

Assessment 1**H01 – Land north of Hucknall (including land in Gedling Borough Council)**

Date: 2/10/14 & 6/12/14

Surveyed by: DB & KG (2/10/14) DB & AC (6/1/15)

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"> • One boundary adjoins the existing settlement of Hucknall to the south and one boundary adjoins the existing settlement of Linby to the west. • The area is contained by Linby Lane to the north and field boundaries to the east (not all of which are shown on the 1835 Sanderson's map). • The area is not visually connected to the existing settlement of Linby. Part of the area is visually connected to Hucknall - views from Church Lane and Linby Boarding Kennels. • The land is relatively flat.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • Development in this area would result in a complete merging of Hucknall, Linby and Papplewick.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • There is some encroachment on the south west of Linby village along Church Lane and from the ribbon development along Forest Lane, however the central area is free from encroachment.
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> • The site is adjacent to Linby Conservation Area (in Green Belt in Gedling Borough) and a number of listed building, including the Church of St Michael in Linby (Grade I*) and Glebe Boundary in Linby (Grade II). Development of the area is likely to have a significant adverse affect on the setting and special character of Linby Conservation Area.
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.
TOTAL SCORE	19	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.



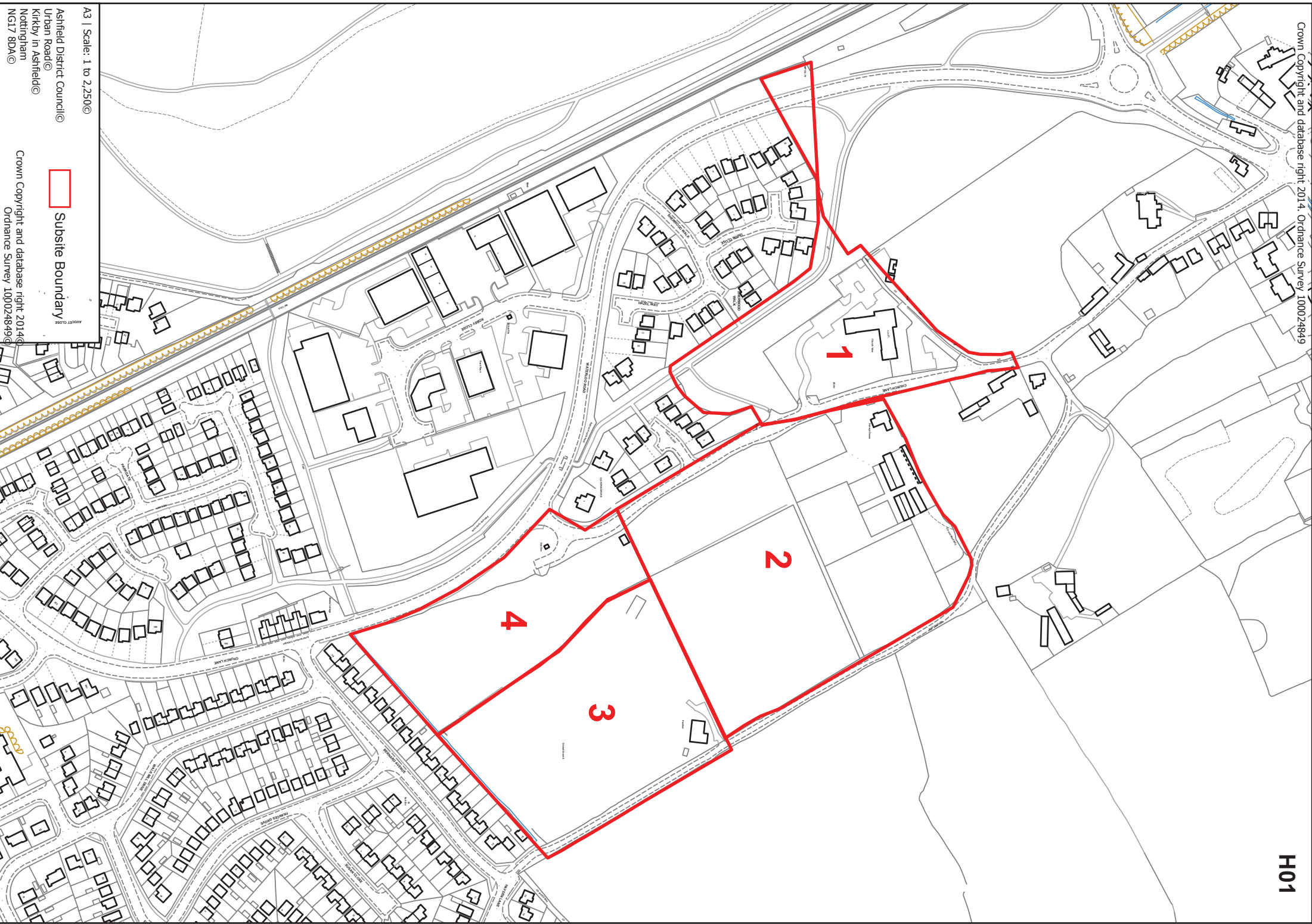
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Site Boundary

Green Belt Boundary

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Subsite Boundary

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Assessment 2
H01 / Site 1 – Land west of Church Lane, Hucknall

Date 2/10/14

Surveyed by: D.B and K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	3	<ul style="list-style-type: none"> • Two boundaries adjoin existing settlement (to south and west). • Whilst the site is already developed, the building is located to the north of the site and the grounds of the property create an open character to the south. Consequently it does not round off Hucknall. • Whilst the site is partially well contained by physical features, the northern boundary is weak. Boundaries consist of a fence to the north, trees to the north east, Church Lane to the east, residential development to the south and west. • The site is physically and visually connected to the existing settlement. • The land is relatively flat.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • The site is in Linby and directly adjoins the urban boundary of Hucknall. The two settlements have in effect merged in this area. However the grounds and open space to the south of the site maintain a visual gap between Hucknall and Linby. • Two open spaces adjoin the site, to the north (in Linby) and south (in Hucknall), existing development is partially screened by trees but there is a visual connection to Linby to the northwest. • This has been scored high because the gap consists of the grounds of the apartments and if there was an intensification of development on the site the settlements would visually merge together.
Assist in safeguarding countryside from encroachment	1	<ul style="list-style-type: none"> • Inappropriate development occupies the majority of the site - two storey block of apartments and a car park which is partially screened by mature trees. • To the south an informal open space forms a small break between development. • Whilst the site is urban in character, it is a low rise building and the surrounding grounds, and trees which screen the site soften the impact of the development.
Preserve the setting and special character of historic settlements	2	<ul style="list-style-type: none"> • The site is adjacent to Linby Conservation Area (in Green Belt in Gedling Borough) and a number of listed building, including the Church of St Michael in Linby (Grade I*) and Glebe Boundary in Linby (Grade II). • The trees which screen the site form part of the setting of Linby Conservation Area. • Development of the site is likely to have a limited adverse affect on the setting and special character of Linby Conservation Area, as the site is already partially developed.
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.
TOTAL SCORE	11	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**H01 / Site 2 – Linby Boarding Kennels, Church Lane, Hucknall**

Date: 2/10/14 & 6/1/15

Surveyed by: DB & KG (2/10/14) & DB & AC (6/1/15)

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"> • A portion of one boundary adjoins existing settlement (to the west). • Development of this site would not 'round off' existing settlement due to the open character to the east and south. • The site is contained by fences to the north and south, Hayden Lane (a track) and trees/hedgerow (shown on the 1835 Sanderson's Map) to the east. To the west is Church Lane. • Part of the site, from the south west and south east is visually connected to the existing settlement. Views to built development in Hucknall can be seen from the site. • The land is relatively flat.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • The Paddocks to the south maintain a physical and visual gap between Hucknall and Linby. • The site straddles Linby and Hucknall (the residential property is in Linby and the business is in Hucknall. If the site was developed it would visually merge the two settlements.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • Paddocks take up the majority of land and are an appropriate use. • The site contains a small amount of inappropriate development (as defined by the NPPF) - a residential property and boarding kennels occupy the site.
Preserve the setting and special character of historic settlements	2	<ul style="list-style-type: none"> • The site is adjacent to Linby Conservation Area (in Green Belt in Gedling Borough) and a number of listed building, including the Church of St Michael in Linby (Grade I*) and Glebe Boundary in Linby (Grade II). • Development of the site is likely to have a limited adverse affect on the setting and special character of Linby Conservation Area, as the site is already partially developed.
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.
TOTAL SCORE	15	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

H01 / Site 3 - Hucknall Cricket Club

Date: 2/10/14

Surveyed by: DB & KG

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"> • One boundary adjoins the existing settlement (to the south) • Development of this site would not round off the existing settlement. • The site is partially contained by physical features. Boundaries are formed by an unmade track (Hayden Lane) and hedge to the east (shown on the 1835 Sanderson's map), a hedge to the north, public highway to the west and built development to the south. • The site is physically and visually connected to the existing settlement. The urban area of Hucknall can be viewed from the site. • The land is flat.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • The existing gap between Hucknall and Linby to the north is approximately 200 metres. • Whilst development would not extend beyond the existing urban area, there would be a perception of a closure of the gap due to the open character of the site. • Linby is screened by trees and hedges and cannot be viewed from the site.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • Whilst there is no inappropriate development the clubhouse is very large and urban in character. • The site/area comprises a cricket ground and is urban fringe in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site is unlikely to have an adverse impact on the setting and special character of Linby Conservation Area as existing modern development lies between the site and the Conservation Area.
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.
TOTAL SCORE	14	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**H01 / Site 4 - Land adj. Church Lane, Hucknall**

Date: 2/10/14

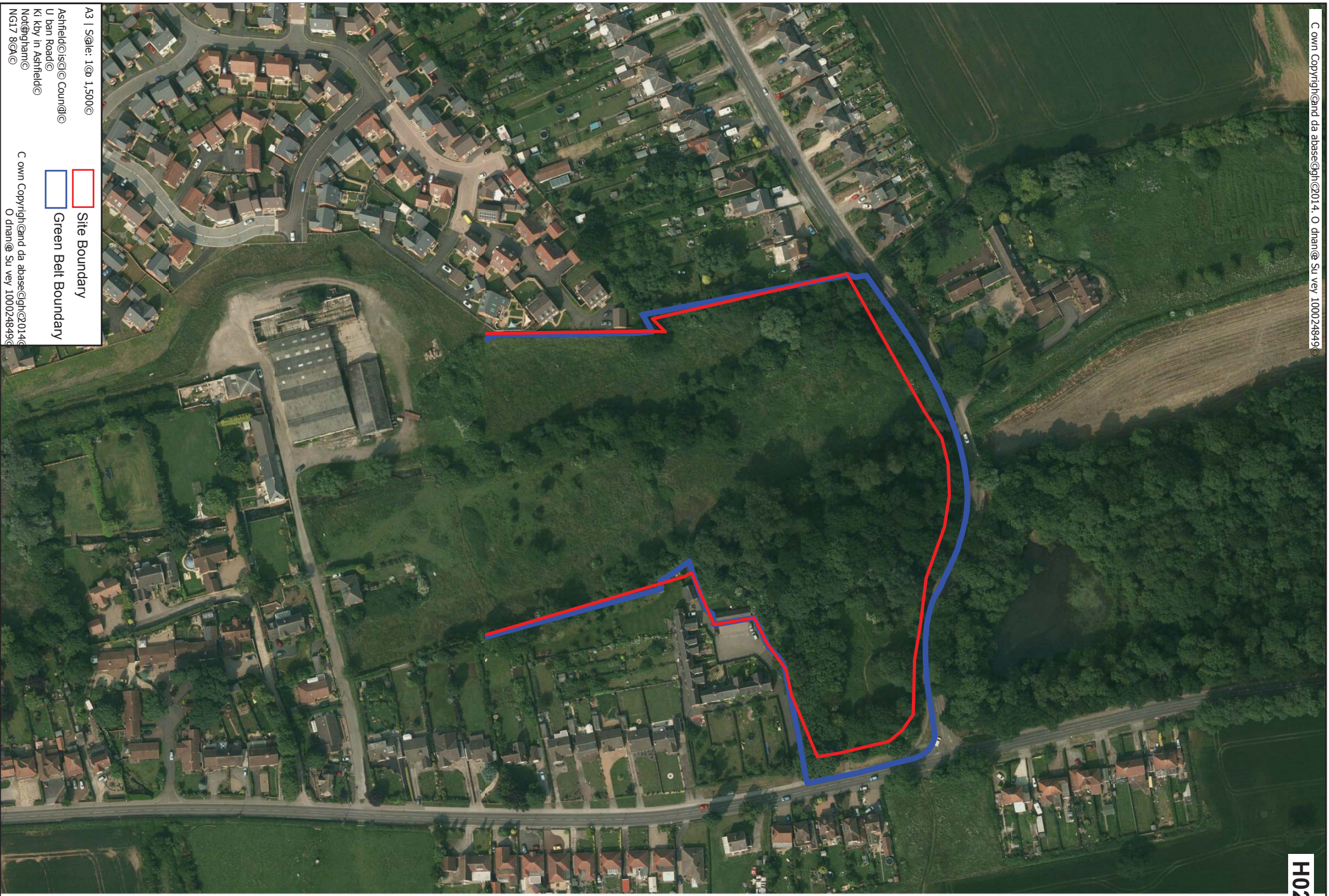
Surveyed by: DB & KG

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	3	<ul style="list-style-type: none"> • Two boundaries adjoin the existing settlement (to the south and west). • Development of this site would not round off existing settlement. • The site is not well contained by physical features. Boundaries are formed by a hedge and fence to the north, public highway to the west, post and rail fencing to the east and built development to the south. • The site is physically and visually connected to the existing settlement. The urban area of Hucknall can be viewed from the site. • The land is relatively flat.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • Development of the site would not extend beyond the existing urban area.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. The site is a paddock which constitutes appropriate development. • The site contains stables and agricultural storage buildings.
Preserve the setting and special character of historic settlements	1	Development of the site is unlikely to have an adverse impact on the setting and special character of Linby Conservation Area as existing modern development lies between the site and the Conservation Area.
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.
TOTAL SCORE	10	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
H02 – Land south of Papplewick Lane and west of Moor Road, Hucknall

Date: 2/10/14 Surveyed by: DB & KG

Purpose / Impact	Score (1 – 5)	Justification Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	2	<ul style="list-style-type: none"> • The area has 3 boundaries adjoining the settlement of Hucknall (to the east, west, south and partly to the north). • The area is well contained by existing physical development, Moor Road and Papplewick Lane. Boundaries are formed by mature trees/hedges (shown on the 1835 Sanderson's Map), natural raised bank (probably old stream) running north to south through centre of site. • The site is physically connected but only partially visually connected to the existing settlement. The residential area off Papplewick Lane can be viewed from the east of the site. • Development of this site would round off existing development. • The land is undulating to the east but there is a 3m high raised bank which then drops significantly to the west blocking the view of Hucknall from the east resulting in the area to the east has a much weaker relationship with Hucknall. • The River Leen is located along the western boundary of the area.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • The existing gap between Hucknall and Papplewick village to the north is approximately 500 metres. • Development of this area would not extend beyond Hucknall's nearest point to Papplewick. However, ribbon development in Papplewick adjoins the site and development of the site would close the gap between Hucknall and the ribbon development.
Assist in safeguarding the countryside from encroachment	4	<ul style="list-style-type: none"> • No inappropriate development • The area consists mainly of mature woodland, formal and informal open space, footpaths and a nature area. • The area is partially urban fringe. The woodland area has rural characteristics.
Preserve the setting and special character of historic settlements	2	<ul style="list-style-type: none"> • Papplewick Conservation Area is approximately 500 metres north of the area. • The area is adjacent to Grange Cottages which are Grade II Listed Buildings. • Development of the area may have a limited adverse impact the setting and special character of Papplewick Conservation Area as it forms part of a larger woodland area (Moor Pond Wood) leading into Papplewick.
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.
TOTAL SCORE	10	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.



