

Assessment 1**U01 – Land east of Underwood**

Date: 06/01/15


Surveyed by: LF & JC

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"> • Almost 1/3 of the area boundaries adjoin the existing settlement of Underwood to the south and east, although this is largely separated by the highway at Mansfield Road, Alfreton Road and Cordy Lane. • Development of this area would not 'round off' the existing settlement and would form a long limb into open countryside. • The area is well contained by woodland, tree belts, Felly Mill Lane North and a water course • Only a small part of the area in the north west is visually connected to the existing settlement of Underwood.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development of the area would extend beyond the existing urban area to the east, resulting in a reduction in the gap between Underwood and Hucknall from approximately 4km to just over 3km.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The area comprises fields, paddocks, a mature tree belt, agricultural buildings (Felly Alpacas), a football clubhouse and pitches. Part of the area is a designated Local Wildlife Site and constitutes a naturalised parcel of land. A small parcel of land at the corner of Alfreton Road/Felly Mill Lane South has been recently occupied by travellers, although this is currently being reinstated to its previous condition. • The area is open countryside in character with a parcel of development characterising urban fringe in the west.
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.



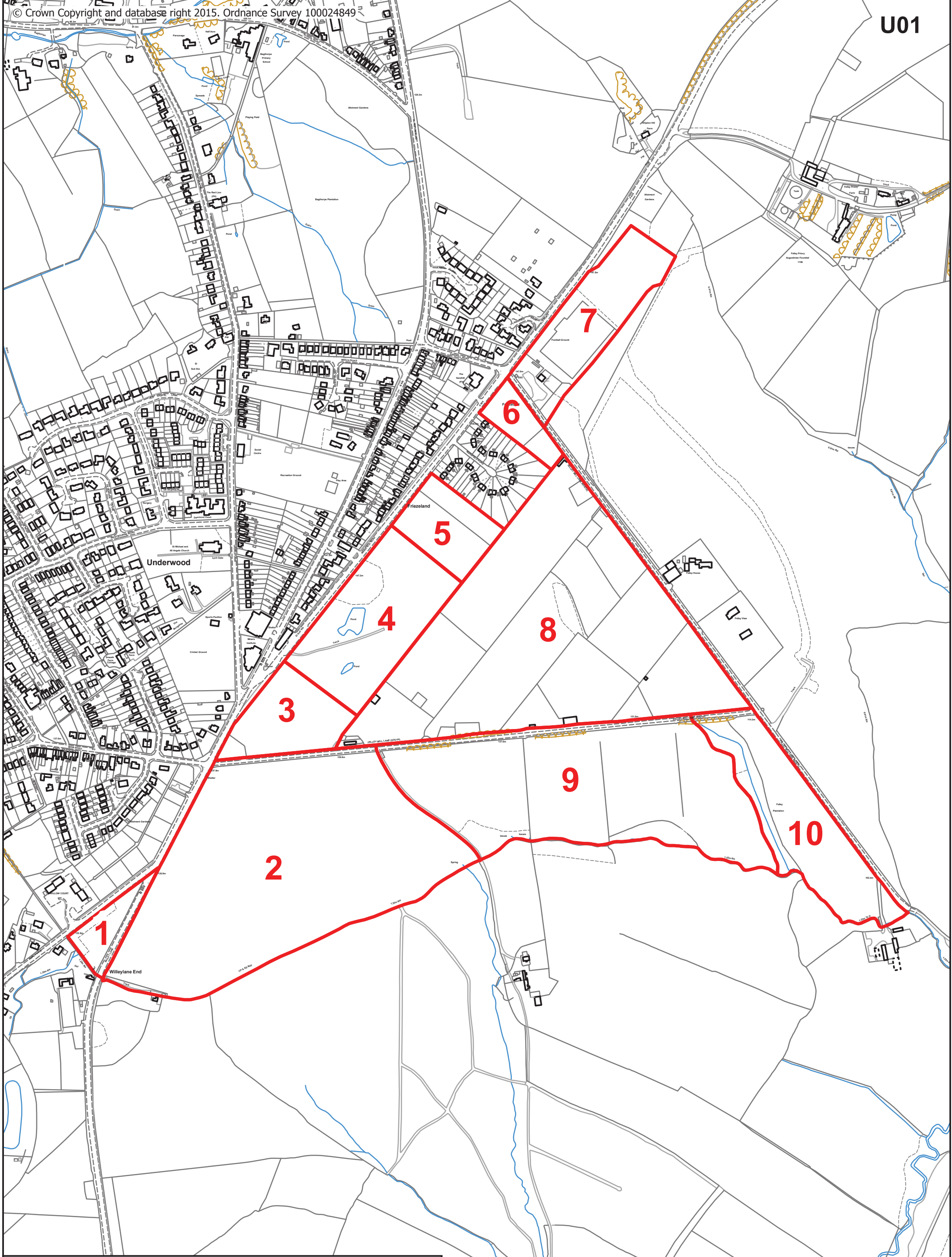
A3 | Scale: 1 to 5,000

 Site Boundary

 Green Belt Boundary

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Urban Road©
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Scale: 1 to 5,0007

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Nottingham NG17 8DA7

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 Sub-Site boundary

Assessment 2**U01 / Site 1 – Land east of Underwood**

Date: 06/01/15

Surveyed by: LF & JC

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 defined settlement of Underwood to the north-west, although the site is physically separated by the highway at Cordy Lane. The land use within the settlement at this location constitutes a small industrial estate and allotment gardens. • Development of this site would not 'round off' the existing settlement. • This triangular site is well contained by Cordy Lane, Willey Lane, and a shorter boundary formed by a mature hedgerow. • The site is not visually connected to the existing settlement of Underwood. • The land slopes gradually down towards Cordy Lane.
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 to the east, and only by approximately 60m to the south, resulting in a very limited reduction in any gap.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises a triangular grassed field 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	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**U01 / Site 2 – Land east of Underwood**

Date: 06/01/15

Surveyed by: LF & JC

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 defined settlement of Underwood to the west, although the site is physically separated by the highway at Alfreton Road. The land use within the settlement at this location constitutes allotment gardens. • Development of this site would not 'round off' the existing settlement. • The site is contained by Alfreton Road/Willey Lane in the west, Felley Mill Lane in the north, a mature hedgerow in the east (not indicated on the 1835 Sanderson Map) and Willey Spring woodland in the south. • The site is not visually connected to the existing settlement of Underwood. • The land is undulating, with the lowest point in the south-east.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development of the site would extend beyond the existing urban area to the east, resulting in a reduction in the gap between Underwood and Hucknall from approximately 4km to just over 3.5km.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises a large arable field 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	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
U01 / Site 3 – Land east of Underwood

Date: 06/01/15

Surveyed by: LF & JC

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 defined settlement of Underwood to the west, although the site is physically separated by the highway at Alfreton Road. • Development of this site would not 'round off' the existing settlement. • The site is contained by Alfreton Road in the west, Felley Mill Lane in the south, and mature hedgerows in the north and east (not indicated on the 1835 Sanderson Map). • The site is not visually connected to the existing settlement of Underwood. • The land is fairly 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 to the east.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development • The site comprises a sub-divided field. A small parcel of land at the corner of Alfreton Road/Felley Mill Lane South has been recently occupied by travellers, although this is currently being reinstated to its previous condition. • 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.

