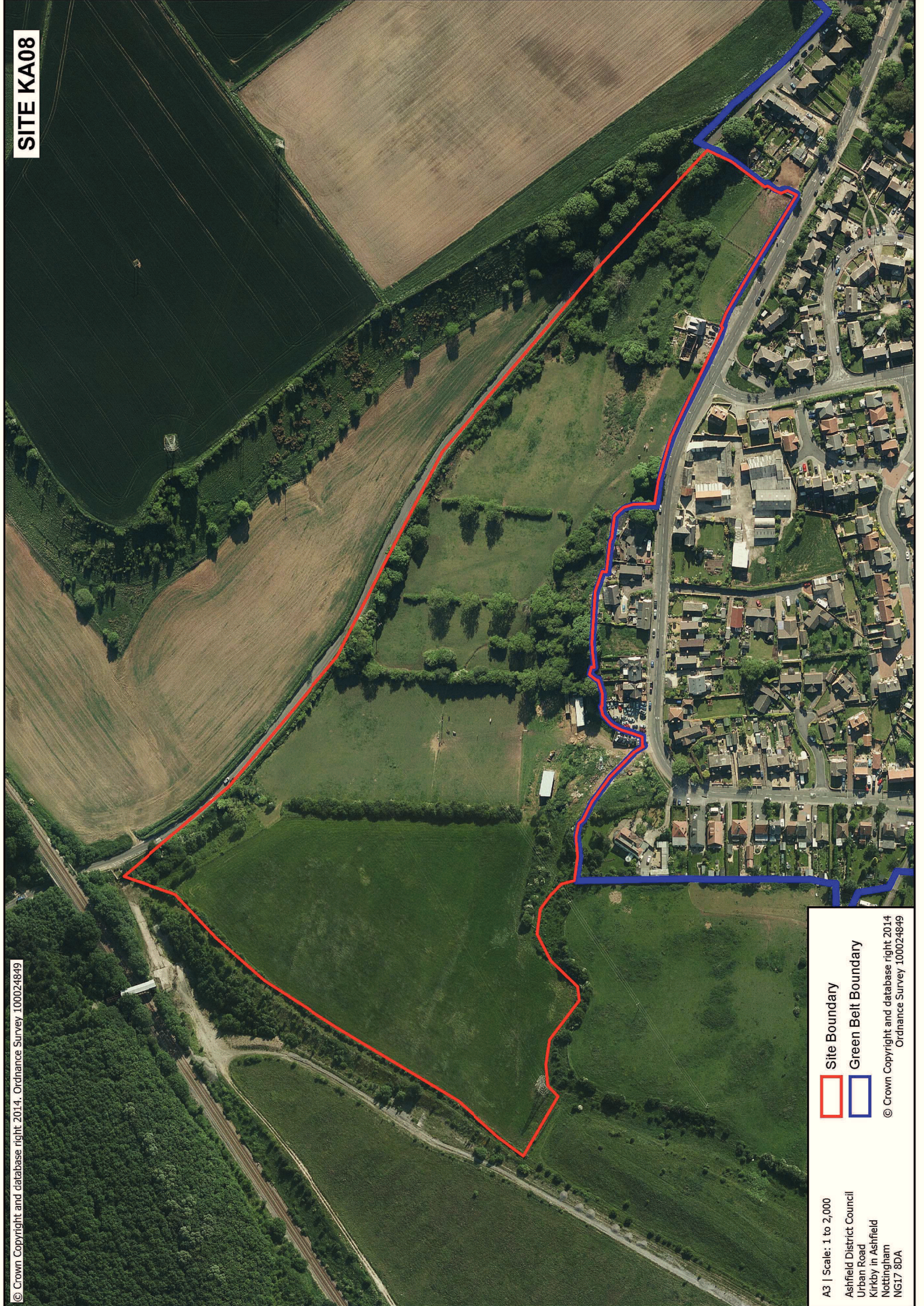
## KA08 – Land north of Main Road, Annesley

Date: 28/10/14

Surveyed by: JC & LF



Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	4	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>Approximately 1/3 of the area boundaries adjoin Annesley to the south. (one boundary)</li> <li>Development of this area would not 'round off' existing settlement.</li> <li>The area is well contained by Mill Lane in the north and a belt of trees to the west. A small section of the southern boundary is less well contained by field boundaries.</li> <li>The area is only partially visually connected to the existing settlement as the land slopes fairly steeply away from Annesley down towards Mill Lane in the north.</li> </ul>
Prevent neighbouring settlements from merging into one another	4	<ul style="list-style-type: none"> <li>The existing gap between Annesley and Kirkby-in-Ashfield to the north is approximately 1 kilometre.</li> <li>Development of this area would result in a reduction of approximately 200 metres, or 1/5. Development would therefore result in a moderate reduction in the physical gap, however any development of this site would be highly prominent from Kirkby due to the topography.</li> <li>Any development would also lessen the physical gap between the Bentinck workshops and Annesley, however this would be lessened visually by a densely wooded area.</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>Limited amount of inappropriate development – one pair of semi-detached dwellings and a re-used church.</li> <li>In addition to the above the area comprises fields, stabling and paddocks.</li> <li>The area is predominantly open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Prospect Farmhouse (Grade II Listed Building) lies in close proximity to the south of the area.</li> <li>Development of the area will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**SITE KA08**

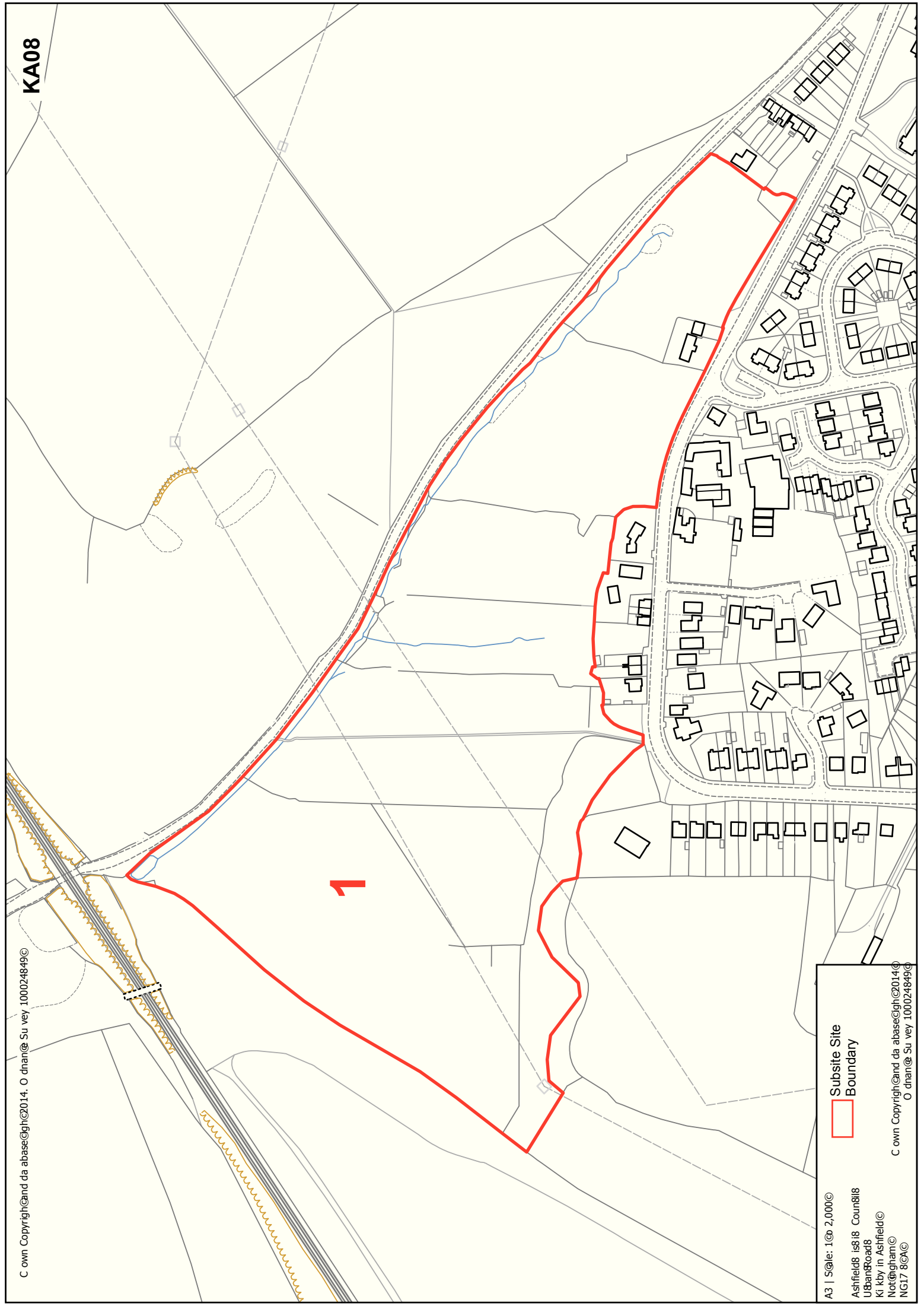


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 Site Boundary  
 Green Belt Boundary

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Subsite Site  
Boundary

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## Assessment 2

## KA08 / Site 1 – Land north of Main Road, Annesley

Date: 28/10/14

Surveyed by: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	4	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>Approximately 1/3 of the area boundaries adjoin Annesley to the south. (one boundary)</li> <li>Development of this site would not 'round off' existing settlement.</li> <li>The site is well contained by Mill Lane in the north and a belt of trees to the west. A small section of the southern boundary is less well contained by field boundaries.</li> <li>The site is only partially visually connected to the existing settlement as the land slopes fairly steeply away from Annesley down towards Mill Lane in the north.</li> </ul>
Prevent neighbouring settlements from merging into one another	4	<ul style="list-style-type: none"> <li>The existing gap between Annesley and Kirkby-in-Ashfield to the north is approximately 1 kilometre.</li> <li>Development of this site would result in a reduction of approximately 200 metres, or 1/5. Development would therefore result in a moderate reduction in the physical gap, however any development of this site would be highly prominent from Kirkby due to the topography.</li> <li>Any development would also lessen the physical gap between the Bentinck workshops and Annesley, however this would be lessened visually by a densely wooded area.</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>Limited amount of inappropriate development – one pair of semi-detached dwellings and a re-used church.</li> <li>In addition to the above the site comprises fields, stabling and paddocks and is predominantly open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Prospect Farmhouse (Grade II Listed Building) lies in close proximity to the south of the area.</li> <li>Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 1****KA09 – Land west of Main Road and Arthur Green, Annesley Woodhouse**

Date: 10/11/14 Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	4	<ul style="list-style-type: none"> <li>• One boundary adjoins the existing settlement of Annesley to the east.</li> <li>• Development of this would not 'round off' existing settlement.</li> <li>• The area is moderately well contained by field boundaries, trees, wooded area and access track.</li> <li>• The area is partially visually connected to the existing settlement as the land slopes down away from the built area, particularly in the south west.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	3	<ul style="list-style-type: none"> <li>• The existing gap between Annesley and Selston to the west is approximately 1.5 kilometres.</li> <li>• Development of this area would result in a reduction of approximately 300metres. Development would therefore result in a moderate reduction in the gap.</li> <li>• Any development of the area would be highly prominent from the west due to the topography.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• Limited inappropriate development – workshop, 1 dwelling and residential paraphernalia (trampoline, goal posts, tree house).</li> <li>• In addition to the above the area comprises fields, paddocks and a menage.</li> <li>• The area is predominantly open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the area will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>12</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



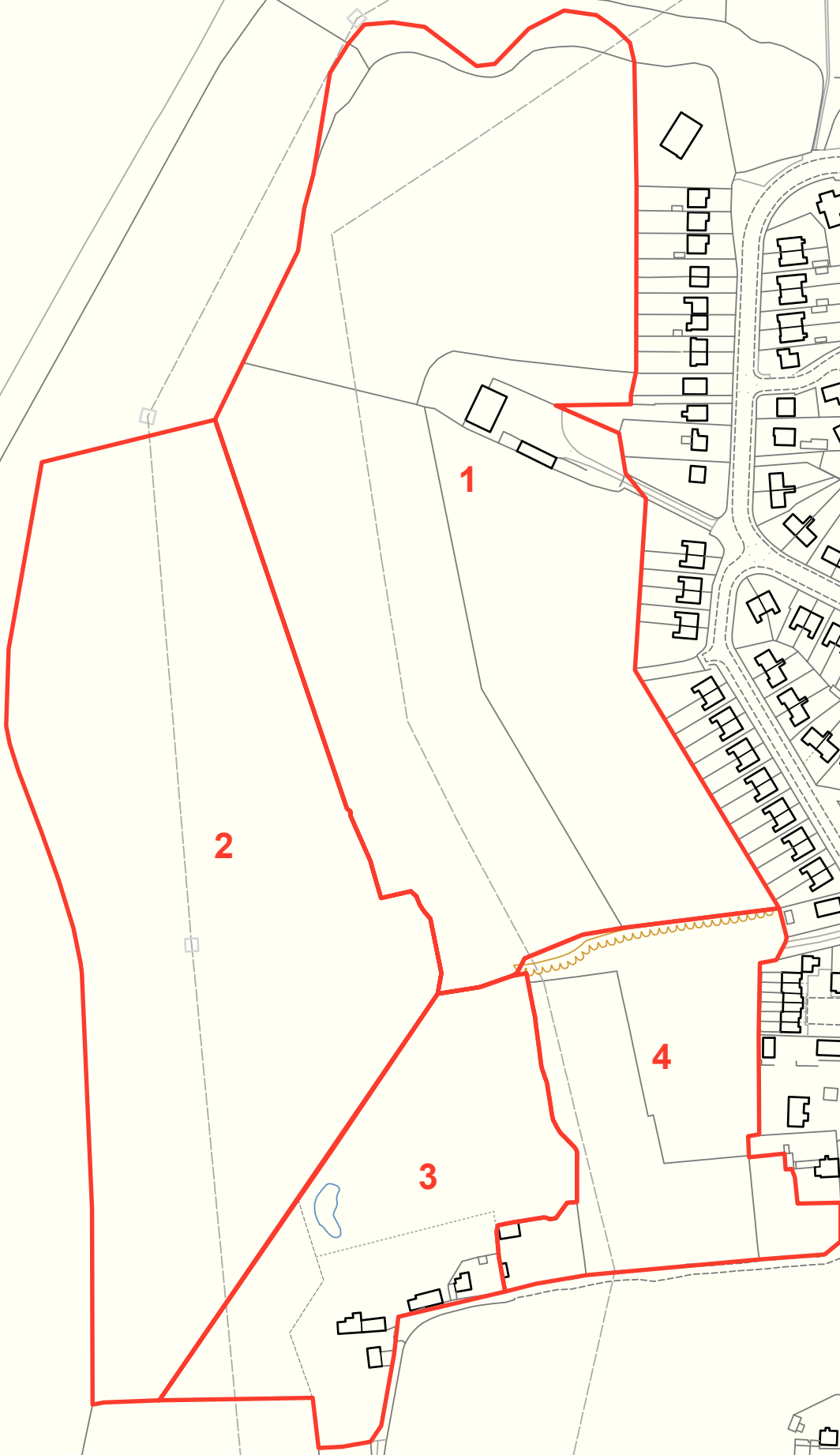
A3 | Scale: 1 to 2,000

Ashfield District Council  
Urban Road  
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NG17 8DA

