

**Assessment 1****S01 – Land off Mansfield Road and M1, Selston**

Date: 12/12/14

Surveyed by: K.G &amp; C.W

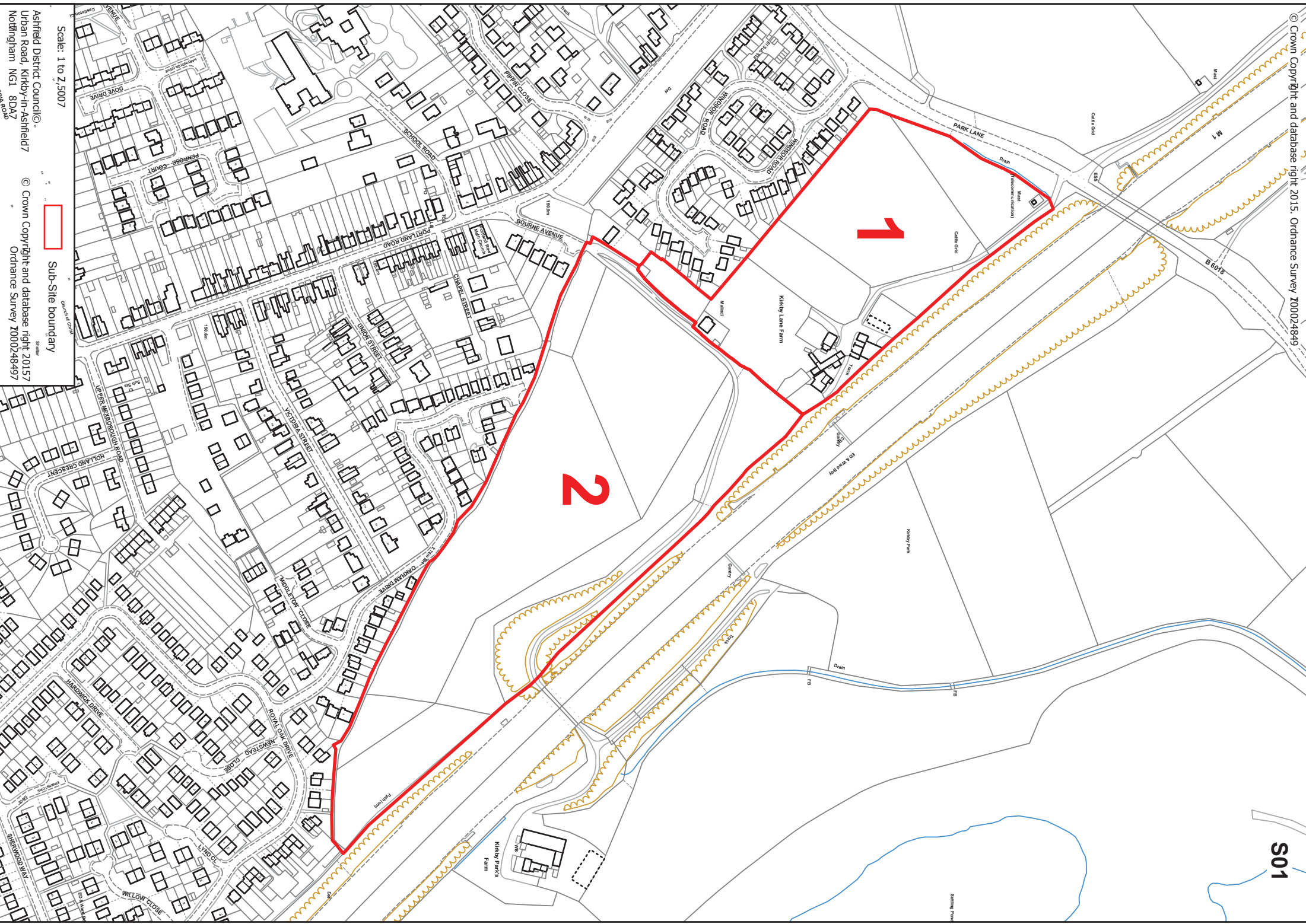
Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	1	<ul style="list-style-type: none"> <li>• Approximately half of the sites boundaries adjoin the existing settlement to the south and west (triangular site).</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is well contained by strong physical features. Boundaries are formed by Mansfield Road to the North West and the M1 to the North East and East.</li> <li>• The site is visually connected to the existing settlement to the south and west.</li> <li>• The site is predominantly flat.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the 1.5km gap between Selston and Annesley Woodhouse.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• There is a small amount of inappropriate in the form of a residential property (Malindi – accessed from Bourne Avenue).</li> <li>• The site comprises predominantly of grazing land with a mature tree belt running along the M1 boundary to the north and south east.</li> <li>• The site is predominantly open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>7</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



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Ashfield@is@@ Counn@©  
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Site Boundary  
Green Belt Boundary

C own Copyright©and da abase©gh©2014©  
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Scale: 1 to 2,5007

Ashtfield District Council ©  
Urban Road, Kirkby-in-Ashfield  
Nottingham NG1 8DA7

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Ordnance Survey 1000248497

Sub-Site boundary

## Assessment 2

## S01 / Site 1 - Kirkby Lane, Selston

Date: 12/12/14

Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	3	<ul style="list-style-type: none"> <li>• One boundary adjoins the existing settlement to the south west of the site.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is well contained by strong physical features. Boundaries are formed by the M1 and trees to the north east, Park Lane to the west, woodland to the south east and the existing settlement to the south west. The rear of the properties on Windsor road form a historic hedge boundary as identified on the 1835 Sanderson map</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is relatively flat.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the 1.5km gap between Selston and Annesley Woodhouse.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	3	<ul style="list-style-type: none"> <li>• Some inappropriate development consisting of a dwelling to the south and a telecommunications mast and its housing to the north of the site.</li> <li>• The remainder of the site comprises mainly of grazing land, farm buildings (Kirkby Lane Farm) and an access track.</li> <li>• The site is predominantly open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>8</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****S01 / Site 2 - Bourne Avenue, Selston**

Date: 12/12/14

Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	1	<ul style="list-style-type: none"> <li>• Approximately half of the site's boundaries adjoin existing settlement (triangular site).</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is well contained by strong physical features. Boundaries are formed by woodland and the M1 to the northeast, the settlement to the south and west, and a mature hedge to the west (shown on the 1835 Sanderson's map).</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is relatively flat.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the 1.5km gap between Selston and Annesley Woodhouse.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises grazing land and is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>8</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 1****S02 – Land between Common Side/Station Road and M1, Selston**

Date: 19/12/14

Surveyed by: C.W &amp; K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	4	<ul style="list-style-type: none"> <li>• A small part of the boundary to the south of the area adjoins the existing settlement of Selston.</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The area is well contained by M1 to the east, Park Lane, Mansfield Road, Common Side and the existing settlement of Selston to the south, Station Road, Common Side and existing urban development (in Green Belt) to the west, and a railway line to the north.</li> <li>• The area is physically connected and some areas are visually connected to the existing settlement (mainly to the south of the area).</li> <li>• The land is undulating; rising up from Commonsides, then dipping into a valley, then rising gently towards M1 boundary.</li> <li>• A belt of mature trees is located at the centre of the area.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	5	<ul style="list-style-type: none"> <li>• Development would result in a complete merging of Selston and Pinxton (Bolsover District).</li> <li>• Given that there is ribbon development along the majority of Station Road, the development of this area would not be as significant in terms of the perceived reduction in the gap.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	3	<ul style="list-style-type: none"> <li>• Some inappropriate development along the western boundary – residential properties fronting onto Common Side and Station Road.</li> <li>• The area comprises mainly open countryside, with an equestrian centre occupying a large part of the site.</li> <li>• The area is predominantly open countryside in character with areas to the west having urban characteristics.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the area will have no adverse impact on the setting or special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



S02

Scale: 8180 8,5008

Ashfield 15717 Coun717  
Urban Road, K73ky in Ashfield7  
Northingham8178 A8

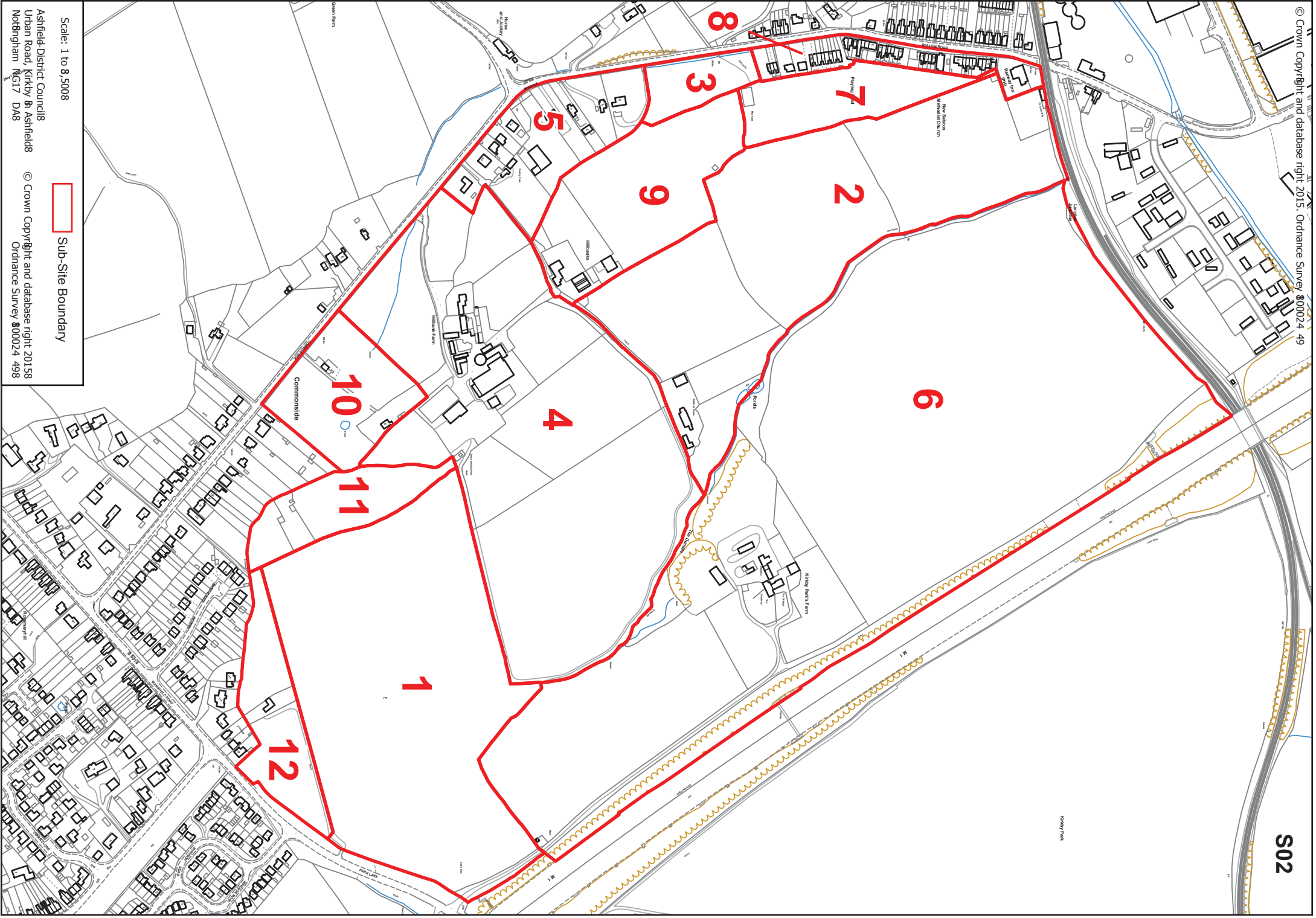
Site Boundary



Green Belt Boundary



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Othameseligh 8000248498



Scale: 1 to 8,5008

Ashfield-District Councils  
Urban Road, Kirkby B Ashfields  
Nottingham NG17 DA8

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Ordnance Survey 800024 498



Sub-Site Boundary



**Assessment 2**
**S02 / Site 1 – Land between Common Side/Station Road and M1, Selston**

Date: 19/12/14

Surveyed by: K.G &amp; J.C

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• The site does not adjoin the existing settlement.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• A small part of the site is contained by the M1 and Park Lane to the east. The northern and western boundaries are formed by hedgerows (shown on the Sanderson's map of 1835). The southern boundary is formed by a post and rail fence and is not well contained.</li> <li>• The land is gradually sloping towards the north</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	2	<ul style="list-style-type: none"> <li>• The existing gap between the settlement of Selston and Pinxton (to the north) is approximately 900 metres. Development of this site would result in a reduction of approximately 130 metres. As such, development would result in a limited reduction in the gap.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises agricultural land and is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2**
**S02 / Site 2 – Land between Common Side/Station Road and M1, Selston**