Assessment 2**U01 / Site 4 – Land east of Underwood**

Date: 06/01/15

Surveyed by: L.F & J. 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	5	<ul style="list-style-type: none"> • One boundary adjoins the defined settlement of Underwood to the west, although the site is physically separated by the highway at Mansfield Road. • Development of this site would not 'round off' the existing settlement. • The site is contained by Mansfield Road in the west and mature hedgerows in the north, south and east (not indicated on the 1835 Sanderson Map). • The site is not visually connected to the existing settlement of Underwood. • The land is fairly 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 to the east.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development • The site comprises a Local Wildlife 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 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.

Assessment 2**U01 / Site 5 – Land east of Underwood**

Date: 06/01/15

Surveyed by: LF & JC

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"> • Two boundaries adjoin the defined settlement of Underwood to the north-west and north-east, (although the site is physically separated by the highway at Mansfield Road to the north-west). • Development of this site would not 'round off' the existing settlement. • The site is contained by Mansfield Road in the north-west, dwelling curtilages in the north-east, and mature hedgerows in the south west/south-east (not indicated on the 1835 Sanderson Map). • The site is visually connected to the existing settlement of Underwood. • The land slope gently down towards Alfreton Road.
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 to the east.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises a sub-divided field. • 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	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**U01 / Site 6 – Land east of Underwood**

Date: 06/01/15

Surveyed by: LF & JC

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 defined settlement of Underwood to the north-west and south-west, (although the site is physically separated by the highway at Mansfield Road to the north-west). • Development of this site would not 'round off' the existing settlement. • The site is well contained by Mansfield Road in the north-west, Felly Mill Lane North in the north-east and dwelling curtilages in the south west-east, and a short mature hedgerow (30m) in the south-east (not shown on the 1835 Sanderson's map). • The site is visually connected to the existing settlement of Underwood. • The land is fairly 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 to the east.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises a sub-divided field. • 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	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**U01 / Site 7 – Land east of Underwood**

Date: 06/01/15

Surveyed by: LF & JC

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"> • Half of one boundary adjoins the defined settlement of Underwood to the west, although the site is physically separated by the highway at Mansfield Road. • Development of this site would not 'round off' the existing settlement and would form a limb into open countryside • The site is well contained by Mansfield Road in the north-west, Felly Mill Lane North in the south-west and mature woodland in the north-east/south-east. • The site is not visually connected to the existing settlement of Underwood. • The land is predominantly flat.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • Development of the site would extend beyond the existing edge to the north (in this part of Underwood) by approximately 200m, resulting in a limited reduction in the gap between Underwood and Sherwood Business Park. The perception of a reduced gap is lessened by the woodland to the north and strong physical features of the M1.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises a football clubhouse/changing facilities, associated car parking and football fields 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	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**U01 / Site 8 – Land east of Underwood**

Date: 06/01/15

Surveyed by: LF & JC

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"> • A small part of one boundary adjoins the defined settlement of Underwood to the north-west. • Development of this site would not 'round off' the existing settlement and would form a long limb into open countryside. • The triangular site is well contained by Felley Mill Lane North in the north-east, Felley Mill Lane South in the south and a mature hedgerow (not indicated on the 1835 Sanderson map), with a small section of dwelling curtilages in the north-west. • A small part of the site is visually connected to the existing settlement of Underwood. • The land is undulating, with a lower point towards the centre of the site.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development of the site would extend beyond the existing urban area to the east, resulting in a reduction in the gap between Underwood and Hucknall from approximately 4km to just over 3km.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • Limited inappropriate development - one mobile home associated with Felley Alpacas (temporary planning permission now lapsed). • The site comprises 4 sub-divided fields and agricultural buildings associated with Felley Alpaca 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.

Assessment 2**U01 / Site 9 – Land east of Underwood**

Date: 06/01/15

Surveyed by: LF & JC

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 defined settlement of Underwood. • Development of this site would not 'round off' the existing settlement and would form a long limb into open countryside • The site is well contained by Felly Mill Lane South in the north, and tree belts to the east and south. The western boundary is less well contained by a hedgerow (not indicated on the 1835 Sanderson map). • The site is not visually connected to the existing settlement of Underwood. • The land slopes gradually down towards the east.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development of the site would extend beyond the existing urban area to the east, resulting in a reduction in the gap between Underwood and Hucknall from approximately 4km to just over 3km.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development • The site comprises 4 fields 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	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**U01 / Site 10 – Land east of Underwood**

Date: 06/01/15

Surveyed by: LF & JC

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 defined settlement of Underwood. • Development of this site would not 'round off' the existing settlement and would form a long limb into open countryside • The site is well contained by Felly Mill Lane South in the north, Felly Mill Lane North in the east, and tree belts to the west and south. • The site is not visually connected to the existing settlement of Underwood. • The land is fairly flat.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development of the site would extend beyond the existing urban area to the east, resulting in a reduction in the gap between Underwood and Hucknall from approximately 4km to just over 3km.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises a field 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	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**U02 – Land north east of Underwood**

Date: 06/01/15

Surveyed by: LF & JC

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 1/2 of the area boundaries adjoin the existing settlement of Underwood to the south and west. • Development of this area would not 'round off' the existing settlement. • The area is well contained by Middle Brook and residential properties to the north west, a hedgerow to the north east (the majority of which is shown on the 1835 Sandersons map) and Mansfield Road to the east • Land to the west of the area, where it adjoins Church Lane, is visually connected to the existing settlement of Underwood.
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> • Development of the area would extend beyond the existing settlement of Underwood to the north, resulting in a significant reduction in the gap between Underwood and Selston from approximately 500metres to approximately 120 metres. However, there is a substantial built up area, know as New Bagthorpe, which lies between the two settlements and therefore the perceived gap is already lessened considerably in this area.
Assist in safeguarding countryside from encroachment	1	<ul style="list-style-type: none"> • Large amount of inappropriate development. • The area comprises residential properties, a school, a pub, fields, paddocks and woodland. • The area is partly open countryside in character and partly urban fringe in character.
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> • Part of the area lies within Bagthorpe Conservation Area, to the west. • Development of the area is likely to have a significant adverse impact on the setting and special character of Bagthorpe 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	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 3,0007