 Site Boundary


 Green Belt Boundary





A3 | Scale: 1:2,000

Ashfield Urban Road  
Kilby in Ashfield  
Nottingham  
NG17 8CA

 Subsite Site Boundary

**Assessment 2****KA09 / Site 1 – Land west of Main Road and Arthur Green, Annesley Woodhouse**

Date: 10/11/14 Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	4	<ul style="list-style-type: none"> <li>• One boundary adjoins the existing settlement of Annesley to the east.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is moderately well contained by hedgerows.</li> <li>• The site is partially visually connected to the existing settlement.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	3	<ul style="list-style-type: none"> <li>• The existing gap between Annesley and Selston to the west is approximately 1.5 kilometres.</li> <li>• Development of this site would result in a reduction of approximately 200metres. Development would therefore result in a less than moderate reduction in the gap. However, the perceived reduction in the gap would be greater due to the topography of the land.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises fields and a farm.</li> <li>• The site is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****KA09 / Site 2 – Land west of Main Road and Arthur Green, Annesley Woodhouse**

Date: 10/11/14 Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• The site does not adjoin the existing settlement of Annesley.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is moderately well contained by hedgerows and trees.</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The site slopes from west to east.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	3	<ul style="list-style-type: none"> <li>• The existing gap between Annesley and Selston to the west is approximately 1.5 kilometres.</li> <li>• Development of this area would result in a reduction of approximately 400metres. Development would therefore result in a moderate reduction in the gap.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises a field.</li> <li>• The site is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>14</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****KA09 / Site 3 – Land west of Main Road and Arthur Green, Annesley Woodhouse**

Date: 10/11/14 Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• The site does not adjoin the existing settlement of Annesley.</li> <li>• Development of this would not 'round off' existing settlement.</li> <li>• The site is moderately well contained by hedgerows, trees, wooded area and access track.</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The site is undulating.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	3	<ul style="list-style-type: none"> <li>• The existing gap between Annesley and Selston to the west is approximately 1.5 kilometres.</li> <li>• Development of this area would result in a reduction of approximately 300metres. Development would therefore result in a moderate reduction in the gap.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	3	<ul style="list-style-type: none"> <li>• Some inappropriate development – residential property with several outbuildings.</li> <li>• The site comprises a grassed field, small wood and residential property.</li> <li>• The site is predominantly open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>12</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****KA09 / Site 4 – Land west of Main Road and Arthur Green, Annesley Woodhouse**

Date: 10/11/14 Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	4	<ul style="list-style-type: none"> <li>• One boundary adjoins the existing settlement of Annesley.</li> <li>• Development of this would not 'round off' existing settlement.</li> <li>• The site is moderately well contained by hedgerows and trees.</li> <li>• The site is visually connected to the existing settlement, particularly land to east.</li> </ul>
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> <li>• The existing gap between Annesley and Selston to the west is approximately 1.5 kilometres.</li> <li>• Development of this site would result in a reduction of approximately 150metres. Development would therefore result in a limited reduction in the gap.</li> </ul>
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> <li>• Some inappropriate development – residential paraphernalia (trampoline, goal posts, tree house).</li> <li>• The site comprises paddocks, stables, menage and two gardens (extended curtilage of adjacent properties to the east).</li> <li>• The site is partly open countryside in character (land to the west) and partly urban fringe in character (land to the east).</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>10</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

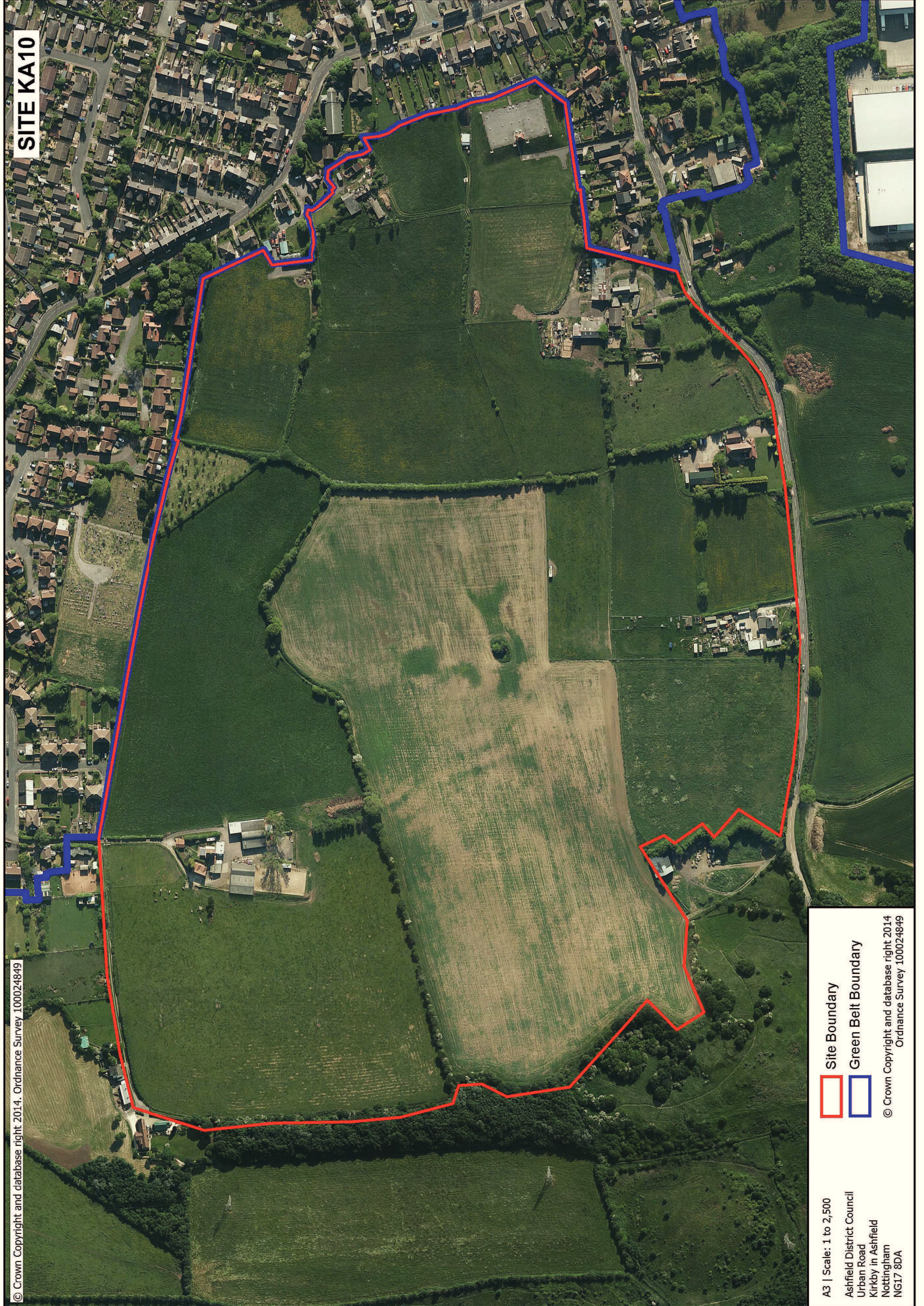
**Assessment 1****KA10 – Land South West of Skegby Road, Annesley**

Date: 10/11/14 Surveyed by: JC &amp; LF



Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	2	<ul style="list-style-type: none"> <li>• Two boundaries (approx. 50% of area) adjoin existing settlement of Annesley Woodhouse to the north and east.</li> <li>• Development of this area would not 'round off' an existing settlement.</li> <li>• The area is well contained by Salmon Lane in the south, and mature tree belts to the west.</li> <li>• The area is visually connected to the existing settlement.</li> <li>• The land gently slopes down from west to east.</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>• The existing gap between Annesley and Selston to the west is approximately 1.5 kilometres.</li> <li>• Development of this area would result in a reduction of approximately 250 metres and therefore result in a limited reduction in the gap. However, the perceived reduction in the gap would be greater as there is currently limited development along Salmon Lane (the road which connects Annesley to Selston).</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>• Some inappropriate development – 2 dwellings and a covered reservoir</li> <li>• In addition to the above the area comprises fields and 3 farms.</li> <li>• The area is predominantly open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the area will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>10</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

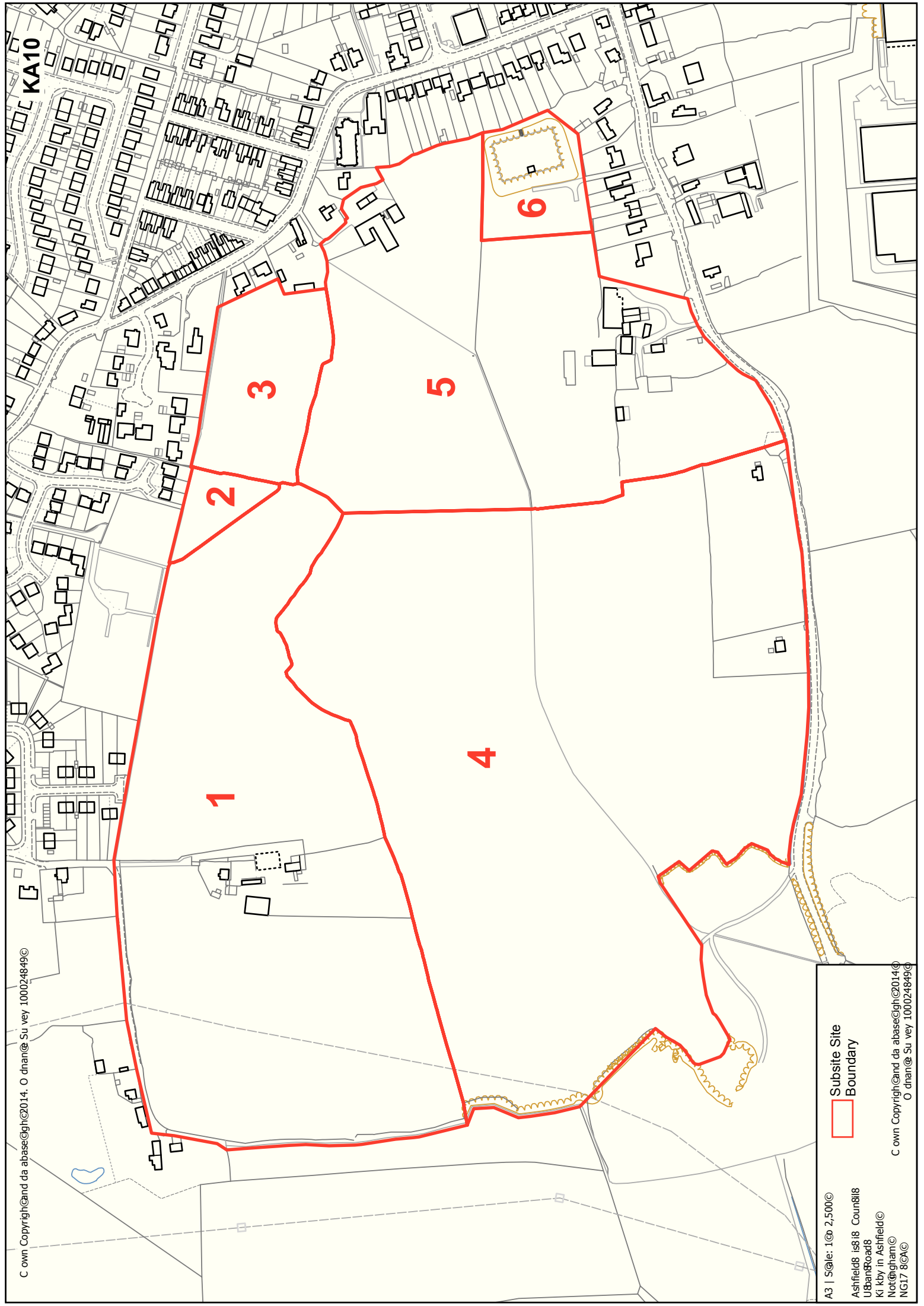
**SITE KA10**

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A3 | Scale: 1 to 2,500  
Ashfield District Council  
Urban Road  
Kirkby in Ashfield  
Nottingham  
NG17 8DA