Date: 19/12/14

Surveyed by: K.G &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• No boundaries adjoin the existing settlement.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is partially well contained. Boundaries are formed by a railway line (and district boundary) to the north and field boundaries to the south, east and west (shown on the 1835 Sanderson's Map).</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The land is gradually sloping towards the south and east.</li> <li>• The eastern boundary is a ridge line.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	5	<ul style="list-style-type: none"> <li>• The existing gap between Selston and Pinxton (to the north) is approximately 900 metres.</li> <li>• Development would extend beyond the existing settlement and would reduce the existing gap by approximately 550 metres resulting in a significant reduction.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	3	<ul style="list-style-type: none"> <li>• Some inappropriate development – there is a beer garden to the north and a residential property to the south.</li> <li>• The remainder of the site comprises grazing land.</li> <li>• The site is predominantly open countryside in character, with small areas having urban fringe characteristics.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• There are two non-designated heritage assets just outside of the site (the Railway Inn and Selston Methodist church).</li> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>14</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2**
**S02 / Site 3 – Land between Common Side/Station Road and M1, Selston**

Date: 19/12/14

Surveyed by: K.G &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• No boundaries adjoin existing settlement.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is contained by Station Road to the west, residential properties to the north and south and a hedgerow to the east (shown on the 1835 Sanderson's map).</li> <li>• The site is not visually connected to the existing settlement, but is visually connected to the adjacent urban ribbon development.</li> <li>• The land steeply sloping to the east.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	4	<ul style="list-style-type: none"> <li>• The existing gap between Selston and Pinxton (to the north) is approximately 900 metres.</li> <li>• The site is situated within an existing ribbon development located between the settlements of Selston and Pinxton. Development of this site would result in the merging of properties on Station Road which would intensify development in Green Belt.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The whole of the site is a Local Wildlife Site.</li> <li>• The site comprises of trees and is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>15</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2**
**S02 / Site 4 – Land at Selston Equestrian Centre, Commonsides, Selston**

Date: 19/12/14

Surveyed by: K.G &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• The site does not adjoin the existing settlement.</li> <li>• Development of this site would not ‘round off’ existing settlement.</li> <li>• The site is contained by Commonsides to the south west, and field boundaries which appear on the 1835 Sanderson’s map.</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The land is gradually sloping up hill towards the north east.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	4	<ul style="list-style-type: none"> <li>• The existing gap between the settlement of Selston and Pinxton (to the north) is approximately 900 metres.</li> <li>• Development of this site would result in an actual reduction of approximately 400 metres between settlements and as such, development would result in a moderate reduction in the gap. However, the site lies between existing ribbon development along Common Side and current acts as an open break between Selston and New Selton. Development of this site would result in a complete merging of these two areas.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	3	<ul style="list-style-type: none"> <li>• Some inappropriate development – commercial equestrian centre including veterinary surgery, hard surfacing, storage etc. The use has increased traffic flow into the site and has resulted in encroachment.</li> <li>• In addition to the above the site comprises grazing land and is predominantly open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****S02 / Site 5 – Land at junction of Commonside, Church Lane and Station Road**

Date: 19/12/14

Surveyed by: K.G &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• The site itself constitutes residential development, but the boundaries do not adjoin existing settlements.</li> <li>• The site is well contained by existing domestic curtilages.</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The land slopes substantially uphill from the road towards the rear of the properties.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development of the site would extend beyond the existing ‘defined’ settlement of Selston, however as the site is already built development there would be no further reduction in the gap between Pinxton and Selston.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	1	<ul style="list-style-type: none"> <li>• The whole site contains inappropriate development comprising of residential properties in linear form along Commonside</li> <li>• The site is urban in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will not have an adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>8</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2**
**S02 / Site 6 – Land east of Station Road, Selston Common**

Date: 19/12/14

Surveyed by: K.G &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• The site does not adjoin an existing settlement.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is contained by the M1 Motorway to the east, a railway line to the north and mature hedges and trees to the south and west (shown on the Sanderson's Map of 1835). An underground watercourse runs along the western boundary.</li> <li>• The site is visually connected to the existing settlement. Pinxton can be viewed to the north.</li> <li>• The land is undulating and gently sloping (from south to north).</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	5	<ul style="list-style-type: none"> <li>• The existing gap between Selston and Pinxton to the north is approximately 0.9 kilometres.</li> <li>• Development of this site would virtually merge Selston and Pinxton.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises agricultural land and Kirkby Parks Farm.</li> <li>• The site is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>16</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****S02 / Site 7 – Station Road, Selston Common/Recreation Ground**

Date: 19/12/14

Surveyed by: K.G &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• The site does not adjoin an existing defined settlement.</li> <li>• The site is contained by existing domestic curtilages to the west and hedgerows to the south and east (shown on the 1835 Sanderson's map).</li> <li>• The site is visually connected to the existing settlement of Pinxton to the north.</li> <li>• The land slopes down from the existing settlement towards Pinxton to the north.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	3	<ul style="list-style-type: none"> <li>• Development of the site would result in a moderate reduction in the size of the gap between the existing settlements of Selston and Pinxton as the site adjoins existing ribbon development to the west.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site contains play equipment and a small sports pitch.</li> <li>• The site is urban fringe in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****S02 / Site 8 – Station Road**

Date: 19/12/14

Surveyed by: K.G &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• The site itself constitutes residential development, but the boundaries do not adjoin existing settlements.</li> <li>• The site is well contained by existing domestic curtilages.</li> <li>• The site is visually connected to the existing settlement of Pinxton to the north.</li> <li>• The land is gently undulating and slopes from south to north.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development of the area would not extend beyond the existing urban area as the area already constitutes built development.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	1	<ul style="list-style-type: none"> <li>• The whole site contains inappropriate development comprising of residential properties in linear form along Station Road, and a public house at the north of the site</li> <li>• The site is urban in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>8</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



**Assessment 2****S02 / Site 9 – Land between Common Side/Station Road and M1, Selston**

Date: 19/12/14

Surveyed by: K. G &amp; C. W

<b>Purpose / Impact</b>	<b>Score (1 – 5)</b>	<b>Justification/Notes</b> Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• The site does not adjoin an existing defined settlement.</li> <li>• The site is partly contained by existing domestic curtilages to the west and hedgerows to the north, south and east (shown on the 1835 Sanderson's map).</li> <li>• The land slopes down from the existing settlement towards Pinxton to the north.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	4	<ul style="list-style-type: none"> <li>• Development of the area would result in a significant reduction in the size of the gap between the existing settlements of Selston and Pinxton. The site partly adjoins existing ribbon development to the west.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	3	<ul style="list-style-type: none"> <li>• Some inappropriate development – residential property.</li> <li>• The site contains grazing land.</li> <li>• The site is predominately open countryside in character, with an element of urban fringe.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****S02 / Site 10 – Land and buildings at 42 Commonsides, Selston**

Date: 19/12/14

Surveyed by: K.G &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	4	<ul style="list-style-type: none"> <li>• One boundary adjoins the existing settlement of Selston to the south east.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is contained by Common Side to the south west, the existing settlement to the south east and field boundaries to the north east and north west.</li> <li>• The site is visually connected to the existing settlement of Selston which lies to the south east</li> <li>• The land is gradually sloping up hill towards the south east.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	2	<ul style="list-style-type: none"> <li>• The existing gap between the settlement of Selston and Pinxton (to the north) is approximately 900 metres.</li> <li>• Development of this site would result in a reduction of approximately 130 metres. As such, development would result in a limited reduction in the gap.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	3	<ul style="list-style-type: none"> <li>• Some inappropriate development – a residential property to the rear of the site, and a garage/barn at the front of the site.</li> <li>• The site comprises residential curtilage, with grazing land towards the south east, and is partially urban fringe in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>10</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****S02 / Site 11 – Land and buildings at 42 Commonsides, Selston**

Date: 19/12/14

Surveyed by: K.G &amp; C.W

<b>Purpose / Impact</b>	<b>Score (1 – 5)</b>	<b>Justification/Notes</b> Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	4	<ul style="list-style-type: none"> <li>• One boundary adjoins the existing settlement of Selston to the south west.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is contained by the existing settlement to the south and south west and field boundaries to the remaining boundaries.</li> <li>• The site is visually connected to the existing settlement of Selston.</li> <li>• The land is gradually sloping uphill towards the north east.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	2	<ul style="list-style-type: none"> <li>• The existing gap between the settlement of Selston and Pinxton (to the north) is approximately 900 metres.</li> <li>• Development of this site would result in a reduction of approximately 130 metres. As such, development would result in a limited reduction in the gap.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	3	<ul style="list-style-type: none"> <li>• Some inappropriate development – a residential property to the rear of the site, and a garage/barn at the front of the site.</li> <li>• The site comprises residential curtilage, with grazing land towards the south east, and is partially urban fringe in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>10</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****S02 / Site 12 – Land and buildings at 42 Commonsides, Selston**

Date: 19/12/14

Surveyed by: K.G &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• One boundary (approximately half of the site) adjoins the existing settlement of Selston to the south.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is contained by the existing settlement and Park Lane to the south and south east. The northern boundary is formed by a post and rail fence and is not well contained</li> <li>• The site is visually connected to the existing settlement of Selston.</li> <li>• The land is flat.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size between settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises paddock and a stable and is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>12</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 1

## S03 – Land off Stoney Lane, Selston

Date: 17/12/14

Surveyed by: D.B & C.W

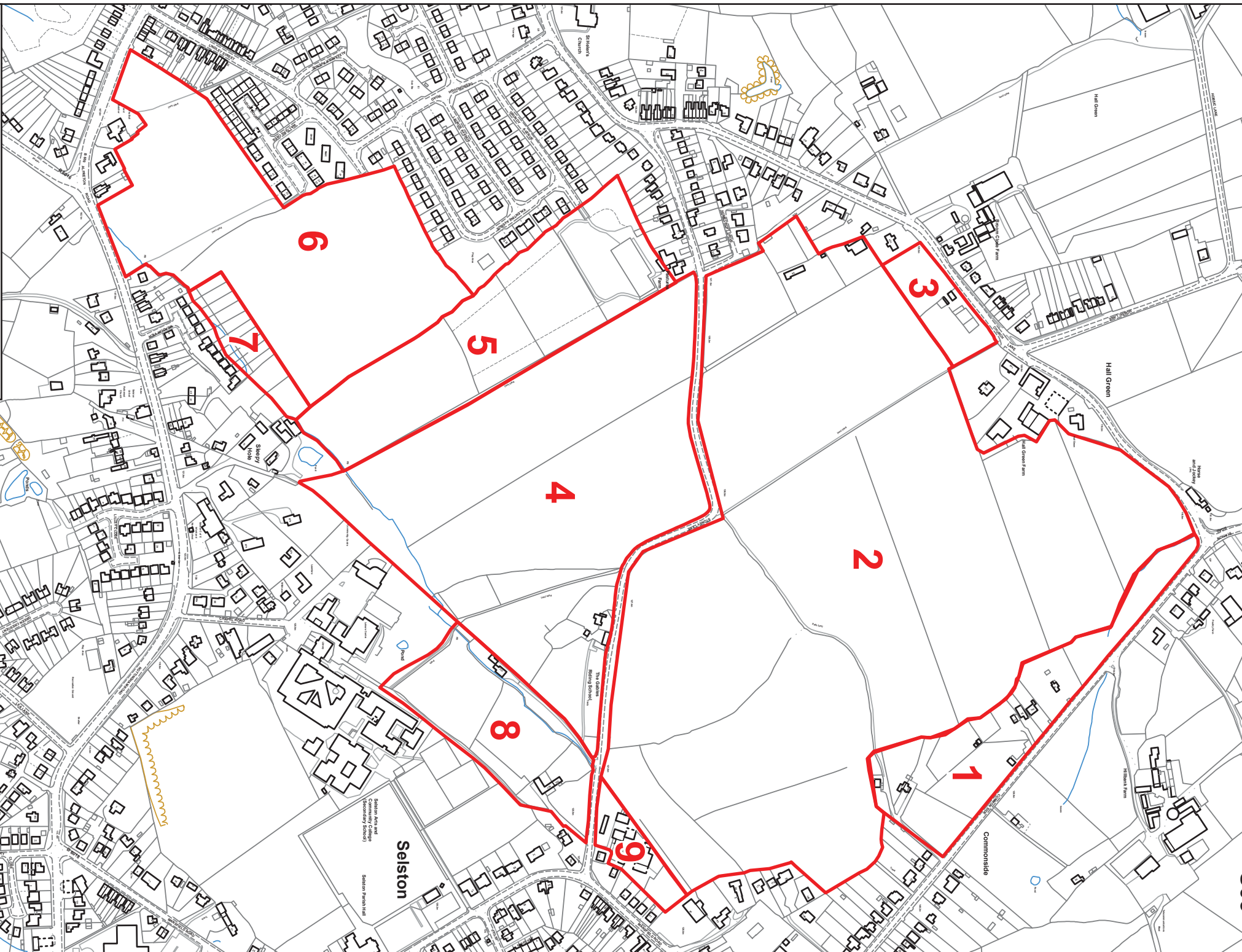
Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	1	<ul style="list-style-type: none"> <li>• Approximately ¾ of the areas boundaries adjoin existing settlement of Selston.</li> <li>• Development of this area would 'round off' existing settlement.</li> <li>• The area is well contained by strong physical features. Boundaries are formed by the built up area of Selston to the east, south and west, and roads (Commonside and Church Lane) to the north.</li> <li>• The area is physically and visually connected to the existing settlement. The built up area of Selston can be viewed from most areas of the site.</li> <li>• The land is undulating and gently sloping from Stoney Lane down to Nottingham Road. To the north the site gently rises up to a mid central area and falls away down to the northern boundary and Pinxton beyond. Once over the crest of the hill Pinxton and the M1 Motorway can be viewed from the site.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• A very small amount of inappropriate development.</li> <li>• The area is predominantly agricultural land. Paddocks occupy a small part of the area and residential properties occupy the north eastern and south eastern fringes of the area.</li> <li>• The area is predominantly open countryside in character with urban fringe characteristics on the north eastern and south eastern fringes.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the area will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>7</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