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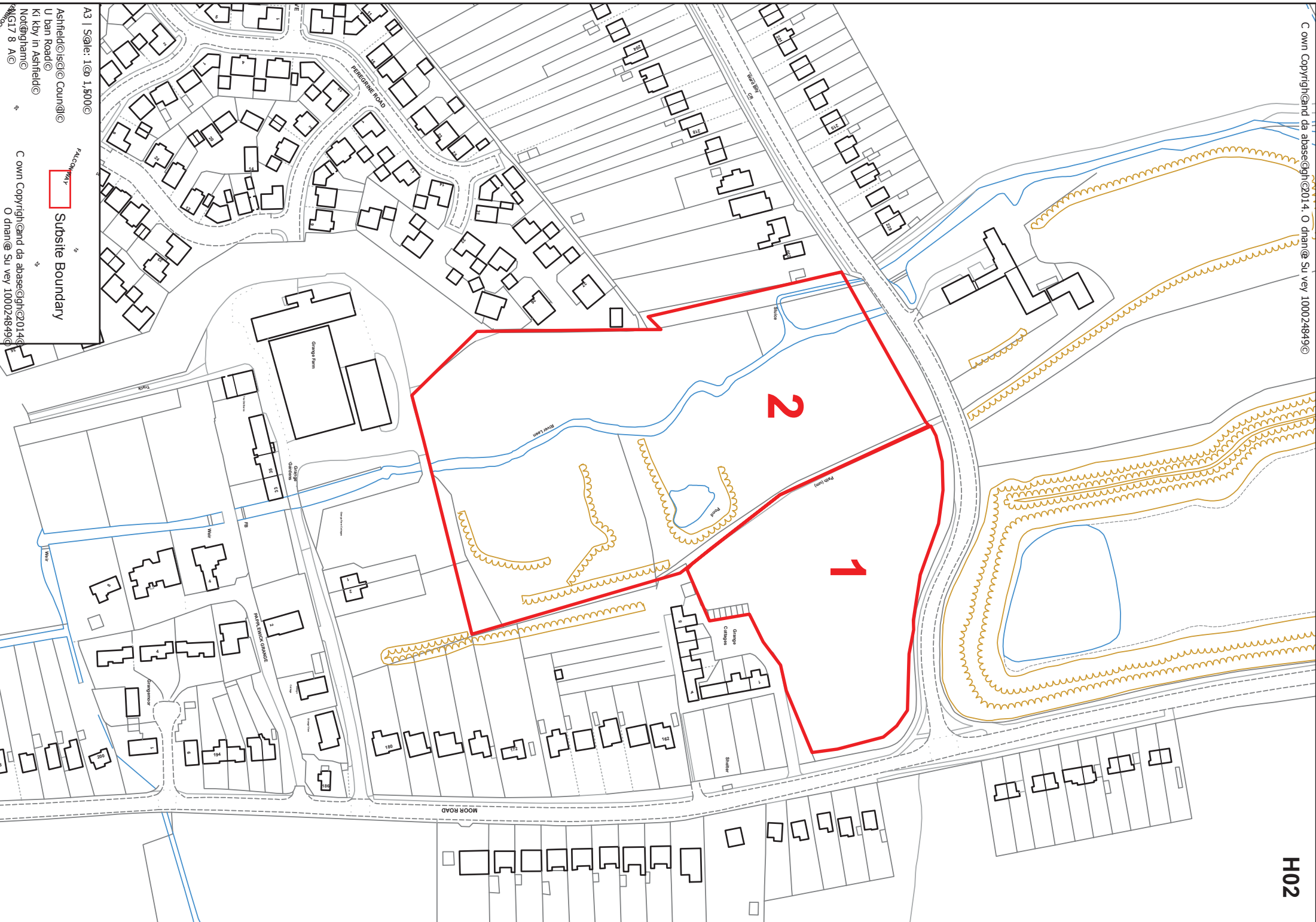
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Site Boundary



Green Belt Boundary

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Subsite Boundary

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Assessment 2
H02 / Site 1 – Land south of Papplewick Lane and west of Moor Road

Date: 2/10/2014

Surveyed by: D.B & K.G

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"> • One boundary adjoins the Main Urban Area to the south. • Development of this site would not round off existing development. • The site is well contained by Papplewick Lane to the north, Moor Road to the east, residential development to the south and trees (shown on the 1835 Sanderson's Map) to the west. The western boundary is less well contained. • The site is not visually connected to the existing settlement due to it being a woodland area which forms a visual separation between Papplewick and Hucknall. • The site is physically linked to ribbon development on the outlying area of Papplewick village. • The land is undulating. • A ridgeline runs north to south through the woodland area. This creates significant level changes from east to west.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • The existing gap between Hucknall and Papplewick village to the north is approximately 500 metres. • Ribbon development in Papplewick is located approximately 130 metres to the east. • Development of this site would result in a very limited reduction in the gap between Hucknall and ribbon development on Moor Road. • The loss of the woodland would open the site up so that development could be seen from Papplewick to Hucknall thereby creating a perception of a more significant reduction in the gap.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises a small woodland area which acts as an informal open space which contains a footpath, a bench and a dog waste bin. It is partially urban fringe in character.
Preserve the setting and special character of historic settlements	2	<ul style="list-style-type: none"> • The site is approximately 500 south of Papplewick Conservation Area (in Gedling Borough). • The site is adjacent to the Grade II Listed Grange Cottages. • Development of the site may have a minimal adverse impact the setting and special character of Papplewick Conservation Area as it forms part of a larger woodland area (Moor Pond Wood) leading into Papplewick.
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.
TOTAL SCORE	12	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

H02 / Site 2 – Land south of Papplewick Lane

Date: 2/10/2014

Surveyed by: D.B & K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	1	<ul style="list-style-type: none"> • 2.5 boundaries adjoin the existing settlement. • Development of this site would round off existing settlement to some extent due to the surrounding built up area. • The site is well contained by woodland to the east (shown on the 1835 Sanderson's Map), public highway to the north and the urban area to the south and west. • The site is visually and physically connected to the existing settlement. • The land is undulating. • The River Leen runs through the site from north to south.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • The existing gap between Hucknall and Papplewick village to the north is approximately 500 metres. • Development of this site would not extend beyond Hucknall and ribbon development which forms part of Papplewick
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • No inappropriate development. • The area consists mainly of formal and informal open space (grassland and trees), footpaths and a nature area. • The area is partially urban fringe in character and partly open countryside in character.
Preserve the setting and special character of historic settlements	2	<ul style="list-style-type: none"> • The site is approximately 500 south of Papplewick Conservation Area (in Gedling Borough). • The site is adjacent to the Grade II Listed Grange Cottages. • Development of the site may have a minimal adverse impact the setting and special character of Papplewick Conservation Area as it forms part of a larger woodland area (Moor Pond Wood) leading into Papplewick.
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.
TOTAL SCORE	9	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
H03 – Leen Valley North, Hucknall
Date: 2/10/2014
Surveyed by: D.B & K.G

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"> • Two boundaries adjoin the existing settlement of Hucknall, with residential development to the north and industrial development to the west. • Development of this area would ‘round off’ the existing settlement once the development at Papplewick Lane is completed. • The area is well contained to the east, west and north by physical features. Boundaries are formed by Moor Road to the northeast, the railway line and embankment to the southeast and the existing urban area to the north, south and west. • The area is physically and partially visually connected to Hucknall. The area to the east of the site has restricted views of Hucknall due to the raise in the landscape and vegetation on site. • The land is undulating and rises to the northeast along the boundary of the Golf Course. • The River Leen runs through the area.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development of this area would not reduce the size of the gap between Hucknall and Bestwood. However, development would reduce the gap between ribbon development in Bestwood (on Moor Road) and the area and therefore there would be a perceived reduction in the gap. There will also be a further perceived reduction in the gap between the two settlements once the housing development north of Bestwood (in Gedling Borough) has been completed. • The River Leen and railway line, to the east, form a physical separation between Hucknall and Bestwood which would prevent the settlements merging.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • No inappropriate development. • The area comprises agricultural land which is open countryside in character and a golf course and sports field (majority of the site) which are both urban fringe in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the area will have no adverse impact on the setting and special character of historic settlements.
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.
TOTAL SCORE	9	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.

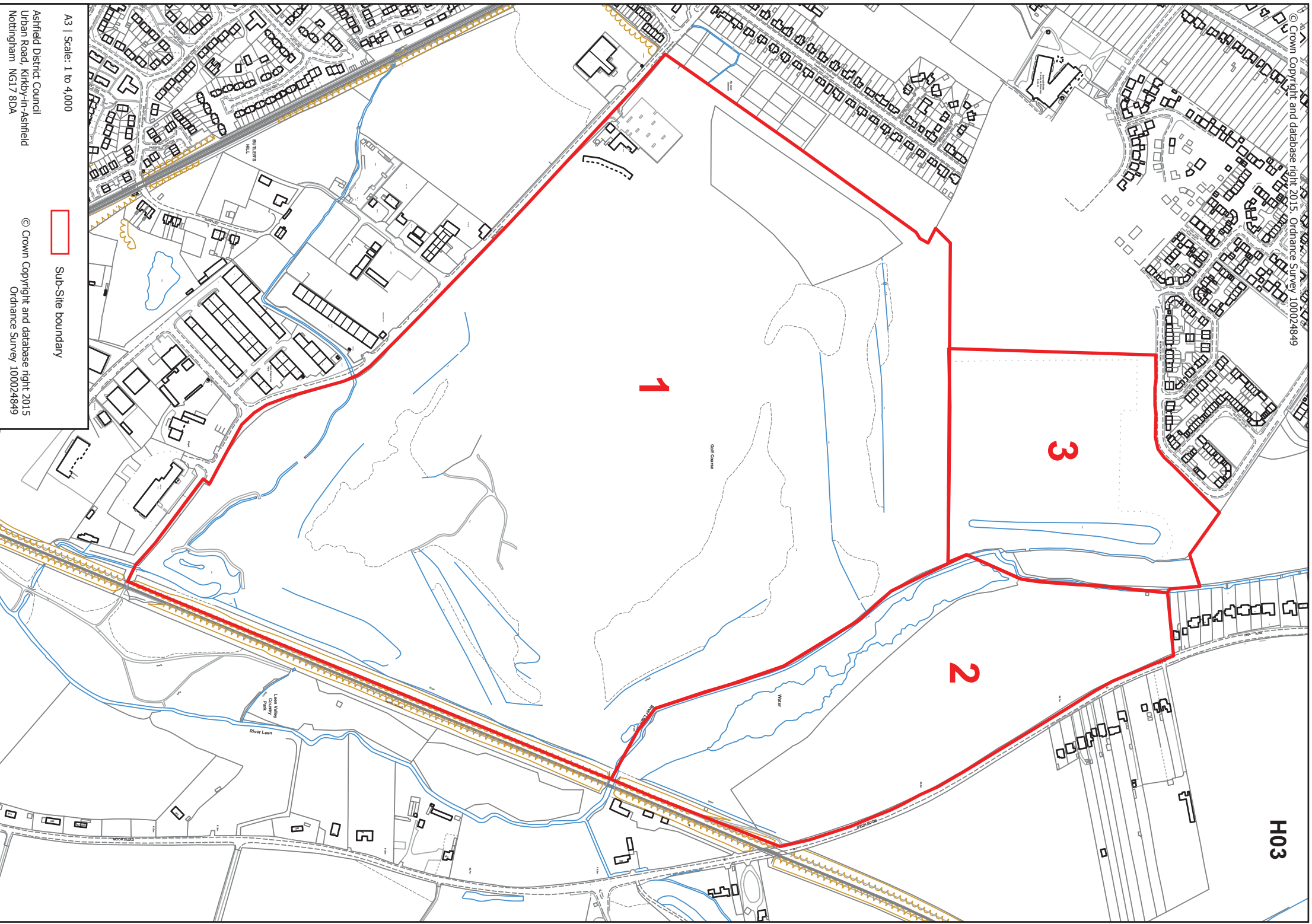


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Site boundary
Green Belt boundary

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A3 | 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**H03 / Site 1 – Leen Valley Golf Course, Hucknall**

Date: 16/12/14 Surveyed by: D.B & C.W

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"> • 2.5 boundaries adjoin existing settlement (to the north, west and south). • Development of this site would round off the existing settlement to some extent. • The site is well contained. Boundaries are formed by a railway line/embankment and the River Leen to the east, and by existing urban area to the north and west. • The site is physically connected to the settlement but is only partially visually connected to the existing settlement due to the land levels and vegetation. • The land is mostly undulating and more steeply sloping along the eastern boundary.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development of this site would not extend beyond the furthest point of the existing settlement. However, development of this site would reduce the gap between ribbon development in Bestwood (on Moor Road) and the site and therefore there would be a perceived reduction in the gap. • The River Leen and railway line, to the east, form a physical separation between Hucknall and Bestwood which would prevent the settlements merging.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises a golf course with a club house. • The site is urban fringe in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting or special character of a historic settlement.
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.
TOTAL SCORE	9	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**H03 / Site 2 – Land west of Moor Road, Hucknall**