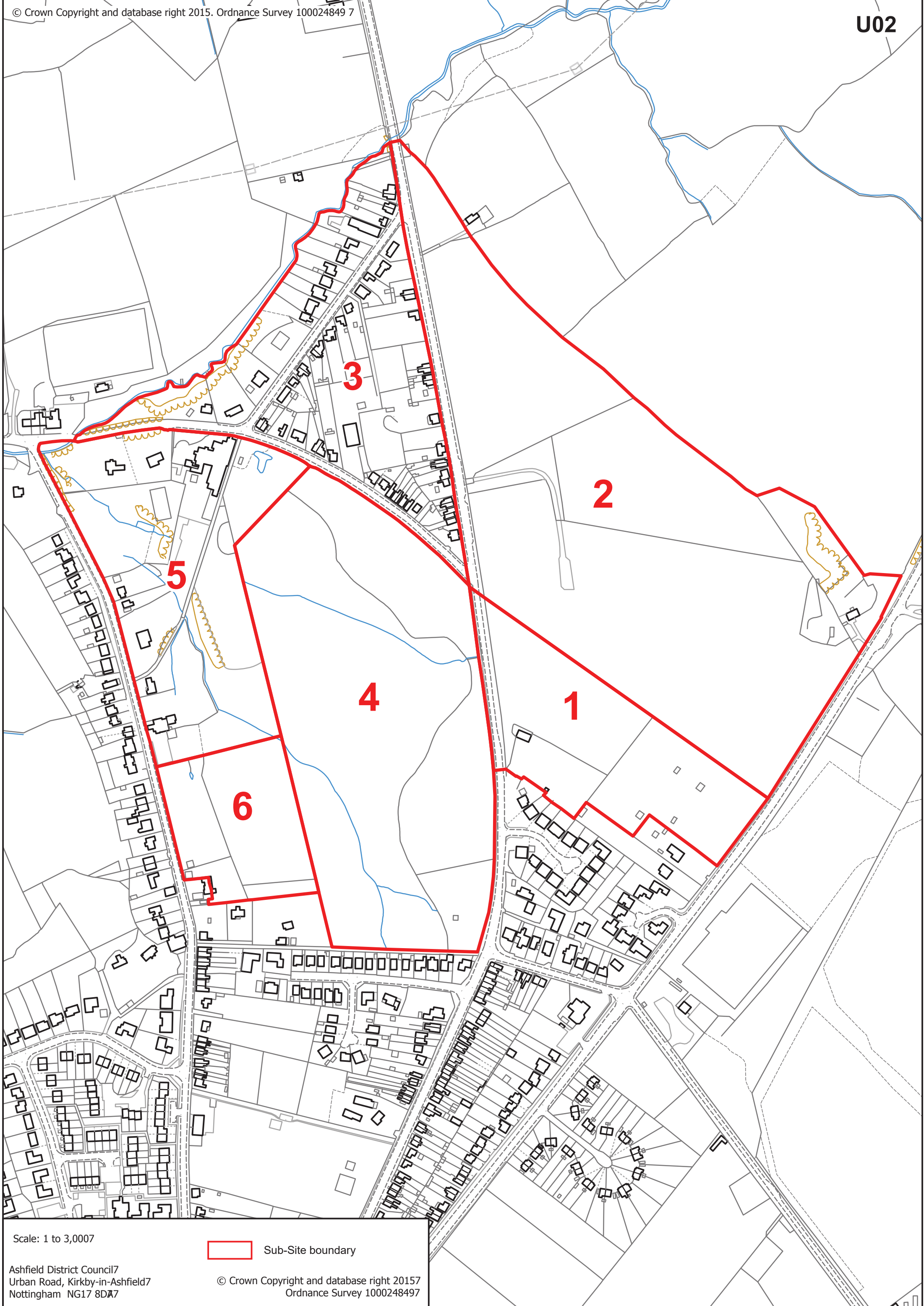


Site boundary


Green Belt boundary

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

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Scale: 1 to 3,0007

 Sub-Site boundary

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

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Assessment 2**U02 / Site 1 – Land north east of Underwood**

Date: 06/01/15

Surveyed by: LF & JC

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 Underwood to the south west. • Development of this area would not 'round off' the existing settlement. • The area is moderately well contained by Mansfield Road to the south east, Alfreton Road to the west and a hedgerow to the north east (not shown on the 1835 Sanderson's map). • Parts of the site are visually connected to the existing settlement of Underwood.
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 settlement of Underwood.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • Limited inappropriate development – part of a residential curtilage. • The remainder of the site comprises paddocks, stable and woodland. • The site 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 site will not adversely impact on the setting and special character of Lower Bagthorpe Conservation Area. Existing modern development and Alfreton Road lie 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	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**U02 / Site 2 – Land north east of Underwood**

Date: 06/01/15

Surveyed by: LF & JC

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 Underwood to the south west. • Development of this area would not 'round off' the existing settlement. • The area is moderately well contained by Mansfield Road to the south east, Alfreton Road to the west, hedgerow to the north east (shown on the 1835 Sanderson's map) and hedgerow to the south west (not shown on the 1835 Sandersons map). • The site is not visually connected to the existing settlement of Underwood.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development of the site would extend beyond the existing settlement of Underwood in this area, resulting in a reduction in the gap between Underwood and Selston. However, there is a substantial built up area, know as New Bagthorpe, which lies between the two settlements and therefore the perceived gap is already lessened considerably in this area.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises arable fields and Shipton Hill 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 not adversely impact on the setting and special character of Lower Bagthorpe conservation Area. Existing modern development and Alfreton Road lie 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	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**U02 / Site 3 – Land north east of Underwood**

Date: 06/01/15

Surveyed by: LF & JC

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"> • The site itself constitutes residential development, but the boundaries do not adjoin existing settlements. • Development of this area would not 'round off' the existing settlement. • The area is well contained by Nottingham Road to the east, School Road to the south and Middle Brook to the north west. • The site is not visually connected to the existing settlement of Underwood.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • Development of the site would extend beyond the existing 'defined' settlement of Underwood in this area, however as the site is already built development there would be no further reduction in the gap between Underwood and Selston.
Assist in safeguarding countryside from encroachment	1	<ul style="list-style-type: none"> • Large amount of inappropriate development – residential properties and a play area. • The site is urban in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • The site is already significantly developed and therefore additional development would not adversely impact on the setting and special character of Lower Bagthorpe 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	6	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
U02 / Site 4 – Land north east of Underwood

Date: 06/01/15

Surveyed by: LF & JC

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"> • 1.5 boundaries adjoin the existing settlement of Underwood to the south and south east. • Development of this area would not 'round off' the existing settlement. • The area is moderately well contained by Alfreton Road to the west, School Road to the north east and woodland to the west and north west (the woodland forms part of the site). • Land to the south east of the site is visually connected to the existing settlement of Underwood. The remainder of the site is not visually connected to Underwood.
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 settlement of Underwood.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises woodland, grassland, a paddock with stable and allotment gardens. • The site is open countryside in character.
Preserve the setting and special character of historic settlements	4	<ul style="list-style-type: none"> • Development of the site would merge 20th century development to the south and east, with Bagthorpe Conservation Area. • Development is likely to have a significant adverse impact on the setting and special character of Bagthorpe 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**U02 / Site 5 – Land north east of Underwood**

Date: 06/01/15

Surveyed by: LF & JC

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 Underwood to the west. • Development of this area would not 'round off' the existing settlement. • The area is well contained by School Road to the north and woodland to the east. The southern boundary is formed by a hedgerow and trees (not shown on the 1835 Sandersons map). • Parts of the site are visually connected to the existing settlement of Underwood.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • Development of the site marginally extend beyond the existing 'defined' settlement of Underwood, however, there is a substantial built up area, know as New Bagthorpe, which lies north of the site between the two settlements and therefore the perceived gap is already lessened considerably in this area.
Assist in safeguarding countryside from encroachment	1	<ul style="list-style-type: none"> • Large amount of inappropriate development - residential properties, a school (Bagthorpe Primary) and a public house (The Red Lion). • The site is predominantly urban in character.
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> • Part of the site lies within Bagthorpe Conservation Area, to the north west. • Further development of the site will have a significant adverse impact on the setting and special character of Lower Bagthorpe 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	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**U02 / Site 6 – Land north east of Underwood**

Date: 06/01/15

Surveyed by: LF & JC

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"> • Two boundaries adjoin the existing settlement of Underwood to the south and west. • Development of this area would not 'round off' the existing settlement. • The area is well contained by woodland to the north and east. • The site is visually connected to the existing settlement of Underwood.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • Development of the site would not reduce the size of the gap between Underwood and Selston to the north.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises paddocks. • 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 Lower Bagthorpe 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	8	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
U03 – Land north of Underwood, between Main Road and Church Lane