 Site Boundary  
 Green Belt Boundary  
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KA10

A3 | Scale: 1@ 2,500©  
Ashfield8 Is818 Coun818  
Urban8Road8  
K1 kby in Ashfield©  
Not@gham©  
NG17 8©A©

Subsite Site  
Boundary

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**Assessment 2****KA10 / Site 1 – Land South West of Skegby Road, Annesley**

Date: 10/11/14 Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
<b>Check the unrestricted sprawl of settlements</b>	4	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• One boundary (approx. 1/5) adjoins the existing settlement of Annesley Woodhouse to the north.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• Development of this site would form a long limb into open countryside.</li> <li>• The site is moderately well contained by hedgerows and trees and a mature tree belt to the west.</li> <li>• The area is partially visually connected to the existing settlement.</li> <li>• The land gently slopes down from west to east.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	2	<ul style="list-style-type: none"> <li>• The existing gap between Annesley and Selston to the west is approximately 1.5 kilometres.</li> <li>• Development of this area would result in a reduction of approximately 250 metres. Development would therefore result in a limited reduction in the gap.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises 2 agricultural fields and a farm.</li> <li>• The site is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>12</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

**Assessment 2****KA10 / Site 2 – Land South West of Skegby Road, Annesley**

Date: 10/11/14 Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
<b>Check the unrestricted sprawl of settlements</b>	4	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• One boundary (approx. 1/3) adjoins the existing settlement of Annesley Woodhouse to the north.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• Development of this site would form a limb into open countryside.</li> <li>• The site is moderately well contained by hedgerows (shown on the 1825 Sanderson's map).</li> <li>• The area is visually connected to the existing settlement.</li> <li>• The land is gently undulating.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between Annesley and Selston.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises a small grass area planted with trees.</li> <li>• The site is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>11</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

## Assessment 2

## KA10 / Site 3 – Land South West of Skegby Road, Annesley

Date: 10/11/14 Surveyed by: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	3	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)  <ul style="list-style-type: none"> <li>Two boundaries (approximately ½ the site) adjoin the existing settlement of Annesley Woodhouse to the north and east.</li> <li>Development of this site would not 'round off' the existing settlement.</li> <li>The site is moderately well contained by hedgerows (shown on the 1835 Sanderson's map).</li> <li>The area is visually connected to the existing settlement.</li> <li>The land gently slopes down from west to east.</li> </ul>
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> <li>Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between Annesley and Selston.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development.</li> <li>The site comprises an agricultural field.</li> <li>The site is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>10</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## KA10 / Site 4 - Land South West of Skegby Road, Annesley

Date: 10/11/14 Surveyed by: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>The site does not adjoin the existing settlement of Annesley.</li> <li>The site is moderately well contained by Salmon Lane to the south and mature trees to the west.</li> <li>Development of this site would not 'round off' the existing settlement.</li> <li>The site is not visually connected to the existing settlement.</li> <li>The land gently slopes down from west to east.</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>The existing gap between Annesley and Selston to the west is approximately 1.5 kilometres.</li> <li>Development of this area would result in a reduction of approximately 250 metres. Development would therefore result in a moderate reduction in the gap. However, the perceived reduction in the gap would be greater as there is currently limited development along Salmon Lane (the road which connects Annesley to Selston).</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>Limited inappropriate development – Residential property with ancillary retail for animal feed (Salmon House).</li> <li>The site comprises several agricultural fields and a farm.</li> <li>The site is predominantly countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****KA10 / Site 5 – Land South West of Skegby Road, Annesley**

Date: 10/11/14 Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
<b>Check the unrestricted sprawl of settlements</b>	4	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• One boundary adjoins the existing settlement of Annesley Woodhouse to the east.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is moderately well contained by hedgerows (shown on the 1835 Sanderson's Map) and Salmon Lane to the south.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land gently slopes down from west to east.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between Annesley and Selston.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises several agricultural fields, a farm and several dilapidated agricultural buildings.</li> <li>• The site is predominantly open countryside in character, with the exception of the farm to the south which adjoins the existing settlement and is urban fringe in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>10</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

**Assessment 2****KA10 / Site 6 – Land South West of Skegby Road, Annesley**

Date: 10/11/14 Surveyed by: JC &amp; LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	3	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"><li>• Two boundaries (approximately ½ the site) adjoin the existing settlement of Annesley Woodhouse to the east and south.</li><li>• Development of this site would not 'round off' the existing settlement.</li><li>• The site is not well contained – steel palisade fence.</li><li>• The area is visually connected to the existing settlement.</li></ul>
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"><li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between Annesley and Selston.</li></ul>
Assist in safeguarding countryside from encroachment	1	<ul style="list-style-type: none"><li>• Large amount of inappropriate development.</li><li>• The site comprises covered (elevated) reservoir.</li><li>• The site is urban fringe in character.</li></ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"><li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li></ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>6</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 1

## KA11 – Land between Annesley and Sherwood Business Park

Date: 24/11/14 Survey By: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	3	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)  <ul style="list-style-type: none"> <li>Northern boundary adjoins existing settlement of Annesley and southern boundary adjoins Sherwood Business Park. This amounts to approximately 2/3 of the boundary adjoining urban areas, although only 1/3 adjoins a settlement.</li> <li>Development of this would not 'round off' existing settlement.</li> <li>The area is well contained by the Business Park in the south and the A611 to the east.</li> <li>Most parts of the area are not visually connected to the existing settlement.</li> <li>The land is fairly flat, but does slope down towards the business park in areas.</li> </ul>
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> <li>The existing gap between Annesley and Sherwood Business Park to the south ranges between 100 and 200 metres.</li> <li>Development of this area would completely merge the existing built up areas.</li> <li>The existing gap is very narrow, although this is currently mitigated to a large extent by mature woodland and tree belts.</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>Limited amount of inappropriate development – 1 dwelling and domestic curtilage extension</li> <li>The area comprises largely plantations and fields.</li> <li>The area is predominantly open countryside, with some urban fringe character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the area will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**SITE KA11**

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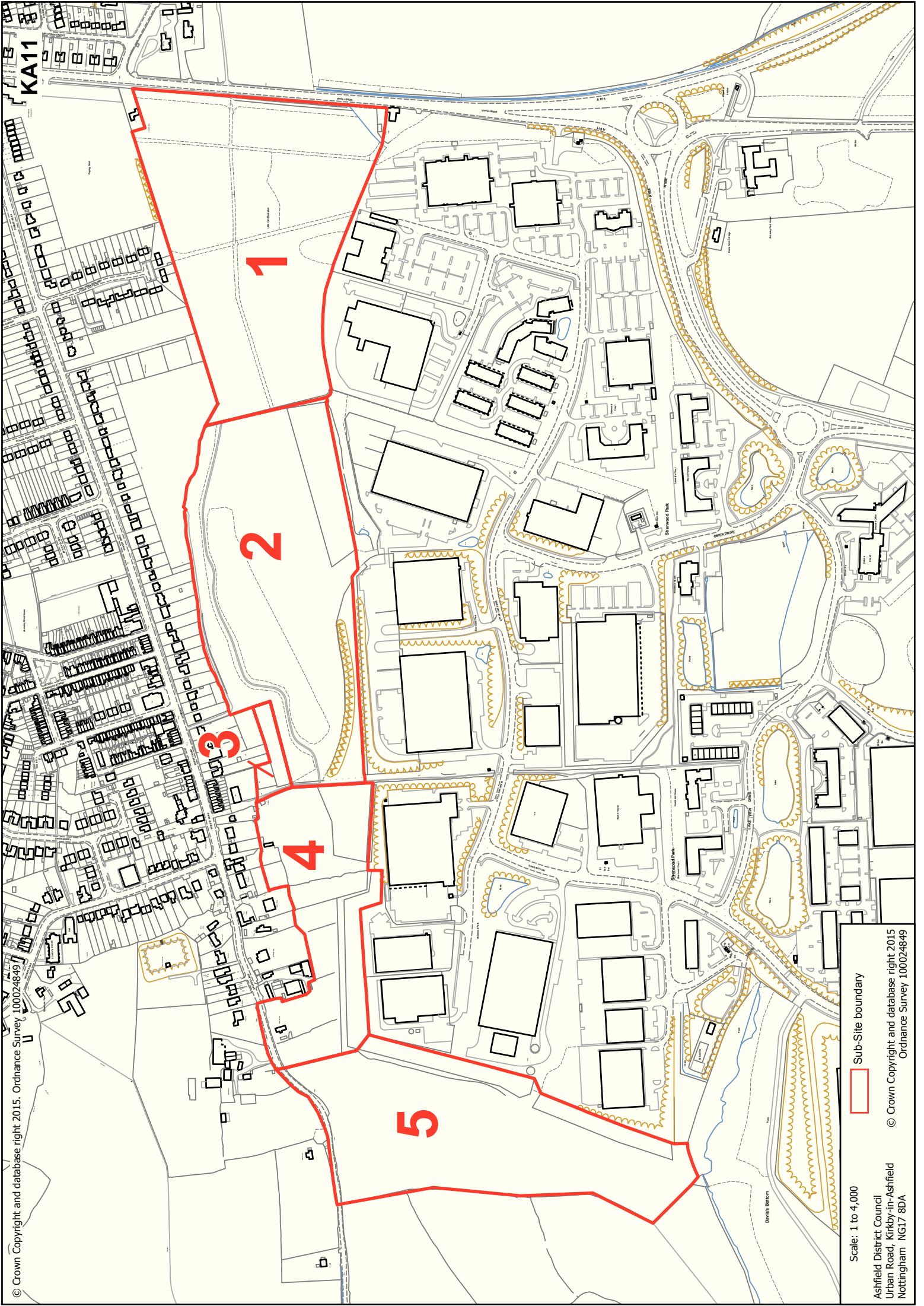


Site Boundary  
Green Belt Boundary

Ashfield©s©© Coun©©  
U ban Road©  
Ki kby in Ashfield©  
Not©ingham©  
NG17 8©A©

C own Copyright©and da abase©gh©2014©  
O dnan@Su vey 100024849©





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Scale: 1 to 4,000  
Ashfield District Council  
Urban Road, Kirkby-in-Ashfield  
Nottingham NG17 8DA

Sub-Site boundary

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**Assessment 2****KA11 / Site 1 – Land between Annesley and Sherwood Business Park**

Date: 24/11/14 Survey By: LF &amp; JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
<b>Check the unrestricted sprawl of settlements</b>	3	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)  <ul style="list-style-type: none"> <li>• Northern boundary adjoins existing settlement of Annesley and southern boundary adjoins Sherwood Business Park. This amounts to approximately 2/3 of the boundary adjoining urban areas, although only 1/3 adjoins a settlement.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is well contained by the Business Park in the south and the A611 to the east.</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The site is fairly flat.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	5	<ul style="list-style-type: none"> <li>• The existing gap between Annesley and Sherwood Business Park to the south is approximately 200 metres.</li> <li>• Development of this site would completely merge the existing built up areas.</li> <li>• The existing gap is very narrow, although this is currently mitigated by the plantation.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises a plantation.</li> <li>• The site is open countryside.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>14</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## KA11 / Site 2 – Land between Annesley and Sherwood Business Park

Date: 24/11/14 Survey By: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	3	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)  <ul style="list-style-type: none"> <li>Northern boundary adjoins existing settlement of Annesley and southern boundary adjoins Sherwood business Park. This amounts to approximately 2/3 of the boundary adjoining urban areas, although only 1/3 adjoins a settlement.</li> <li>Development of this site would not 'round off' existing settlement.</li> <li>The site is well contained by the Business Park in the south, the plantation to the east and footpath 30 to the west.</li> <li>The site is not visually connected to the existing settlement.</li> <li>The site slopes downwards from north to south.</li> </ul>
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> <li>The existing gap between Annesley and Sherwood Business Park to the south is approximately 200 metres.</li> <li>Development of this site would completely merge the existing built up areas.</li> <li>The existing gap is very narrow, although this is currently mitigated by the wooded areas and tree belts.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development.</li> <li>The site comprises a wooded areas, trees belts and footpaths.</li> <li>The site is open countryside.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>14</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****KA11 / Site 3 – Land between Annesley and Sherwood Business Park**

Date: 24/11/14 Survey By: LF &amp; JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	2	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• 1 boundary (approximately ½ the site) adjoins the existing settlement of Annesley to the north.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is well contained by a belt of trees to the south and east of the site, and a public footpath (FP30) to the west.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The site slopes gently downwards from north to south.</li> </ul>
Prevent neighbouring settlements from merging into one another	4	<ul style="list-style-type: none"> <li>• The existing gap between Annesley and Sherwood Business Park to the south is approximately 150 metres.</li> <li>• Development of this site would result in a moderate reduction in this gap of approximately 20m.</li> <li>• The existing gap is very narrow, although this is currently mitigated by the plantation.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises a scrub land and a part of a paddock.</li> <li>• The site is open countryside.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>12</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

**Assessment 2****KA11/ Site 4 – Land between Annesley and Sherwood Business Park**

Date: 24/11/14 Survey By: LF &amp; JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
<b>Check the unrestricted sprawl of settlements</b>	3	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)  <ul style="list-style-type: none"> <li>• Northern boundary adjoins existing settlement of Annesley and southern boundary adjoins Sherwood business Park. This amounts to approximately 2/3 of the boundary adjoining urban areas, although only 1/3 adjoins a settlement.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is well contained by the Business Park in the south, footpath 30 to the east and a mature hedgerow to the west.</li> <li>• Parts of the site are visually connected to the existing settlement.</li> <li>• The site slopes gently downward from the north to the south.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	5	<ul style="list-style-type: none"> <li>• The existing gap between Annesley and Sherwood Business Park to the south varies between approximately 60 metres to 150 metres.</li> <li>• Development of this site would completely merge the existing built up areas.</li> <li>• The existing gap is very narrow, although this is partially mitigated by tree belts.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises a grazed scrub land, small holding, wooded areas and tree belts, residential gardens (no paraphernalia evident).</li> <li>• The site is partly open countryside and partly urban fringe in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## KA11 / Site 5 – Land between Annesley and Sherwood Business Park

Date: 24/11/14 Survey By: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)  <ul style="list-style-type: none"> <li>The site does not adjoin existing settlement of Annesley. One boundary adjoins Sherwood Business Park to the east.</li> <li>Development of this site would not 'round off' existing settlement and would form a long limb to the existing settlement.</li> <li>The site is partially contained by the Business Park in the east, field boundaries the south and west, and Salmon Lane to the north.</li> <li>The site is not visually connected to the existing settlement.</li> <li>The site slopes downwards from the north/east to the south/west.</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>The existing gap between Annesley / Sherwood Business Park and Selston to the west is approximately 1.5 kilometres.</li> <li>Development of this site would result in a moderate reduction in the size of the gap (approximately 200 metres).</li> <li>The M1 and Selston can be viewed from the site therefore the perceived reduction in gap is higher than the measured gap.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development.</li> <li>The site comprises an arable field and a mature tree belt in the east.</li> <li>The site is open countryside.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>14</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.