A3 | Scale: 1:3,500  
Ashfield ts818 Coun818  
Urban Roads  
Kl kby in Ashfield©  
Not@gham©  
NG17 8GA©

Site Boundary  
Green Belt Boundary

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O dhan@ Su vey 100024849©



Scale: 1 to 3,500

Ashted District Council  
Urban Road, Kirby-in-Ashted  
Nottingham NG1 8DA7



Sub-Site boundary

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Ordnance Survey 1000248497

## Assessment 2

## S03 / Site 1 – Land off Commonsides, Selston

Date: 16/12/14

Surveyed by: D.B & C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	4	<ul style="list-style-type: none"> <li>• One short boundary adjoins the existing settlement of Selston (adjacent to ribbon development) to the south east.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is well contained by a mature hedgerow and mature trees on the western boundary (identified on the 1835 Sanderson's map), a road on the north eastern and northern boundary (Common Side), and the existing settlement to the south.</li> <li>• The site is physically connected to the existing settlement but it is not visually well connected to the existing settlement. The settlement is screened by existing dwellings which are in Green Belt and vegetation to the south of the site.</li> <li>• The land is steeply sloping from south to north and undulating throughout.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	4	<ul style="list-style-type: none"> <li>• Development would extend beyond the existing settlement (as defined by the Local Plan Proposals Map). Residential properties align the road down to Pinxton, so the development of this site would have a significant impact on the remaining open countryside creating a stronger impression of the merger of Selston with Pinxton.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• Significant inappropriate development (proportionally) – ribbon development in the form of 5 residential properties.</li> <li>• In addition to the about the site comprises grazing paddocks.</li> <li>• The site is partially urban fringe in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



## Assessment 2

## S03 / Site 2 – Land north of Stoney Lane, Selston

Date: 16/12/14

Surveyed by: D.B & C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	2	<ul style="list-style-type: none"> <li>• Two boundaries adjoin the existing settlement of Selston to the east and west.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is partially well contained by a road to the south (Stoney Lane), the settlement boundary to the east and west, and a road (Church lane and Common Side) to the north.</li> <li>• The site is physically and visually connected to the existing settlement.</li> <li>• The land is undulating, and it slopes from the south west corner, which descends both in the direction of the north and to the south east.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	4	<ul style="list-style-type: none"> <li>• Development would extend beyond the existing settlement. Residential properties align the road down to Pinxton, so the development of this site would have a significant impact on the remaining open countryside creating a stronger impression of the merger of Selston with Pinxton.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>12</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## S03 / Site 3 – Land off Church Lane, Selston

Date: 16/12/14

Surveyed by: D.B & C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	2	<ul style="list-style-type: none"> <li>• Three boundaries adjoin existing settlement of Selston.</li> <li>• Development of this site would 'round off' existing settlement.</li> <li>• The site is partially well contained by strong physical features. Boundaries are formed by mature hedges and residential development to the east and west and a road to the north. The southern boundary is very weak and consists of a post and rail fence.</li> <li>• The site is physically and visually connected to the existing settlement. Development on Church Lane can be clearly viewed from the site.</li> <li>• The land is gently sloping from south to north.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises paddocks and associated storage facility.</li> <li>• The site is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>9</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2**
**S03 / Site 4 – Land south of Stoney Lane, Selston**
**Date:16/12/14**
**Surveyed by: D.B & C.W**

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	4	<ul style="list-style-type: none"> <li>• One boundary adjoins the existing settlement.</li> <li>• Development of this site in isolation would not 'round off' existing settlement.</li> <li>• The site is partially well contained by strong physical features. Boundaries are formed by a road to the north (Stoney Lane), the existing settlement to the south east, and a mature hedgerow and public footpath to the south west.</li> <li>• The site is physically and visually connected to the existing settlement.</li> <li>• The land is undulating.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area of Selston and would therefore not reduce the size of the gap between settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises an equestrian centre and open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>11</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****S03 / Site 5 – Land off Grundy Avenue, Selston**

Date: 16/12/14

Surveyed by: D.B &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	2	<ul style="list-style-type: none"> <li>• Two boundaries adjoin existing settlement of Selston to the northwest and southeast.</li> <li>• Development of this site in isolation would not 'round off' the existing settlement.</li> <li>• The site is partially well contained by strong physical features. Boundaries are formed by the built settlement to the southeast and northwest and a mature hedgerow to the southwest (identified on the 1835 Sanderson's Map as field boundaries) and a public footpath and mature hedgerow to the northeast (not identified on the 1835 Sanderson's map).</li> <li>• The site is physically and visually connected to the existing settlement.</li> <li>• The land is gently sloping from north to south.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area of Selston and would therefore not reduce the size of the gap between settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises grazing land/paddocks and is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>9</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****S03 / Site 6 – Land off Lindley Street, Selston**

Date: 16/12/14

Surveyed by: D.B &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	1	<ul style="list-style-type: none"> <li>• Three boundaries adjoin existing settlement of Selston to the north, south and west.</li> <li>• Development of this site would 'round off' the existing settlement.</li> <li>• The site is well contained by the built settlement to the north, south and west, and a hedgerow to the east (identified on the 1835 Sanderson's Map).</li> <li>• The site is physically and visually connected to the existing settlement.</li> <li>• The land is gently sloping.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area of Selston and would therefore not reduce the size of the gap between settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development</li> <li>• The site comprises arable farmland and is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>8</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****S03 / Site 7 – Land off Meadow View, Selston**

Date: 16/12/14

Surveyed by: D.B &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	4	<ul style="list-style-type: none"> <li>• One boundary adjoins existing settlement of Selston to the south east.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is partially well contained by a hedgerow (not shown on the 1835 Sanderson's map).</li> <li>• The site is physically and visually connected to the existing settlement as the land forms part of existing residential curtilages.</li> <li>• The land is gently steeply sloping.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area of Selston and would therefore not reduce the size of the gap between settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	1	<ul style="list-style-type: none"> <li>• Large amount of inappropriate development.</li> <li>• The site comprises residential gardens and is urban fringe in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>7</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## S03 / Site 8 – Land off Stoney Lane, Selston

Date: 16/12/14

Surveyed by: D.B & C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	1	<ul style="list-style-type: none"> <li>• Two boundaries adjoin the existing settlement of Selston to the southeast and south west.</li> <li>• Development of this site would ‘round off’ existing settlement to some extent as built development envelopes the site to the north, east and south.</li> <li>• The site is well contained by a belt of mature trees to the west (boundary shown on the 1835 Sanderson’s map), a road (Stoney Lane) to the north and the built settlement to the southeast and southwest.</li> <li>• The site is physically and visually connected to the existing settlement.</li> <li>• The land is undulating and gently slopes from east to west.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area of Selston and would therefore not reduce the size of the gap between settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	3	<ul style="list-style-type: none"> <li>• Some inappropriate development.</li> <li>• The site comprises two residential properties and grazing land and is partially urban fringe in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>6</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## S03 / Site 9 – Land off Stoney Lane, Selston

Date: 16/12/14

Surveyed by: D.B & C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	1	<ul style="list-style-type: none"> <li>• Two boundaries adjoin existing settlement.</li> <li>• Development of this site would ‘round off’ existing settlement to some extent as built development envelopes the site to the north, east and south.</li> <li>• The site is well contained by a belt of mature trees and stream to the northwest (boundary shown on the 1835 Sanderson’s map), built settlement to the east and northeast, and a road (Stoney Lane) to the south.</li> <li>• The site is physically and visually connected to the existing settlement.</li> <li>• The land is gently sloping from east to west.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area of Selston and would therefore not reduce the size of the gap between settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises agricultural buildings which are in a very poor state. It is rural in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>8</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



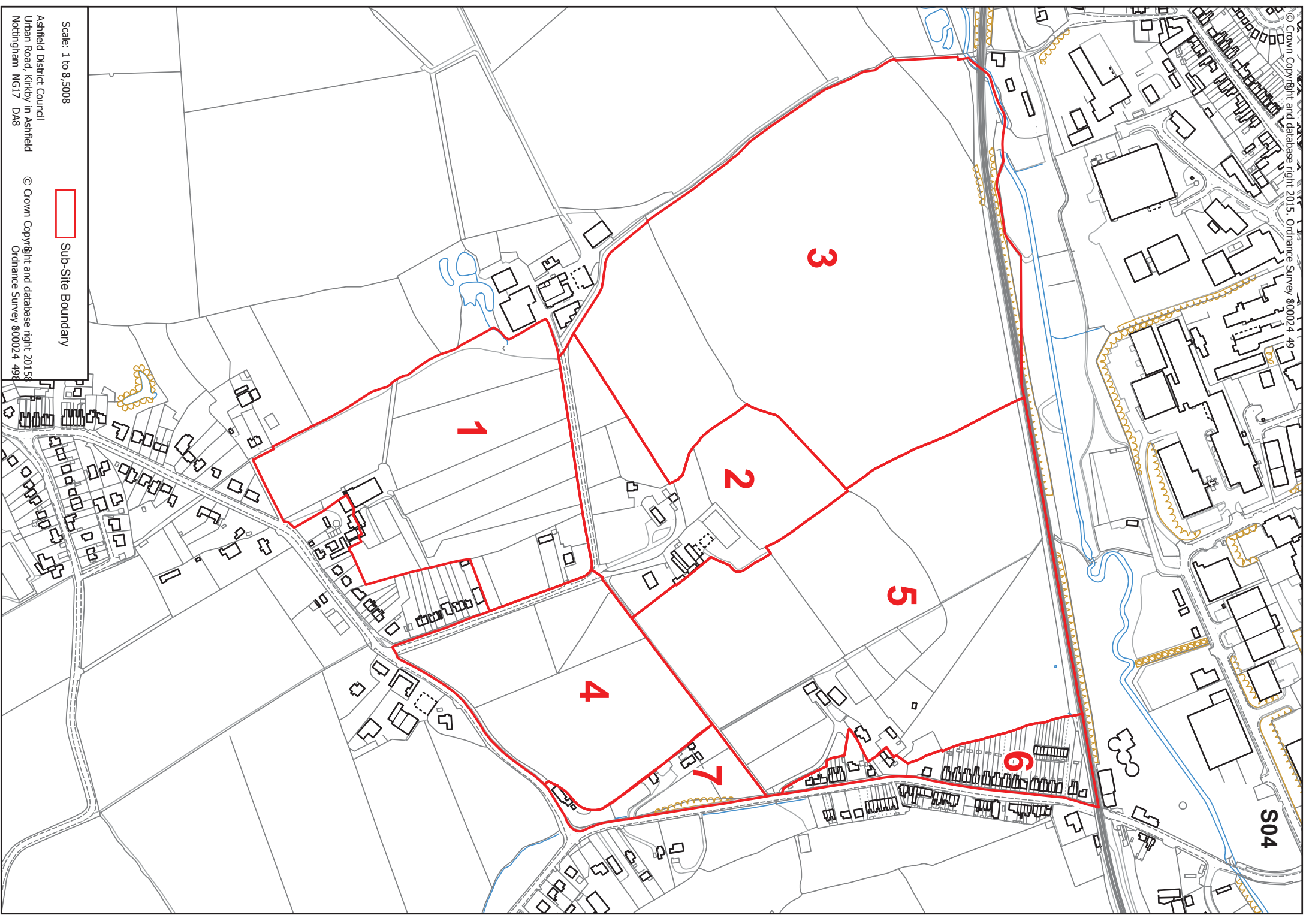
**Assessment 1**
**S04 – Land between Church Lane, Station Road and Pinxton Railway Line, Selston**

Date: 17/12/14

Surveyed by: D.B &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	4	<ul style="list-style-type: none"> <li>• One boundary adjoins existing settlement of Selston to the south.</li> <li>• Development of this area would not ‘round off’ existing settlement.</li> <li>• The area is well contained by roads to the south and east, a railway line to the north, and a mature hedgerow to the west (boundary identified on the 1835 Sanderson’s map).</li> <li>• The area is physically connected but not well visually connected to the existing settlement. Views of Selston to the south and east are restricted by the landscape and vegetation.</li> <li>• The land is undulating and steeply sloping to the north.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	5	<ul style="list-style-type: none"> <li>• The existing gap between Selston and Pinxton to the north is approximately 700 metres.</li> <li>• Development of this area would result in a reduction of approximately 600 metres. Development would therefore result in a virtually complete merging of Selston and Pinxton.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• Some inappropriate development - residential properties off Station Road and Hobsic Lane.</li> <li>• The area comprises agricultural land and Hall Farm.</li> <li>• The area is predominantly open countryside in character with urban fringe characteristics to the south and east.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the area will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>14</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.