Date: 17/12/14


Surveyed by: LF & JC


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"> • Almost ½ of the area boundaries adjoin the existing settlement of Underwood to the south and east. • Development of this area would not ‘round off’ the existing settlement. • The area is well contained by Main Road in the south west, with the remaining boundaries following hedgerows as indicated largely by boundaries on the 1835 Sanderson’s map. • The area is visually connected to the existing settlement of Underwood, although this is lessened to some extent due to the land sloping down away from the existing settlement of Underwood, towards Bagthorpe in the north.
Prevent neighbouring settlements from merging into one another	4	<ul style="list-style-type: none"> • Development of the area would extend beyond the existing urban area to the west, resulting in a reduction in the gap between Underwood and Brinsley from approximately 500m to 250m. • Development of this site would be prominent from Bagthorpe and Selston due to the topography.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • Some inappropriate development in the west of the area – 8 dwellings off Main Road. • In addition to the above the area comprises fields, paddocks, agricultural outbuildings, a pond and Poole Farm. • The area is predominantly open countryside in character with a parcel of development characterising urban fringe in the west.
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> • The majority of the area is not in the Bagthorpe Conservation area and does not contain any designated heritage assets. No local heritage assets have been identified at this time. • Due to the topography of the land to the south of the conservation area and the open character and low field boundaries, parts of the area are highly visible from the conservation area. Development would reduce the rural setting that is significant to the character of Bagthorpe resulting in an urban encroachment that would be harmful to the setting of 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	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.



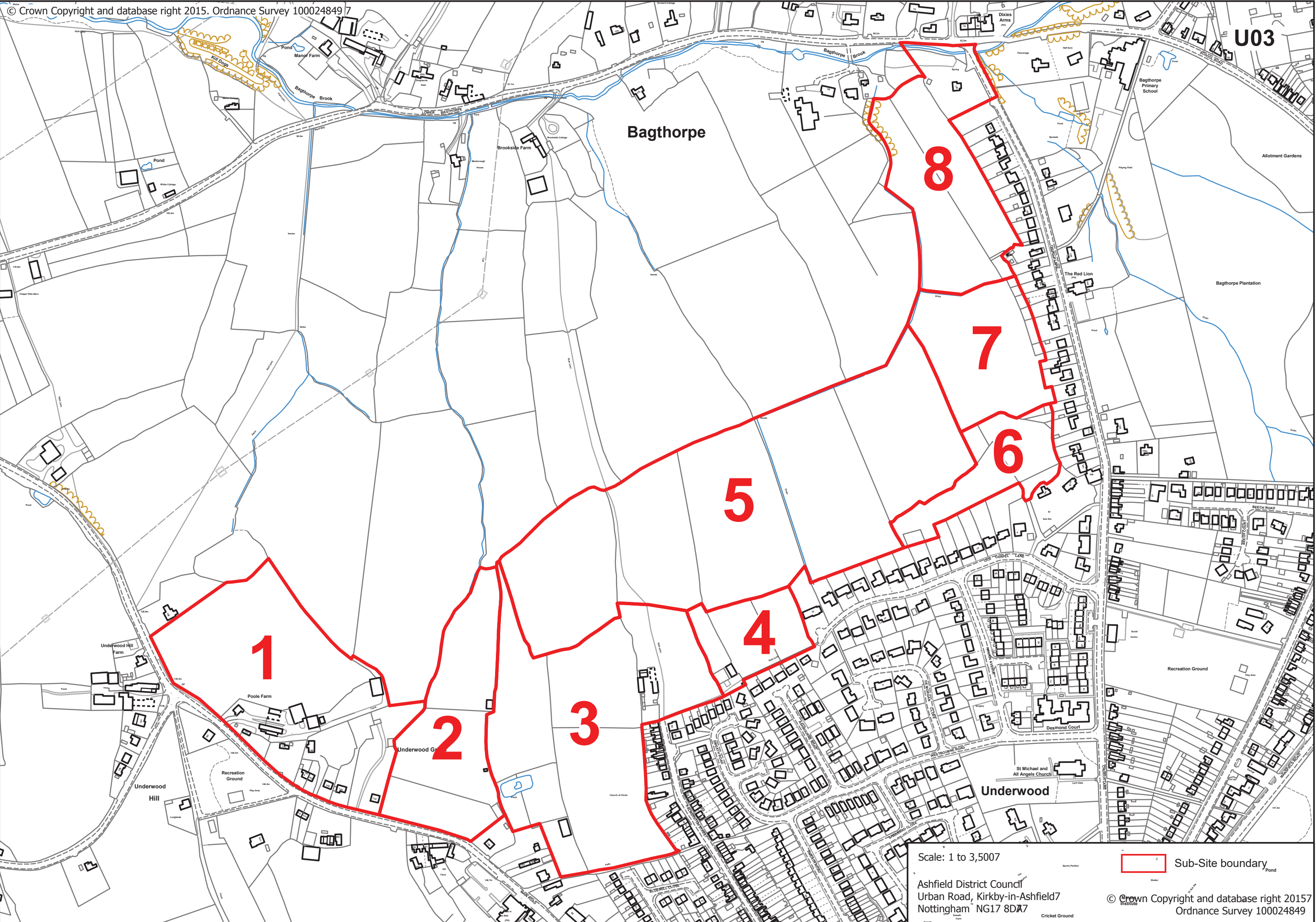
Scale: 1 to 3,5007

Ashfield District Council7
Urban Road, Kirkby-in-Ashfield7
Nottingham NG17 8DA7

 Site boundary

 Green Belt boundary

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Ordnance Survey 1000248497



Scale: 1 to 3,5007

Ashfield District Council
Urban Road, Kirby-in-Ashfield7
Nottingham NG17 8DA7

 Sub-Site boundary

Assessment 2
U03 / Site 1 – Land north of Underwood, between Main Road and Church Lane

Date: 17/12/14

Surveyed by: LF & JC

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 Underwood (although the gap is only approximately 35m). • Development of this site would not 'round off' the existing settlement. • The site is contained by Main Road in the south west, the north west and north east boundaries follow hedgerows as indicated in some parts by lines on the 1835 Sanderson's map. The remaining south eastern boundary is formed by the curtilage of 132 Main Road. • The site is not visually connected to the existing settlement of Underwood • The undeveloped part of the site slopes fairly steeply down away from the existing settlement of Underwood, towards Bagthorpe in the north and Wansley Hall in the north west.
Prevent neighbouring settlements from merging into one another	4	<ul style="list-style-type: none"> • Development of the site would extend beyond the existing urban area to the west, resulting in a reduction in the gap between Underwood and Brinsley from approximately 500m to 250m • Development of this site would be prominent from Bagthorpe and Selston due to the topography.
Assist in safeguarding countryside from encroachment	2	<ul style="list-style-type: none"> • A large proportion of inappropriate development is concentrated in the east of the site – 8 dwellings off Main Road • In addition to the above the site comprises a field, agricultural outbuildings and Poole Farm. • The site is half open countryside in character and half urban fringe.
Preserve the setting and special character of historic settlements	2	<ul style="list-style-type: none"> • The site is not in the Bagthorpe Conservation area and does not contain any designated heritage assets. No local heritage assets have been identified at this time. The site is within the setting of the Bagthorpe Conservation Area and the wider setting of Grade II listed Remains of Wansley Hall, Grade II listed Barn 50m east of Wansley Hall and the Scheduled Monument of the Wansley Hall manorial site. There is potential for development to be visible from the conservation area and the designated heritage assets at Wansley Hall which could undermine the understanding of the medieval landscape.
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**U03 / Site 2 – Land north of Underwood, between Main Road and Church Lane**