**Assessment 1****KA12 – Annesley Plantation**

Date: 24/11/14 Surveyed by: LF &amp; JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• A small part of the area abuts the settlement of Annesley and New Annesley to the north.</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The area is well contained by the A611 to the west and south, Hucknall Road to the east and Annesley Cutting to the north.</li> <li>• The area is not visually connected to the existing settlement and forms a long limb into open countryside</li> <li>• The land is undulating.</li> </ul>
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> <li>• Development of this area would merge the existing settlements of Annesley, New Annesley, Newstead and Sherwood Business Park.</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>• Limited amount of inappropriate development when viewed as a proportion of whole site – 6 cottages associated with the former Annesley Colliery and 9 other residences are located in the north of the area.</li> <li>• The area comprises Annesley Forestry plantation.</li> <li>• The area is predominantly countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> <li>• The area adjoins Annesley Conservation Area to the north, contains the Scheduled Monument of Annesley motte and bailey and forms part of the Grade II* registered park and garden.</li> <li>• Development of this area is likely to be substantially harmful to the setting and special character of New Annesley Conservation Area.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>19</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>



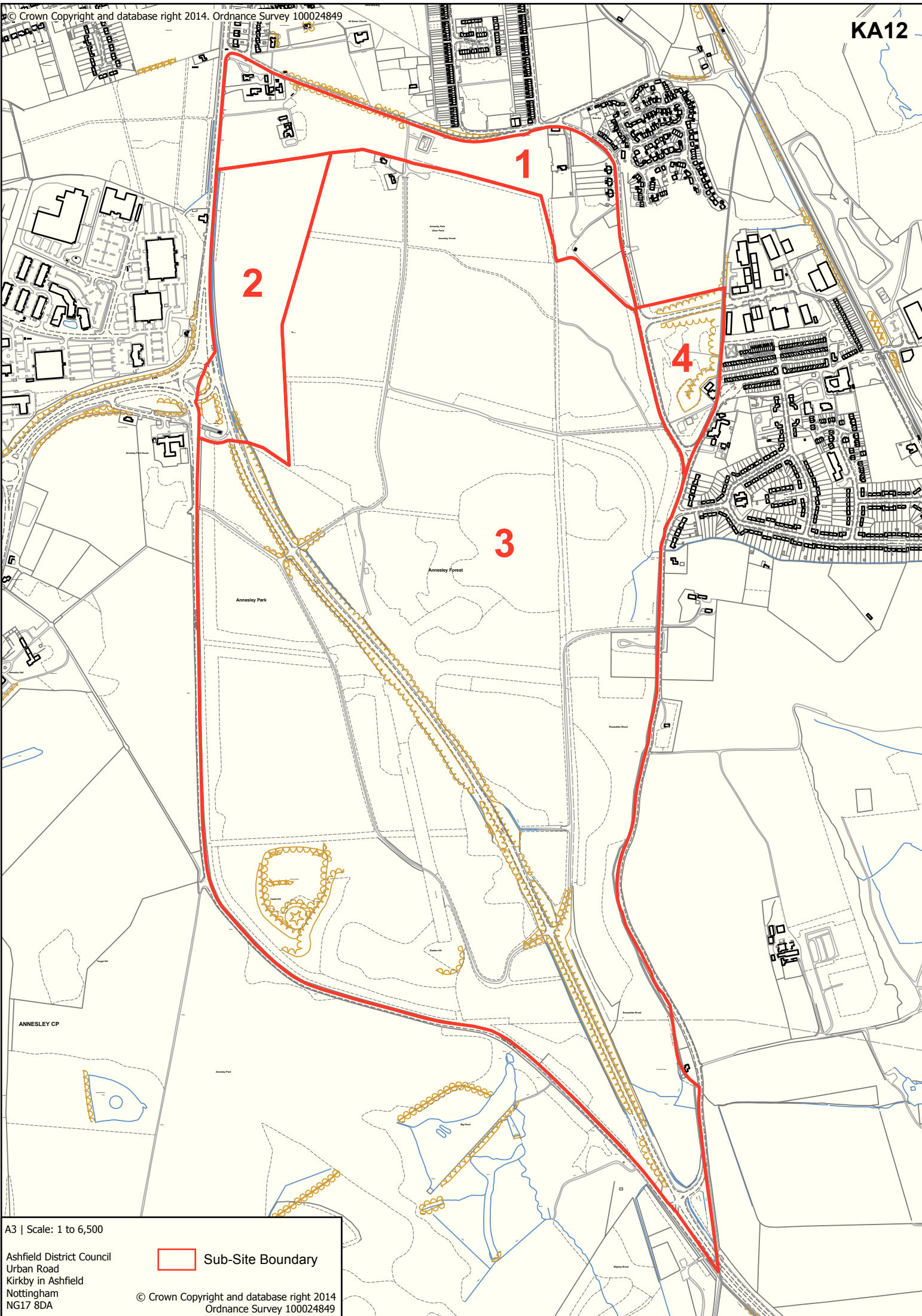
A3 | Scale: 1:7,000

 Site Boundary

 Green Belt Boundary

Ashfield Urban Council  
Urban Road  
Kibby in Ashfield  
Nottingham  
NG17 8GA





A3 | Scale: 1 to 6,500

Ashfield District Council  
Urban Road  
Kirkby in Ashfield  
Nottingham  
NG17 8DA

 Sub-Site Boundary

**Assessment 2****KA12 / Site 1 – Annesley Plantation**

Date: 24/11/14 Surveyed by: LF &amp; JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	4	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• A small part of the site abuts the settlement of Annesley and New Annesley to the north.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is well contained by Annesley Forest plantation to the south, A611 to the west, Newstead Road to the east and Annesley Cutting to the north.</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The land is undulating.</li> </ul>
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> <li>• Development of this site would merge the existing settlements of Annesley and New Annesley.</li> </ul>
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> <li>• Some inappropriate development – gas utility compound, 6 cottages associated with the former Annesley Colliery and 9 other residences.</li> <li>• In addition to the above the site contains wooded areas and a small field for horse grazing.</li> <li>• The site is part countryside in character and part urban fringe in character.</li> </ul>
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> <li>• Development of the site is likely to have a significant adverse impact on New Annesley Conservation Area</li> <li>• The site lies in close proximity to Annesley Hall Registered Park and Castle Hill/Diadem Hill Scheduled Ancient Monument.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>17</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

**Assessment 2****KA12 / Site 2 – Annesley Plantation**

Date: 24/11/14      Surveyed by: LF &amp; JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• The site does not adjoin the existing settlement of Annesley, but 1 boundary adjoins Sherwood business Park to the west.</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The site is well contained by woodland and Annesley Forest plantation to the north, east and south, and the A611 to the west.</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The land is undulating.</li> </ul>
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> <li>• The gap between Sherwood Business Park to the west and Newstead to the east is approximately 1 kilometre.</li> <li>• Development of the site would result in moderate reduction in the gap by approximately 200 metres, although this is currently mitigated by the plantation.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will not adversely impact on the setting and special character of New Annesley Conservation Area. Plantation lies between the site and the conservation area.</li> <li>• For future consideration – the site lies in close proximity to Annesley Hall Registered Park and Castle Hill/Diadem Hill Scheduled Monument.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>16</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****KA12 / Site 3 – Annesley Plantation**

Date: 24/11/14 Surveyed by: LF &amp; JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>The site does not adjoin a settlement.</li> <li>Development of this area would not 'round off' existing settlement.</li> <li>The area is well contained by the A611 to the west and south, Hucknall Road to the east and woodland to the north.</li> <li>The area is not visually connected to the existing settlement and forms a long limb into open countryside</li> <li>The land is undulating.</li> </ul>
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> <li>The gap between Sherwood Business Park to the west and Newstead to the east is approximately 1 kilometre.</li> <li>Development of this area would result in a virtually complete merging of the existing settlements of Annesley, New Annesley, Newstead and Sherwood Business Park.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development.</li> <li>The area comprises Annesley Forest plantation.</li> <li>The area is countryside in character</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the site will not adversely impact on the setting and special character of New Annesley Conservation Area. Plantation forms the site and lies between the site and the conservation area.</li> <li>For future consideration – the site lies in close proximity to Annesley Hall Registered Park and Castle Hill/Diadem Hill Scheduled Monument.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>16</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## KA12 / Site 4 – Annesley Plantation

Date: 24/11/14 Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	4	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>• 1 boundary (approximately 1/3 of site) adjoins the existing settlement of Newstead Village (Gedling Borough) to the east.</li> <li>• Development of this area would not 'round off' an existing settlement.</li> <li>• The site is well contained by Hucknall Road and Annesley Forest plantation to the west, and New Annesley Conservation Area to the north, including a steep embankment topped with trees.</li> <li>• The eastern part of the site is visually connected to the existing settlement of Newstead Village, however there is a significant difference in levels (site elevated above Newstead Village).</li> <li>• The land is undulating, very steep in parts. Southern part of the site is flat.</li> </ul>
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> <li>• The gap between Sherwood Business Park to the west and the existing settlement of Newstead Village to the east is approximately 1 kilometre. However in reality the development of this site would not extend beyond existing urban development (Annesley Colliery site – currently under construction) to the north.</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises a park with play equipment, a youth shelter and skate park.</li> <li>• The site is urban fringe in character.</li> </ul>
Preserve the setting and special character of historic settlements	3	<ul style="list-style-type: none"> <li>• Development of the site is likely to have a moderate adverse impact on the special setting and special character of New Annesley Conservation Area. The southern part of the conservation area now contains modern development (residential housing estate) which has eroded the significance of this part of the conservation area to a large extent.</li> <li>• For future consideration - the site lies in close proximity to Annesley Hall Registered Park and Castle Hill/Diadem Hill Scheduled Ancient Monument.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>12</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 1****KA13 – Land between Annesley and New Annesley Conservation Area**

Date: 1/12/14      Surveyed by: LF &amp; JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
<b>Check the unrestricted sprawl of settlements</b>	2	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• Two boundaries adjoin the existing settlements of Annesley and New Annesley (approximately ½ of the area).</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The area is well contained by existing settlements to the west and east, a railway line to the north and Annesley Cutting to the south.</li> <li>• The northern part of the area is not visually connected to the existing settlement of Annesley due to a steep escarpment.</li> <li>• The land is steeply sloping in the west with Annesley situated higher than New Annesley.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	5	<ul style="list-style-type: none"> <li>• Development of this area would completely merge the existing settlements of Annesley and New Annesley.</li> <li>• Development of the area would be highly prominent due to the topography.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	3	<ul style="list-style-type: none"> <li>• Some inappropriate development – Church, community centre and storage yard.</li> <li>• In addition to the above the area comprises a playing field and play area, a cemetery, paddocks, fields, wooded areas, heath land, a farm.</li> <li>• The area is predominantly open countryside in character, with some urban fringe characteristics.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	5	<ul style="list-style-type: none"> <li>• This area is within the setting of Annesley Conservation Area and the Church of All Saints (Grade II Listed Building). The terraces of the conservation area developed as a result of the sinking of the pit and were pit houses.</li> <li>• Developing this area could be considered harmful to the setting of the conservation area by encroaching on the planned development and loss of understanding of the relationship between the colliery site and the housing.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>15</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