Date: 2/10/2014 Surveyed by: D.B & K.G

Purpose / Impact	Score (1 – 5)	<p style="text-align: center;">Justification</p> <p style="text-align: center;">Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p>
Check the unrestricted sprawl of settlements	4	<ul style="list-style-type: none"> • One boundary to the north adjoins a residential ‘ribbon’ development which forms part of the Main Urban Area of Hucknall. • Development of this site (alone) would not round off an existing settlement. • The site is contained by Moor Road and a 1.5m high mature hedge to the east, golf course and River Leen to the west and a small part of residential ribbon development to the north and east. • The site is not visually connected to the existing settlement. This is taking into account that the ‘ribbon’ development is not part of the existing settlement. The existing settlement cannot be viewed from the site • The site is predominantly flat but there is a gradual slope down towards the west.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development of this area would not reduce the size of the gap between Hucknall and Bestwood. However, development would reduce the gap between ribbon development in Bestwood (on Moor Road) and the area and therefore there would be a perceived reduction in the gap. There will also be a further perceived reduction in the gap between the two settlements once the housing development north of Bestwood (in Gedling Borough) has been completed.
Assist in safeguarding the countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site is predominantly arable farmland and is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development would not adversely affect the setting or character of a historic settlement.
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.
TOTAL SCORE	12	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**H03 / Site 3 – Land south of Kenbrook Road, Hucknall**

Date: 16/12/2014

Surveyed by: D.B & C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	3	<ul style="list-style-type: none"> • Two boundaries adjoin existing settlement of Hucknall to the north and west. • Development of this site (alone) would not 'round off' existing settlement. • The site is not well contained. Boundaries are formed by a road to the north, planned development to the west and post and rail fencing to the south and east. • The site is visually connected to the existing settlement. • The land is relatively flat.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • Development of this area would not reduce the size of the gap between Hucknall and Bestwood.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises a sports field and is urban fringe in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	9	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

H04 – Leen Valley South, Hucknall

Date: 2/10/2014

Surveyed by: D.B & K.G

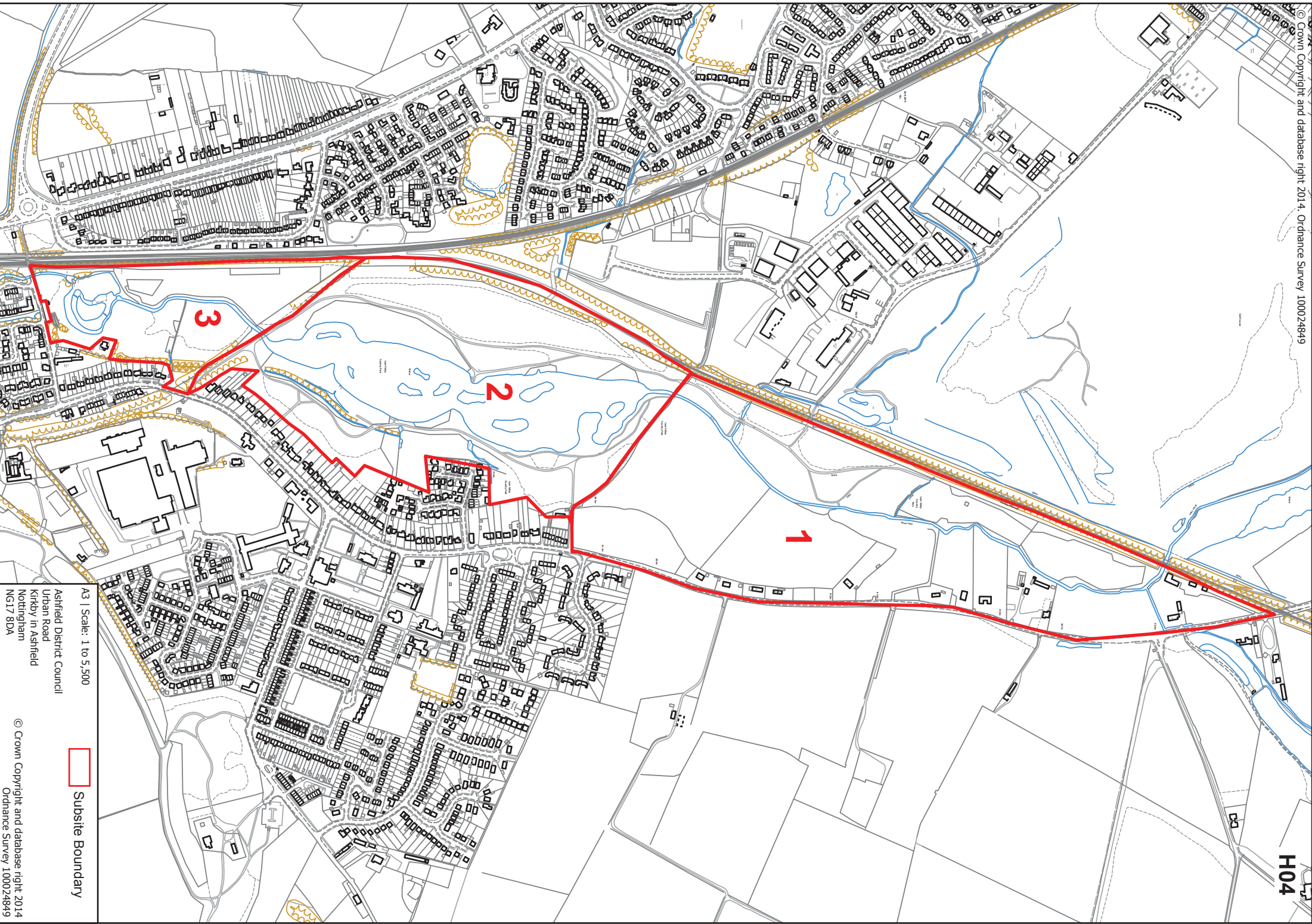
Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	2	<ul style="list-style-type: none"> • Approximately half of the area adjoins the urban boundaries. The south eastern boundary adjoins Bestwood village and the south western boundary adjoins Hucknall. • Development of this area would not 'round off' existing built-up areas, as the area is open to the north. • The area is well contained by physical features. Boundaries are formed by the railway line/embankment to the west and Moor Road to the east. • The area is not visually connected to the existing settlement as it is screened by trees and other vegetation. • The land is relatively flat to the north and undulating to the south. • The River Leen runs through the site.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • The narrowest point between Hucknall and Bestwood to the south of the area measures approximately 100 metres. • Development of the whole area wouldn't be possible due to the expanse of Mill Lakes on the site. • If part of the area was development, either side of Mill Lakes, it would result in a virtually complete merging of Hucknall and Bestwood.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • Limited inappropriate development - residential properties along Moor Road to the north. • The area comprises Bestwood Country Park, which is partially urban fringe in character, and open countryside.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact the setting and special character of Bestwood Conservation Area (in Gedling Borough), as the site is not visible from Bestwood and existing modern development separates the two. • For future consideration - Forge Mill (Grade II Listed Building) adjoins the site to the south.
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.
TOTAL SCORE	12	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 | S@le: 1© 5,500 ©
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Site Boundary
Green Belt Boundary



3

2

1

A3 | Scale: 1 to 5,500

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

Subsite Boundary

Assessment 2
H04 / Site 1 – Land west of Moor Road and northwest of Bestwood
Date: 2/10/14
Surveyed by: D.B & K.G

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"> • A very small part of two boundaries adjoin Bestwood settlement boundary (south east corner of site). • Development of this site would not 'round off' existing settlement. • The site is well contained by the railway line/embankment and by the River Leen to the west (River Leen runs through the site) and by Moor Road to the east. A public footpath and trees/hedgerow runs along the south boundary (boundary shown on the 1835 Sanderson's Map). • The site is partially visually connected to the existing settlement. Bestwood settlement 'turns its back' on the site but development can be viewed from the site. • The land is slightly sloping downhill from Moor Road towards the River Leen (east to west). • The River Leen runs through the site.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • Development of this area would extend beyond the furthest point of the existing built up area, and would significantly reduce the gap between Hucknall and Bestwood. • The existing gap created by this site is approximately 400 metres. Development of this site would result in the merging of Hucknall with Bestwood. Gedling Borough Council also have a housing allocation opposite the site and once this is developed the affect of development on site 1 would be even greater. • The River Leen and railway line/embankment to the west form a physical separation between Bestwood and Hucknall
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> • There is some inappropriate development on the site – residential properties along Moor Road. • The site comprises residential ribbon development on the eastern boundary and open countryside to the west. The site is partially urban fringe and open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact the setting and special character of Bestwood Conservation Area (in Gedling Borough), as the site is not visible from Bestwood and existing modern development separates the two. • For future consideration - Forge Mill (Grade II Listed Building) adjoins the site to the south.
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.
TOTAL SCORE	13	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**H04 / Site 2 – Mill Lakes, Moor Road, Hucknall**

Date: 2/10/14

Surveyed by: D.B & K.G

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"> • Two boundaries adjoin existing settlement (eastern boundary adjoins Bestwood, western boundary adjoins Hucknall). • Development of this area would not 'round off' existing settlement. • The site is well contained by strong physical features - to the west by the railway line, to the east by Moor Road, to the north by trees/hedgerows (boundary shown on the 1835 Sanderson's Map) and by a public footpath in the south. • The site is physically connected but not visually well connected to the existing settlement. • The land is undulating. • The site includes Mill Lakes which is a wide expanse of water surrounded by mature parkland.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • The existing gap between Hucknall and Bestwood is approximately 350 metres. Development of this site would merge the two settlements at the southern part of the site. • The River Leen, railway line and NET tramline form a physical and visual separation between Bestwood and Hucknall.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • No inappropriate development • The area comprises open parkland adjacent to residential development in Bestwood. It is partially urban fringe in character due to its use as a public open space.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact the setting and special character of Bestwood Conservation Area (in Gedling Borough), as the site is not visible from Bestwood and existing modern development separates the two. • For future consideration - Forge Mill (Grade II Listed Building) adjoins the site to the south.
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.
TOTAL SCORE	12	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
H04 / Site 3 – Land north of Forge Mill, Mill Lane, Bestwood

Date: 2/10/14

Surveyed by: D.B & K.G

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"> • Three boundaries adjoin existing built-up areas. The southern and eastern boundaries adjoin Bestwood, and the western boundary adjoins Hucknall, although the railway line retains a physical separation to some degree). • Development of this site does not ‘round off’ an existing settlement. • The site is well contained by the existing urban area to the east, west and south. The northern boundary is less well contained. • Whilst the site is physically connected to the urban area it isn’t visually well connected. Views from the site are restricted by mature trees and dense vegetation. • The land is undulating. • The River Leen runs directly through the site.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • The existing gap between Hucknall and Bestwood to the east is approximately 110 metres. Development of this site would result in a reduction of approximately 80 meters. Development would therefore result in a virtually complete merging of settlements. • The River Leen, railway line and NET tramline form a physical separation between Bestwood and Hucknall. • There is dense tree coverage in this area which forms a strong physical boundary between the two settlements.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • Limited inappropriate development - 1 dwelling. • The site comprises a wide expanse of the River Leen adjacent to an area which is predominantly residential development. The site is accessed from the urban area and forms a public open space. • The site is partially urban fringe in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact the setting and special character of Bestwood Conservation Area (in Gedling Borough), as the site is not visible from Bestwood and existing modern development separates the two. • For future consideration - Forge Mill (Grade II Listed Building) adjoins the site to the south.
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.
TOTAL SCORE	12	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**H05 - Broomhill Farm, Hucknall**


Date: 6/11/2014 Surveyed by: D.B & K.G

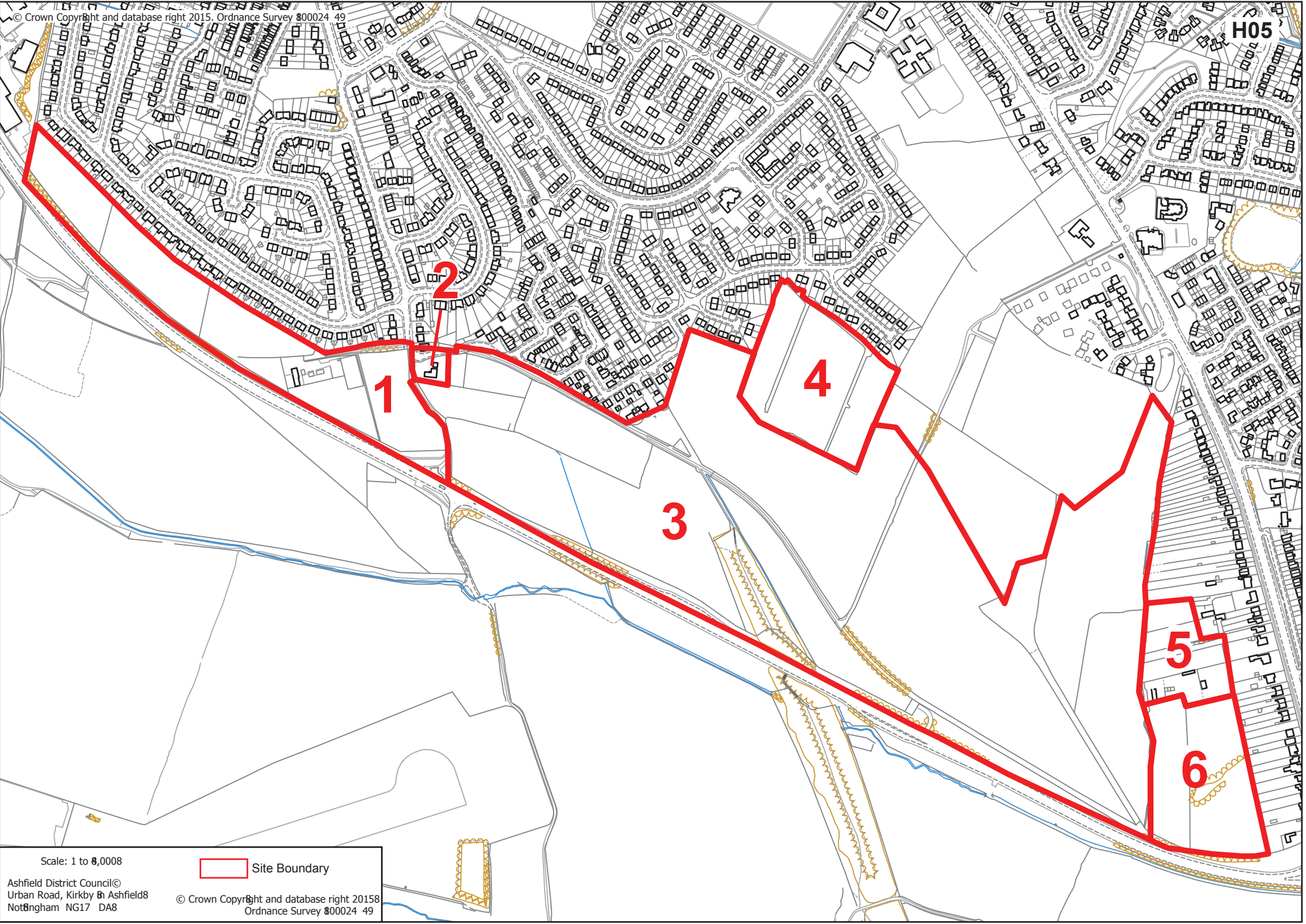
Purpose / Impact	Score (1 – 5)	Justification Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	1	<ul style="list-style-type: none"> • The area has two boundaries (approximately 2/3 of the site) adjoining the existing urban area of Hucknall to the north. • Development of this area would 'round off' existing settlement. • The area is well contained by the A611 to the south, residential development and a small element of industrial development to the north, east and west. • The majority of the area is visually connected to the existing settlement – Broomhill Farm housing development (part built) faces on to the area and a new road and public footpath adjoin the area. The footpath continues through the site to exit at the A611 to the south. Bulwell, to the south, cannot be viewed from the site due to the topography of the landscape and vegetation. • The land is undulating, particularly to the south. • Remains of the former railway embankment to the southeast.
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> • The existing gap between Hucknall and Bulwell to the south is approximately 150 metres at its narrowest point (ribbon development along Nottingham Road) and approximately 650 metres at its widest point (Broomhill Farm Housing Development). Although development would not extend beyond the existing urban area at Nottingham Road, development would reduce the gap at the widest point by approximately 380, thereby reducing the gap to 270 meters.
Assist in safeguarding the countryside from encroachment	4	<ul style="list-style-type: none"> • Small amount of inappropriate development - one new dwelling which has replaced an existing dwelling. • The area comprises open fields, a small holding, paddocks and an allotment site. • The area is largely open countryside, with elements of urban fringe characteristics.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the area will have no adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	9	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