S04

Sub-Site Boundary

Scale: 1 to 8,5008

Ashfield District Council  
Urban Road, Kirkby in Ashfield  
Nottingham NG17 DA8

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Ordnance Survey 800024 498

## Assessment 2

## S04 / Site 1 – Land off Hobsic Lane

Date: 17/12/14

Surveyed by: C.W & D.B

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	4	<ul style="list-style-type: none"> <li>• The southern boundary adjoins the existing settlement of Selston to the south – this represent approximately 1.5 boundaries overall.</li> <li>• Development of this site would not ‘round off’ existing settlement.</li> <li>• The site is contained by roads and existing development to the south, Hobsic Lane to the north and east. To the west is a hedge (boundary on the 1835 Sandersons Map).</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is gently sloping from south to the north.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	3	<ul style="list-style-type: none"> <li>• Development of this site would result in a moderate reduction of approximately 300 metres between the settlements of Selston and Pinxton.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises of mostly land for horse grazing and is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will not have an adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## S04 / Site 2 – Land surrounding Old Selston Hall and other buildings

Date: 17/12/14

Surveyed by: C.W & D.B

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• The boundaries do not adjoin an existing settlement.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is partially contained by physical features; boundaries are formed by a railway line and some mature trees to the north. To the north part of the site and on the southern edge is a hedge, which is also a boundary on the Sandersons Map, and likely to be an important hedge. There is hedgerow to the west, but this does not appear to be on the Sandersons Map.</li> <li>• The site is visually connected to existing settlements.</li> <li>• The land is gently sloping from south to the north.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	4	<ul style="list-style-type: none"> <li>• Development of this site would result in a reduction of approximately 300 metres between settlements and therefore result in a significant reduction in the gap between Selston and Pinxton (900m gap).</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	3	<ul style="list-style-type: none"> <li>• Some inappropriate development - private (non-farming related) housing and related gardens.</li> <li>• There are some ornamental mature trees and hedges within the boundaries of the site and on the boundary.</li> <li>• Parcels of grazing land to the north and west.</li> <li>• The site is partly open countryside in character and partly urban in character(residential).</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will not have an adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****S04 / Site 3 – Land north of Hobsic Farm and Hall Farm, Selston**

Date: 17/12/14

Surveyed by: C.W &amp; D.B

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• The site does not adjoin an existing settlement. Pinxton lies to the north of the site but a railway line physically separate the site from the settlement.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is partially well contained by a railway line and some mature trees to the north. To the east and west is a hedge (boundary shown on the Sanderson's map). There is a hedge to the south, but part of this does not appear on the Sanderson's map.</li> <li>• The site is visually connected to the existing settlement due to the topography of the site - land is gently sloping from south to the north.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	5	<ul style="list-style-type: none"> <li>• Development of this site would result in a reduction of approximately 600 metres and would virtually merge the settlements of Selston and Pinxton.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises agricultural land.</li> <li>• The site is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have some adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>16</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## S04 / Site 4 – Land off Hobsic Lane

Date: 17/12/14

Surveyed by: C.W & D.B

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	4	<ul style="list-style-type: none"> <li>• The site adjoins the existing settlement of Selston to the south west. Half of two boundaries (approximately ¼ of the site).</li> <li>• Development of this site would not ‘round off’ existing settlement.</li> <li>• The site is partially well contained by strong physical features; boundaries are formed by roads to the south and east. To the west, east and south there also hedges, which are also a boundaries on the Sandersons Map, and likely to be an important hedge.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is gently sloping from south to the north.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	4	<ul style="list-style-type: none"> <li>• Existing ribbon development occupies the gap and development between Selston and Pinxton. Development of this site would result in a virtually complete merger of Selston with this ribbon development and Pinxton to the north (300 metres away).</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have some adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>14</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## S04 / Site 5 – Land off Station Road, Selston

Date: 17/12/14

Surveyed by: C.W & D.B

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• The site does not adjoin an existing settlement. Pinxton lies to the north but a railway line physically separate the site from the settlement.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is partially well contained by strong physical features; boundaries are formed by a railway line and some mature trees to the north. To the north, east and west is a hedge, which is also a boundary on the Sandersons Map, and likely to be an important hedge. There is hedgerow to the north, but this does not appear to be on the Sandersons Map.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is gently sloping from south to the north.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	5	<ul style="list-style-type: none"> <li>• Development of this site would virtually merge the settlements of Selston and Pinxton.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• Limited inappropriate development – residential properties to the east of the site.</li> <li>• The site comprises a mixture of horse grazing land (and its accompanying fences) and open countryside. With younger trees and post and rail fences dividing up parcels of the site.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have some adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>15</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



**Assessment 2****S04 / Site 6 – Station Road, Selston Common**

Date: 17/12/14

Surveyed by: D.B &amp; C.W

<b>Purpose / Impact</b>	<b>Score (1 – 5)</b>	<b>Justification/Notes</b> Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• The site itself constitutes residential development, but does not adjoin an existing settlement.</li> <li>• The site is contained by existing domestic curtilages and Station Road.</li> <li>• The site is visually connected to the existing settlement of Pinxton.</li> <li>• The land slopes down from the existing settlement towards Pinxton to the north.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development of the area would not extend beyond the existing urban area as the area already constitutes built development.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	1	<ul style="list-style-type: none"> <li>• The whole site contains inappropriate development.</li> <li>• The site is urban in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>8</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****S04 / Site 7 – Land off Station Road, Selston**

Date: 17/12/14

Surveyed by: D.B &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• The site does not adjoin an existing settlement.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is partially well contained hedgerows to the west and north and Station Road to the east.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is gently sloping from south to north.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	4	<ul style="list-style-type: none"> <li>• Existing ribbon development occupies the gap and development between Selston and Pinxton. Development of this site would result in a virtually complete merger of Selston with this ribbon development and Pinxton to the north (300 metres away).</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	2	<ul style="list-style-type: none"> <li>• Proportionally there is a significant amount of inappropriate development – Horse and Jockey PH and a residential property.</li> <li>• In addition to the above the site comprises paddocks and a small holding.</li> <li>• The site is partially urban fringe in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>12</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 1****S05 – Land off Church Lane, Selston**

Date: 23/1/15

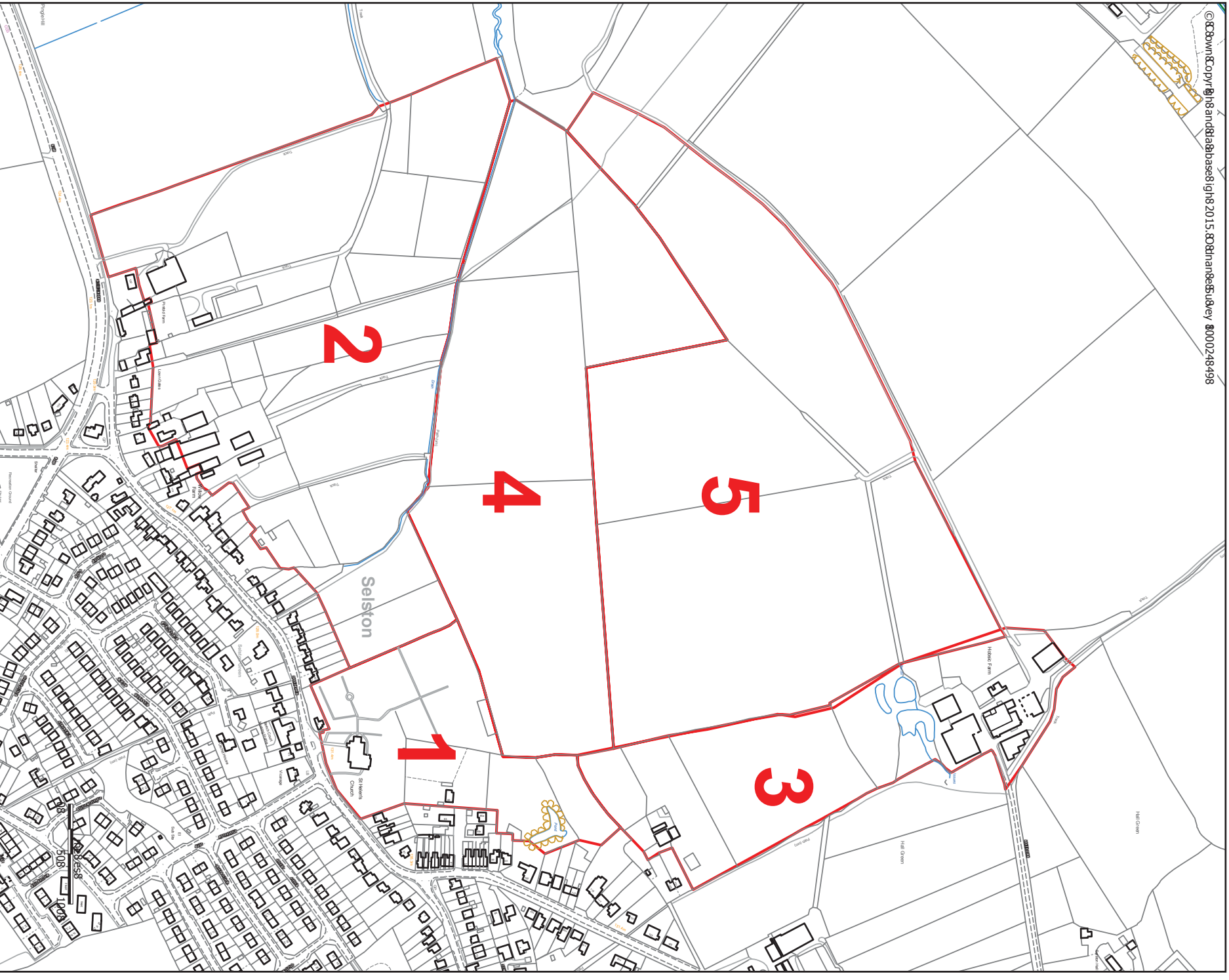
Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	4	<ul style="list-style-type: none"> <li>• One boundary adjoins the existing settlement of Selston to the south.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The area is partially well contained –boundaries are formed by hedgerows to the north, east and west (eastern boundary shown on the 1835 Sanderson's map, northern boundary, in part, shown on the Sanderson's map, however the western boundary is not shown on the Sanderson's map). A small part of the southern boundary adjoins Alfreton Road.</li> <li>• The area is visually connected to the existing settlement in the south and east</li> <li>• The land is undulating in places but does slope downhill gently from south to north</li> <li>• There are a group of mature trees in the middle of the southern part of the area and there are hedgerows throughout.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	4	<ul style="list-style-type: none"> <li>• Development would extend beyond the existing settlement to the north and west and would reduce the size of the 1.3km gap between Selston and Pinxton (Bolsover District).</li> <li>• Development would extend beyond the existing urban area and would therefore reduce the size of the gap between Selston and Pinxton by 0.6km which is approximately half.</li> <li>• Development would result in a significant reduction in the gap between the settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• Limited inappropriate development – church, church yard and the curtilage of some residential properties adjoining the area.</li> <li>• In addition to the above the site comprises open fields and several farms and associated buildings.</li> <li>• The area is predominantly open countryside however it is partially urban fringe off Church Lane to the south.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Listed Building to the south of the site, where the site fronts on to Church Lane - St Helens Church (Grade II*).</li> <li>• Local heritage listing is also situated in the area, namely a stone in the church yard of St Helens.</li> <li>• However, in terms of green belt purposes, development of the area would not have an adverse impact on setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



