

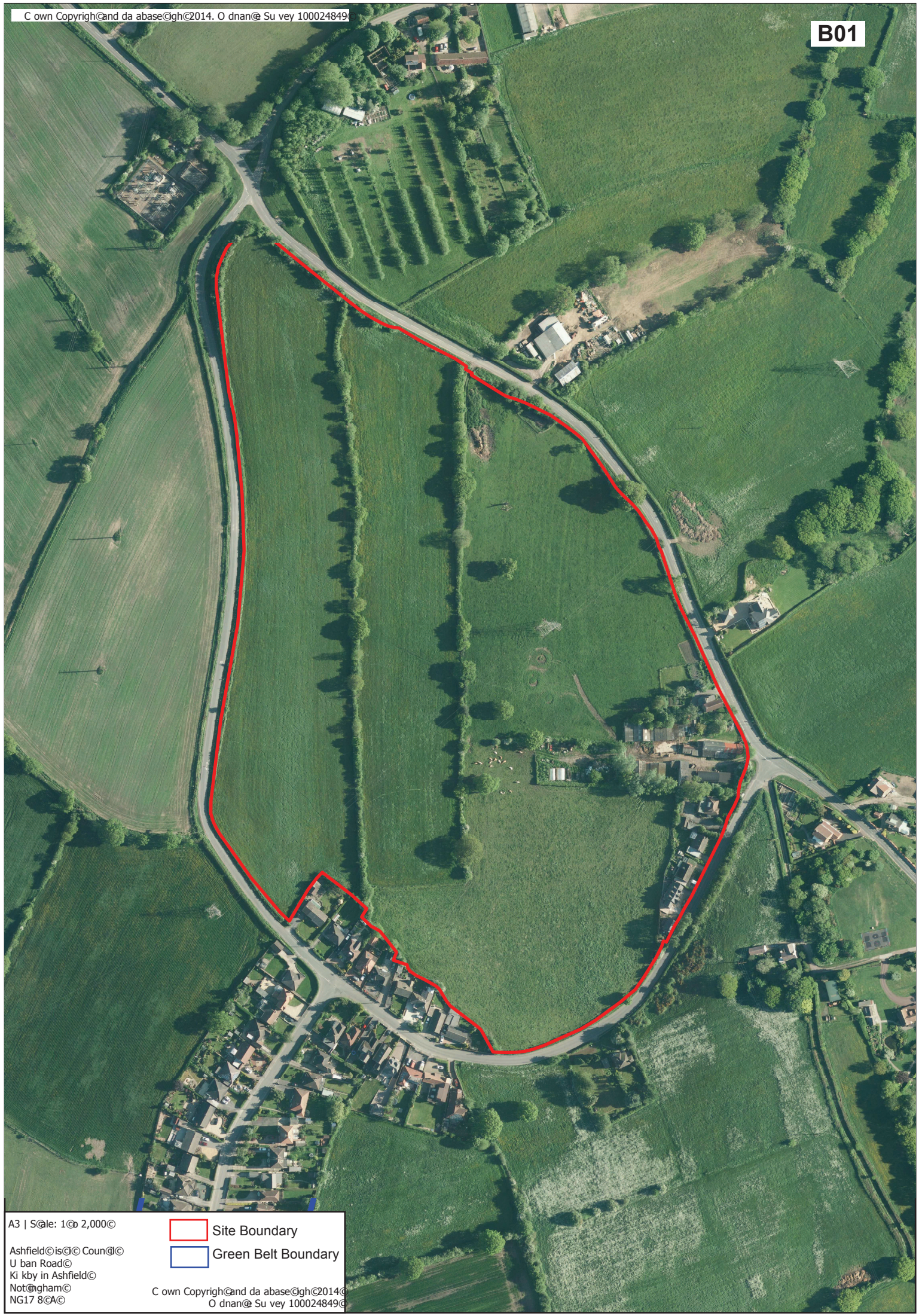
## Assessment 1

## B01 – Land off Wilhallow Lane, north of Brinsley

Date: 17/12/14

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>A small proportion of the areas boundary adjoins the existing settlement of Brinsley to the south.</li> <li>Development of this area would not 'round off' existing settlement.</li> <li>The area is well contained by roads on all sides, namely Wilhallow Lane and Main Road.</li> <li>The southern part of the area is visually connected to the existing settlement.</li> <li>The land is undulating – rising away from the settlement.</li> </ul>  |
| Prevent neighbouring settlements from merging into one another     | 4             | <ul style="list-style-type: none"> <li>The existing gap between Brinsley and Jacksdale to the west is approximately 800 metres. Development of the area would result in a significant reduction of the gap by approximately 250 metres.</li> <li>The existing gap between Brinsley and Selston to the north is approximately 1.7 kilometres. Development of the area would result in a moderate reduction of the gap by approximately 300 metres.</li> <li>The existing gap between Brinsley and Underwood to the east is approximately 500 metres. Development of the area would result in a significant reduction of the gap by approximately 150 metres.</li> </ul> |
| Assist in safeguarding countryside from encroachment               | 4             | <ul style="list-style-type: none"> <li>Small amount of inappropriate development – 4 residential properties.</li> <li>The remainder of the area comprises agricultural fields and a farm.</li> <li>The majority of the area is open countryside in character.</li> </ul>   |
| Preserve the setting and special character of historic settlements | 4             | <ul style="list-style-type: none"> <li>The area adjoins Bagthorpe Conservation Area to the north and also lies within the setting of Wansley Hall Scheduled Monument and Grade II Listed Building.</li> <li>Development is likely to adversely impact on the setting and special character of both Bagthorpe Conservation Area and Wansley Hall.</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>  |