 Green Belt Boundary



Scale: 1 to 8,000

Site Boundary

Assessment 2**H05 / Site 1 – Land north of A611 and west of Farleys Lane, Hucknall**

Date: 6/11/14

Surveyed by: D.B & K.G

Purpose / Impact	Score (1 – 5)	Justification Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	2	<ul style="list-style-type: none"> • Two boundaries adjoin existing settlement of Hucknall to the north and west. • Development of this site would not 'round off' existing settlement. • The site is well contained by residential development to the north, industrial development to the west and the A611 to the south. A belt of trees aligns the A611 to the south. The eastern boundary is less well contained by a public footpath and hedgerow (boundary not shown on the 1835 Sanderson's Map). • The site is physically and visually connected to the existing settlement. Existing development can be viewed from every area of the site. • The land is relatively flat.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • The existing gap from the site to Bulwell to the south is approximately 1.3 kilometres. • Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.
Assist in safeguarding the countryside from encroachment	5	<ul style="list-style-type: none"> • The site does not contain any inappropriate development which encroaches into the countryside. • Smallholding used for grazing horses.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the area will have no adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	9	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

H05 / Site 2 - Farleys Lane, Hucknall

Date: 6/11/14

Surveyed by: D.B & K.G

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"> • One boundary adjoins the existing settlement. • Development of this site would not 'round off' existing settlement. • The site is not well contained by strong physical features. Boundaries are formed by residential curtilage (boundaries not shown on the 1835 Sanderson's Map). • The site is physically and visually connected to the existing settlement. • The land is relatively flat.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • The existing gap between Hucknall and Bulwell to the south is approximately 1.3 kilometres. • The site is already developed (new residential dwelling, part of a large housing development to the north). Further development of the site would not reduce the size of the gap between settlements.
Assist in safeguarding countryside from encroachment	1	<ul style="list-style-type: none"> • Inappropriate development – domestic dwelling and curtilage. • The site comprises a dwelling and is urban in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site would not affect the setting or special character of an historic settlement.
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.
TOTAL SCORE	7	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

H05 / Site 3 – Broomhill, Hucknall

Date: 6/11/14

Surveyed by: D.B & K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	1	<ul style="list-style-type: none"> • 1.5 boundaries (more than half of the site) adjoin the existing settlement of Hucknall to the north and east. • Development of this site would 'round off' the existing settlement to some extent. • The site is well contained. Boundaries are formed by the A611 to the south, residential development on Nottingham Road and hedgerows to the east (boundary shown on the 1835 Sanderson's Map), a public footpath to the west and residential development to the north. • The majority of the site is physically and visually connected to the existing settlement of Hucknall. Development to the north can be viewed throughout the site but is partially screened from the southern boundary by a hedgerow which runs through the centre of the site. The land drops away to the north east and the visibility of development on Nottingham Road, to the east, is restricted by the contours of the landscape. • The landscape gently slopes from west to east. • An underground watercourse runs centrally through the western part of the site (from north to south), and forms a ditch along the side of the hedgerow. A former railway embankment to the south which forms a steep mound.
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> • The existing gap, in this area, between Hucknall (Broomhill Farm Housing Development) and Bulwell to the south is approximately 650 metres. Although development would not extend beyond the existing urban area (ribbon development on Nottingham Road), development would reduce the gap by approximately 380 metres, thereby reducing the gap to 270 metres.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises unmanaged open fields bound by hedgerows - used for recreational purposes by walkers. • The site is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting or special character of a historic settlement.
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.
TOTAL SCORE	10	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**H05 / Site 4 – Broomhill Allotments, Hucknall**

Date: 13/11/14

Surveyed by: C.W & K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	3	<ul style="list-style-type: none"> • Two boundaries adjoin existing settlement. • Development of this site would not 'round off' existing settlement. • The site is contained by matures trees which are sporadically located along the boundary of the site (boundary shown on the 1835 Sanderson's Map). • The site is physically and partially visibly connected to the existing settlement. • The land is relatively flat.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • The existing gap between Hucknall and Bulwell to the south in this area is approximately 950 metres. • Development would not extend beyond the existing urban development along Nottingham Road (where the gap is only 150m) and would therefore not reduce the size of the gap between settlements. • Bulwell cannot be viewed from the site which gives a perception that the gap could be wider.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises allotments which appear to be fully occupied. It is used for recreational activity and is urban fringe in character. (Section 55 of the Town and Country Planning Act 1990 says that the use of land for agriculture or forestry does not constitute development, so planning permission would not be required to use any land for allotments of an agricultural nature).
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will not have an adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	9	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

H05 / Site 5 – Rear of Nottingham Road, Hucknall

Date: 6/11/14

Surveyed by: C.W & K.G

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"> • Two boundaries adjoin the existing settlement. • Development of this site would not 'round off' existing settlement. • Although the site forms part of the domestic curtilage of properties on Nottingham Road, the site adjoins an open area. • The site is partially well contained by strong physical features - a belt of mature trees to the west (boundary shown on the 1835 Sanderson's Map). The north and south boundaries are less well contained by domestic boundaries (boundaries not shown on the 1835 Sanderson's Map). • The site is visually and physically connected to the existing settlement. • The land is predominantly flat.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • The existing gap between Hucknall and Bulwell to the south is approximately 350 metres. • Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements. • Bulwell cannot be viewed from the site as there is dense tree coverage to the south.
Assist in safeguarding countryside from encroachment	1	<ul style="list-style-type: none"> • The site contains inappropriate development - residential and industrial development. • The site comprises residential curtilage and derelict industrial buildings and is urban fringe in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will not have an adverse impact on the setting or special character of a historic settlement.
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.
TOTAL SCORE	5	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

H05 / Site 6 – Rear of Nottingham Road, Hucknall

Date: 13/11/14

Surveyed by: C.W & K.G

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"> • One boundary, to the east, adjoins the existing defined settlement of Hucknall and one boundary, to the north, adjoins a domestic curtilage. • Development of this site would not ‘round off’ existing settlement. The site forms part of a strip of land which backs on to properties on Nottingham Road. • The site is well contained by a belt of mature trees to the west (boundary shown on the 1835 Sanderson’s Map) and the A611 to the south. The northern boundary is not as strong – boundary to a domestic cartilage (boundary not shown on the 1835 Sanderson’s Map). • The site is visually and physically connected to the existing settlement of Hucknall. Bulwell cannot be viewed from the site as there is dense tree coverage to the south. • The land is predominantly flat.
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> • The existing gap between Hucknall and Bulwell to the south is approximately 150 metres at Nottingham Road. Development would not extend beyond the existing urban area at this point and therefore would not reduce the size of the gap between settlements. However, development would intensify the urbanisation of this area and therefore it would result in the perceived reduction in the gap.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises a open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will not have an adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	11	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
H06 - Land south of Rolls Royce, Hucknall



Date: 2/12/14

Survey by: D.B & C.W

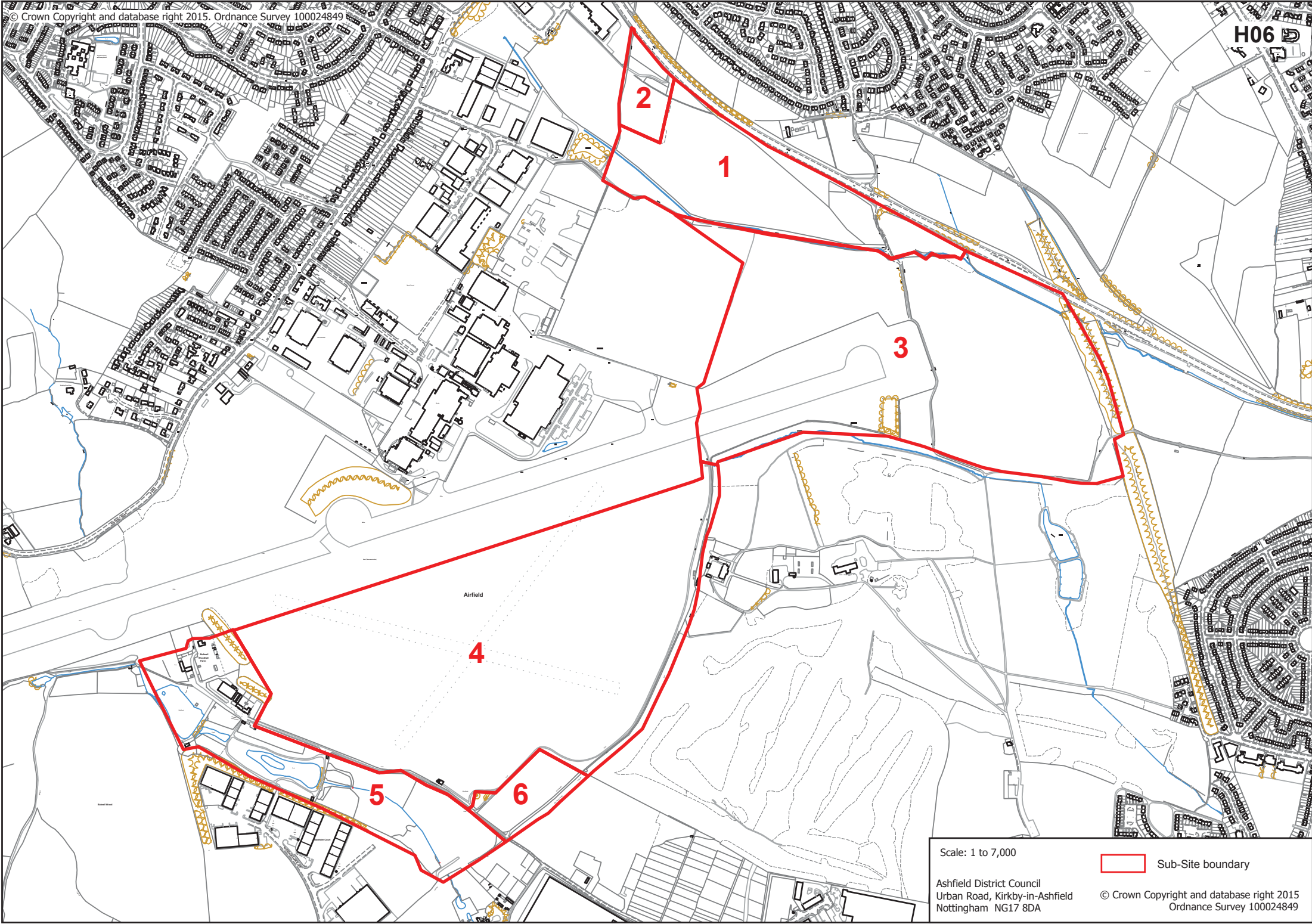
Purpose / Impact	Score (1 – 5)	Justification Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	3	<ul style="list-style-type: none"> • Two boundaries adjoin the settlement of Hucknall to the north and Bullwell to the south west. • Development of this area would not 'round off' existing settlement. • The area is partially well contained by strong physical features. Boundaries are formed by the A611 to the north east, industrial development to the south west and mature trees to the south/southeast (Boundaries shown on the 1835 Sanderson's Map). The boundary to the south of the airfield is less strong and is formed by a fence. • The majority of the area is physically connected and visually well connected to Hucknall. It is less well visually connected to the south west which is screened by a hedge and mature trees on the periphery of the site. • The majority of the area is relatively flat. The periphery of the area is undulating.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • The existing gap between Hucknall and Bulwell to the south is approximately 250 metres (taken from the edge of the urban area at Rolls Royce). • Development of this area would merge Hucknall with Bulwell. However the City Golf Course would maintain a large gap to the south east.
Assist in safeguarding the countryside from encroachment	3	<ul style="list-style-type: none"> • A large part of the area contains a runway which is not defined as 'appropriate development' by the NPPF. • The area comprises a former airfield, recreational areas, arable farmland, and allotments. • The area is partly urban fringe in character and partly open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Whilst there are 3 Grade II Listed Buildings directly adjacent to the site (Blenheim Farmhouse, Stables at Blenheim Farmhouse, and Stable Range to Bulwell Hall) and Listed Hangars at Rolls Royce, these heritage assets do not form part of a historic settlement. As such, development of the site will have no adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	12	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: 1:70,000

-  Site boundary
-  Green Belt boundary

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Urban Road, Kirby-in-Ashfield
Nottingham NG17 8TA