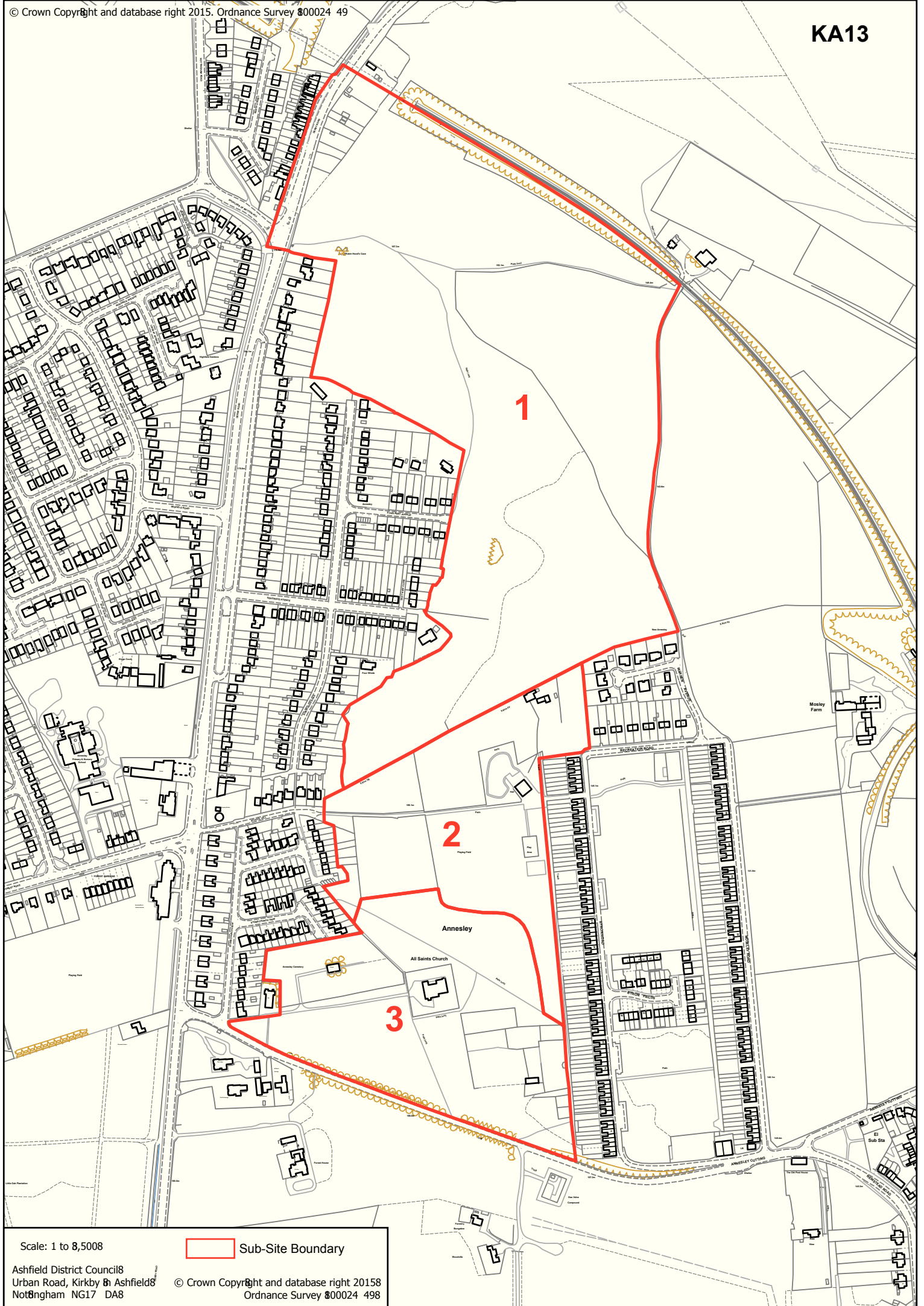


A3 | Scale: 1:3,500


Site Boundary

Green Belt Boundary

Ashfield is a Council Urban Road  
Kilby in Ashfield  
Nottingham  
NG17 8CA



Scale: 1 to 8,5008

 Sub-Site Boundary

Ashfield District Council  
Urban Road, Kirkby Ashfield  
Nottingham NG17 8DA

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Ordnance Survey 800024 498



## Assessment 2

## KA13 / Site 1 – Land between Annesley and New Annesley Conservation Area

Date: 01/12/14 Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	2	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)  <ul style="list-style-type: none"> <li>Approximately ½ of the site's boundaries adjoin existing settlement. Predominantly with Annesley, but a small part of the southern boundary adjoins New Annesley at Warren Avenue.</li> <li>Development of this site would not 'round off' existing settlement.</li> <li>The site is well contained by Annesley and A611 to the west, a railway line to the north, footpath 43 to the east, new Annesley to the south east and a mature hedgerow/tree belt in the south.</li> <li>The site is not visually connected to the existing settlement of Annesley due to a steep escarpment.</li> <li>The land is steeply sloping in the west with Annesley situated higher than New Annesley</li> <li>Development of this site would merge the existing settlements of Annesley and New Annesley.</li> <li>Development of parts of the site would be highly prominent when viewed from New Annesley and the railway line due to the topography.</li> </ul>
Prevent neighbouring settlements from merging into one another	5	
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>Small amount of inappropriate development – storage yard in the north.</li> <li>In addition to the above the site comprises fields, wooded areas and heath land.</li> <li>The site is open countryside in character</li> </ul>
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> <li>This site is within the setting of Annesley Conservation Area and the Church of All Saints (Grade II Listed Building). The terraces of the conservation area developed as a result of the sinking of the pit and were pit houses.</li> <li>Developing this site could be considered harmful to the setting of the conservation area by encroaching on the planned development and loss of understanding of the relationship between the colliery site and the housing.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>16</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## KA13 / Site 2 – Land between Annesley and New Annesley Conservation Area

Date: 01/12/14 Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	2	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>Approximately ½ of the site's boundaries adjoin existing settlements of Annesley and New Annesley.</li> <li>Development of this site would not 'round off' existing settlements.</li> <li>The site is well contained by Annesley to the west and New Annesley to the east, and to a lesser extent by mature hedgerow/tree belts in the north and south.</li> <li>The site is not visually connected to the existing settlement of Annesley due to a steep escarpment.</li> <li>The land slopes steeply up towards Annesley in the west.</li> </ul>
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> <li>Development of this site would merge the existing settlements of Annesley and New Annesley.</li> <li>Development of the site would be highly prominent due to the topography.</li> </ul>
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> <li>Small amount of inappropriate development – community centre.</li> <li>In addition to the above the site comprises scrub land, public open space, football field, play area, skate park, stables and small holding.</li> <li>The site appears partially urban fringe, and part open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> <li>This area is within the setting of Annesley Conservation Area and the Church of All Saints (Grade II Listed Building). The terraces of the conservation area developed as a result of the sinking of the pit and were pit houses.</li> <li>Developing this area could be considered harmful to the setting of the conservation area by encroaching on the planned development and loss of understanding of the relationship between the colliery site and the housing.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>16</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## KA13 / Site 3 – Land between Annesley and New Annesley Conservation Area

Date: 01/12/14 Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	2	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)  <ul style="list-style-type: none"> <li>Approximately ½ of the site's boundaries adjoin existing settlements of Annesley and New Annesley.</li> <li>Development of this site would not 'round off' existing settlements.</li> <li>The site is well contained by Annesley in the west and New Annesley to the east, and by mature woodland/tree belts in the north and south.</li> <li>The site is not visually connected to the existing settlement of Annesley due to a steep escarpment.</li> <li>The land slopes steeply up towards Annesley in the west.</li> <li>Development of this site would merge the existing settlements of Annesley and New Annesley.</li> <li>Development of the site would be highly prominent due to the topography.</li> </ul>
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> <li>Small amount of inappropriate development – church.</li> <li>In addition to the above the site comprises woodland, a cemetery and a small holding/stables in the south east.</li> <li>The site appears predominantly open countryside in character.</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>This area is within the setting of Annesley Conservation Area and the Church of All Saints (Grade II Listed Building). The terraces of the conservation area developed as a result of the sinking of the pit and were pit houses.</li> <li>Developing this area could be considered harmful to the setting of the conservation area by encroaching on the planned development and loss of understanding of the relationship between the colliery site and the housing.</li> </ul>
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> <li>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</li> </ul>
Assist in urban regeneration	N/A	
<b>TOTAL SCORE</b>	<b>16</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 1

## KA14 – Land east of New Annesley Conservation Area


Date: 1/12/14 Surveyed by: JC & LF


Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	2	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)  <ul style="list-style-type: none"> <li>Approximately ½ of the area boundaries adjoin existing settlement of New Annesley to the west.</li> <li>Development of this area would not 'round off' existing settlement.</li> <li>The area is well contained by the Robin Hood railway line to the east.</li> <li>The area is visually connected to the existing settlement of new Annesley</li> <li>The land is undulating.</li> </ul>
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> <li>Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development – one dwelling (Bridge View) was converted from a redundant sub-station.</li> <li>The area comprises fields, a farm and a wooded area in the south (part of which is in Gedling BC, included as part of a comprehensive assessment).</li> <li>The area is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> <li>This area is within the setting of Annesley Conservation Area. The terraces of the conservation area developed as a result of the sinking of the pit and were pit houses.</li> <li>Developing this area could be considered harmful to the setting of the conservation area by encroaching on the planned development and loss of understanding of the relationship between the colliery site and the housing.</li> <li>For future consideration - the heritage value of Mosley Farm at the site should be assessed.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



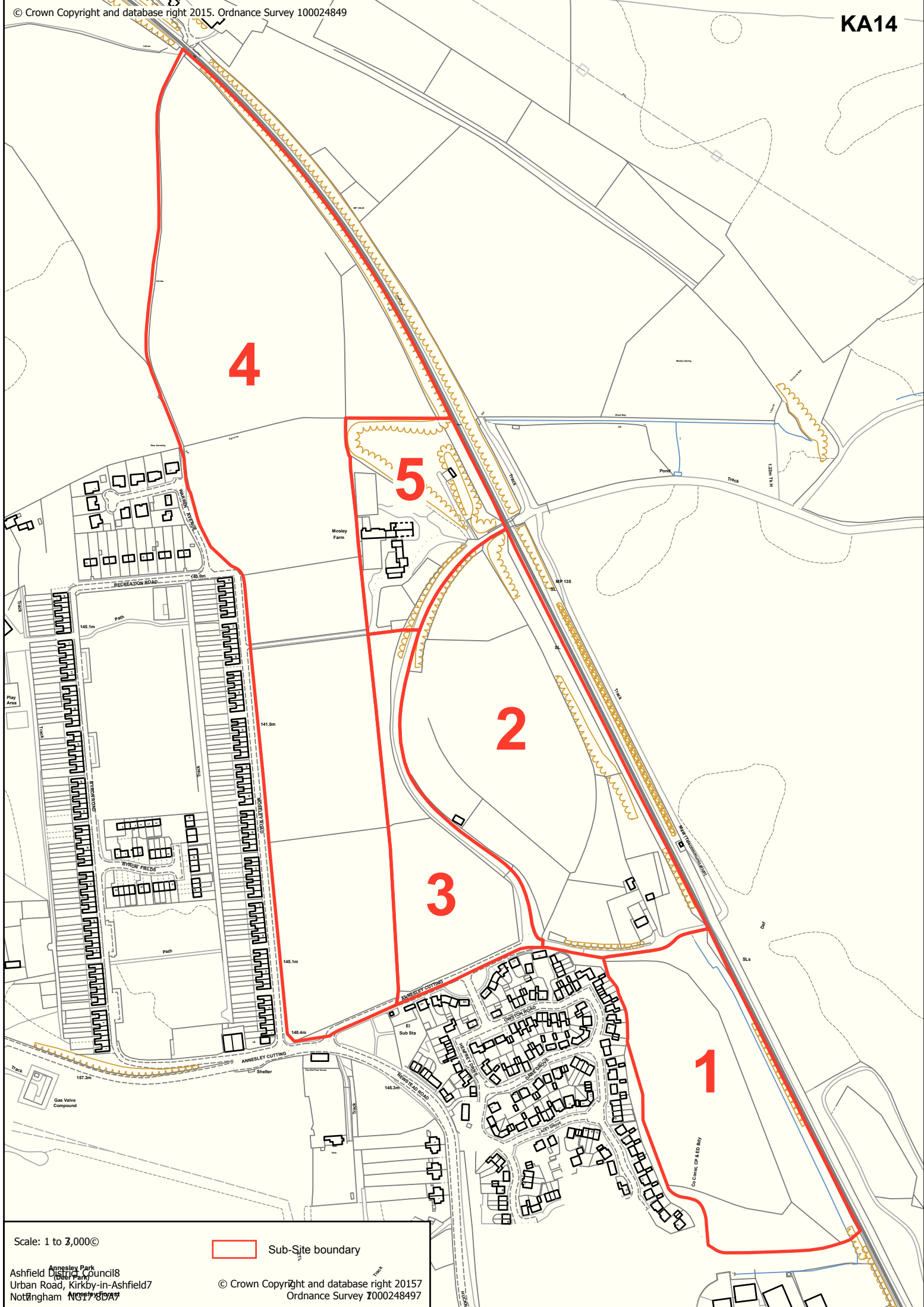
Scale: 1:80,000

 Site Boundary

 Part in Gedling BC

 Green Belt Boundary

Ashfield is in Council  
Urban Road, Kirby Ashfield  
Nottingham NG17 8AB



4

5

2

3

1

Scale: 1 to 3,000©

Sub-Site boundary

Ashfield District Council  
Urban Road, Kirkby-in-Ashfield  
Nottingham NG7 7BA

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Ordnance Survey 1000248497

## Assessment 2

## KA14 / Site 1 – Land east of New Annesley Conservation Area

Date: 1/12/14 Surveyed By: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	2	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>Two boundaries adjoin the existing development to the west and south.</li> <li>Development of this site would not 'round off' existing settlement.</li> <li>The site is well contained by the Robin Hood railway line to the east.</li> <li>The site is densely wooded and not visually connected to the existing settlement.</li> <li>The land is relatively flat.</li> </ul>
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> <li>Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development.</li> <li>The site comprises woodland.</li> <li>The site is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	3	<ul style="list-style-type: none"> <li>This area is within the setting of Annesley Conservation Area. However, the southern part of the conservation area now contains modern development (residential housing estate) which has eroded the significance of this part of the conservation area to a large extent.</li> <li>Development of the site is likely to have a moderate adverse impact on the special setting and special character of New Annesley Conservation Area.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>11</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## KA14 / Site 2 – Land east of New Annesley Conservation Area

Date: 1/12/14 Surveyed By: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	4	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>A small section of the southern boundary adjoins the new housing development at the former Annesley Colliery.</li> <li>Development of this site would not 'round off' the existing settlement.</li> <li>The site is well contained to the east by the Robin Hood railway line, and access tracks lined with hedges on all other boundaries</li> <li>The site is not visually connected to the existing settlement.</li> <li>The land is relatively flat, with a slight slope down towards the farm in the north.</li> <li>Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
Prevent neighbouring settlements from merging into one another	1	
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development – one dwelling (Bridge View) was converted from a redundant sub-station.</li> <li>The site comprises stables, paddocks and a small area recently planted with trees. It is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> <li>This site is within the setting of Annesley Conservation Area. The terraces of the conservation area developed as a result of the sinking of the pit and were pit houses.</li> <li>Developing this site could be considered harmful to the setting of the conservation area by encroaching on the planned development and loss of understanding of the relationship between the colliery site and the housing.</li> <li>For future consideration - the heritage value of Mosley Farm at the site should be assessed.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>15</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