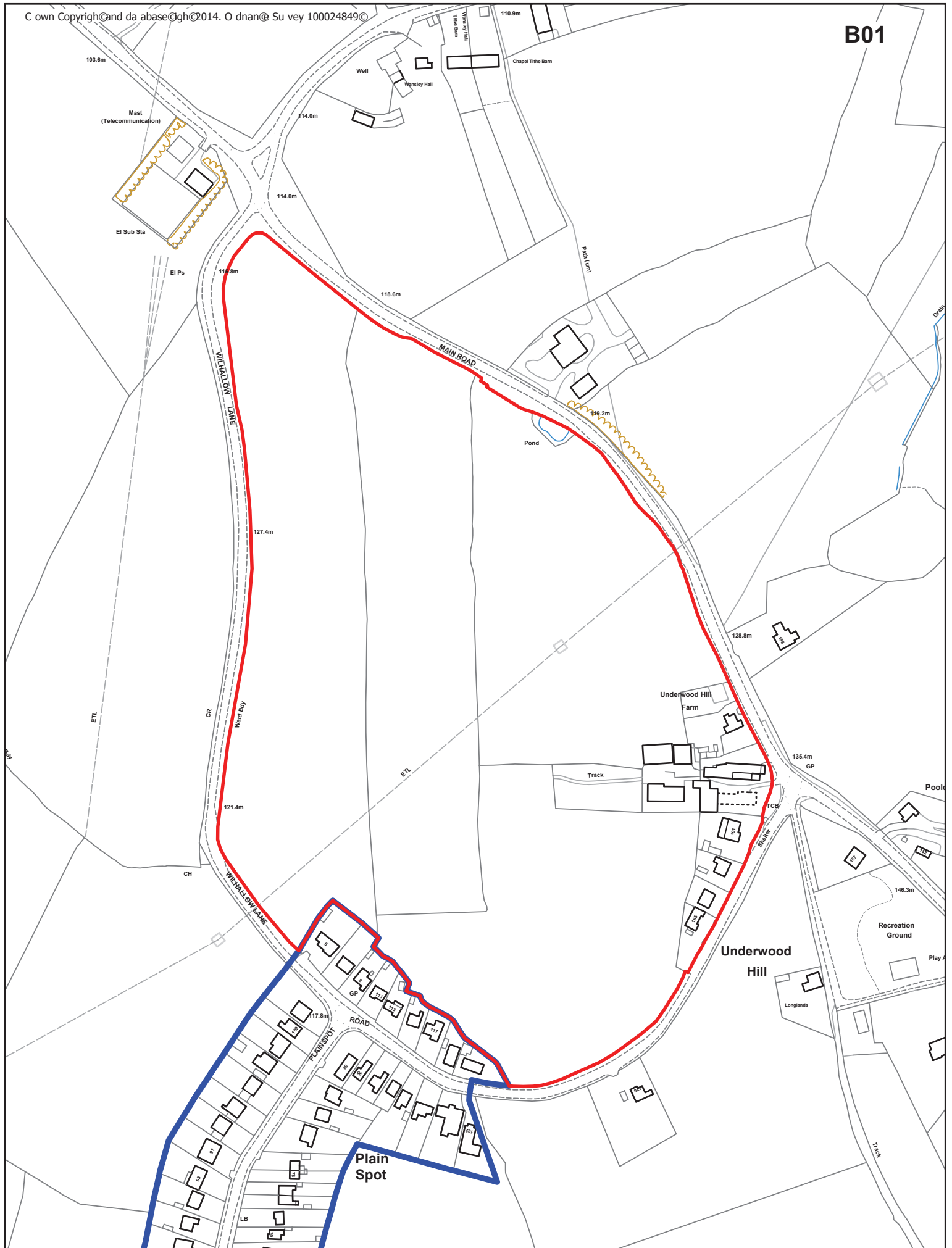
A3 | Scale: 1:2,000

Ashfield Urban Road  
Kilby in Ashfield  
Nottingham  
NG17 8CA

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 Site Boundary

 Green Belt Boundary



A3 | Scale: 1:2,000

Ashfield Urban Road  
Kilby in Ashfield  
Nottingham  
NG17 8CA

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**Site Boundary**

**Green Belt Boundary**

## Assessment 2

## B01 / Site 1 – Land off Wilhallow Lane, north of Brinsley

Date: 17/12/14

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>• A small proportion of the site boundary adjoins the existing settlement of Brinsley to the south.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is well contained by roads on all sides, namely Wilhallow Lane and Main Road.</li> <li>• The southern part of the site is visually connected to the existing settlement.</li> <li>• The land is undulating – rising away from the settlement.</li> </ul>   |
| Prevent neighbouring settlements from merging into one another     | 4             | <ul style="list-style-type: none"> <li>• The existing gap between Brinsley and Jacksdale to the west is approximately 800 metres. Development of the site would result in a significant reduction of the gap by approximately 250 metres.</li> <li>• The existing gap between Brinsley and Selston to the north is approximately 1.7 kilometres. Development of the site would result in a moderate reduction of the gap by approximately 300 metres.</li> <li>• The existing gap between Brinsley and Underwood to the east is approximately 500 metres. Development of the site would result in a significant reduction of the gap by approximately 150 metres.</li> </ul> |
| Assist in safeguarding countryside from encroachment               | 4             | <ul style="list-style-type: none"> <li>• Small amount of inappropriate development – 4 residential properties.</li> <li>• The remainder of the site comprises agricultural fields and a farm.</li> <li>• The majority of the site is open countryside in character.</li> </ul>   |
| Preserve the setting and special character of historic settlements | 4             | <ul style="list-style-type: none"> <li>• The site adjoins Bagthorpe Conservation Area to the north and also lies within the setting of Wansley Hall Scheduled Monument and Grade II Listed Building.</li> <li>• Development is likely to adversely impact on the setting and special character of both Bagthorpe Conservation Area and Wansley Hall.</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 1****B02 – Land west of Brinsley, between Main Street and Wilhallow Lane****Date:** 17/12/14**Surveyed by:** JC & LF