Scale: 1 to 7,000

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

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Ordnance Survey 100024849

 Sub-Site boundary

Date: 2/12/14 Surveyed by: D.B & C.W

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"> • A small section of two boundaries (to the west) adjoin the existing settlement of Hucknall to the north. • Development would not 'round off' existing settlement. • The site is well contained by the A611 to the north and woodland/ trees which occupies the site itself to the south. The western boundary is formed by the existing urban area of Hucknall. • The site is physically connected to the settlement but it is not visually well connected to the existing settlement as dense tree coverage restricts views through the site. • The site forms a mound raising up from the east and west (the highest point is down the centre of the site running from north to south).
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • The existing gap between Hucknall) and Bulwell to the south is approximately 150 metres when measuring from Nottingham Road, Hucknall to Hucknall Road, Bulwell. • Development of this site would not extend beyond the existing built up area. • There would be a perceived reduction in the gap as the site currently has dense tree coverage and development would be very prominent as the landscape rises up from the A611.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • No inappropriate development on site. • The site comprises woodland which forms a semi rural recreation area for local residents. The site is urban fringe in character due to its recreational use.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	11	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

H06 / Site 2 - Rolls Royce, Hucknall

Date: 2/12/14

Site surveyed by: D.B & C.W

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"> • One boundary adjoins the existing settlement of Hucknall to the west. • Development of this site would not 'round off' existing settlement. • The site is well contained by woodland to the south and east, and by the A611 to the north. The site's boundaries are shown on the 1835 Sanderson's Map. • The site is visually and physically well connected to the existing settlement. • The land is undulating and slopes from west to east.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • The existing gap between Hucknall and Bulwell to the south is approximately 150 metres. • Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements. • Bulwell cannot be viewed from the site as it is screened by dense tree coverage.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises open space and is a semi rural recreational area with urban fringe characteristics.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	10	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

H06 / Site 3 - Rolls Royce, Hucknall

Date: 2/12/14

Surveyed by: C.W & D.B

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"> • One boundary directly adjoins the existing settlement (the Rolls Royce site). • Development of this site would not 'round off' existing settlement. • The site is well contained by woodland and the A611 to the north, a former railway embankment to the east and a belt of trees (shown on the 1835 Sanderson's map) to the south. The site adjoins the main urban area to the west. • The site is visually and physically well connected to the existing settlement. Rolls Royce can be viewed from the site. • The land is gently sloping to the north and relatively flat to the south west.
Prevent neighbouring settlements from merging into one another	4	<ul style="list-style-type: none"> • The existing gap between Hucknall and Bulwell to the south is approximately 150 metres. • Development of this site would marginally extend beyond the existing urban area of Hucknall (development along Nottingham Road to the east). • There would be a greater perceived reduction in the gap as the site is open countryside and is prominent from the A611 which lies to the north of the site, resulting in a more than moderate reduction in the gap between Hucknall and Bulwell.
Assist in safeguarding countryside from encroachment	2	<ul style="list-style-type: none"> • Approximately a third of the site contains inappropriate development - runway. • Remainder of the site is arable farmland.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting or special character of a historic settlement.
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.
TOTAL SCORE	11	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

H06 / Site 4 - Rolls Royce, Hucknall

Date: 2/12/14

Surveyed by: C.W & D.B

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"> • One boundary adjoins the existing settlement of Hucknall to the north, and one boundary adjoins existing built development (industrial estate) in Bulwell to the south. • Development of this site would not 'round off' existing settlement. • The site is contained by perimeter fencing, hedges and woodland to the north east and south east (boundaries shown on the 1835 Sanderson's map), Rolls Royce to the north, an industrial estate to the south west and woodland to the west (shown on the 1835 Sanderson's Map). • The site is physically and visually connected to the existing settlement. Rolls Royce can be viewed to the north. • The land is predominantly flat.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • The shortest existing gap between Hucknall and Bulwell to the south is approximately 150 metres (measured from Nottingham Road to Hucknall Road). • Development would extend beyond the existing urban area in this location and would significantly reduce the size of the gap (the remaining gap would measure approximately 90 metres).
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises grassland adjacent to the runway which is used as a runway for the flying club. • This site adjoins other urban fringe uses (golf course, fishing lakes, aerodrome runway) and is urban fringe in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Whilst there are 3 Grade II Listed Buildings directly adjacent to the site (Blenheim Farmhouse, Stables at Blenheim Farmhouse, and Stable Range to Bulwell Hall) and Listed Hangars at Rolls Royce, these heritage assets do not form part of a historic settlement. As such, development of the site will have no adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	14	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

H06 / Site 5 – Land south of Rolls Royce, Hucknall

Date: 2/12/14

Surveyed by: C.W & D.B

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"> One boundary (approximately 1/20th of the site) adjoins the existing settlement of Hucknall to the north and one boundary adjoins the existing built up area of Bulwell (approximately 1/3rd of the site) to the southwest. Development of this site would not 'round off' existing settlement. The site is reasonably well contained by hedgerows/trees and Blenheim Lane to the northeast, a perimeter fence to the north, woodland to the northwest and hedgerows to the southeast and south west. The majority of the boundaries are shown on the 1835 Sanderson's Map. The site is physically and visually connected to the existing settlement, with the aerodrome to the north and the industrial park to the southwest.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> Development of the site would significantly reduce the gap between Hucknall and Bulwell.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> No inappropriate development. The site comprises Bullwell Woodhall Farm and associated buildings, an access road, fishing lakes and agricultural land.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> Whilst there are 2 Grade II Listed Buildings directly adjacent to the site (Blenheim Farmhouse and Stables at Blenheim Farmhouse) these heritage assets do not form part of a historic settlement. As such, development of the site will have no adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	16	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**H06 / Site 6 – Land south of Rolls Royce, Hucknall**

Date: 2/12/14

Surveyed by: C.W & D.B

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"> • The site adjoins another allotment site; this has boundaries with the existing settlement of Bulwell (in Nottingham City). • Development of this site would not 'round off' existing settlement. • The site is well contained by hedges and fences. Some of the hedgerow to the south east and south west are shown on the 1835 Sanderson's Map. • The land is flat.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • The existing gap between Hucknall and Bulwell is approximately 150 metres (measured from Nottingham Road to Hucknall Road). • Development of this site would result in a limited reduction of approximately 100 metres, resulting in a remaining gap of approximately 600 metres.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises allotment gardens and is partially urban fringe in character. • The land surrounding the site has some arable and grazing land, but specifically in this area it is more urban fringe in character than rural.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Whilst there are 2 Grade II Listed Buildings in close proximity to the site (Blenheim Farmhouse and Stables at Blenheim Farmhouse) these heritage assets do not form part of a historic settlement. As such, development of the site will have no adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	11	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**H07 – Land south of Long Lane, Hucknall**

Date: 2/12/14

Surveyed by: D.B & C.W

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"> • Half of one boundary adjoins the existing settlement. • Development of this area would not 'round off' existing settlement. • The area is not well contained. The northern part of the site in particular has weak or no physical boundaries. • The area is not visually connected to the existing settlement. • The land is gently sloping from north to south.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • The existing gap (in this area) between Hucknall and Bulwell to the south is approximately 400 metres. Development of this area would merge the new development at Rolls Royce in Hucknall, with industrial development in Bulwell. • The existing gap between Hucknall and Watnall to the west is approximately 1.6 kilometres. Development of this area would reduce the gap by approximately 300 meters and therefore result in a moderate reduction in the gap.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • Limited inappropriate development – tarmac runway passes through the northern part of the area. • The area comprises open fields and ancient woodland and is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the area would not have an adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	15	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.

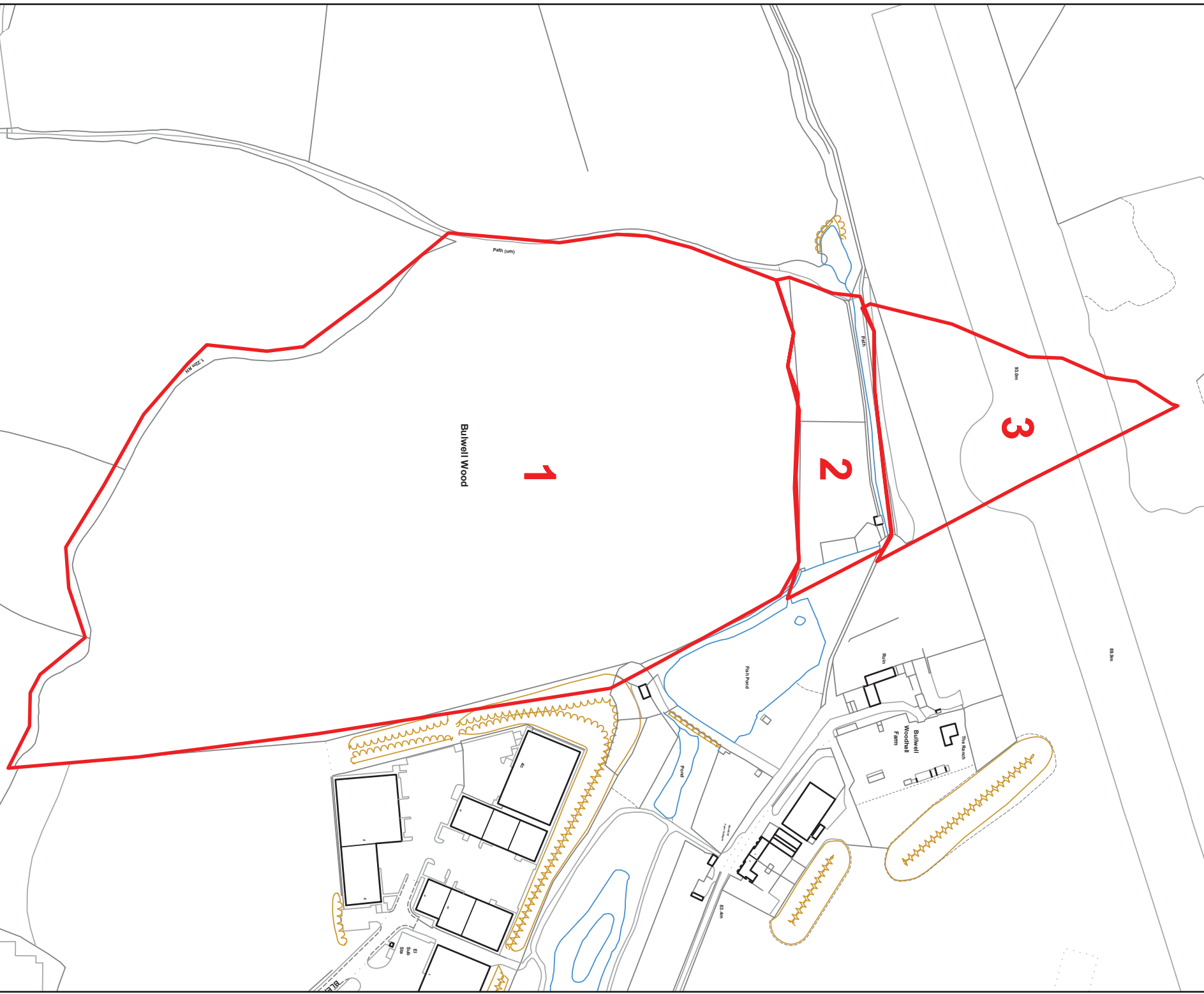


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Site boundary
Green Belt boundary

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Urban Road, Kildy-in-Ashtfield
Northham/NG1 7 87 A7



Sub-Site boundary

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Ordnance Survey 1000248497

Assessment 2**H07 / Site 1 - Bulwell Woods**

Date: 2/12/14 Surveyed by: D.B & C.W

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"> • Part of one boundary adjoins the existing settlement. • Development of this site would not 'round off' existing settlement. • The site is not well contained. • The site is not physically or visually connected to the existing settlement. • The land is gently sloping.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • The existing gap between Hucknall and Bulwell to the south is approximately 150 metres. • Development of this site would result in the merging of Hucknall and Bulwell. • The site is a woodland area which visually acts as a screen between Bulwell and Hucknall in this area.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises woodland and is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of this site would not adversely affect the setting and special character of a historic settlement.
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.
TOTAL SCORE	16	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

H07 / Site 2 - Bulwell Woods

Date: 2/12/14

Surveyed by: D.B & C.W

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"> • No boundary adjoins the existing settlement in Hucknall. • Development of this site would not 'round off' existing settlement. • The site is well contained by strong physical features. Boundaries are formed by ancient woodland to the south and a belt of mature trees to the north, west and east. • The site is physically and visually connected to the existing settlement. Rolls Royce can be viewed from the site. • The land is gently sloping.
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> • The existing gap between Hucknall and Bulwell to the south is approximately 400 metres. • Development would therefore result in a moderate reduction in the gap. • To the south of the site is a woodland area which visually acts as a screen between Bulwell and Hucknall in this area.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises a paddock and is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of this site would not adversely affect the setting and special character of a historic settlement.
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.
TOTAL SCORE	14	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**H07 / Site 3 – Land west of Rolls Royce, Hucknall**