A3 | Scale: 1:3,500  
Ashfield is a town  
U ban Road  
Kl kby in Ashfield  
Not@gham  
NG17 8GA

Site Boundary  
Green Belt Boundary  
C own Copyright©and da abase©gh©2014  
O dhan@ Su vey 100024849



1:8

Scale: 1:800 85008



Ashfield is a Council  
Uban Road  
Kilby-in-Ashfield  
Nottingham  
NG178 AS

MapSheet  
Reference:  
Published:  
NG178 AS

SK4538  
14:54:428

**Assessment 2****S05 / Site 1 – Land off Church Lane, Selston**

Date: 23/1/15

Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	2	<ul style="list-style-type: none"> <li>• Two boundaries (approximately half of the site) adjoin existing settlement of Selston to the south and east.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is partially well contained by the existing settlement to the south and east, and open field boundaries to the north and west. These field boundaries appear on the Sanderson's map of 1835</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land gradually sloping towards the north.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development of this site would not reduce the existing gap of approximately 0.7km between Selston and Pinxton.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	2	<ul style="list-style-type: none"> <li>• Some inappropriate development – church, church yard and cemetery, and residential property and curtilage land to the north east.</li> <li>• The site is urban fringe in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Listed Building to the south of the site, where the site fronts on to Church Lane - St Helens Church (Grade II*).</li> <li>• Local heritage listing is also situated in the area, namely a stone in the church yard of St Helens.</li> <li>• However, in terms of green belt purposes, development of the area would not have an adverse impact on setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>6</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## S05 / Site 2 – Land off Church Lane, Selston

Date: 23/1/15

Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	4	<ul style="list-style-type: none"> <li>• One boundary adjoins the existing settlement, approximately 1/3 of the site boundary.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is partially well contained by a cemetery to the east, hedgerows to the north (shown on the 1835 Sanderson's map) and a field boundary to the west (not shown on the Sanderson's map).</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is steeply sloping from the rear of the properties on Church Lane, downhill towards the north.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	2	<ul style="list-style-type: none"> <li>• The existing gap between Selston and Somercotes to the west is approximately 1.1 kilometres.</li> <li>• Development of this site would result in a reduction of approximately 0.1km. Development would therefore result in a limited reduction in the gap. However, the perceived reduction would be greater.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• No inappropriate development within the site.</li> <li>• There are farm buildings and stables immediately to the rear of the properties on Church Lane.</li> <li>• The site comprises predominantly grazing fields for horses and associated development.</li> <li>• The site appear to be open countryside in character with an element of urban fringe across the southern boundary.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Listed Building adjacent to the site, where the site fronts on to Church Lane - St Helens Church (Grade II*).</li> <li>• Local heritage listing is also adjacent to the area, namely a stone in the church yard of St Helens.</li> <li>• However, in terms of green belt purposes, development of the area would not have an adverse impact on setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>11</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## S05 / Site 3 - Land off Church Lane, Selston

Date: 30/1/15

Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• Half of one boundary adjoins the existing settlement of Selston to the south.</li> <li>• Development of this site would not 'round off' the existing settlement and forms a long limb into open countryside.</li> <li>• The site is partially well contained by strong physical features. Boundaries are formed by farm buildings to the north, the named settlement to the south, and established hedgerows to the west and east (the majority of which are shown on the 1835 Sanderson's map).</li> <li>• The site is only partially visually connected to the existing settlement, as it can only be viewed from the rear of the properties along Church Lane.</li> <li>• The land is gently sloping uphill from north to south.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	3	<ul style="list-style-type: none"> <li>• The existing gap between Selston and Pinxton to the north is approximately 0.7km</li> <li>• Development of this site would result in a reduction of approximately 0.2km and therefore would result in a limited reduction in the gap. However, the perceived reduction would be greater as this site is surrounded by open countryside.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• There is a small amount of inappropriate development to the south, a stable which has not had the benefit of planning approval. There is a working farm to the north, which would pre-date planning, and which does not appear to have any unauthorised buildings or uses.</li> <li>• The site comprises of mainly grazing land and is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the area would not have an adverse impact on setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



**Assessment 2****S05 / Site 4 – North of Church Lane, Selston**

Date: 5/2/2015

Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• No boundaries adjoin existing settlement.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is partially well contained by mature hedgerows, the majority of which appear on the 1835 Sanderson's map.</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The land is undulating in parts, with a gentle slope uphill towards the east, and west.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	2	<ul style="list-style-type: none"> <li>• The existing gap between Selston and Pinxton to the north is approximately 0.7 kilometres.</li> <li>• Development of this site would not reduce the size of the gap between settlements. However, there would be a perceived moderate reduction due to the open views towards Pinxton</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development on site.</li> <li>• The land is predominantly used for grazing and is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****S05 – Land north of Church Lane, Selston - Site 5**

Date: 5/1/2015

Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• No boundaries adjoin existing settlement.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site partially well contained by a farm access track and mature hedgerow to the north, and mature, well stocked hedgerows on the other boundaries. These hedgerows appear as field boundaries on the 1835 Sanderson's map.</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The land is gently sloping towards the south east.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	2	<ul style="list-style-type: none"> <li>• The existing gap between Selston and Pinxton to the north is approximately 0.7km kilometres.</li> <li>• Development of this site would result in a reduction of approximately 0.2k. Development would therefore result in a limited reduction in the gap. The perceived reduction is much greater however due to the open aspect of the site</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises agricultural land and open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 1**
**S06 – Land off Alfreton Road, Langton Hollow, Selston**

Date: 8/1/15

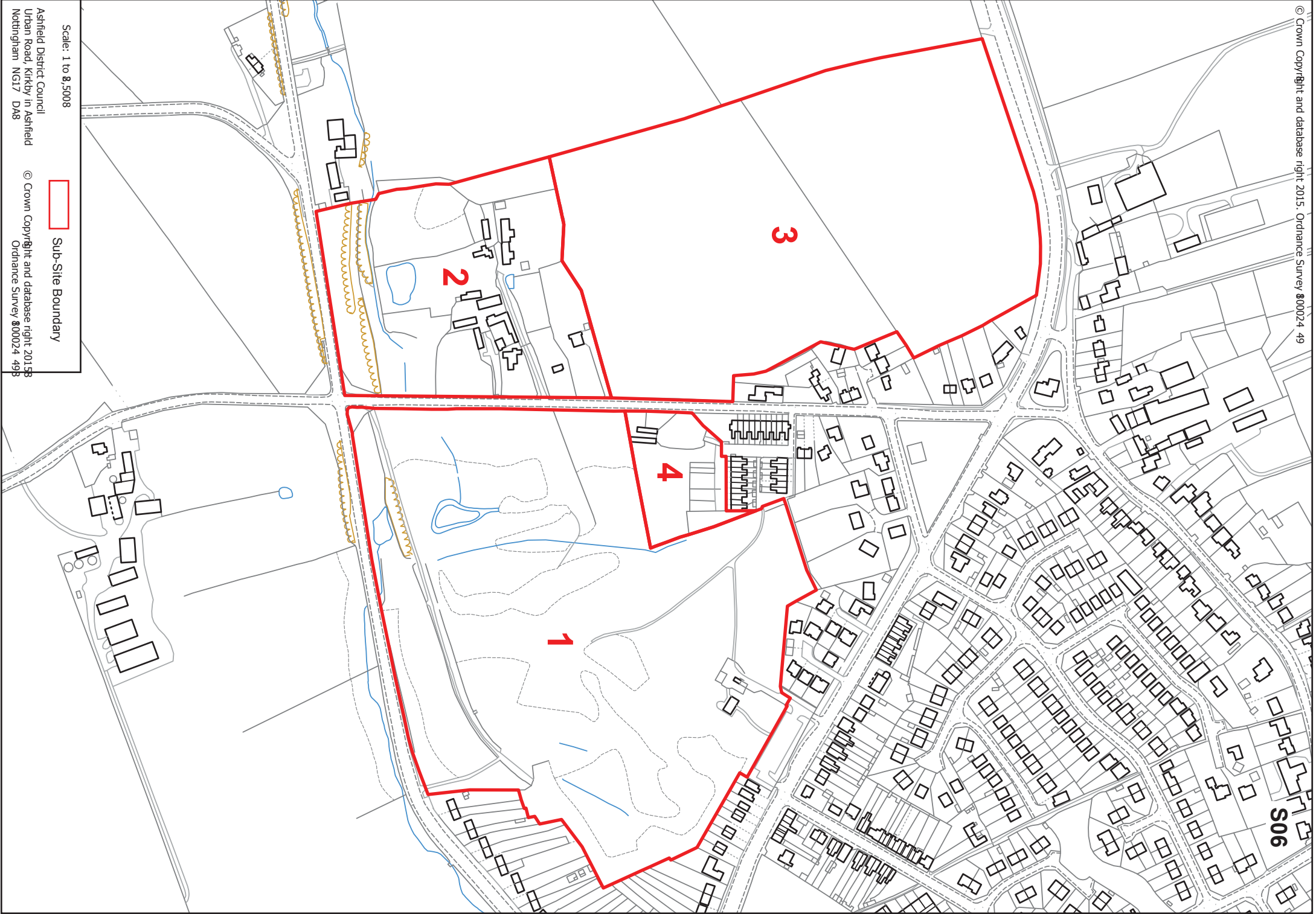
Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	3	<ul style="list-style-type: none"> <li>• Approximately half the sites boundaries adjoin the existing settlement of Selston to the north and east.</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The site is partially well contained by physical features including a Alfreton Road to the north and Selston Road, Langton Hollow and mature trees to the south. There are weaker physical features to the west where field boundaries are formed by hedgerows.</li> <li>• The site is visually connected to the existing settlement to the north and east</li> <li>• The site slopes down from the north to the south</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	4	<ul style="list-style-type: none"> <li>• The existing gap between Selston and Jacksdale to the south west is approximately 0.6 kilometres.</li> <li>• Development would extend beyond the existing urban area and would therefore reduce the size of the gap between Selston and Jacksdale by 0.4km which is more than half. As such, development of the site would result in a moderate to significant reduction in the gap.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	3	<ul style="list-style-type: none"> <li>• There is some inappropriate development around Toad Hall Farm where there have been conversions to form residential development.</li> <li>• The eastern half of the site is urban fringe as it makes up Selston Golf Course.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>11</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



A3 | Scale: 1:2,500  
Ashfield is i Coun Il  
U ban Road  
Kirkby B88snfield8  
Not@gham©  
NG17 8GA©

Site Boundary  
Green Belt Boundary



Scale: 1 to 8,5008

Ashfield District Council  
Urban Road, Kirkby in Ashfield  
Nottingham NG17 2A8



Sub-Site Boundary

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Ordnance Survey 800024 498

S06

**Assessment 2****S06 / Site 1 – Land off Alferton Road, Langton Hollow, Selston**

Date: 19/12/14

Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	2	<ul style="list-style-type: none"> <li>• Two boundaries adjoin existing settlement of Selston to the north and east (approximately just over half of the site).</li> <li>• Development of this site would 'round off' existing settlement to some extent as there is development to the west, north, east and partially to the south.</li> <li>• The site well contained by strong physical features. Boundaries are formed by roads to the south and west and the existing settlement to the north and east</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is undulating and slopes from north to south.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	3	<ul style="list-style-type: none"> <li>• Development would extend beyond the existing urban area and would therefore reduce the size of the gap between Selston and Jacksdale to the southwest, from approximately 0.6 kilometres to approximately 0.3km. However development would not extend beyond the existing development at Toadhole Farm and therefore the perceived reduction in the gap would be lessened.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises of a golf course and associated buildings (small cafe).</li> <li>• The site is urban fringe in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>10</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****S06 / Site 2 – Toad Hall Farm, Selston**