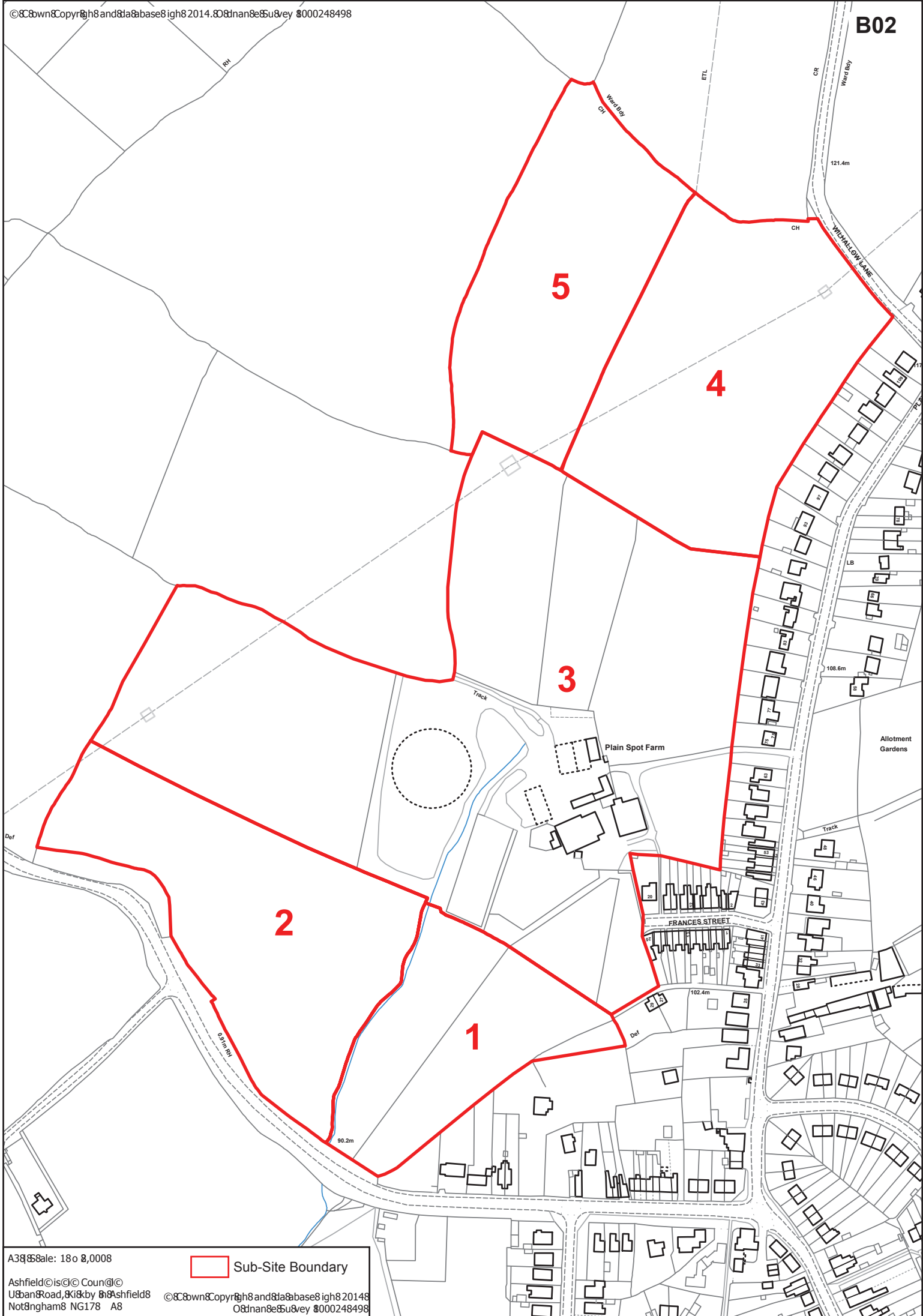
| <b>Purpose / Impact</b>  | <b>Score (1 – 5)</b> | <b>Justification/Notes</b>  |
|--|----------------------|---|
| Check the unrestricted sprawl of settlements                       | 4                    | <p>Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p> <ul style="list-style-type: none"> <li>• One boundary adjoins the existing settlement of Brinsley to the east.</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The area is well contained by Main Road to the south and mature hedgerows (boundaries shown on the 1835 Sandersons Map) to the north and west.</li> <li>• Parts of the area are 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 Brinsley and Jacksdale to the west is approximately 1 km. Development of the area would result in a moderate reduction of the gap by approximately 325 metres.</li> </ul>   |
| Assist in safeguarding countryside from encroachment               | 5                    | <ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The area comprises agricultural fields, a farm, paddocks and a menage.</li> <li>• The majority of 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 will have no adverse effect 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>   |