Date: 2/12/14

Surveyed by: D.B & C.W

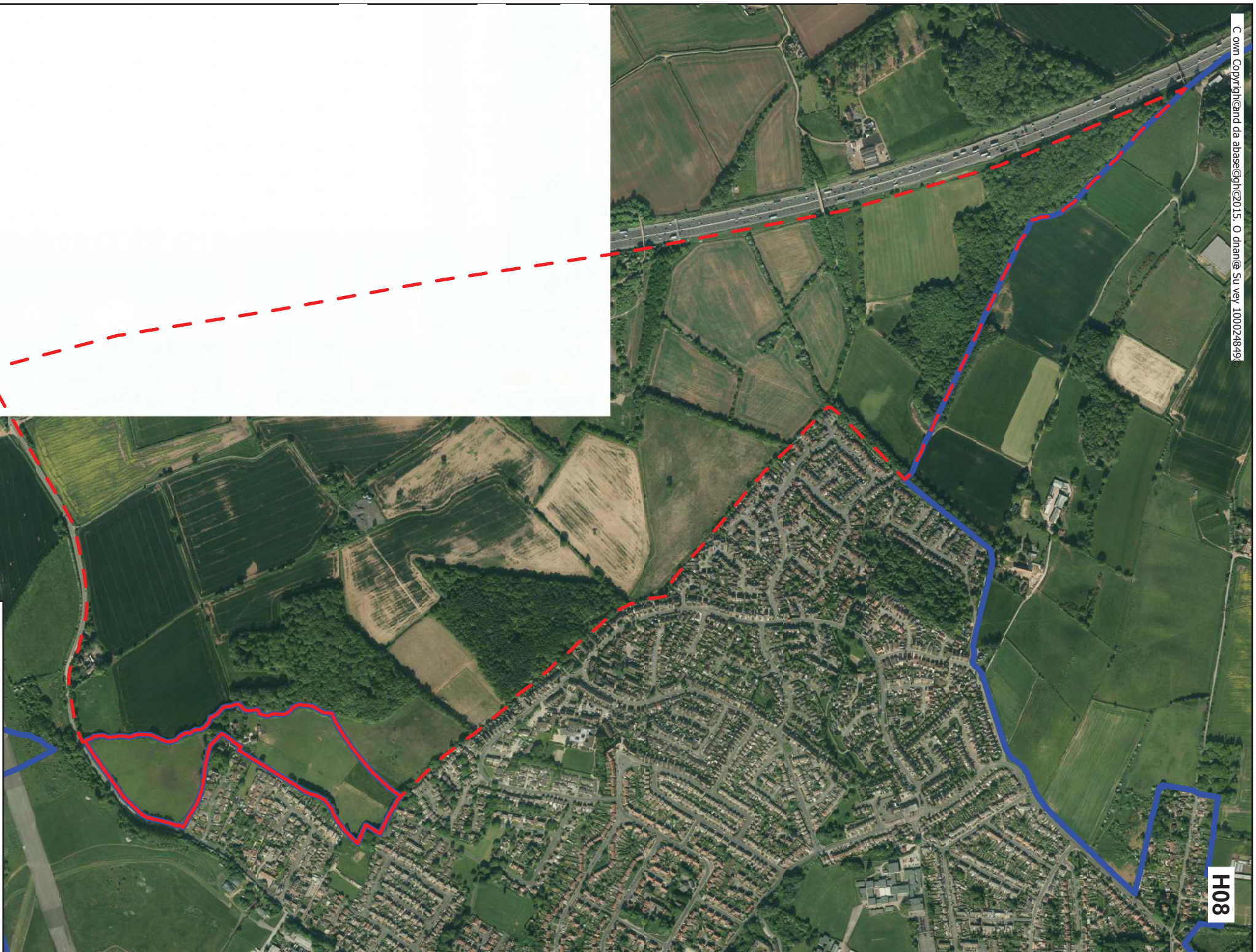
Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	5	<ul style="list-style-type: none"> • One boundary adjoins the existing settlement. • Development of this site would not 'round off' existing settlement. • The site is not well contained by strong physical features. Boundaries are formed by a belt of mature trees to the south, however there are no boundaries to the east and west of the site. • The site is visually connected to the existing settlement. Rolls Royce can be viewed from the site. • The land is relatively flat.
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> • The existing gap between Hucknall and Bulwell to the south is approximately 150 metres. • Development would result in a moderate reduction in the gap.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • Some inappropriate development. • The site comprises part of the runway at Rolls Royce and surrounding grassland and is urban fringe in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	13	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**H08 – Land north of Watnall Road, Hucknall**

Date: 2/12/14

Surveyed by: D.B & C.W

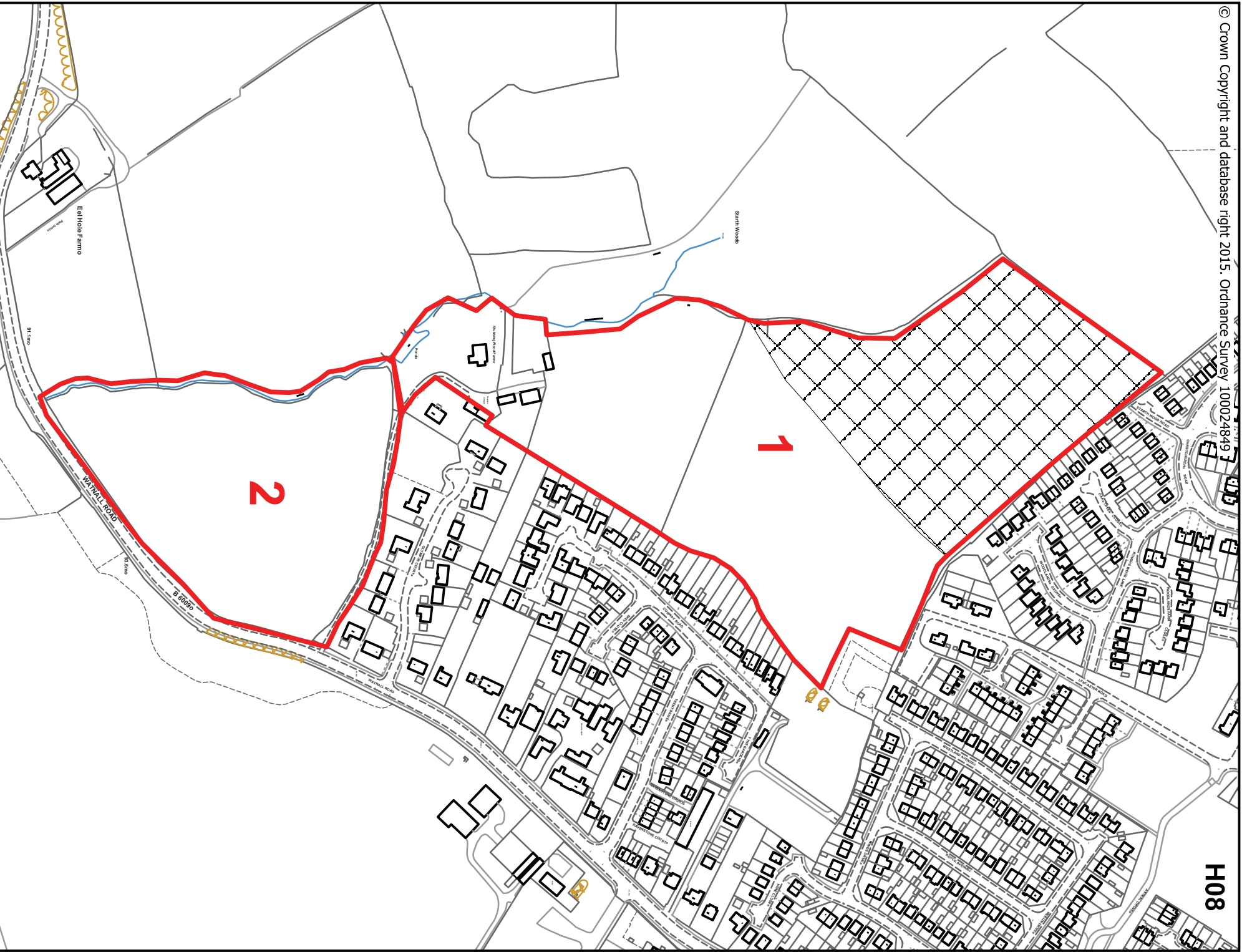
Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	3	<ul style="list-style-type: none"> • Approximately 1/3 of the areas boundaries adjoin the existing settlement of Hucknall to the east. • Development of this area would not 'round off' existing settlement. • The area is relatively well contained by physical features. The eastern boundary is formed by the existing settlement, the southern boundary is formed by Watnall Road and the western boundary is formed by a watercourse and woodland. • The area is visually connected to the existing settlement. • The land is gently sloping from north to south.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • The existing gap between Hucknall and Greasley to the west is approximately 2.5 kilometres. Development of this area would result in a reduction of approximately 250 metres, therefore resulting in a limited reduction in the gap. • Development of this area would not extend beyond the planned development at Rolls Royce to the south of the area.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The area comprises fields and woodland • The area is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the area will have no adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	11	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.



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Site boundary
Outside Ashfield District
Green Belt boundary



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Ashfield District Council
Urban Road 7
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Nottingham NG17 8DA ©

Sub-Site boundary ©
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Assessment 2**H08 / Site 1 – Stubbing Wood Farm, Watnall Road, Hucknall**

Date: 6/1/15

Surveyed by: D.B & A.C

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"> • Two boundaries adjoin existing settlement. • Development of this site would not 'round off' existing settlement. • The site is well contained by woodland (shown on the 2835 Sanderson's Map) and a watercourse to the west, a mature hedgerow (boundary shown on the 1835 Sanderson's map) to the north and the urban area to the east. • The site is visually well connected to the existing settlement. • The land is relatively flat.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • The existing gap between Hucknall and Watnall to the west is approximately 1.5 kilometres. • Development of this site would result in a reduction of approximately 50 metres. Development would therefore result in a limited reduction in the gap.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises paddocks and is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	9	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

H08 / Site 2 – Land north of Watnall Road, Hucknall

Date: 2/12/14

Surveyed by: D.B & C.W

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"> • Approximately 1/3 of the site's boundaries adjoin the existing settlement of Hucknall to the northeast and southeast. • Development of this site would 'round off' existing settlement, once the Rolls Royce development has been completed to the south of the site. • The site is well contained by Watnall Road to the south, a mature hedgerow and trees to the west (boundary shown on the 1835 Sanderson's map), woodland to the north and the urban boundary to the east. • The site is physically and visually well connected to the existing settlement. Development in Hucknall can be viewed from the site. • The land is gently sloping from north to south.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • The existing gap between Hucknall and Watnall to the west is approximately 1.5 kilometres. • Development of this site would result in a reduction of approximately 60 metres. Development would therefore result in a limited reduction in the gap.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises one large paddock and is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	9	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**H09 – Whyburn Farm, Hucknall**

Date: 21/11/14

Surveyed by: K.G & C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	3	<ul style="list-style-type: none"> • One boundary adjoins the existing settlement of Hucknall to the southeast and half of one boundary adjoins the housing allocation at Top Wighay (in Gedling) to the north east. • Development of this area would not 'round off' existing settlement. • The area is well contained by the M1 motorway to the west, woodland to the northwest and south west, and the A611 to the northeast. • The majority of the area is not visually connected to the existing settlement. It cannot be viewed from the adjacent residential area due to the topography of the landscape on Common Lane and due to the screening of the site from Wood Lane and Dob Park. When viewed from the A611 approach into Hucknall the site appears as open countryside with no connections to existing development. • The land is predominately flat but forms a bowl to the north, west and south, especially to the northwest, where it rises steeply to the edge of Park Forest.
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> • The existing gap between Hucknall and Underwood to the northwest is approximately 4 km (Top Wighay to Annesley). • Development of area would result in a moderate reduction of the gap (by approximately 1.5 Km). • The area is a large expanse of open land and development would have a significant visual impact on this area, resulting in a perception in the existing gap.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • The area comprises agricultural land and woodland. • Very limited inappropriate development – 2 residential properties adjacent to the existing settlement. • The area is mainly open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the area would not affect the setting and special character of a historic settlement.
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.
TOTAL SCORE	11	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.



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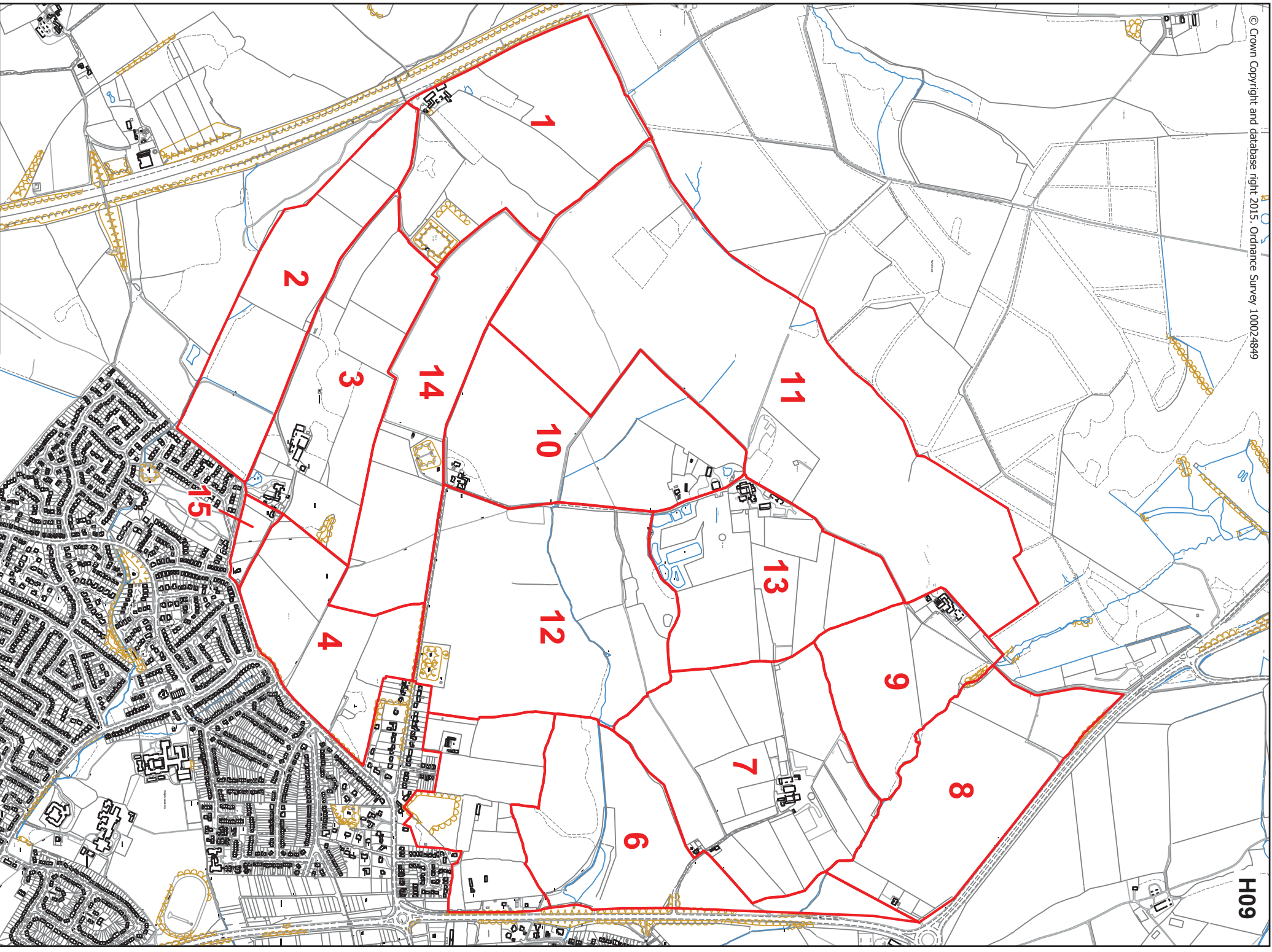