## Assessment 2

## KA14 / Site 3 – Land east of New Annesley Conservation Area

Date: 1/12/14 Surveyed By: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>The short southern boundary adjoins the new housing development at the former Annesley Colliery.</li> <li>Development of this site would not 'round off' existing settlement.</li> <li>The site is contained by an access track to the east and a mature hedgerow to the west (shown on the 1835 Sanderson's map).</li> <li>The site is visually connected to the development to the south.</li> <li>The land is relatively flat</li> </ul>
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> <li>Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development</li> <li>The site comprises paddocks and is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> <li>This site is within the setting of Annesley Conservation Area. The terraces of the conservation area developed as a result of the sinking of the pit and were pit houses.</li> <li>Developing this site could be considered harmful to the setting of the conservation area by encroaching on the planned development and loss of understanding of the relationship between the colliery site and the housing.</li> <li>For future consideration - the heritage value of Mosley Farm at the site should be assessed.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>16</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

## Assessment 2

## KA14 / Site 4 – Land east of New Annesley Conservation Area

Date: 1/12/14 Surveyed By: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	3	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)  <ul style="list-style-type: none"> <li>• One boundary (approximately 1/4 of the site) adjoins New Annesley to the west.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is contained by a mature hedgerow to the east (shown on the 1835 Sandersons map), a road to the south, post &amp; wire fence to the north west and railway line to the north east.</li> <li>• The site is visually connected to New Annesley in the west.</li> <li>• The land is relatively flat, slightly more undulating in the south.</li> </ul>
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises paddocks and is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> <li>• This site is within the setting of Annesley Conservation Area. The terraces of the conservation area developed as a result of the sinking of the pit and were pit houses.</li> <li>• Developing this site could be considered harmful to the setting of the conservation area by encroaching on the planned development and loss of understanding of the relationship between the colliery site and the housing.</li> <li>• For future consideration - the heritage value of Mosley Farm at the site should be assessed.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>14</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## KA14 / Site 5 – Land east of New Annesley Conservation Area

Date: 1/12/14 Surveyed By: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>The site does not adjoin any existing settlements.</li> <li>Development of this site would not 'round off' existing settlement.</li> <li>The site is contained by mature hedgerows to the north and west (boundaries shown on the 1835 Sanderson's Map), railway line to the east and post &amp; wire to the south.</li> <li>The site is not visually connected to existing settlements.</li> <li>The land is relatively flat.</li> </ul>
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> <li>Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development</li> <li>The site comprises Moseley Farm and is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> <li>This site is within the setting of Annesley Conservation Area. The terraces of the conservation area developed as a result of the sinking of the pit and were pit houses.</li> <li>Developing this site could be considered harmful to the setting of the conservation area by encroaching on the planned development and loss of understanding of the relationship between the colliery site and the housing.</li> <li>For future consideration - the heritage value of Moseley Farm at the site should be assessed.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>16</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 1

## KA15 – Land east of Sherwood Business Park, Annesley

Date: 1/12/14 Surveyed by: JC & LF

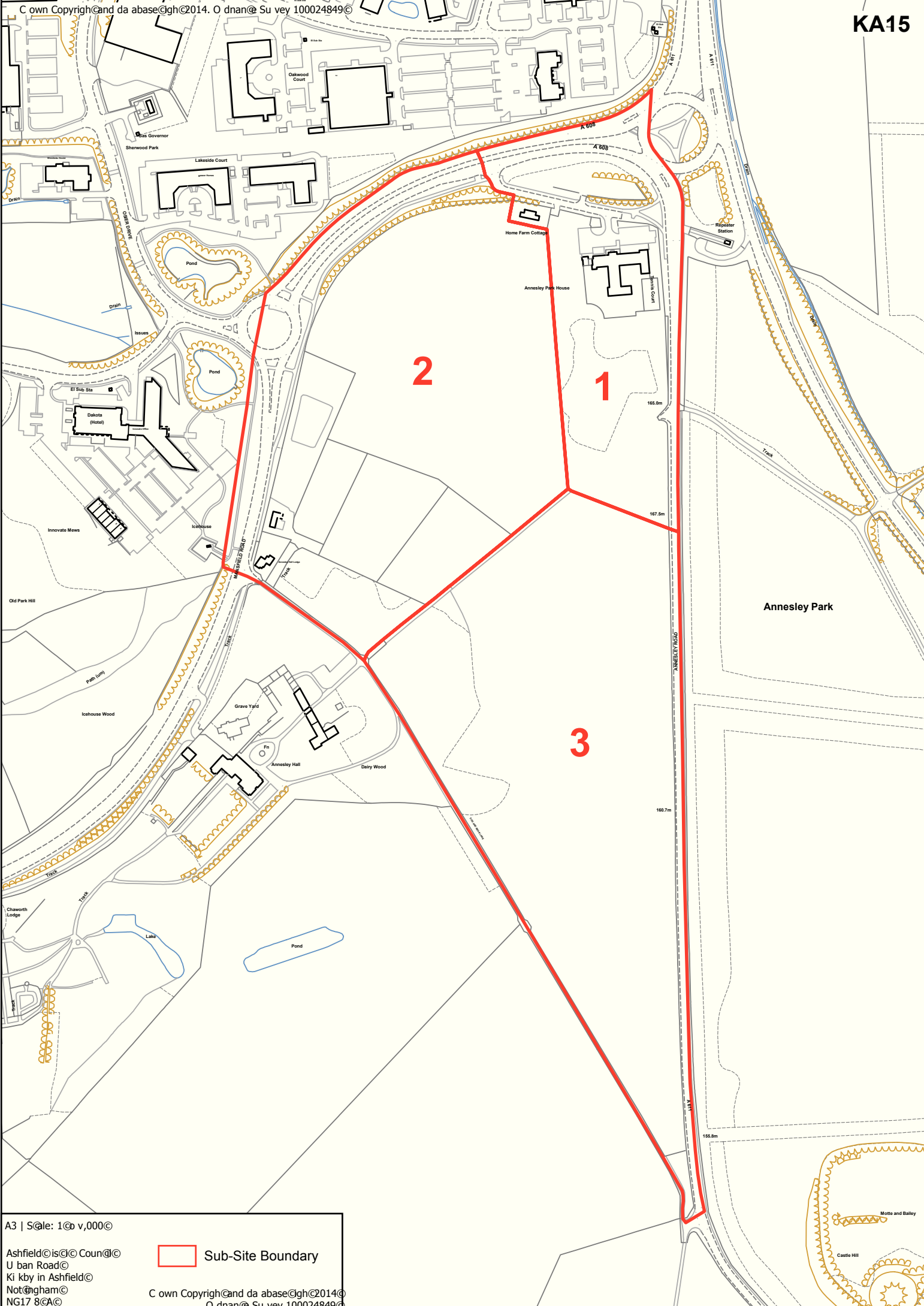
Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>The area does not adjoin an existing settlement.</li> <li>Development of this area would not 'round off' existing settlement.</li> <li>The area is well contained by the A608, A611 and to a lesser extent by Dog and Bear Lane in the south west (shown on the 1835 Sanderson's map) however, there are no physical features along the southern half of this boundary .</li> <li>The area is not visually connected to the existing settlement of Annesley or Sherwood Business Park. (Mature tree belt line both sides of the A608).</li> <li>In the north the land slopes steeply in all directions away from the centre of the land. The southern part of the site is relatively flat.</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>Development of the area would not reduce the size of the existing gap between the business park and Newstead to the east, but would result in some reduction in the gap between the business park and Hucknall (a reduction from approximately 3 Km to 2 Km).</li> </ul>
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> <li>Some inappropriate development – Annesley House secure rehabilitation unit, Home Farm Cottage and Annesley Hall Lodge.</li> <li>In addition to the above, the area comprises woodland, a large arable field, paddock and meanege and is predominantly open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the area would have no adverse impact on the setting and special character of a historic settlement.</li> <li>For future consideration - the setting of Annesley Hall (Grade II Listed), Annesley Hall Lodge (Grade II listed), ruins of All Saint's Church (Grade I Listed and a SAM) and Annesley Historic Park should be assessed.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>12</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



A3 | Scale: 1:3,000

Ashfield Council  
Urban Road  
Kilby in Ashfield  
Nottingham  
NG17 8CA

- Site Boundary
- Green Belt Boundary



Annesley Park

2


1

3

A3 | Scale: 1:500

Ashfield Urban Regeneration Company  
 Urban Regeneration  
 in Ashfield  
 Nottingham  
 NG17 8CA

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 Sub-Site Boundary

## Assessment 1

## KA15 / Site 1 – Land east of Sherwood Business Park, Annesley

Date: 1/12/14 Surveyed by: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>The site does not adjoin an existing settlement.</li> <li>Development of this area would not 'round off' existing settlement.</li> <li>The site is well contained in the north and east by the A608, A611 but not well contained in the south and west where the boundaries are formed by post and wire fences.</li> <li>The site is not visually connected to the existing settlement of Annesley or Sherwood Business Park. (Mature tree belt line both sides of the A608).</li> <li>The site is relatively flat.</li> </ul>
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> <li>Development of the site would not reduce the size of the existing gap between the business park and Newstead to the east, but would result in some reduction in the gap between the business park and Hucknall (a reduction of approximately 200m in an existing 3 Km gap).</li> </ul>
Assist in safeguarding countryside from encroachment	2	<ul style="list-style-type: none"> <li>Some inappropriate development – Annesley House secure rehabilitation unit and Home Farm Cottage</li> <li>In addition to the above, the site comprises woodland and grassed area.</li> <li>The site appears partially urban fringe in character</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the area would have no adverse impact on the setting and special character of a historic settlement.</li> <li>For future consideration - the setting of Annesley Hall (Grade II Listed), Annesley Hall Lodge (Grade II listed), ruins of All Saint's Church (Grade I Listed and a SAM) and Annesley Historic Park should be assessed.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>10</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 1

## KA15 / Site 2 – Land east of Sherwood Business Park, Annesley

Date: 1/12/14 Surveyed by: JC & LF

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>The site does not adjoin an existing settlement.</li> <li>Development of this site would not 'round off' existing settlement.</li> <li>The area is well contained by the A608 in the north and west, and to a lesser extent by weaker field boundaries in the south and east.</li> <li>The area is not visually connected to the existing settlement of Annesley or Sherwood Business Park (mature tree belt line both sides of the A608).</li> <li>In the north the land slopes steeply in all directions away from the centre of the land.</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>Development of the site would not reduce the size of the existing gap between the business park and Newstead to the east, but would result in some reduction in the gap between the business park and Hucknall (a reduction of approximately 250m in an existing 3 Km gap).</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>Limited inappropriate development – Annesley Hall Lodge.</li> <li>In addition to the above, the area comprises woodland, paddocks and ménage and is predominantly open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the area would have no adverse impact on the setting and special character of a historic settlement.</li> <li>For future consideration - the setting of Annesley Hall (Grade II Listed), Annesley Hall Lodge (Grade II listed), ruins of All Saint's Church (Grade I Listed and a SAM) and Annesley Historic Park should be assessed.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