Date: 17/12/14

Surveyed by: LF & JC

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"> • The site adjoins the existing settlement of Underwood on a small part of its southern boundary. • Development of this site would not 'round off' the existing settlement, and would form a long limb into open countryside • The site is contained by Main Road in the south, with the remaining boundaries following hedgerows as indicated by lines on the 1835 Sanderson's map. • The site is visually connected to the existing settlement of Underwood to some extent. • With the exception of the most southerly part of the site, the land slopes fairly steeply down away from the existing settlement of Underwood, towards Bagthorpe in the north.
Prevent neighbouring settlements from merging into one another	4	<ul style="list-style-type: none"> • Development of the site would extend beyond the existing urban area to the west, and result in the coalescence of Underwood with isolated properties on Main Road, effectively reducing the gap between Underwood and Brinsley from approximately 500m to 250m. • Development of this site would be prominent from Bagthorpe and Selston due to the topography.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises a large field, sub divided into 3 smaller paddocks, and a horse shelter. • The site is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • The site is not in the Bagthorpe Conservation area and does not contain any designated heritage assets. No local heritage assets have been identified at this time. The topography of the land to the south of the conservation area means that the ability to see this site from the Bagthorpe conservation area is very limited and is unlikely to have an adverse or harmful impact on the setting of Bagthorpe 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**U03 / Site 3 – Land north of Underwood, between Main Road and Church Lane**

Date: 17/12/14

Surveyed by: LF & JC

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"> • Approximately half of the site boundaries adjoin the existing settlement of Underwood. • Development of this site would not 'round off' the existing settlement, and would form a long limb into open countryside. • The site is contained by mature hedgerows which follow lines indicated on the 1835 Sanderson's map. • The site is visually connected to the existing settlement of Underwood to the south and east. • With the exception of the most southerly part of the site, the land slopes down away from the existing settlement of Underwood, towards Bagthorpe in the north.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development of the site would not extend beyond the existing urban area at Church Lane in the north or Main Road to the west. • Development of this site, (particularly the northern section), would be prominent from Bagthorpe and Selston due to the topography.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises 4 fields, a pond, sheds in association with a small holding and an agricultural building. • The site is open countryside in character.
Preserve the setting and special character of historic settlements	2	<ul style="list-style-type: none"> • The site is not in the Bagthorpe Conservation area and does not contain any designated heritage assets. No local heritage assets have been identified at this time. The topography of the land to the south of the conservation area means that there is greater potential for development here to be visible from the conservation area. Harm to the setting would most likely be less than substantial and through mitigation measures could be further reduced.
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**U03 / Site 4 – Land north of Underwood, between Main Road and Church Lane**

Date: 17/12/14

Surveyed by: LF & JC

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 of the site) adjoin the existing settlement of Underwood to the south and east. • Development of this site would not 'round off' the existing settlement. • The site is well contained by mature hedgerows. The northern hedgerow is indicated on the 1835 Sanderson's map. The western hedgerow is not shown on the 1835 Sanderson's map. • The site is visually connected to the existing settlement of Underwood to the south and east. • With the exception of the most southerly part of the site, the land slopes down gradually, away from the existing settlement of Underwood, towards Bagthorpe in the north.
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 at Church Lane in the north and Main Road to the west.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises 3 paddocks (one of which has been subdivided) and a stable block. • The site is open countryside in character.
Preserve the setting and special character of historic settlements	2	<ul style="list-style-type: none"> • The site is not in the Bagthorpe Conservation area and does not contain any designated heritage assets. No local heritage assets have been identified at this time. The topography of the land to the south of the conservation area means that there is greater potential for development here to be visible from the conservation area. Harm to the setting would most likely be less than substantial and through mitigation measures could be further reduced.
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**U03 / Site 5 – Land north of Underwood, between Main Road and Church Lane**

Date: 17/12/14

Surveyed by: LF & JC

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 the site's southern boundary adjoins the existing settlement of Underwood. • Development of this site would not 'round off' the existing settlement • The site is well contained by mature hedgerows which largely follow lines indicated on the 1835 Sanderson's map. • Part of the site is visually connected to the existing settlement of Underwood to the south. • The land slopes down, away from the existing settlement of Underwood, towards Bagthorpe in the north.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development of the site would not extend beyond the existing urban area at Church Lane in the north and Main Road to the west • Development of this site would be prominent from Bagthorpe and Selston due to the topography.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises 5 fields. • The site is open countryside in character.
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> • The site is not in the Bagthorpe Conservation area and does not contain any designated heritage assets. No local heritage assets have been identified at this time. Due to the topography of the land to the south of the conservation area and the open character and low field boundaries the site is highly visible from the conservation area. Development at this site would reduce the rural setting that is significant to the character of Bagthorpe resulting in an urban encroachment that would be harmful to the setting of 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	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

U03 / Site 6 – Land north of Underwood, between Main Road and Church Lane

Date: 17/12/14

Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	<p style="text-align: center;">Justification/Notes</p> <p style="text-align: center;">Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)</p>
Check the unrestricted sprawl of settlements	2	<ul style="list-style-type: none"> • Two boundaries (approximately ½ of the site) adjoin the existing settlement of Underwood to the south and east. • Development of this site would not ‘round off’ the existing settlement. • The site is contained by trees and mature hedgerows which largely follow lines indicated on the 1835 Sanderson’s map. • The southern boundary adjoining properties 4 to 18 Old Chapel Lane has been removed and a new one has been created with post and wire approximately 15 metres into the green belt (with the exception of number 16). The same also applies to the boundary adjoining 101 and 101a Church Lane. These parcels of land are mown as extended garden areas, although in the main they are void of the usual domestic garden paraphernalia. • The site is visually connected to the existing settlement of Underwood to the south. • The land slopes down, away from the existing settlement of Underwood, towards Bagthorpe in the north.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development of the site would not extend beyond the existing urban area at Church Lane in the north and Main Road to the west. • Development of this site would be prominent from Bagthorpe and Selston due to the topography.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises grassland and mown areas as described above. • The site is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> • The site is not in the Bagthorpe Conservation area and does not contain any designated heritage assets. No local heritage assets have been identified at this time. The ability to see this site from the conservation area is minimal, development is not likely to be considered harmful to the setting of the conservation area.
Assist in urban regeneration	N/A	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>
TOTAL SCORE	10	<p>The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.</p>

Assessment 2**U03 / Site 7 – Land north of Underwood, between Main Road and Church Lane**

Date: 17/12/14

Surveyed by: LF & JC

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 (approximately 1/4 of the site) adjoins the existing settlement of Underwood to the east. • Development of this site would not 'round off' the existing settlement • The site is contained by trees and mature hedgerows, the majority of which follow lines indicated on the 1835 Sanderson's map. • The eastern boundary adjoining properties on Church Lane has been removed and a new one has been created with post and rail approximately 10 metres into the green belt. These parcels of land are mown as extended garden areas, although generally they are void of the usual domestic garden paraphernalia. • The site is visually connected to the existing settlement of Underwood to the east. • The land is fairly flat.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development of the site would not extend beyond the existing urban area at Church Lane in the north and Main Road to the west • Development of this site would be prominent from Selston due to the topography
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises grassland and mown areas as described above, with some vegetable beds. • The site is open countryside in character.
Preserve the setting and special character of historic settlements	3	<ul style="list-style-type: none"> • The site is not in the Bagthorpe Conservation area and does not contain any designated heritage assets. No local heritage assets have been identified at this time. The site is screened in views from the conservation area but development would potentially be more visible and would result in some harm due to the setting due to a reduction of the rural setting that is important to the character of the Bagthorpe 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**U03 / Site 8 – Land north of Underwood, off Church Lane**