Site Boundary



Green Belt Boundary

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Scale: 1 to 3,500

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



Site Boundary

Assessment 2

H09 / Site 1 - Land West of Whyburn, Hucknall

Date: 27/11/14

Surveyed by: C.W & K.G

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"> • No part of the site adjoins the existing settlement. • Development of this site would not 'round off' existing settlement. • The site is well contained by the M1 to the west of the site and a large plantation to the north west of the site. The remainder of the site is partially well contained by hedgerows (identified on the 1835 Sanderson's maps) with some mature trees. • The site is not visually connected to the existing settlement. • The land slopes down steeply from east to west in parts, although is generally flat in other parts also. • Other than this steep slope the land is reasonably flat.
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> • Development would extend beyond the existing urban area and there would be a moderate reduction in the size of the gap between Hucknall and Underwood (from 4.6km to 2.9km).
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • There is no inappropriate development on the site. • The site comprises agricultural land and is open countryside in character. • To the south east of the site there is a small underground reservoir. • There are also some farm buildings and patches of broadleaved woodland on the site.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting or special character of a historic settlement.
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.
TOTAL SCORE	14	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**H09 / Site 2 – Whyburn Farm, Hucknall**

Date: 4/12/14

Surveyed by: C.W & K.G

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"> • One boundary adjoins the existing settlement to the southeast (approximately 11% of the site's boundary). The site forms a long limb into open countryside. • Development of this area would not 'round off' existing settlement. • The site is contained by woodland (shown on the 1835 Sanderson's map) and the M1 to the south/southwest, and a mature hedgerow (identified as a boundary on the 1835 Sandersons Map) to the north/northeast. • The site is not visually well connected to the existing settlement. Mature trees screen development in Hucknall. • The land is reasonably flat.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • The existing gap between Hucknall and Underwood to the northwest is approximately 4.3 kilometres. • Development of this site would result in a reduction of approximately 1 kilometre. Development would therefore result in a moderate/limited reduction in the gap. • The M1 Motorway forms a strong separation between the two settlements.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises agricultural land.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting or special character of a historic settlement.
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.
TOTAL SCORE	13	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**H09 / Site 3 - Land north of Common Lane, Hucknall**

Date: 27/11/14

Surveyed by: K.G & C.W

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"> • The site does not adjoin the existing settlement of Hucknall to the east and forms a long limb into open countryside. • Development of this site would not 'round off' existing settlement. • The site is contained by hedgerows (identified as field boundaries on the 1835 Sandersons Map). • The site is not physically or partially visually connected to the existing settlement. • The land topography is varied.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • The existing gap between Hucknall and Underwood to the northwest is approximately 4.3 kilometres. • Development of this site would result in a reduction of approximately 800 metres. Development would therefore result in a limited reduction in the gap. • The M1 Motorway forms a strong separation between the two settlements.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • Limited inappropriate development –residential properties occupy a small part of the site. • The remainder the site comprises agricultural land and a farm. • The site is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	12	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.

Date: 28/11/14

Surveyed By: C.W & K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	3	<ul style="list-style-type: none"> • 1.5 boundaries (approximately ½ of the site) adjoin the existing settlement of Hucknall to the east. • The eastern boundary adjoins the existing settlement, with Common Lane, Whyburn Lane and Long Acre on the edge on the site. • Development of this site would partially ‘round off’ existing settlement. • The site is contained by hedgerows (shown on the 1835 Sanderson’s map). • The site is visually connected to the existing townscape of Hucknall. • The central part of the site is relatively flat. The land to the north and south of the site is formed by hills and is undulating.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • Development would only marginally extend beyond the existing urban area and would therefore result in a very limited reduction in the existing gap.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises agricultural land and is open countryside in character. • The topography/sloping nature of the site screens the landscape to the west of the site.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting or special character of a historic settlement.
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.
TOTAL SCORE	10	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.

Date: 21/11/2014

Surveyed by: C.W & K.G

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"> • Two boundaries (approximately half) adjoin the existing settlement of Hucknall to the south and east. • Development of this site would not ‘round off’ existing settlement. • The site is well contained by the existing settlement to the south and east, woodland and elevated land levels to the north. The western boundary is less well contained by field boundaries (shown on the 1835 Sanderson’s map). • The site is visually connected to the existing settlement to the south. Although it is physically connected to the east, there is mature planting and the A611 screening the settlement from the site. • The land is predominantly flat with a gentle slope downhill towards the north.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • The existing gap between Hucknall and Newstead to the north is approximately 1.6km. • Development would not physically extend beyond the ‘existing’ urban area and would therefore not reduce the size of the gap between these two settlements. However, there will be a ‘perceived’ reduction if the urban boundary is taken to be immediately to the south of the site. • Development would therefore result in a very limited reduction in the gap and would therefore not merge the two settlements
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> • There is some inappropriate development – comprising of temporary field boundaries for horses, stables and other outbuildings. There are also areas of hard standing and residential properties on the eastern side • The site is a mix of urban fringe and open countryside.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site would have no adverse impact on the setting or special character of a historic settlement.
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.
TOTAL SCORE	7	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.

Date: 21/11/2014

Surveyed by: K.G & C.W

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"> • One boundary adjoins existing settlement. • Development of this site would not 'round off' existing settlement. • The site is partially contained by the Hucknall Bypass to the east and to the north by a farm access track. The other boundaries are screened by woodland which covers the majority of the site • The site is not visually connected to the existing settlement. • Land levels rise to the north and south with a valley running through the centre along the stream • A stream runs across the centre of the site (east to west).
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development would not physically extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements. However, development of the site would be visually prominent along the A611 and would result in a perceived reduction in the gap between Hucknall and nearby settlements.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development on site. • The site comprises mainly of woodland with paths crisscrossing for walkers. • The site is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting or special character of a historic settlement.
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.
TOTAL SCORE	13	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

H09 / Site 7 – Land at Whyburn Farm (to west of A611), Hucknall

Date: 4/12/14

Surveyed by: C.W & K.G

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"> • The site does not adjoin the settlement. • Development of this site would not 'round off' existing settlement. • The site is partially contained by strong physical features. Boundaries are formed to the south and south east by a young plantation (used for recreation). The rest of the site has potentially important hedgerows (as shown on Sanderson Map 1835) and some mature trees to delineate its edge. Hedgerows also go through the site. • The site is not physically or visually connected to the existing settlement; this is mainly as a result of the topography and plantation to the east of the site. • Land is generally flat.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development would extend beyond the existing urban area by approximately 300m, resulting in a limited reduction in the size of the gap between Hucknall and Underwood. However the site is very prominent along the A611 and therefore the perceived reduction in the gap would be much greater than the actual reduction.
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> • There is some inappropriate development on site - commercial livery, 2 separate semi-detached houses and a large storage area facility for a variety of uses. • The remainder of the site comprises grazing fields for the commercial livery on site. • The site is open countryside in character. However, the combination of the commercial livery and caravan storage impact on the openness of the site, as the site can be viewed from certain vantage points surrounding the site.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting or character of a historic settlement.
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.
TOTAL SCORE	11	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
H09 / Site 8 – Whyburn Farm, Hucknall

Date: 4/12/14

Surveyed by: C.W & K.G

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"> • Currently the site does not adjoin the existing settlement of Hucknall to the east. However, land north of the site (Top Wighay) has been allocated in Gedling Borough Council's Core Strategy and will eventually form part of Hucknall, at which time half of one boundary will adjoin Hucknall. • Development of this area would not 'round off' existing settlement. • The site is contained by the A611 to the northeast, woodland to the east, a watercourse and tree belt/mature hedgerow (shown on the 1835 Sanderson's map) to the south west, and hedgerow (shown on the 1835 Sanderson's map) to the northwest. • The site is not visually connected to the existing settlement. The built up area cannot be viewed from the site due to the topography of the landscape, including screening of the site from Wood Lane and Dob Park. When viewed from the A611 approach into Hucknall the site appears as open countryside with no connections to existing development. • The land is reasonably flat.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • The existing gap between Hucknall and Annesley to the north is approximately 2.9 Km. • When Top Wighay is developed the gap will be approximately 2.3 Km. • Development of this site would result in a further reduction of the gap by approximately 0.3Km.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development • The site comprises agricultural land. • The site is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting and special; character of a historic settlement.
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.
TOTAL SCORE	13	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

H09 / Site 9 - Whyburn Farm near plantation, Hucknall

Date: 4/12/14

Surveyed by: C.W & K.G

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"> • No boundaries adjoin existing settlement. • Development of this site would not 'round off' existing settlement. • The site is contained by some physical features. Stronger boundaries are formed by woodland to the north, a belt of trees and a watercourse to the east, with other field boundaries contained by an existing hedge (shown on the 1835 Sanderson map). • The site is not visually connected to the existing settlement. • The land is undulating. The north easterly field is reasonably flat, whilst the southerly western field gently descends from northwest to south east, with a steeper slope behind the plantation from north east to south west.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • When Top Wighay (in Gedling) is developed the gap will be approximately 2.3 Km • Development would extend beyond the existing urban area and would therefore reduce the size of the gap between Hucknall and Annesley approximately 50 metres. • The gap between Hucknall and Underwood would reduce from approximately 4km to 3.7km. • Development would therefore result in a limited reduction in the gap, however the perceived reduction would be greater than the actual reduction due to the open nature of the site.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises Thurland Hall Farm, paddocks and agricultural land. • The site is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site would not have an adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	13	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

H09 / Site 10 – Wyburn Farm, Hucknall

Date: 28/11/14

Surveyed by: K.G & C.W

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"> • The site does not adjoin the existing settlement. • Development of this site would not 'round off' existing settlement. • The site is partially contained by an un-surfaced track to the east with a hedge alongside (shown on the 1835 Sanderson's map), and field boundaries (as it appears on the 1835 Sandersons map) to the south, west and north. The hedges are predominantly complete with mature oak trees at intervals. • The site is not visually connected to the existing settlement. • The land is predominantly flat with a slight downhill gradient from north to south.
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> • Development would extend beyond the existing urban area and would reduce the size of the gap between Hucknall and Underwood from approximately 4 km to 3.3km. • Development would therefore result in a moderate reduction in the gap
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • The site has limited inappropriate development to the south of the site - 5 residential properties. • The site comprises of agricultural land. • The site is mainly open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting or special character of a historic settlement.
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.
TOTAL SCORE	13	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

H09 / Site 11 – Wyburn Farm, Hucknall

Date: 28/11/14

Surveyed by: K.G

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"> • The site does not adjoin the existing settlement. • Development of this site would not 'round off' existing settlement. • The site is partially well contained by strong physical features consisting of woodland to the north and west, hedgerows to the south and east (identified on the 1835 Sanderson's maps). The hedgerows are predominantly complete with only small number of gaps. • The site is not visually connected to the existing settlement. No part of the main urban area of Hucknall can be viewed from the site. • The land is undulating, steeply in parts, forming part of Misk Hill
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> • Development would extend beyond the existing urban area and would therefore reduce the size of the gap between Hucknall and Underwood from approximately 4km to 2.7km • Development of this site would result in a moderate reduction in the gap.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises agricultural land, a small plantation and is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	14	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

H09 / Site 12 – Wyburn Farm, Hucknall

Date: 28/11/14

Surveyed by: C.W & K.G

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"> The south eastern boundary adjoins the existing settlement of Hucknall, but only partially. Development of this site would not 'round off' existing settlement. The site is partially well contained by strong physical features consisting of hedgerows (shown on the 1835 Sanderson's map). These hedges form boundaries for most of the site, with some mature trees. The site is visually connected to the existing settlement. The gardens and some houses of the adjoining sparsely housed street can be viewed from the site. The land slopes down from the northern and southern boundaries to the stream, which dissects the site from west to east.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> Development would extend beyond the existing urban area and would therefore reduce the size of the gap between Hucknall and Underwood from approximately 4 km to 3.7 km Development of this site would result in a limited reduction in the gap.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> No inappropriate development. To the south east of the site there is a small underground reservoir and woodland. The site comprises agricultural land and is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> Development of the site will have no adverse impact on any heritage assets
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.
TOTAL SCORE	13	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

H09 / Site 13 - Whyburn Farm fishing ponds

Date: 4/11/14

Surveyed by: C.W & K.G

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"> • No boundaries adjoin existing settlement. • Development of this site would not 'round off' existing settlement. • The site is not well contained by strong physical features. Boundaries are formed by an un-surfaced track and small woodland to the west, with field boundaries to the south, east and north contained by an existing hedgerows (majority of which are shown on the 1835 Sanderson's map). The hedges have some mature oak trees at occasional intervals. • The site is not visually connected to the existing settlement. • The land is predominantly flat with a slight downhill gradient from west to east.
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> • Development would extend beyond the existing urban area and would therefore reduce the size of the gap between Hucknall and Underwood from approximately 4 km to 3.5 km. Although there would still be countryside between the site and Hucknall. • Development would therefore result in a moderate reduction in the gap
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises of agricultural land, fishing lakes and many buildings and working land linked to this usage as a working farm, with some sheep and horse grazing on site. • The site is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site would not have an adverse impact on the setting or special character of a historic settlement.
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.
TOTAL SCORE	14	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**H09 / Site 14 – Land off Whyburn Farm**

Date: 27/11/14

Surveyed by: C.W & K.G

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"> • No boundaries adjoining the existing settlement. • Development of this area would not 'round off' existing settlement. • The site is partially well contained by hedgerows (shown on the 1835 Sanderson's map) and a country lane. • The site is not visually well connected to the existing settlement. It cannot be viewed from the adjacent residential area due to the topography of the landscape and due to the screening of the site from Whyburn Lane. When viewed from Whyburn Lane (once you have left the settlement boundaries) the site appears as open countryside with no connections to existing settlement. • The land is undulating in nature, with some steeper parts to it,
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> • The existing gap between Hucknall and Underwood to the west is approximately 4 kilometres apart, with the M1 in-between. • Development of this site would result in a reduction of the gap of approximately 1 Km. • The undulating topography and land features ensure that this 4km gap may appear further, as the two settlements cannot be viewed from one another.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises agricultural land and a small underground reservoir.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting or character of a historic settlement.
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.
TOTAL SCORE	14	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.