## Assessment 1

## KA15 / Site 3 – Land east of Sherwood Business Park, Annesley

Date: 1/12/14 Surveyed by: JC & LF

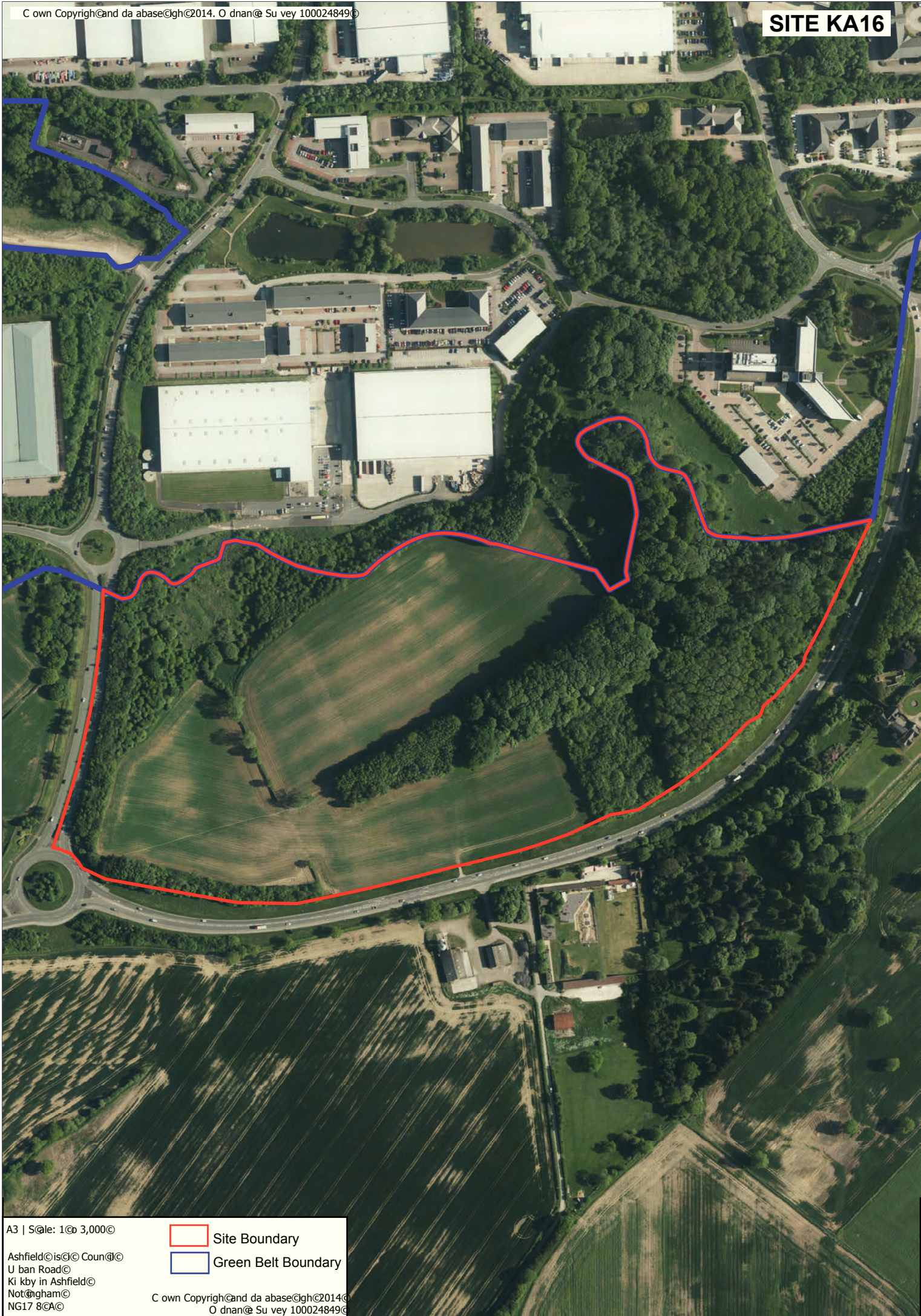
Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>The site does not adjoin an existing settlement.</li> <li>Development of this area would not 'round off' existing settlement.</li> <li>The site is well contained by the A611 to the east, to a lesser extent by Dog and Bear Lane in the west, and by weaker field boundaries in the north.</li> <li>The site is not visually connected to the existing settlement of Annesley or Sherwood Business Park. (Mature tree belt line both sides of the A608).</li> <li>The site is relatively flat.</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>Development of the site would not reduce the size of the existing gap between the business park and Newstead to the east, but would result in some reduction in the gap between the business park and Hucknall (a reduction from approximately 3 Km to 2 Km).</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development.</li> <li>The site comprises some woodland and a large arable field.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the area would have no adverse impact on the setting and special character of a historic settlement.</li> <li>For future consideration - the setting of Annesley Hall (Grade II Listed), Annesley Hall Lodge (Grade II listed), ruins of All Saint's Church (Grade I Listed and a SAM) and Annesley Historic Park should be assessed.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>14</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 1

## KA16 – Land south of Sherwood Business Park

Date: 2/12/14 Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)  <ul style="list-style-type: none"> <li>The area does not adjoin an existing settlement, but does adjoin Sherwood Business Park to the north.</li> <li>Development of this area would not 'round off' existing settlement.</li> <li>The area is well contained by the A608 in the south and east, and a main access to the business park (Willow Drive) to the west. The remaining boundary to the north is formed by mature tree belts and plantations which screen the business park.</li> <li>The area is not visually connected to an existing settlement or Sherwood Business Park which is screened by mature tree belts.</li> <li>The land is undulating and slopes down towards Sherwood Business Park in the north.</li> <li>Development would extend beyond the business park to the south, but is unlikely to give the perception of lessening any gap between settlements.</li> </ul>
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> <li>No inappropriate development.</li> <li>The area comprises arable fields and plantation with historic elements (see below) and is open countryside in character.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>Development of the area would have no adverse impact on the setting and special character of a historic settlement.</li> <li>For future consideration - the setting of Annesley Hall (Grade II Listed), Annesley Hall Lodge (Grade II listed), ruins of All Saint's Church (Grade I Listed and a SAM) and Annesley Historic Park should be assessed. A local heritage listing is also situated in the area, namely a Pheasanry associated with Annesley Hall (ref. 256).</li> </ul>
Preserve the setting and special character of historic settlements	1	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
Assist in urban regeneration	N/A	
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

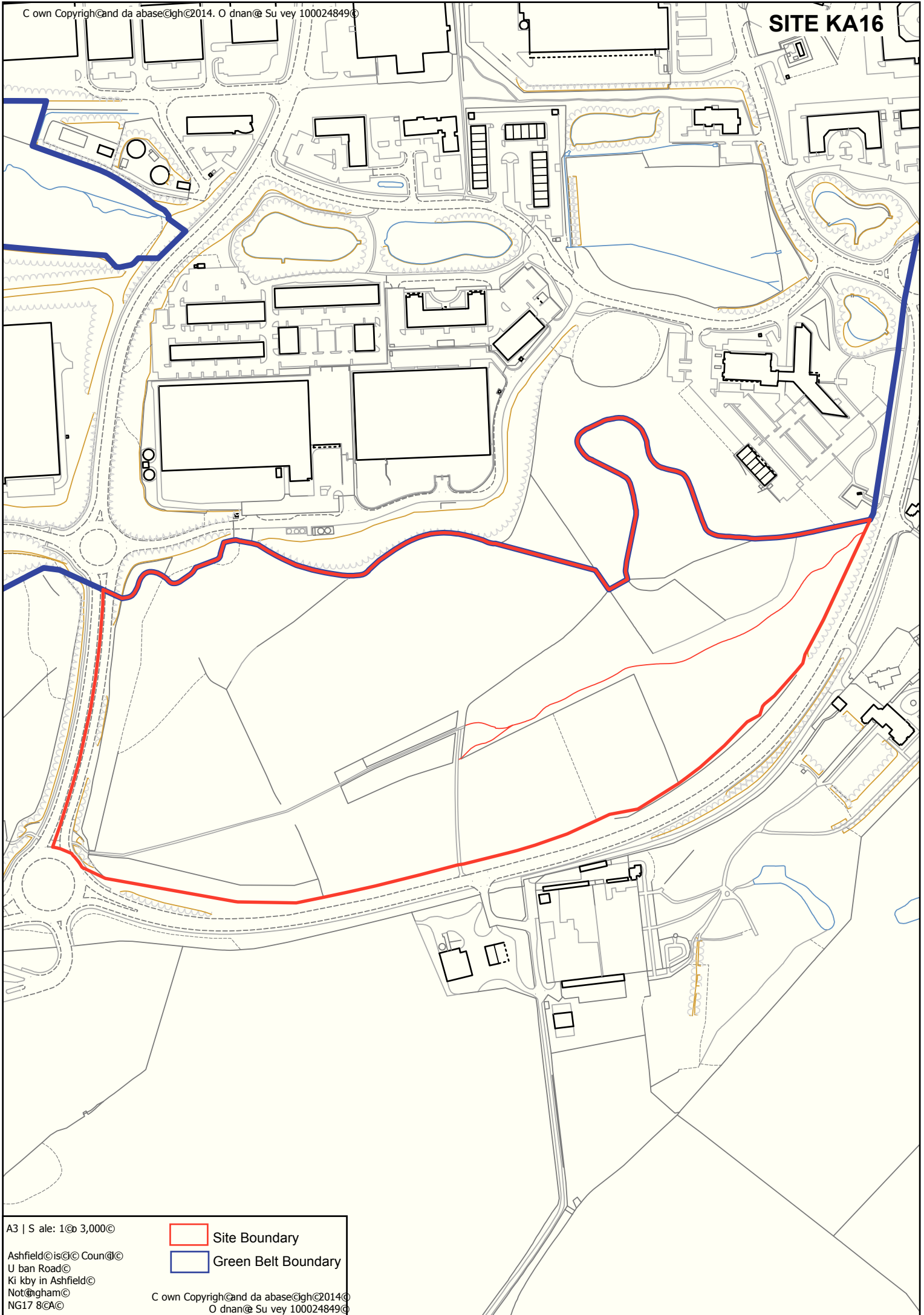


A3 | Scale: 1:3,000

Site Boundary



Ashfield Urban Road  
Kilby in Ashfield  
Nottingham  
NG17 8CA

Green Belt Boundary



A3 | Scale: 1:3,000

Ashfield Urban Road  
Kilby in Ashfield  
Nottingham  
NG17 8GA

-  Site Boundary
-  Green Belt Boundary

## Assessment 1

## KA16 / Site 1 – Land south of Sherwood Business Park

Date: 2/12/14 Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)  <ul style="list-style-type: none"> <li>The site does not adjoin an existing settlement, but does adjoin Sherwood Business Park to the north.</li> <li>Development of this site would not 'round off' existing settlement.</li> <li>The site is well contained by the A608 in the south and east, and a main access to the business park (Willow drive) to the west. The remaining boundary to the north is formed by mature tree belts and plantations which screen the business park.</li> <li>The area is not visually connected to an existing settlement or Sherwood business park which is screened by mature tree belts.</li> <li>The land is undulating and slopes down towards Sherwood Business Park in the north.</li> <li>Development would extend beyond the business park to the south, but is unlikely to give the perception of lessening any gap between settlements.</li> </ul>
Prevent neighbouring settlements from merging into one another	2	
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development</li> <li>The area comprises arable fields and plantation with historic elements (see below) and is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the area would have no adverse impact on the setting and special character of a historic settlement.</li> <li>For future consideration - the setting of Annesley Hall (Grade II Listed), Annesley Hall Lodge (Grade II listed), ruins of All Saint's Church (Grade I Listed and a SAM) and Annesley Historic Park should be assessed. A local heritage listing is also situated in the area, namely a Pheasanry associated with Annesley Hall (ref. 256).</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 1

## KA17 – Land south west of Sherwood Business Park

Date: 2/12/14 Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2) <ul style="list-style-type: none"> <li>The area does not adjoin an existing settlement, but does adjoin Sherwood Business Park to the north-east.</li> <li>Development of this area would not 'round off' existing settlement.</li> <li>The area is well contained in the south by the M1 motorway, the A608 and Willow Drive. The northern part of the area is moderately well contained by field boundaries in the west and north-west (beyond which lie fish ponds), and tree belts/plantations (beyond which lies the business park) in the east and north-east.</li> <li>The area is not visually connected to an existing settlement. (<i>The business park is screened by trees</i>)</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>Development of this area would extend beyond the business park and could potentially lessen the existing gap between the employment area and Selston/Underwood to the west by 500m.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development.</li> <li>The area comprises fields, plantation and a forest track.</li> <li>The area is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the area would have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>14</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



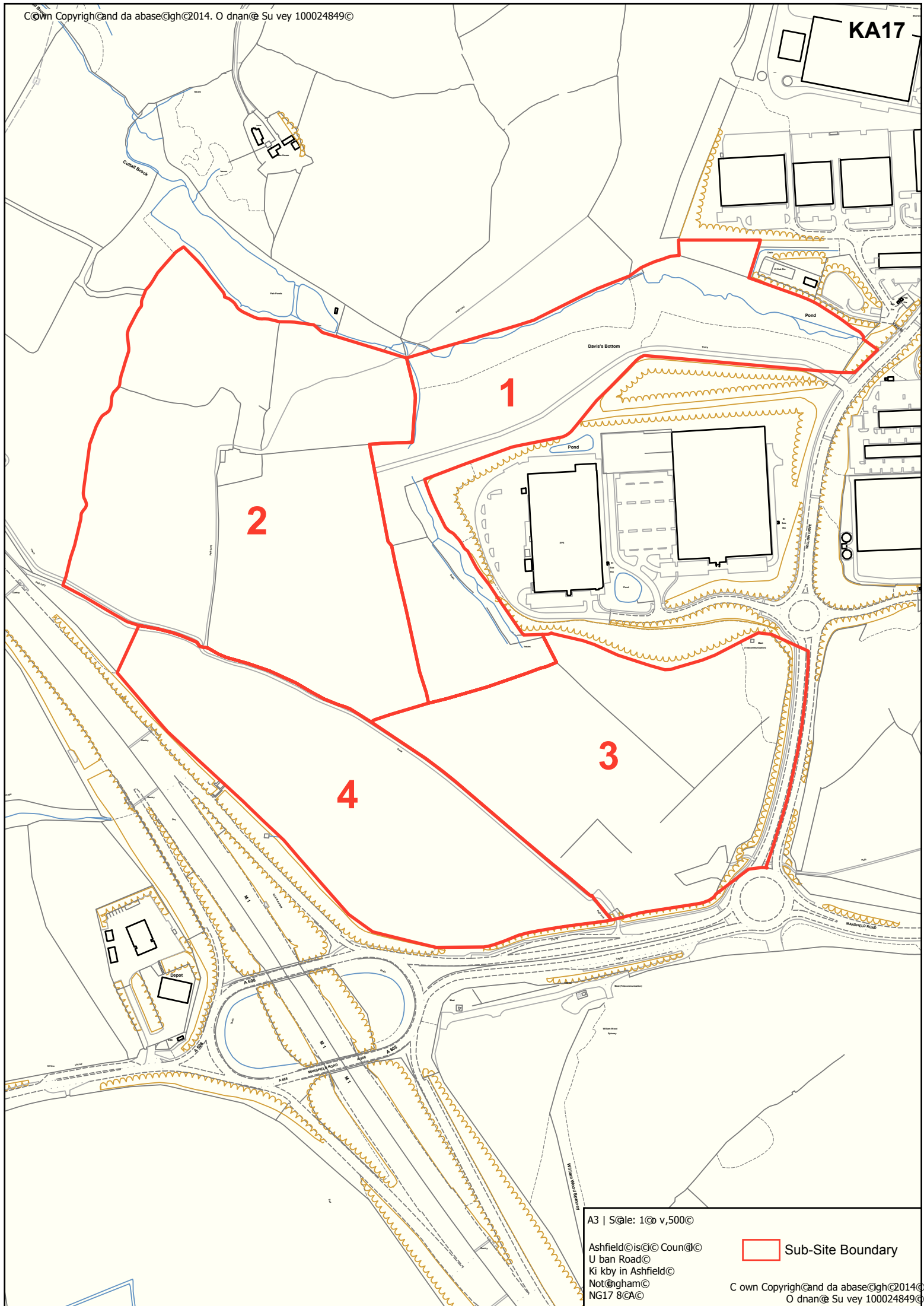
A3 | Scale: 1:3,500

Site Boundary

Green Belt Boundary

Ashfield Council  
 Urban Road  
 Kibby in Ashfield  
 Nottingham  
 NG17 8CA

KA17



A3 | Scale: 1:500

Ashfield Urban Regeneration  
Authority  
City of Nottingham  
NG17 8CA

 Sub-Site Boundary



## Assessment 2

## KA17 / Site 1 – Land south west of Sherwood Business Park

Date: 2/12/14 Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)  <ul style="list-style-type: none"> <li>The site does not adjoin an existing settlement, but does adjoin Sherwood Business Park to the east.</li> <li>Development of this site would not 'round off' existing settlement.</li> <li>The site is moderately well contained by trees which occupy the site itself.</li> <li>The site is not visually connected to an existing settlement. (<i>The business park is screened by trees</i>)</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>Development of this site would extend beyond the business park and could potentially lessen the existing gap between the employment area and Selston/Underwood to the west by 50m.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development.</li> <li>The site comprises plantation and a forest track.</li> <li>The site is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the site would have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>14</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****KA17 / Site 3 – Land south west of Sherwood Business Park**