Date: 17/12/14

Surveyed by: LF & JC

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 (approximately 1/3 of the site) adjoins the existing settlement of Underwood to the east. A small part of the site also adjoins development at Bagthorpe in the north. • Development of this site would not 'round off' the existing settlement • The site is contained by trees and mature hedgerows which follow lines indicated on the 1835 Sanderson's map. • The site is visually connected to the existing settlement of Underwood to the east, and Bagthorpe in the north. • The land slope gradually down towards Bagthorpe.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development of the site would extend beyond the existing 'defined' settlement of Underwood along Church Lane. However, in reality Bagthorpe and Underwood have already merged in this area and therefore the perceived reduction of the gap would be minimal. • Development of this site would be prominent from Bagthorpe due to the topography
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • Limited inappropriate development – one residential property to the north of the site which fronts on the Church Lane. • In addition to the above the site comprises 2 fields separated by a sporadic hedgerow. • The site is open countryside in character.
Preserve the setting and special character of historic settlements	5	<ul style="list-style-type: none"> • This site is partly within the Bagthorpe Conservation Area. Development at this site is likely to be harmful to the character and appearance of 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	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 1
U04 (including Zone 3 in Broxtowe) – Land between Underwood and Brinsley
Date: 14/1/15
Surveyed by: LF & JC

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 adjoins the existing settlement of Underwood to the east and one boundary adjoins the existing settlement of Brinsley to the west. • Development of this area would not ‘round off’ an existing settlement. • The area is well contained by curtilages of properties on Cordy Lane in the south east, the settlement of Underwood to the east, the settlement of Brinsley to the west and Main Road and Plainspot Road to the north. • The area is visually connected to the existing settlements of Underwood and Brinsley in parts. • The land has a varied topography and part of the site does extend over a ridge.
Prevent neighbouring settlements from merging into one another	5	<ul style="list-style-type: none"> • Development of the area would completely merge Underwood and Brinsley.
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> • Some inappropriate development – ribbon development (dwellings) along both sides of Cordy Lane (in Ashfield and Broxtowe), several dwellings off Main Road (Underwood) and several dwellings off Red Lane (Brinsley). There is also a transport depot and several industrial units off Winter Closes. • In addition to the above the area comprises fields, paddocks, agricultural outbuildings, farms and a pond. • The area is predominantly open countryside in character with parcels of development characterising urban fringe concentrated in the south and south-west.
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.

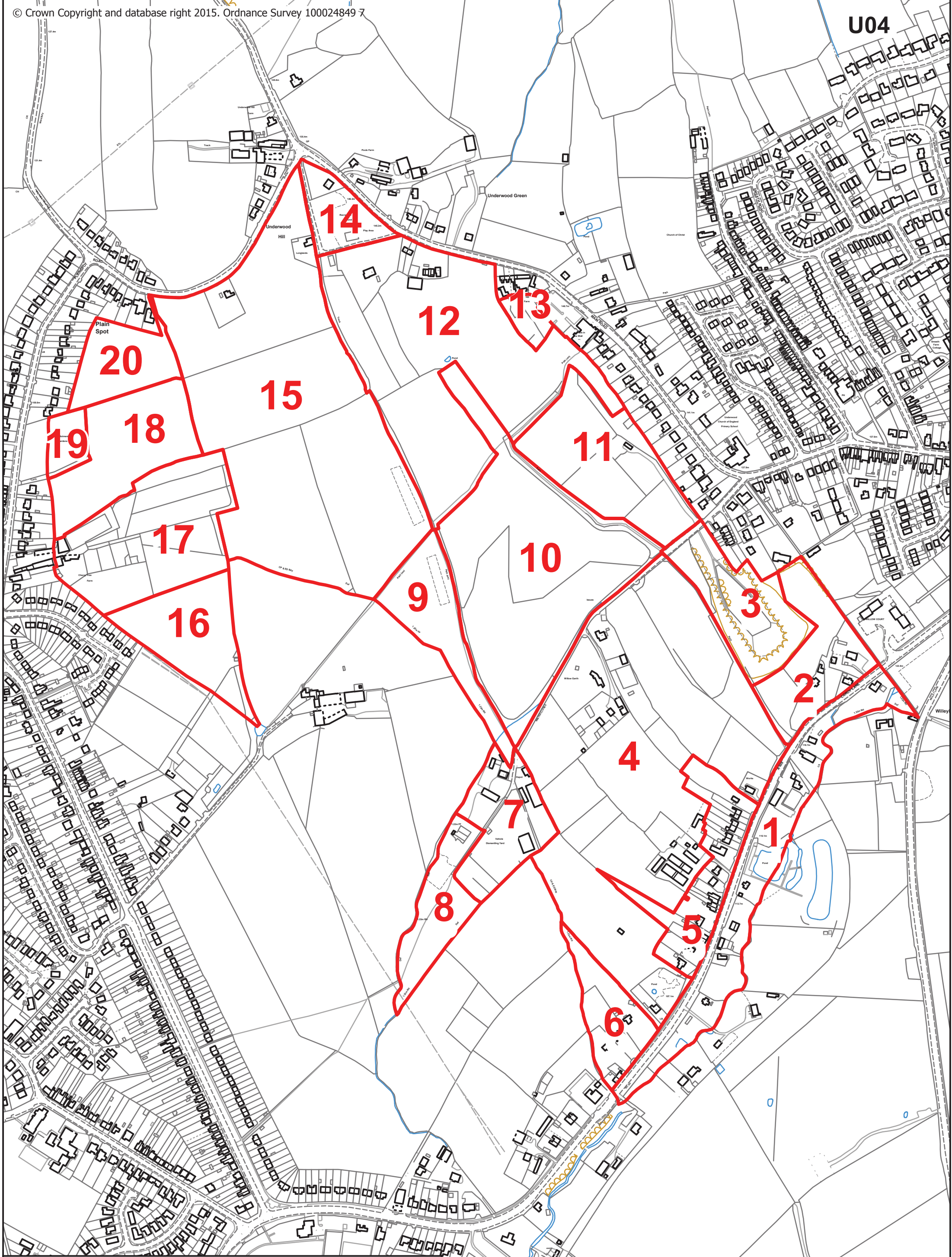


A3 | Scale: 1 to 4,250

Ashfield District Council
Urban Road 7
Kirkby in Ashfield ©
Nottingham ©
NG17 8DA

 Site Boundary

 Green Belt Boundary



Scale: 1 to 4,2507

 Sub-Site boundary

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

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Ordnance Survey 1000248497

Assessment 2**U04 / Site 1 – Land south west of Underwood, between Cordy Lane and Main Road**