A3 | Scale: 1:2,000

Ashfield Council  
Urban Road  
Kilby in Ashfield  
Nottingham  
NG17 8AC

 Site Boundary  
 Green Belt Boundary



Scale: 1:18,000

 Sub-Site Boundary

**Assessment 2****B02 / Site 1 – Land west of Brinsley, between Main Street and Wilhallow Lane**

Date: 17/12/14

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 Brinsley to the east.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is well contained by Main Road to the south and mature hedgerows (boundaries shown on the 1835 Sandersons Map) to the north and 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     | 2             | <ul style="list-style-type: none"> <li>• The existing gap between Brinsley and Jacksdale to the west is approximately 1 km. Development of the site would result in a limited reduction of the gap by approximately 80 metres.</li> </ul>   |
| Assist in safeguarding countryside from encroachment               | 5             | <ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises 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 affect 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****B02 / Site 2 – Land west of Brinsley, between Main Street and Willhallow Lane**

Date: 17/12/14

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>• The site does not adjoin the existing settlement of Brinsley.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is moderately well contained by Main Road to the south and mature hedgerows (boundaries shown on the 1835 Sandersons Map) to the north, east and 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     | 4             | <ul style="list-style-type: none"> <li>• The existing gap between Brinsley and Jacksdale to the west is approximately 1 km. Development of the site would result in a limited reduction of the gap by approximately 325 metres.</li> </ul>   |
| Assist in safeguarding countryside from encroachment               | 5             | <ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises 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 affect 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****B02 / Site 3 – Land west of Brinsley, between Main Street and Wilhallow Lane**

Date: 17/12/14

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 Brinsley to the east.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is well contained by mature hedgerows (boundaries shown on the 1835 Sandersons Map) to the south and west. The site is not well contained to the north as there is only a post and wire fence.</li> <li>• The majority of 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     | 4             | <ul style="list-style-type: none"> <li>• The existing gap between Brinsley and Jacksdale to the west is approximately 1 km. Development of the site would result in a significant of the gap by approximately 400 metres.</li> </ul>   |
| Assist in safeguarding countryside from encroachment               | 5             | <ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises agricultural fields, farm and 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 affect 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****B02 / Site 4 – Land west of Brinsley, between Main Street and Wilhallow Lane**

Date: 17/12/14

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 Brinsley to the east.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is well contained by Wilhallow Lane to the north, mature hedgerow (boundaries shown on the 1835 Sanderson's Map) to the west. The site is not well contained to the south as there is only a post and wire fence.</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 Brinsley and Jacksdale to the west is approximately 1 km. Development of the site would result in a moderate of the gap by approximately 130 metres.</li> </ul>   |
| Assist in safeguarding countryside from encroachment               | 5             | <ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises 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 affect 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****B02 / Site 5 – Land west of Brinsley, between Main Street and Wilhallow Lane**

Date: 17/12/14

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>• The site does not adjoin the existing settlement of Brinsley to the east.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is well contained by mature hedgerows (boundaries shown on the 1835 Sandersons Map) to the north, east and west. The site is not well contained to the south as there is only a post and wire fence.</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     | 3             | <ul style="list-style-type: none"> <li>• The existing gap between Brinsley and Jacksdale to the west is approximately 1 km. Development of the site would result in a moderate of the gap by approximately 250 metres.</li> </ul>  |
| Assist in safeguarding countryside from encroachment               | 5             | <ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises 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 affect 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>  |