Date: 2/12/14      Surveyed by: LF &amp; JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
<b>Check the unrestricted sprawl of settlements</b>	5	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)  <ul style="list-style-type: none"> <li>• The site does not adjoin an existing settlement, but does adjoin Sherwood Business Park to the east.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is moderately well contained by hedgerows (shown on the 1835 Sanderson's map).</li> <li>• The site is not visually connected to an existing settlement. (<i>The business park is screened by trees</i>)</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	2	<ul style="list-style-type: none"> <li>• Development of this site would extend marginally beyond the business park and could potentially lessen the existing gap between the employment area and Selston/Underwood to the west by 100m.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises fields.</li> <li>• The site is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site would have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## KA17 / Site 3 – Land south west of Sherwood Business Park

Date: 2/12/14 Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)  <ul style="list-style-type: none"> <li>The site does not adjoin an existing settlement, but does adjoin Sherwood Business Park to the east.</li> <li>Development of this site would not 'round off' existing settlement.</li> <li>The site is moderately well contained by hedgerows (shown on the 1835 Sanderson's map).</li> <li>The site is not visually connected to an existing settlement. (<i>The business park is screened by trees</i>)</li> </ul>
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> <li>Development of this site would extend marginally beyond the business park and could potentially lessen the existing gap between the employment area and Selston/Underwood to the west by 100m.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development.</li> <li>The site comprises fields.</li> <li>The site is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the site would have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## KA17 / Site 4 – Land south west of Sherwood Business Park

Date: 2/12/14 Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>The site does not adjoin an existing settlement.</li> <li>Development of this site would not 'round off' existing settlement.</li> <li>The site is well contained by the M1 motorway to the west, the A608 to the south and a hedgerow to the north east (shown on the 1835 Sanderson's map).</li> <li>The site is not visually connected to an existing settlement. (<i>The business park is screened by trees</i>)</li> </ul>
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> <li>Development of this site would extend beyond the business park and could potentially lessen the existing gap between the employment area and Selston/Underwood to the west by 500m.</li> </ul>
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> <li>No inappropriate development.</li> <li>The site comprises a field.</li> <li>The site is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>Development of the site would have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>13</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

## Assessment 1

## KA18 – Land off Laburnum Avenue, Kirkby-In-Ashfield

Date: 2/12/14 Surveyed by: LF & JC



Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	4	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>Only a small proportion of the areas boundaries adjoin the existing settlement of Kirkby - wraps around Laburnum Avenue in the north. This part of the existing settlement forms a long limb into open countryside.</li> <li>Development of this area would not 'round off' existing settlement.</li> <li>The majority of the area is well contained. Boundaries are formed by Mill Lane to the west, woodland and an old railway embankment to the east and south. The northern boundary is formed by a hedgerow (not shown on 1835 Sandersons Map).</li> <li>Parts of the area are visually connected to the existing settlement.</li> <li>The land is slopes down from Laburnum Avenue to the south of the site.</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>The existing gap between Kirkby and Annesley to the south is approximately 1km. Development of this area would result in a moderate reduction in the existing gap between the two settlements by approximately 300m or a 1/3rd.</li> </ul>
Assist in safeguarding countryside from encroachment	2	<ul style="list-style-type: none"> <li>Large amount of inappropriate development – 2 residential properties, large concrete hard-standing (former coal stocking site), chicken coups, timber/log storage, stables and paraphernalia.</li> <li>The area comprises paddocks, a field, woodland, scrub and a disused coal stocking site.</li> <li>The area is part urban fringe in character and part open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	2	<ul style="list-style-type: none"> <li>This area is at greater distance from the designated heritage assets at KA04 (Scheduled Monument of Castle Hill fortified manor and the Fishponds 220m east of St. Wilfred's Church. Setting of the Grade II listed Old Rectory and the Grade II listed Church of St Wilfred. Kirkby Cross Conservation Area) but development still has potential to affect their setting.</li> <li>Development of this area is likely to have a limited adverse impact on the setting and special character of Kirkby Cross Conservation Area.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>11</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

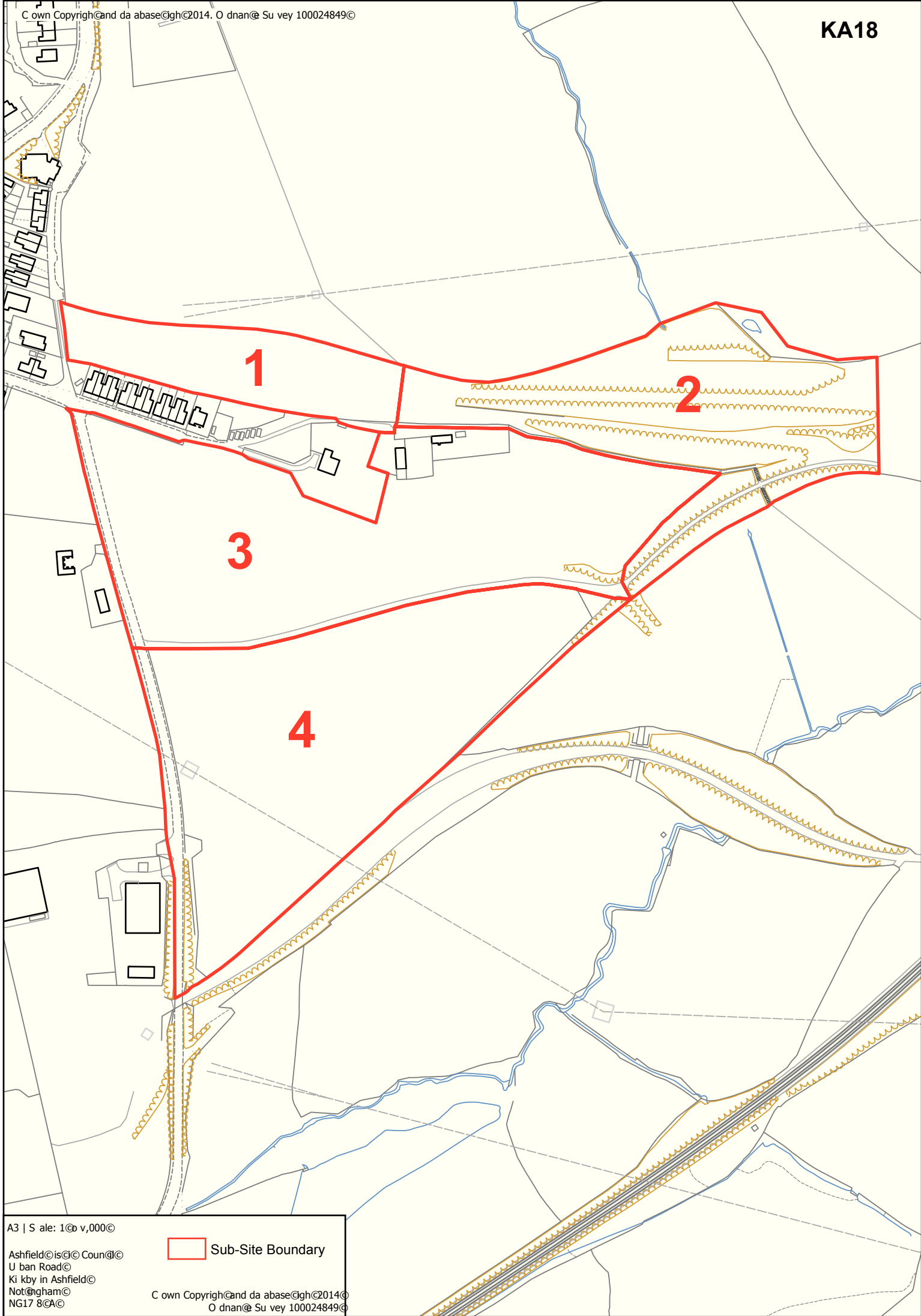
KA18



A3 | Scale: 1:2,500

Ashfield Council  
Urban Road  
Kilby in Ashfield  
Nottingham  
NG17 8CA

-  Site Boundary
-  Green Belt Boundary



A3 | Scale: 1:50,000

Ashfield Urban Road  
Kilby in Ashfield  
Nottingham  
NG17 8AA

 Sub-Site Boundary

## Assessment 2

## KA18 / Site 1 - Land off Laburnum Avenue, Kirkby-In-Ashfield

Date: 2/12/14 Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	4	Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)  <ul style="list-style-type: none"> <li>2 boundaries adjoin the existing settlement. This part of the existing settlement forms a long limb into open countryside.</li> <li>Development of this site would not 'round off' existing settlement.</li> <li>The site is not well contained – hedgerow (not on 1835 Sandersons Map).</li> <li>The site is visually connected to Laburnum Avenue to the south, but not the main part of the existing settlement to the north.</li> <li>The land slopes from north to south.</li> </ul>
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> <li>Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
Assist in safeguarding countryside from encroachment	2	<ul style="list-style-type: none"> <li>Some inappropriate development – equestrian paraphernalia.</li> <li>The site comprises paddocks, stabling and timber/log storage.</li> <li>The site is urban fringe in character.</li> </ul>
Preserve the setting and special character of historic settlements	2	<ul style="list-style-type: none"> <li>This area is at greater distance from the designated heritage assets at KA04 (Scheduled Monument of Castle Hill fortified manor and the Fishponds 220m east of St. Wilfred's Church. Setting of the Grade II listed Old Rectory and the Grade II listed Church of St Wilfred. Kirkby Cross Conservation Area) but development still has potential to affect their setting.</li> <li>Development of the site is likely to have a limited adverse impact on the setting and special character of a Kirkby Cross Conservation Area to the north of the site.</li> </ul>
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>9</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



**Assessment 2****KA18 / Site 2 - Land off Laburnum Avenue, Kirkby-In-Ashfield****Date:** 2/12/14      **Surveyed by:** LF & JC

<b>Purpose / Impact</b>	<b>Score (1 – 5)</b>	<b>Justification/Notes</b>
Check the unrestricted sprawl of settlements	5	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• The site does not adjoin the existing settlement of Kirkby to the west and forms a long limb into open countryside.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The land is undulating.</li> </ul>
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> <li>• Development would only extend marginally beyond the existing urban area and would therefore there would be a limited reduction in the gap between settlements.</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>• Small amount of inappropriate development – 2 residential properties.</li> <li>• In addition to the above the site comprises woodland and scrub.</li> <li>• The majority of the site is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>12</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

**Assessment 2****KA18 / Site 3 - Land off Laburnum Avenue, Kirkby-In-Ashfield**

Date: 2/12/14 Surveyed by: LF &amp; JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• Half of 1 boundary adjoins the existing settlement of Kirkby to the north. This part of the existing settlement forms a long limb into open countryside.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is well contained by Mill Lane to the west, woodland and tree belt to the north and east. However, the largest boundary to the site (to the south) is not well contained – unadopted access track.</li> <li>• Part of the site is visually connected to Laburnum Avenue to the north.</li> <li>• The land slopes down from north to south.</li> </ul>
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> <li>• The existing gap between Kirkby and Annesley to the south is approximately 1km. Development of this site would result in a small reduction in the existing gap between the two settlements by approximately 50m or a 1/3rd.</li> </ul>
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> <li>• Small amount of inappropriate development – 2 residential properties.</li> <li>• In addition to the above the site comprises arable field.</li> <li>• The majority of the site is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>12</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

**Assessment 2****KA18 / Site 4 - Land off Laburnum Avenue, Kirkby-In-Ashfield**

Date: 2/12/14 Surveyed by: LF &amp; JC

Purpose / Impact	Score (1 – 5)	Justification/Notes
Check the unrestricted sprawl of settlements	5	<p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• The site does not adjoin the existing settlement of Kirkby.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is moderately well contained by Mill Lane to the west and a tree belt and disused railway embankment to the south east.</li> <li>• The site is not visually connected to the existing settlement to the north.</li> <li>• The land slopes down from north to south.</li> </ul>
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> <li>• The existing gap between Kirkby and Annesley to the south is approximately 1km. Development of this site would result in a moderate reduction in the existing gap between the two settlements by approximately 300m or a 1/3rd.</li> </ul>
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> <li>• Some inappropriate development – concrete hard standing.</li> <li>• The site comprises disused coal stocking site.</li> <li>• The site is open countryside in character.</li> </ul>
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
<b>TOTAL SCORE</b>	<b>12</b>	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>