Date: 23/12/14

Surveyed by: LF & JC

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 defined settlement of Underwood. • Development of this site would not 'round off' the existing settlement. • The site is contained by curtilages of properties on Cordy Lane to the east (District Boundary), and Cordy Lane in the west. • The site is not visually connected to existing defined settlements. • The land generally slopes down towards Cordy Lane.
Prevent neighbouring settlements from merging into one another	4	<ul style="list-style-type: none"> • Development of the site would extend substantially beyond the existing defined settlement of Underwood, but would not completely merge Underwood and Brinsley
Assist in safeguarding countryside from encroachment	2	<ul style="list-style-type: none"> • Some inappropriate development – ribbon development (6 dwellings) along Cordy Lane • In addition to the above the site comprises, paddocks, agricultural outbuildings, a farm and a pond. • The site is predominantly 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	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**U04 / Site 2 – Land south west of Underwood, between Cordy Lane and Main Road**

Date: 23/12/14

Surveyed by: LF & JC

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 adjoin the defined settlement of Underwood to the north and east. • Development of this site would not 'round off' the existing settlement. • The site is well contained by Cordy Lane to the south, a footpath and established tree belt in the south-west, a reclaimed spoilheap (now a nature reserve) in the north-west, mature hedgerow/property curtilage in the north, and definitive footpath no.57 / Willow Court industrial estate to the east. • Parts of the site are visually connected to the existing defined settlement of Underwood. • The land is generally flat.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development of the site would extend marginally beyond the existing defined settlement of Underwood, resulting in a limited reduction in the gap with Brinsley.
Assist in safeguarding countryside from encroachment	2	<ul style="list-style-type: none"> • Inappropriate development – over 1/3 of the site is occupied by 3 dwellings and associated outbuildings. • In addition to the above the site comprises 2 paddocks. • The site is part urban fringe and part 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	8	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**U04 / Site 3 – Land south west of Underwood, between Cordy Lane and Main Road**

Date: 23/12/14

Surveyed by: LF & JC

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 (approximately ¼ of the site) adjoins the defined settlement of Underwood to the north-east. • Development of this site would not 'round off' the existing settlement. • The site is well contained by mature woodland and constitutes a reclaimed spoilheap (now a nature reserve). • The site is not visually connected to the existing defined settlement of Underwood. • The land is slope steeply downwards in all direction from the centre of the site.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development of the site would extend marginally beyond the existing defined settlement of Underwood, resulting in a limited reduction in the gap with Brinsley
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site is a heavily wooded reclaimed spoil heap now used as a nature reserve. • The site is 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.

Assessment 2**U04 / Site 4 – Land south west of Underwood, between Cordy Lane and Main Road**

Date: 23/12/14

Surveyed by: LF & JC

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 an existing settlement. • Development of this site would not 'round off' the existing settlement. • The site is well contained by Winter Closes in the north-west, a footpath and woodland in the north-east, Cordy Lane/residential curtilages in the south-east, and an industrial area/definitive footpath in the south-west. • The site is not visually connected to the existing defined settlement of Underwood, although the southern most part of the site gives views over Brinsley. • The land slopes gently down towards Cordy Lane in the south-east, and Brinsley in the south-west.
Prevent neighbouring settlements from merging into one another	4	<ul style="list-style-type: none"> • Development of the site would extend beyond the existing defined settlement of Underwood, resulting in a significant reduction in the gap with Brinsley
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • Some inappropriate development - 4 dwellings constitute a small part of the overall site. • In addition to the above, the site comprises 11 paddocks, stables, a small coppice, agricultural buildings, and a duck pond • The site is 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**U04 / Site 5 – Land south west of Underwood, between Cordy Lane and Main Road**

Date: 23/12/14

Surveyed by: LF & JC

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 an existing settlement. • Development of this site would not 'round off' the existing settlement. • The site is well contained by residential curtilage boundaries. • The site is not visually connected to the existing defined settlement of Underwood. • The land slopes gently down towards Cordy Lane in the south-east
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • The site is already developed with residential properties, generally of low density.
Assist in safeguarding countryside from encroachment	1	<ul style="list-style-type: none"> • Inappropriate development - ribbon development along Cordy Lane (19 dwellings) • The site is urban 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	8	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**U04 / Site 6 – Land south west of Underwood, between Cordy Lane and Main Road**

Date: 23/12/14

Surveyed by: LF & JC

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 an existing settlement. • Development of this site would not 'round off' the existing settlement. • The site is well contained by residential curtilage boundaries and mature hedgerows (shown on the 1835 sanderson's map). • The site is not visually connected to the existing defined settlement of Underwood or Brinsley. • The land slopes gently down towards Cordy Lane in the south-east.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • The site is already developed with low density residential properties.
Assist in safeguarding countryside from encroachment	1	<ul style="list-style-type: none"> • Inappropriate development - ribbon development along Cordy Lane (5 dwellings). • The site is urban 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	8	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**U04 / Site 7 – Land south west of Underwood, between Cordy Lane and Main Road**

Date: 23/12/14

Surveyed by: LF & JC

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 an existing settlement. • Development of this site would not 'round off' the existing settlement. • The site is contained by steel palisade fencing. • The site is not visually connected to the existing defined settlement of Underwood or Brinsley. • The land is generally flat
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • The site is partially developed with buildings associated with a haulage business and a fencing company. More dense development of the site would reduce the gap between settlements marginally.
Assist in safeguarding countryside from encroachment	1	<ul style="list-style-type: none"> • Inappropriate development - buildings and yards associated with a haulage business and a fencing company, and 1 dwelling. • The site is urban 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**U04 / Site 8 – Land south west of Underwood, between Cordy Lane and Main Road**

Date: 23/12/14

Surveyed by: LF & JC

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 an existing settlement. • Development of this site would not 'round off' the existing settlement. • The site is well contained by mature hedgerows which also follows lines as indicated on the 1835 Sanderson map (this also forms the District boundary). • The site is not visually connected to the existing defined settlement of Underwood or Brinsley. • The land slopes down towards Brisley in the west.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development of the site would reduce the gap between settlements marginally. • The site is prominent when viewed from Brinsley (and vice versa) due to topography.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises scrub land and chicken coupes, 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	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**U04 / Site 9 – Land south west of Underwood, between Cordy Lane and Main Road**

Date: 6/1/15

Surveyed by: LF & JC

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 an existing settlement. • Development of this site would not 'round off' the existing settlement. • The site is well contained by mature hedgerows which also follow lines as indicated on the 1835 Sanderson map (the west side also forms the District boundary). • The site is not visually connected to the existing defined settlement of Underwood or Brinsley. • The land is undulating.
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> • Development of the site would reduce the gap between settlements moderately. • The site is prominent when viewed from Brinsley (and vice versa) due to topography.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises 1 undulating field used for grazing.
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**U04 / Site 10 – Land south west of Underwood, between Cordy Lane and Main Road**

Date: 6/1/15

Surveyed by: LF & JC

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 an existing settlement. • Development of this site would not 'round off' the existing settlement. • The site is well contained by Cordy Lane to the south east and mature hedgerows (shown on the 1835 Sanderson's map) to the west and north west. The north eastern boundary is a mature hedgerow (not shown on the Sanderson's map). • The land is steeply sloping in all directions with a central summit, with the exception of a narrow parcel of land in the north which is fairly flat.
Prevent neighbouring settlements from merging into one another	4	<ul style="list-style-type: none"> • Development of the site would reduce the gap between settlements significantly. • The site is prominent when viewed from Brinsley and Underwood (and vice versa) due to topography.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises a reclaimed spoil heap, of which approximately half is wooded, the remainder being grazed. • 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	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**U04 / Site 11 – Land south west of Underwood, between Cordy Lane and Main Road**