Date: 19/12/14

Surveyed by: K.G &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• The site does not adjoin the existing settlement of Selston.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site well contained by Selston Road to the south, Crescent Road to the east and partially well contained by hedgerow boundaries to the north and west.</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The land is flat, with a slight dip where the stream is located.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	4	<ul style="list-style-type: none"> <li>• The existing gap between Selston and Jacksdale to the south west is approximately 0.6 km.</li> <li>• Development of this site would result in a reduction of approximately 0.4km. Development would therefore result in a significant reduction in the gap.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	2	<ul style="list-style-type: none"> <li>• Some inappropriate development on site - former farm (Toadhole Farm) which has been converted to residential dwellings over some time. The conversions have resulted in domestic curtilage extensions, with manicured gardens and domestic features.</li> <li>• The site comprises residential and is urban fringe in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have an adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>12</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## S06 / Site 3 – Land off Alfreton Road, Langton Hollow

Date: 19/12/14

Surveyed by: C.W & K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• One boundary adjoins existing settlement of Selston to the east.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is not well contained by strong physical features. Boundaries are formed by hedgerows to the west and south, Crescent Road and dwellings and gardens within the settlement boundary to the east, Alfreton Road to the north and a hedgerow to the west.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is gently sloping from north west to south east.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	3	<ul style="list-style-type: none"> <li>• Development would extend beyond the existing urban area and would therefore reduce the size of the gap settlements.</li> <li>• The existing gap between Selston and Jacksdale to the southwest is approximately 600 metres.</li> <li>• Development of this site would result in a gap of approximately 220 metres. Development would therefore result in a moderate reduction in the gap.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises agricultural land.</li> <li>• The site is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>14</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



## Assessment 1

## S07 – Land south of Nottingham Road, Selston

Date: 22/12/14



Surveyed by: D.B & C.W

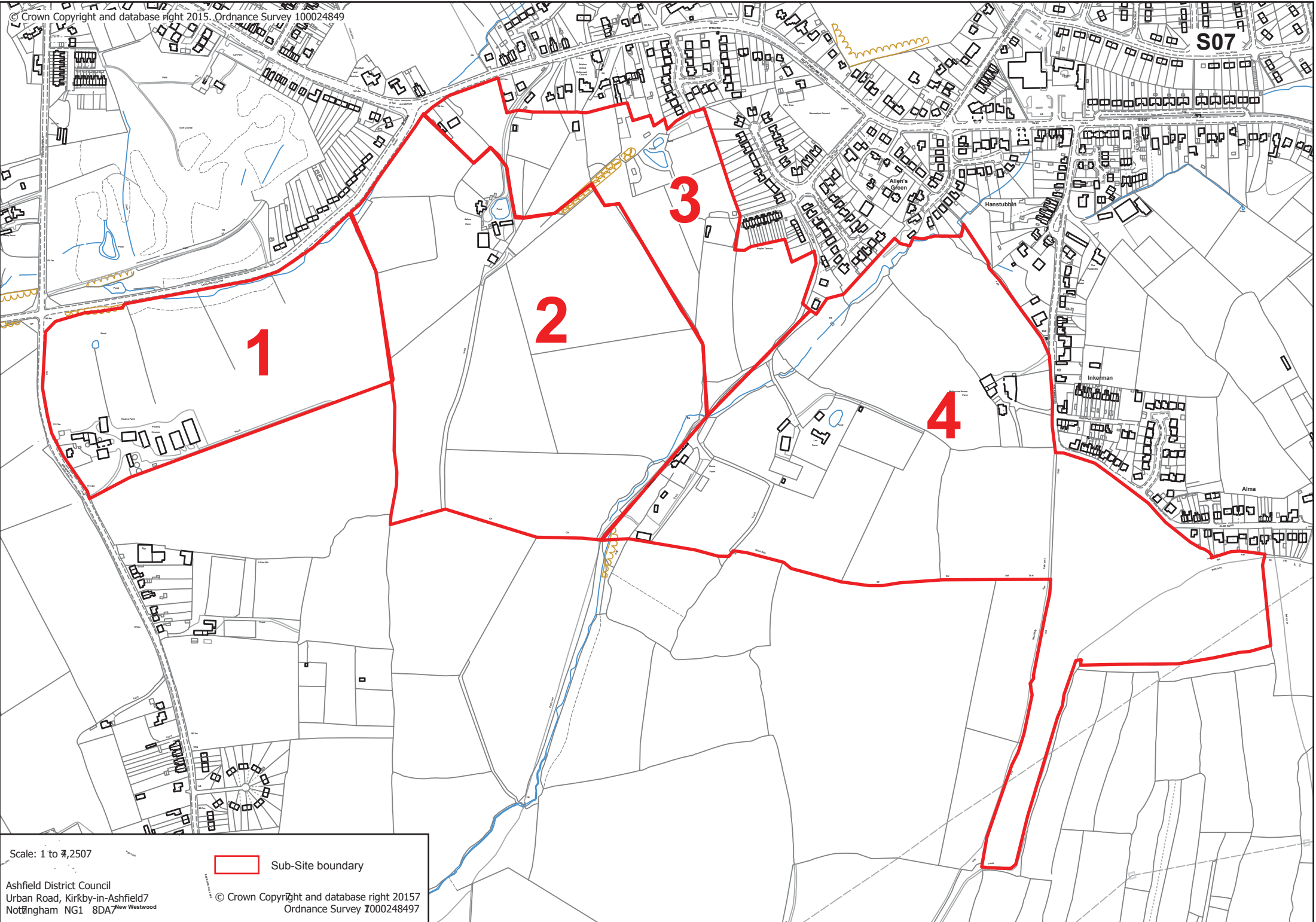
Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• One boundary adjoins existing settlement – approximately a third of the area boundary.</li> <li>• Development of this area would not ‘round off’ existing settlement.</li> <li>• The area is mostly contained by hedgerows (the majority are identified on the 1835 Sanderson’s map). Roads form short boundaries to the east and west of the area.</li> <li>• The area is physically connected to the settlement but the visual connections are restricted by the landscape and vegetation.</li> <li>• The land is undulating and gently sloping from north to south.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	4	<ul style="list-style-type: none"> <li>• The existing gap between Selston and Jacksdale, to the south west, is approximately 600 metres. Development of this area would reduce the gap by approximately 350 metres.</li> <li>• The existing gap between Selston and Underwood, to the south, is approximately 650 metres. Development of this area would reduce the gap by approximately 200 metres.</li> <li>• The existing gap between Selston and Bagthorpe, to the south, is approximately 500 metres. Development of this area would reduce the gap by approximately 400 metres. However, the measurement is taken from a narrow section of land. The majority of the southern boundary measures approximately 360 metres from Bagthorpe.</li> <li>• Development in this area would significant reduce the existing gaps between settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• A very small amount of inappropriate development – one residential property on Nottingham Road.</li> <li>• The area comprises agricultural land and farms and is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	4	<ul style="list-style-type: none"> <li>• Topography of the land means that development is likely to have an adverse impact on the setting of Bagthorpe Conservation Area especially longer views from within the valley to the south. Encroachment of development will erode the rural setting of the Lower Bagthorpe Conservation Area.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>18</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



A3 | Scale: 1:4,250

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

 Site Boundary  
 Green Belt Boundary



Scale: 1 to 7,2507

 Sub-Site boundary

Ashfield District Council  
Urban Road, Kirkby-in-Ashfield7  
Nottingham NG1 8DA

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Ordnance Survey 1000248497

**Assessment 2****S07 / Site 1 – Land south of Nottingham Road, Selston**

Date: 22/12/14

Surveyed by: D.B &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• A third of one boundary adjoins the existing settlement.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is contained by Langton Hollow to the north, Barrows Hill Lane to the west, and hedgerows to the south (shown on the 1835 Sanderson's map) and east (not shown on the Sanderson's map).</li> <li>• The site is physically and visually connected to the existing settlement. Selston can be viewed from the site</li> <li>• The land is gently sloping from south to north.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	4	<ul style="list-style-type: none"> <li>• The existing gap between Selston and Jacksdale to the west is approximately 600 metres.</li> <li>• Development of this site would result in a reduction of approximately 350 metres and therefore would result in a significant reduction in the gap.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises agricultural land and is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement. Existing modern development along Barrows Hill Lane lies beyond the site.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>15</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****S07 / Site 2 – Land south of Langton Hollow, Selston**

Date: 22/12/14

Surveyed by: D.B &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• One boundary adjoins the existing settlement.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is mostly contained by hedgerows (some of which are shown on the 1835 Sanderson's map).</li> <li>• The site is visually and physically connected to the existing settlement.</li> <li>• The land rises up from north to a central area of the site and falls gently away again to the south.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	3	<ul style="list-style-type: none"> <li>• Development would result in a moderate reduction in the size of the gap between Selston and Jacksdale.</li> <li>• There would be a perceived reduction in the gap as ribbon development in Selston forms the closest point to Jacksdale. As such, if the site was developed it would create a denser mass of properties within open countryside.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises a farmhouse and agricultural land and is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	4	<ul style="list-style-type: none"> <li>• Topography of the land means that development is likely to have an adverse impact on the setting of Bagthorpe Conservation Area especially longer views from within the valley to the south. Encroachment of development will erode the rural setting of the Lower Bagthorpe Conservation Area.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>17</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****S07 / Site 3 – Land south of Nottingham Road, Selston**

Date: 22/12/14

Surveyed by: D.B &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	3	<ul style="list-style-type: none"> <li>• Two boundaries adjoin existing settlement of Selston to the north and east.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is moderately well contained by hedgerows (some identified on the 1835 Sanderson's map). A small boundary site to the north adjoins Langton Hollow.</li> <li>• The site is physically and visually connected to the existing settlement.</li> <li>• The land is gently sloping.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• Some inappropriate development - 2 residential properties to the north.</li> <li>• The remainder of the site comprises agricultural land.</li> <li>• The site is predominantly open countryside in character, with a small element having urban fringe characteristics.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	2	<ul style="list-style-type: none"> <li>• Development of the site is likely to have a limited adverse impact on the setting and special character of Bagthorpe Conservation Area to the south. Existing modern development adjoins much of the site to the east.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>10</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2**
**S07 / Site 4 – Land between Lea Lane, Inkerman Road and Alma Road, Selston**

Date: 22/12/14

Surveyed by: D.B &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	4	<ul style="list-style-type: none"> <li>• 1.5 boundaries adjoin the existing settlement of Selston to the north. Approximately a third of the site boundary.</li> <li>• Development of this site would not ‘round off’ existing settlement.</li> <li>• The site is moderately well contained by a public footpath, roads and mature hedges (shown on the 1835 Sanderson’s map).</li> <li>• The site is visually and physically connected to the existing settlement.</li> <li>• The land is gently sloping.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	4	<ul style="list-style-type: none"> <li>• The existing gap between Selston and Bagthorpe to the south is approximately 500 metres.</li> <li>• Development of this site would result in a significant reduction of approximately 400 metres. However, the measurement is taken from a narrow section of land. The majority of the southern boundary measures approximately 360 metres from Bagthorpe.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises agricultural land and is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	5	<ul style="list-style-type: none"> <li>• The site forms part of the setting of Lower Bagthorpe Conservation Area.</li> <li>• Development of the site would have an adverse impact on the character of the Conservation Area.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>18</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## S08 – Land between Hanstubbin Road and Nottingham Road, Selston

Date: 11/12/14

Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	2	<ul style="list-style-type: none"> <li>• Three boundaries adjoin the existing settlement of Selston to the north east and west.</li> <li>• Development of this area would partially 'round off' existing settlement.</li> <li>• The area is predominately well contained by the existing settlement and hedgerows to the south (boundaries shown on the 1835 Sanderson's map).</li> <li>• The area is visually connected to the existing settlement.</li> <li>• The land is predominantly flat at the northern end and slopes downhill towards the south.</li> <li>• The area is visually prominent from Bagthorpe and Underwood to the south.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	5	<ul style="list-style-type: none"> <li>• Development would extend beyond the existing urban area to the south and would therefore reduce the size of the gap between Selston, Underwood and Bagthorpe.</li> <li>• Development of this site would result in a complete merger of Selston with Bagthorpe.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• Limited inappropriate development – nursing home (part of building) and grounds, a caravan, and a residential property and curtilage.</li> <li>• The area comprises mainly grazing land for horses, a farm and associated buildings.</li> <li>• The area is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	4	<ul style="list-style-type: none"> <li>• Topography of land means that development is likely to have an adverse impact on the setting and special character of Lower Bagthorpe Conservation Area. Encroachment of development will erode the rural setting of the Lower Bagthorpe Conservation Area.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>15</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