Date: 28/11/14

Surveyed By: C.W & K.G

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"> • 2 boundaries (approximately ½ of the site) adjoin the existing settlement of Hucknall to the south and east. • The eastern boundary adjoins the existing settlement with Common Lane, and the southern boundary adjoins the existing settlement with Stainsborough Road and a private access to Beacon Hill House. • Development of this site would not ‘round off’ existing settlement. • The site is contained by hedgerows (shown on the 1835 Sanderson’s map) and a tarmac access road to Beacon Hill Farmhouse. • The site is visually connected to the existing townscape of Hucknall. • The site is relatively flat.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • Development would not extend beyond the existing urban area of Hucknall and therefore not reduce the size of the gap between existing settlements.
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> • Some inappropriate development – residential property which occupies approximately ¼ of the site. • The site comprises agricultural land and is predominantly open countryside in character. • The surrounding topography/sloping nature of the adjoining countryside screens the site from the wider countryside.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site will have no adverse impact on the setting or special character of a historic settlement.
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.
TOTAL SCORE	7	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**H10 - Land south of A611, Hucknall**

Date: 2/12/14

Surveyed by: K.G & C.W

Purpose / Impact	Score (1 – 5)	Justification Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	4	<ul style="list-style-type: none"> • One boundary (approximately 1/3 of the site) adjoins the existing settlement of Bulwell to the south. • Development of this area would not 'round off the existing settlement. • The area is well contained by strong physical features. Boundaries are formed by the A611 and mature trees to the north, a tree belt to the west, Hucknall Road to the east and residential development to the south. • The area is partially visually connected to the existing settlement of Bulwell. The residential development to the south turns its back on the site. • The land is predominantly flat to the north and undulating to the south.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • The existing gap between Hucknall and Bulwell to the south is approximately 140 metres. • Development of this area would completely merge the existing settlements of Hucknall and Bulwell.
Assist in safeguarding the countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The area comprises open fields. • The area is predominantly open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the area will have no adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	15	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.



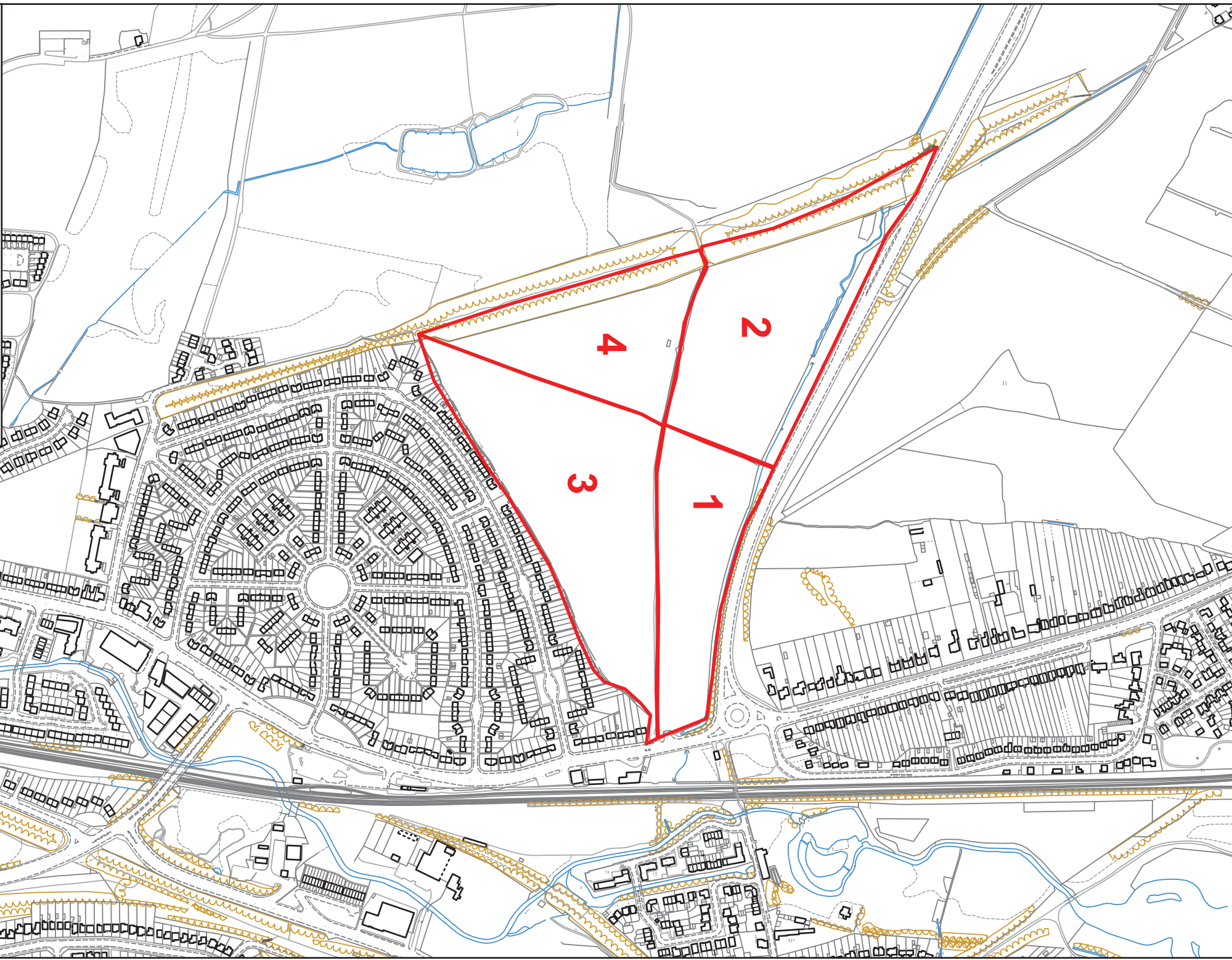
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Ashfields 8818 Coun818
UrbanRoad, 8888y-in-Ashfields
Nottingham, NG1 7 87 A7



Site boundary
Green Belt boundary

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Ordnance Survey 1000248491



Scale: 1 to 2,000



Sub-Site boundary

Assessment 2**H10 / Site 1 – Land south of A611, Hucknall**

Date: 11/11/14

Survey by: K.G & C.W

Purpose / Impact	Score (1 – 5)	Justification Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	5	<ul style="list-style-type: none"> • The site does not adjoin the existing urban area. • The site is well contained by the A611, stream and hedgerow to the north, hedgerows (shown on the 1835 Sanderson's map) to the south and west and Hucknall Road to the east. • The land is relatively flat.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • The existing gap between the settlements of Hucknall and Bulwell is 140m. • Development of the site would completely merge Hucknall and Bulwell. • The A611 would separate the two settlements.
Assist in safeguarding the countryside from encroachment	4	<ul style="list-style-type: none"> • No inappropriate development. • The site has some hard surfacing from a car boot site. • The current usage for car boots creates an urban fringe character. • The eastern part of the site is not currently farmed.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site would not adversely affect the setting and special character of a historic settlement.
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.
TOTAL SCORE	15	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**H10 / Site 2 – Land south of A611, Hucknall**

Date: 13/11/14

Surveyed by: K.G & C.W

Purpose / Impact	Score (1 – 5)	Justification Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	5	<ul style="list-style-type: none"> • The site does not adjoin the existing urban area. • The site is well contained by the A611, stream and hedgerow to the north, hedgerows (shown on the 1835 Sanderson's map) to the south and west and Hucknall Road to the east. • The land is relatively flat.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • The existing gap between the settlements of Hucknall and Bulwell is approximately 140m. • Development of the site would continue the merging of these settlements. • The A611 would separate the two settlements.
Assist in safeguarding the countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site consists of agricultural land. • The site is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site would not adversely affect the setting or special character of a historic settlement..
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.
TOTAL SCORE	16	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**H10 / Site 3 – Land south of A611, Hucknall**

Date: 13/11/14

Surveyed by: K.G & C.W

Purpose / Impact	Score (1 – 5)	Justification Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	5	<ul style="list-style-type: none"> • One boundary (approximately 1/3 of the site) adjoins the existing settlement of Bulwell to the south • Parts of the site are visually connected to the existing urban area. • Hedgerows (shown on the 1835 Sanderson's map) form the sites boundaries to the north and west. • The land is undulating - there is a small to medium size mound on the site and dips.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • The existing gap between the settlements of Hucknall and Bulwell is approximately 140m. • Development of the site would continue the merging of these settlements. • A611 would separate the two settlements.
Assist in safeguarding the countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • Half of the site is currently farmed and is rural in nature. • The other half of the site is unfarmed and looks under managed. • The site is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site would not adversely affect the setting and special character of a historic settlement.
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.
TOTAL SCORE	16	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**H10 / Site 4 – Land south of A611, Hucknall**

Date: 2/12/14

Survey by: K.G & C.W

Purpose / Impact	Score (1 – 5)	<p style="text-align: center;">Justification</p> <p style="text-align: center;">Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p>
Check the unrestricted sprawl of settlements	5	<ul style="list-style-type: none"> • The site does not adjoin the existing urban area. • The site is contained by a mature belt of trees to the west and hedgerows (shown on the 1835 Sanderson's map) to the northeast and southeast. • The site is slightly undulating.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • The existing gap between the settlements of Hucknall and Bulwell is approximately 140m. • Development of the site would significantly reduce this gap between the existing settlements and result in a virtually complete merging of settlements. • The A611 would separate the two settlements.
Assist in safeguarding the countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site is currently farmed and is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the site would not adversely affect the setting and special character of a historic settlement.
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.
TOTAL SCORE	16	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**H11 & Bullwell Area 1 North (in Nottm. City) – Nottingham City Golf Course, South of Hucknall**

Date: 2/12/14

Surveyed by: C.W & D.B




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"> • Two boundaries adjoin the existing settlement of Bulwell to the south and east. • Development of this would not 'round off' existing settlement. • The area is partially well contained by strong physical features. The northern boundary is formed by woodland/tree belts, however the western boundary is less well contained by hedgerows. • Parts of the area are visually connected to the existing settlement of Bulwell to the south east.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • Development of this area would result in a complete merging of Bulwell and Hucknall.
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> • Some inappropriate development – buildings associated with Bulwell Hall Park and the golf course and some residential development (e.g. Golf Close in Bulwell). • The area comprises a golf course, playing field, ponds and woodland. • The area partly urban fringe in character and partly open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the area will have no adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	11	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.

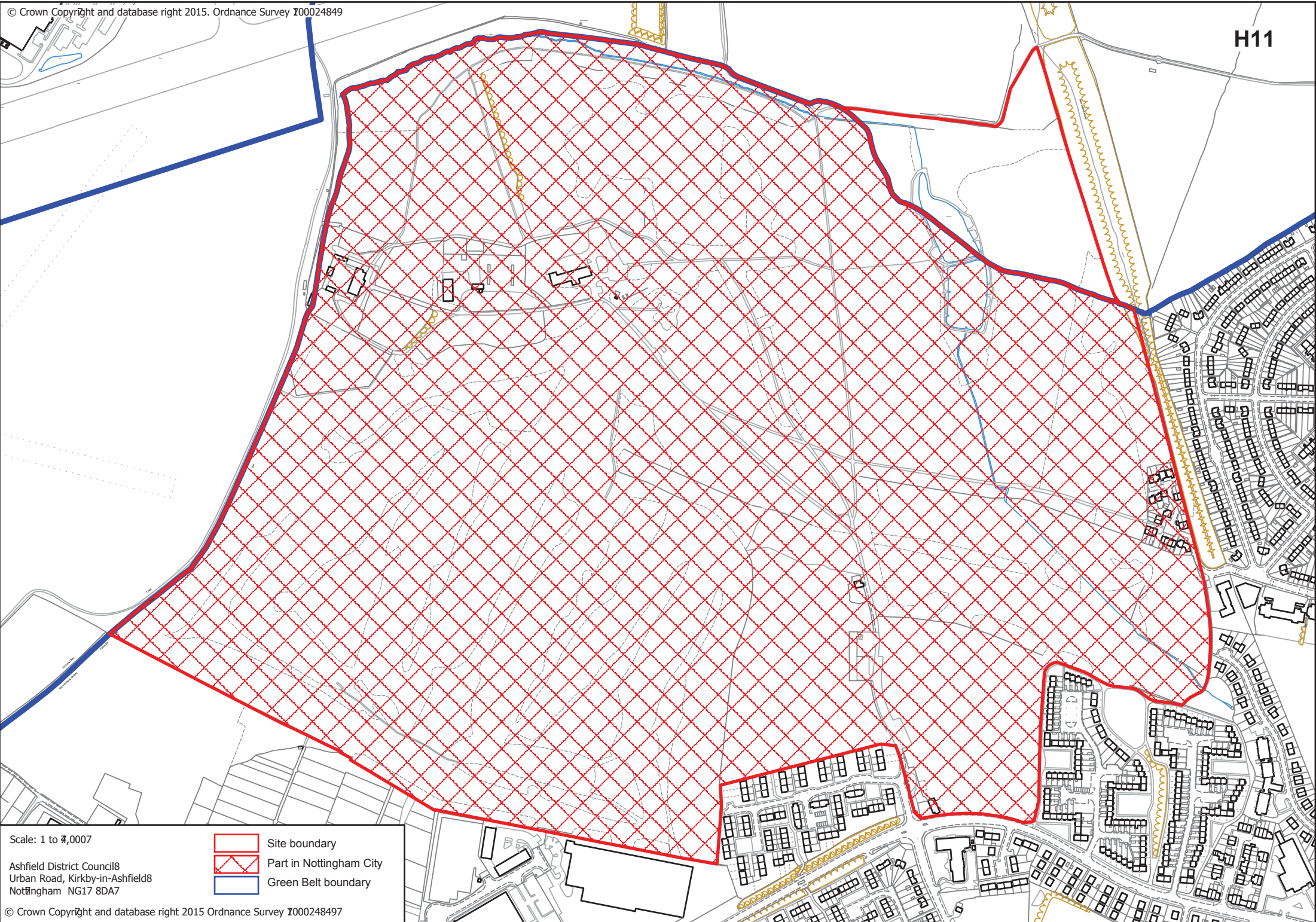


Scale: 1 to 4,0007

Ashfield District Council8
Urban Road, Kirkby-in-Ashfield8
Nottingham NG17 8DA7




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	Site boundary
	Part in Nottingham City
	Green Belt boundary



Scale: 1 to 7,0007

Ashfield District Council
Urban Road, Kirkby-in-Ashfield
Nottingham NG17 8DA7

-  Site boundary
-  Part in Nottingham City
-  Green Belt boundary

Assessment 2**H11 & Bullwell Area 1 North (in Nottm. City) – Nottingham City Golf Course, South of Hucknall**

Date: 2/12/14

Surveyed by: C.W & D.B

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"> • Two boundaries adjoin the existing settlement of Bulwell to the south and east. • Development of this would not 'round off' existing settlement. • The area is partially well contained by strong physical features. The northern boundary is formed by woodland/tree belts, however the western boundary is less well contained by hedgerows. • Parts of the area are visually connected to the existing settlement of Bulwell to the south east.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • Development of this area would result in a complete merging of Bulwell and Hucknall.
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> • Some inappropriate development – buildings associated with Bulwell Hall Park and the golf course and some residential development (e.g. Golf Close in Bulwell). • The area comprises a golf course, playing field, ponds and woodland. • The area partly urban fringe in character and partly open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • Development of the area will have no adverse impact on the setting and special character of a historic settlement.
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.
TOTAL SCORE	11	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.