Date: 6/1/15

Surveyed by: LF & JC

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 Underwood to the east. • Development of this site would not 'round off' the existing settlement. • The site is well contained by mature tree belts and footpaths in the west and north, and the highway at Winter Closes to the south. The site is screened to the west by a reclaimed spoil heap. • The site is visually connected to the existing defined settlement of Underwood which is situation slightly higher than the site. • The land is flat.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • Development of the site would marginally reduce the gap between Underwood and Brinsley. However, due to the topography immediately to the west of the site, development would not be visible from Brinsley.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises a reclaimed pit site, now used as 2 paddocks with a stable. • 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	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**U04 / Site 12 – Land south west of Underwood, between Cordy Lane and Main Road**

Date: 6/1/15

Surveyed by: LF & JC

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"> • Approximately 1/5 of the site boundary adjoins Underwood to the east. • Development of this site would not 'round off' the existing settlement. • The site is well contained by 3 definitive footpaths and mature hedgerows, which mostly follow lines indicated on the 1835 Sanderson Map. The Northeastern boundary is formed by Main Road. • The site is visually connected to the existing defined settlement of Underwood which is situated slightly higher than the site. • The land slopes down from main road in the north.
Prevent neighbouring settlements from merging into one another	4	<ul style="list-style-type: none"> • Development of the site would significantly reduce the gap between Underwood and Brinsley from approximately 400m to 200m.
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> • Inappropriate development - 4 dwellings and outbuildings associated with 'Doddy cars' business. • The remainder of the site comprises 2 fields and a linear wooded area. • The site 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 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.

Assessment 2**U04 / Site 13 – Land south west of Underwood, between Cordy Lane and Main Road**

Date: 6/1/15

Surveyed by: LF & JC

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 1/2 of the site) adjoin Underwood to the north and east. • Development of this site would not 'round off' the existing settlement. • The site is contained by hedgerows, which mostly follow lines indicated on the 1835 Sanderson Map. The eastern boundary is formed by a PH car park. • The site is visually connected to the existing defined settlement of Underwood which is situated slightly higher than the site • The land slopes down from main road in the north.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • Development of the site would not reduce the gap between Underwood and Brinsley.
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> • Inappropriate development - domestic garden. • The remainder of the site comprises scrubland. • 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 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	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**U04 / Site 14 – Land south west of Underwood, between Cordy Lane and Main Road**

Date: 6/1/15

Surveyed by: LF & JC

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 defined settlement of Underwood. • Development of this site would not 'round off' the existing settlement. • The triangular site is well contained by 2 access tracks/bridleways, and Main Road. • The site is not visually connected to the existing defined settlement of Underwood. • The land is relatively flat.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • Development of the site would lead to an intensification of existing sporadic, piecemeal development which is currently located in the green belt, thereby leading to a perceived reduction in the gap between Underwood and Brinsley.
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> • Inappropriate development - dwelling and garden. • The remainder of the site comprises a children's play area. • 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 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**U04 / Site 15 – Land south west of Underwood, between Cordy Lane and Main Road**

Date: 6/1/15

Surveyed by: LF & JC

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 the defined settlement of Brinsley on one very small part of it's boundary in the north-west. • Development of this site would not 'round off' the existing settlement. • The site is well contained by Main Road to the north and mature hedgrows which largely follow lines as depicted on the 1835 Sanderson map. The eastern boundary is also formed by definitive footpath no. 47. Development of this site would form a long limb into open countryside. • The site is visually connected to the existing defined settlement of Brinsley. • The land generally slopes down from the east to Brinsley in the west.
Prevent neighbouring settlements from merging into one another	4	<ul style="list-style-type: none"> • Development of the site would lead to a significant reduction in the gap between Underwood and Brinsley.
Assist in safeguarding countryside from encroachment	4	<ul style="list-style-type: none"> • Limited inappropriate development – 2 dwellings. • The remainder of the site comprises 4 fields. • 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	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

U04 / Site 16 – Land south west of Underwood, between Cordy Lane and Main Road

Date: 6/1/15

Surveyed by: LF & JC

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"> • Triangular site were half of south western boundary adjoins the existing settlement of Brinsley. • Development of this site would not 'round off' the existing settlement. • The site is contained by a mature hedgrows to the north and east (boundaries shown on the 1835 Sanderson map) . The south western boundary is formed by rear residential curtilages and mature hedgerow (boundary shown on the 1835 Sanderson map), however the southern part of the south west boundary has no physical boundary at all and forms part of a larger paddock which is partly in Broxtowe. • Development of this site would form a long limb into open countryside. • Parts of the site are visually connected to the existing defined settlement of Brinsley. • The land is generally flat.
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> • Development of the site would extend beyond the existing defined settlement of Brinsley, resulting in a moderate reduction in the gap with Brinsley. • The perceived reduction in the gap would be greater as the majority of the site is surrounded by open countryside.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises paddocks. • 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	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**U04 / Site 17 – Land south west of Underwood, between Cordy Lane and Main Road**

Date: 6/1/15

Surveyed by: LF & JC

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 Brinsley to the west. • Development of this site would not 'round off' the existing settlement. • The site is well contained by a mature hedgrows to the north, south and east (majority of boundaries shown on the 1835 Sanderson map) . • Development of this site would form a limb into open countryside. • The site is visually connected to the existing defined settlement of Brinsley. • The land is generally flat.
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> • Development of the site would lead to a moderate reduction in the gap between Underwood and Brinsley.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises paddocks, ménage and stables. • 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	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**U04 / Site 18 – Land south west of Underwood, between Cordy Lane and Main Road**

Date: 6/1/15

Surveyed by: LF & JC

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"> • Half of western boundary adjoins the existing settlement of Brinsley. • Development of this site would not 'round off' the existing settlement. • The site is well contained by a mature hedgrows to the south and east (boundaries shown on the 1835 Sanderson map) . • The site is visually connected to the existing defined settlement of Brinsley. • The land is flat.
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> • The majority of the site would not extend beyond the existing defined settlement of Brinsley and therefore development would have a limited impact on the gap.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises arable field. • 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.

Assessment 2**U04 / Site 19 – Land south west of Underwood, between Cordy Lane and Main Road**

Date: 6/1/15

Surveyed by: LF & JC

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"> • 2 boundaries adjoin the existing settlement of Brinsley to the north and west of the site. • Development of this site would not 'round off' the existing settlement. • The site is not well contained. Boundaries are formed by scrub and sporadic hedgerow. • The site is visually connected to the existing defined settlement of Brinsley. • The land is flat.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • The site would not extend beyond the existing defined settlement of Brinsley and therefore development would not reduce the gap between settlements.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises allotment gardens. • 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	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**U04 / Site 20 – Land south west of Underwood, between Cordy Lane and Main Road**

Date: 6/1/15

Surveyed by: LF & JC

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 adjoin the existing settlement of Brinsley to the north and west of the site. • Development of this site would not 'round off' the existing settlement. • The site is well contained by a mature hedgrows to the south and east (boundaries shown on the 1835 Sanderson map) . • The site is visually connected to the existing defined settlement of Brinsley. • The land is flat.
Prevent neighbouring settlements from merging into one another	1	<ul style="list-style-type: none"> • Development of the site would result in only a very limited reduction in the gap between Underwood and Brinsley.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> • No inappropriate development. • The site comprises allotment gardens. • 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	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.