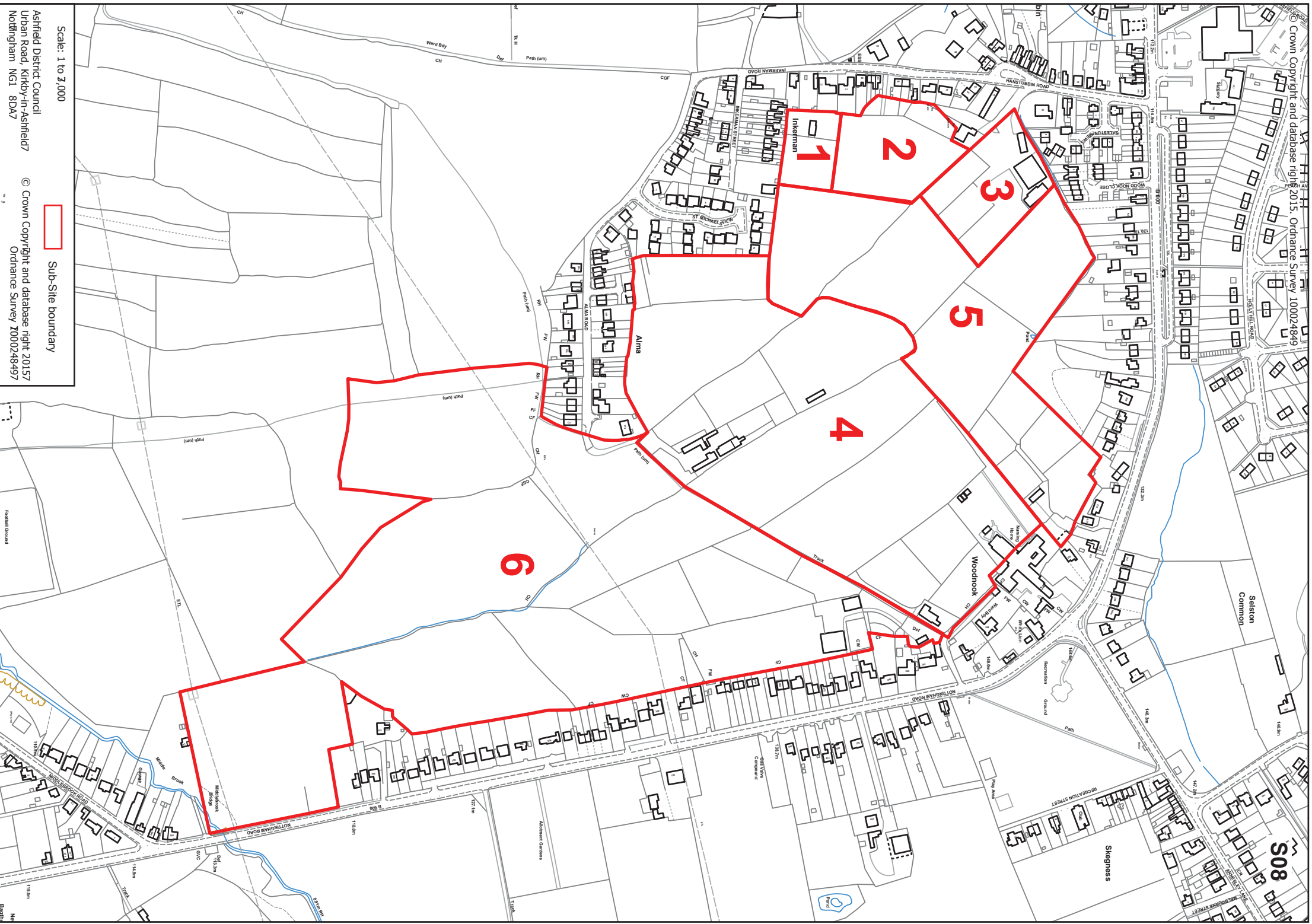


A3 | Scale: 1:2,750

Ashfield is a County  
Urban Road  
Killybeggsfield8  
Nottingham  
NC17 8GA

Site Boundary  
Green Belt Boundary

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O dhan@ Su vey 100024849©



Scale: 1 to 3,000  
Ashfield District Council  
Urban Road, Kirby-in-Ashfield  
Nottingham NG1 8DA7

Sub-Site boundary

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Ordnance Survey 1000248497

S08

Salsdon  
Common

Shegness

Woodnook

Inkerman

Alma

NG1

Football Ground

## Assessment 2

## S08 / Site 1 - Land rear of Alma Road, Selston

Date: 27/2/ 2015

Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	2	<ul style="list-style-type: none"> <li>• Two boundaries adjoin existing settlement – approximately ½ of the site boundary.</li> <li>• Development of this site would not ‘round off’ the existing settlement.</li> <li>• The site is partially well contained by the existing settlement to the south and west, a mature hedgerow to the east which appears as a field boundary on the 1835 Sanderson’s map, and a hedge to the north (not on the Sanderson’s map)</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is flat</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	3	<ul style="list-style-type: none"> <li>• Some inappropriate development – consisting of a concrete block outbuilding, and some outside storage.</li> <li>• The site comprises some grazing land and some storage and is urban fringe in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of Bagthorpe Conservation Area to the south. Existing modern development lies between the site and the conservation area.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>7</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2****S08 / Site 2 – Land off Hanstubbin Road, Selston**

Date: 16/1/15

Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	4	<ul style="list-style-type: none"> <li>• One boundary adjoins existing settlement (approximately ¼ of the site).</li> <li>• Development of this site would 'round off' existing settlement.</li> <li>• The site is partially well contained by strong physical features. Boundaries are formed by the existing settlement to the west and open field boundaries to the north, south and east. The field boundaries appear on the 1835 Sanderson's map.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is gently sloping towards the east.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises grazing land and open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of Bagthorpe Conservation Area to the south. Existing modern development lies between the site and the conservation area.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>11</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## S08 / Site 3 – Land rear of Alma Road, Selston

Date: 27/2/2015

Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	2	<ul style="list-style-type: none"> <li>• Two boundaries adjoin existing settlement, approximately 1/3 of the site boundary.</li> <li>• Development of this site would 'round off' the existing settlement especially if taken in context with the rest of Area S08.</li> <li>• The site partially well contained by the exiting settlement to the north and west, and mature hedgerows to the east and south east (shown on the 1835 Sanderson's map).</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land gently sloping towards the east</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	3	<ul style="list-style-type: none"> <li>• Large amount of inappropriate development consisting mainly of outside storage and a residential mobile home. The two barns are considered appropriate for a farm.</li> <li>• The site comprises mainly open storage, farm uses and residential with considerable hard standing to the west, and grazing land to east, and is urban fringe in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of Bagthorpe Conservation Area to the south. Existing modern development lies between the site and the conservation area.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>7</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2**
**S08 / Site 4 – Land between Alma and Nottingham, Selston**

Date: 11/12/14

Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	3	<ul style="list-style-type: none"> <li>• Two boundaries adjoin the existing settlement – approximately 1/3 of the boundary</li> <li>• Development of this site alone would not ‘round off’ existing settlement.</li> <li>• The site is partially well contained by a public footpath and hedge to the east, hedgerows (shown on the 1835 Sanderson’s map) to the west and the rear of residential properties to the north east and south west.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land slopes up-hill towards the north where there is a ridge</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	3	<ul style="list-style-type: none"> <li>• Some inappropriate development consisting of a residential property and part of a nursing home at the northern end of the site.</li> <li>• The site comprises mainly grazing land with stables and is mainly open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of Bagthorpe Conservation Area to the south. Existing modern development lies between the site and the conservation area.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>8</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## S08 / Site 5 - Land rear of Alma Road

Date: 27/2/2015

Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	1	<ul style="list-style-type: none"> <li>• Three boundaries adjoin existing settlement – just over half of the site boundary.</li> <li>• Development of this site would ‘round off’ existing settlement, especially taken in context with the rest of area S08.</li> <li>• The site is partially well contained by mature, well stocked hedgerows which appear on the 1835 Sanderson’s map as field boundaries.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is sloping uphill towards the south east. The south east boundary forms a ridge line before level drop.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development of this site would not extend beyond the existing urban area to the east or south.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• Small amount of inappropriate development to the north east of the site where there is a residential property, and small scale haulage, accessed from Nottingham Road.</li> <li>• The site comprises of grazing land and is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of Bagthorpe Conservation Area to the south. Existing modern development lies between the site and the conservation area.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>7</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2**
**S08 / Site 6 – Land between Alma Road and Nottingham Road, Selston**

Date: 11/12/14

Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	4	<ul style="list-style-type: none"> <li>• One whole boundary to the east adjoins the existing settlement and a small part of the boundary to the west.</li> <li>• Development of this site would not ‘round off’ existing settlement.</li> <li>• The site is partially contained by the rear of properties to the east and by hedgerows to the south (boundaries shown on the 1835 Sanderson’s map), and a footpath and hedgerow to the north (boundary shown on the Sanderson’s map).</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is predominantly flat at the northern end and slopes downhill towards the south.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	5	<ul style="list-style-type: none"> <li>• Development would extend beyond the existing urban area to the south and would therefore reduce the size of the gap between Selston, Underwood and Bagthorpe.</li> <li>• Development of this site would result in a complete merger of Selston with Bagthorpe.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises a farm and associated buildings at the top northern end and mainly grazing land for horses.</li> <li>• The site is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	5	<ul style="list-style-type: none"> <li>• Topography of land means that development is likely to have an adverse impact on the setting and special character of Lower Bagthorpe Conservation Area. Encroachment of development will erode the rural setting of the Lower Bagthorpe Conservation Area.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>19</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



**Assessment 1****S09 – Land south of Annesley Lane, Selston**

Date: 23/12/14

Surveyed by: D.B

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	3	<ul style="list-style-type: none"> <li>• Triangular piece of land where two boundaries adjoin the existing settlement of Selston to the north and west.</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The area is contained by the existing settlement, the M1 Motorway to the northeast and a watercourse, hedgerow, mature trees to the southeast (shown on the 1835 Sanderson's map).</li> <li>• The area is physically and visually connected to the existing settlement. Views of Selston can be seen from the site.</li> <li>• The land is gently sloping from north to south.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	5	<ul style="list-style-type: none"> <li>• The existing gap between Selston and built up area of Bagthorpe to the south is approximately 120 metres.</li> <li>• Development of this area would result in a reduction of approximately 100 metres and therefore virtually merge the two settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• A small amount of inappropriate development – residential properties on Nottingham Road and Annesley Lane.</li> <li>• The area comprises mainly agricultural land.</li> <li>• The area is predominantly open countryside in character with small areas which are urban fringe in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the area will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



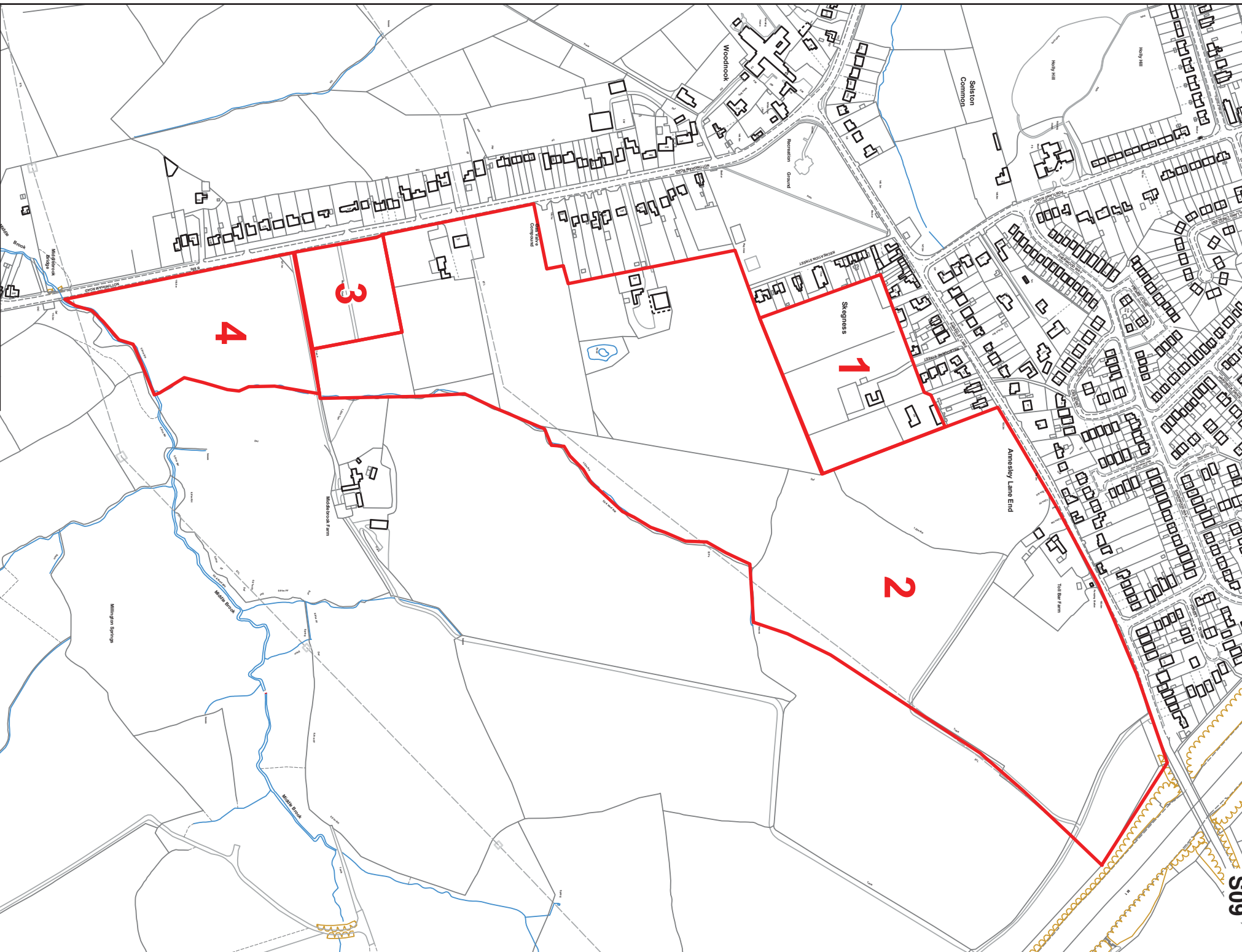
Scale: 1:70 3,500

Ashfield Is i Coun il  
U ban Road, K l kby-in-Ashfield7  
Nottingham/NG17 87A7



Site boundary  
Green Belt boundary

© Town Copyrigh and Database7 lgh 20157  
O dhan e Su vey 1000248497



Scale: 1 to 2,500

Sub-Site boundary

**Assessment 2****S09 / Site 1 – Land off Annesley Lane, Selston**

Date: 23/12/14

Surveyed by: D. B &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	3	<ul style="list-style-type: none"> <li>• Two boundaries adjoin the existing settlement.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is not well contained by strong physical features. Boundaries are formed by hedges.</li> <li>• The site is physically and visually connected to the existing settlement</li> <li>• The land is relatively flat.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	3	<ul style="list-style-type: none"> <li>• A small area of inappropriate development – residential property.</li> <li>• The site comprises paddocks.</li> <li>• The site is partially urban fringe and partially open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>8</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## S09 / Site 2 – Land between Annesley Lane and Nottingham Road, Selston

Date: 23/12/14

Surveyed by: D.B & C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	3	<ul style="list-style-type: none"> <li>• Two boundaries adjoin existing settlement of Selston to the northwest and west.</li> <li>• Development of this site would not 'round off' existing settlement.</li> <li>• The site is contained by the M1 motorway to the northeast, Annesley Lane to the northwest, Nottingham Road to the west, and a watercourse and hedgerow to the southeast (identified on the 1835 Sanderson's map).</li> <li>• The site is physically and visually connected to the existing settlement.</li> <li>• The land is gently sloping from north to south.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• Limited inappropriate development - a dwelling on Nottingham Road.</li> <li>• The site mainly comprises agricultural land and is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>9</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

**Assessment 2**
**S09 / Site 3 – Allotments east of Nottingham Road, Selston**

Date: 23/12/14

Surveyed by: D.B &amp; C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• One boundary adjoins the existing settlement of Selton to the west and Nottingham Road separate the site from the settlement.</li> <li>• Development of this site would not ‘round off’ existing settlement.</li> <li>• The site is not well contained by strong physical features. Boundaries are formed by hedges (<u>not</u> identified on the 1835 Sanderson’s map).</li> <li>• The site is physically and visually connected to the existing settlement.</li> <li>• The land is gently sloping from north to south.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• Development would not extend beyond the existing urban area and would therefore not reduce the size of the gap between settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises allotments and is urban fringe in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>11</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## S09 / Site 4 – Land off Nottingham Road, Selston

Date: 23/12/14

Surveyed by: D.B & C.W

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	4	<ul style="list-style-type: none"> <li>• Half of one boundary adjoins the existing settlement of settlement to the west. Nottingham Road separates the site from the settlement.</li> <li>• Development of this site would not ‘round off’ existing settlement.</li> <li>• The site is partially well contained by mature hedgerow (identified on the 1835 Sanderson map) to the east, Bagthorpe Brook to the south and Nottingham Road to the west and a farm track and hedge (not shown on the Sanderson’s map) to the north.</li> <li>• The site is physically and visually connected to the existing settlement.</li> <li>• The land is gently sloping.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	5	<ul style="list-style-type: none"> <li>• The existing gap between Selston and Bagthorpe to the south is approximately 120 metres.</li> <li>• Development of this site would result in a reduction of approximately 100 metres. Development would therefore result in a significant reduction in the gap.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises agricultural and is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>15</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 1

## S10 – Land adjacent to M1, east of Selston

Date: 15/1/15

Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• No boundaries adjoin existing settlement of Selston, as the M1 Motorway from a physical separation between the two.</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The existing settlement of Selston to the southwest of the area is already well contained by the M1 Motorway. The area itself is contained by the M1 to the south west, Annesley Road to the south, a plantation to the north east, and open fields to the north and south east.</li> <li>• The area is not visually connected to the existing settlement.</li> <li>• The land is predominantly undulating, however, does slope downhill towards the east and south east.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	3	<ul style="list-style-type: none"> <li>• The existing gap between Selston and Annesley to the east and is approximately 1.6 kilometres.</li> <li>• Development of this area would result in a reduction of approximately 0.3km. Development would therefore result in a limited reduction in the gap, however the perceived reduction would be much greater as the area protrudes beyond the M1 Motorway.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• Some development to the south of the site comprising of a detached residential property, polytunnels, a ménage and stable block.</li> <li>• The area comprises mainly grazing land and is predominantly open countryside in character except for the south east of the site which is urban fringe.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

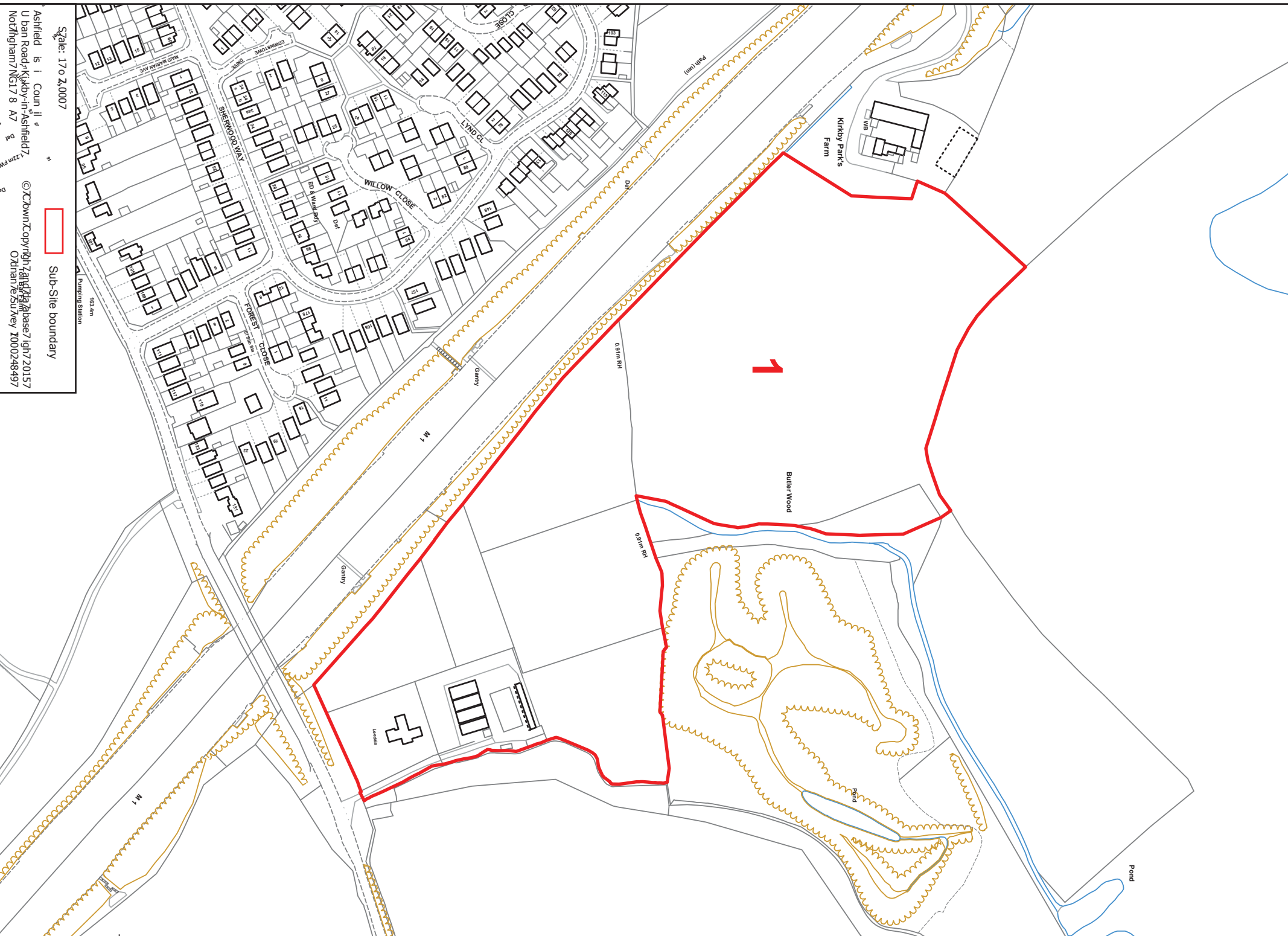




A3 | Scale: 1:1,750  
Ashfield is a County  
Urban Road  
Kilroy B&Sfield8  
Nottingham©  
NG17 8GA©

Site Boundary  
Green Belt Boundary

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O dhan@ Su vey 100024849©



Scale: 1:170,000

Sub-Site boundary

Ashfield is a town in  
Urban Road, Kirkby-in-Ashfield,  
Nottingham NG17 8 A7  
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Ordnance Survey 100024849

## Assessment 2

## S10 / Site 1 – Land adjacent to M1, east of Selston

Date: 15/115

Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• No boundaries adjoin existing settlement of Selston, as the M1 Motorway from a physical separation between the two.</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The existing settlement of Selston to the southwest of the area is already well contained by the M1 Motorway. The area itself is contained by the M1 to the south west, Annesley Road to the south, and field boundaries to the east and a plantation and row of trees to the north. There are no existing hedgerows on site which feature on the 1835 Sandersons map.</li> <li>• The area is not visually connected to the existing settlement.</li> <li>• The land is predominantly undulating, however, does slope downhill towards the east and south east.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	3	<ul style="list-style-type: none"> <li>• The existing gap between Selston and Annesley to the east is approximately 1.6 kilometres.</li> <li>• Development of this site would result in a reduction of approximately 0.3 km. Development would therefore result in a limited reduction in the gap, however the perceived reduction would be much greater as the area protrudes beyond the M1 Motorway.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• There is a detached residential property, with curtilage landscaping, four poly-tunnels, a ménage and a stable block towards the south east of the site.</li> <li>• The site comprises mainly fenced off grazing land for horses and is partially urban fringe in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>13</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

## Assessment 2

## S10 / Site 2 - Land adjacent to M1, east of Selston

Date: 15/1/15

Surveyed by: K.G

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	5	<ul style="list-style-type: none"> <li>• No boundaries adjoin existing settlement of Selston, as the M1 Motorway from a physical separation between the two.</li> <li>• Development of this area would not 'round off' existing settlement.</li> <li>• The existing settlement of Selston to the southwest of the area is already well contained by the M1 Motorway. The area itself is contained by the M1 to the south west, Annesley Road to the south, a stream and plantation to the east and field boundaries to the north and south.</li> <li>• The area is not visually connected to the existing settlement.</li> <li>• The land is undulating in parts, but does slope downhill towards the east where the stream and plantation are located.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	3	<ul style="list-style-type: none"> <li>• The existing gap between Selston and Annesley to the east and is approximately 1.6 kilometres.</li> <li>• Development of this area would result in a reduction of approximately 0.1km. Development would therefore result in a limited reduction in the gap, however the perceived reduction would be much greater as the area protrudes beyond the M1 Motorway.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises undefined grazing land and is open countryside in character.</li> </ul>
<b>Preserve the setting and special character of historic settlements</b>	1	<ul style="list-style-type: none"> <li>• Development of the site will have no adverse impact on the setting and special character of a historic settlement.</li> </ul>
<b>Assist in urban regeneration</b>	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
<b>TOTAL SCORE</b>	<b>14</b>	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.