

Assessment 1**M01 – Land South East of Junction 27 of M1**

Date: 2/03/2021

Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	5	<ul style="list-style-type: none"> · No boundaries adjoin an existing settlement. · Development of this area would not 'round off' existing settlement. · The area is well contained. Boundaries are formed by the M1 to the west/south west, A608 to the north and Weaver Lane and a 2m hedgerow to the east and south east. · The area is not visually connected to the existing settlement. · The land is predominantly flat, undulating in parts.
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> · There is currently in order of a 2km green wedge between Sherwood Business Park and Underwood to the south west. Development of this 37ha (approx.) site would encroach into this green wedge.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> · No inappropriate development – Agricultural buildings and 3 telecommunication masts. · The area comprises fields and woodland. · The area is open countryside in character.
Preserve the setting and special character of historic settlements	4	<ul style="list-style-type: none"> · This area is adjacent to Annesley Hall Historic Park and Garden to the east. · Development of this area is likely to have an adverse impact on the setting and special character of the Historic Park and Garden.
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
TOTAL SCORE	17	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



MO1

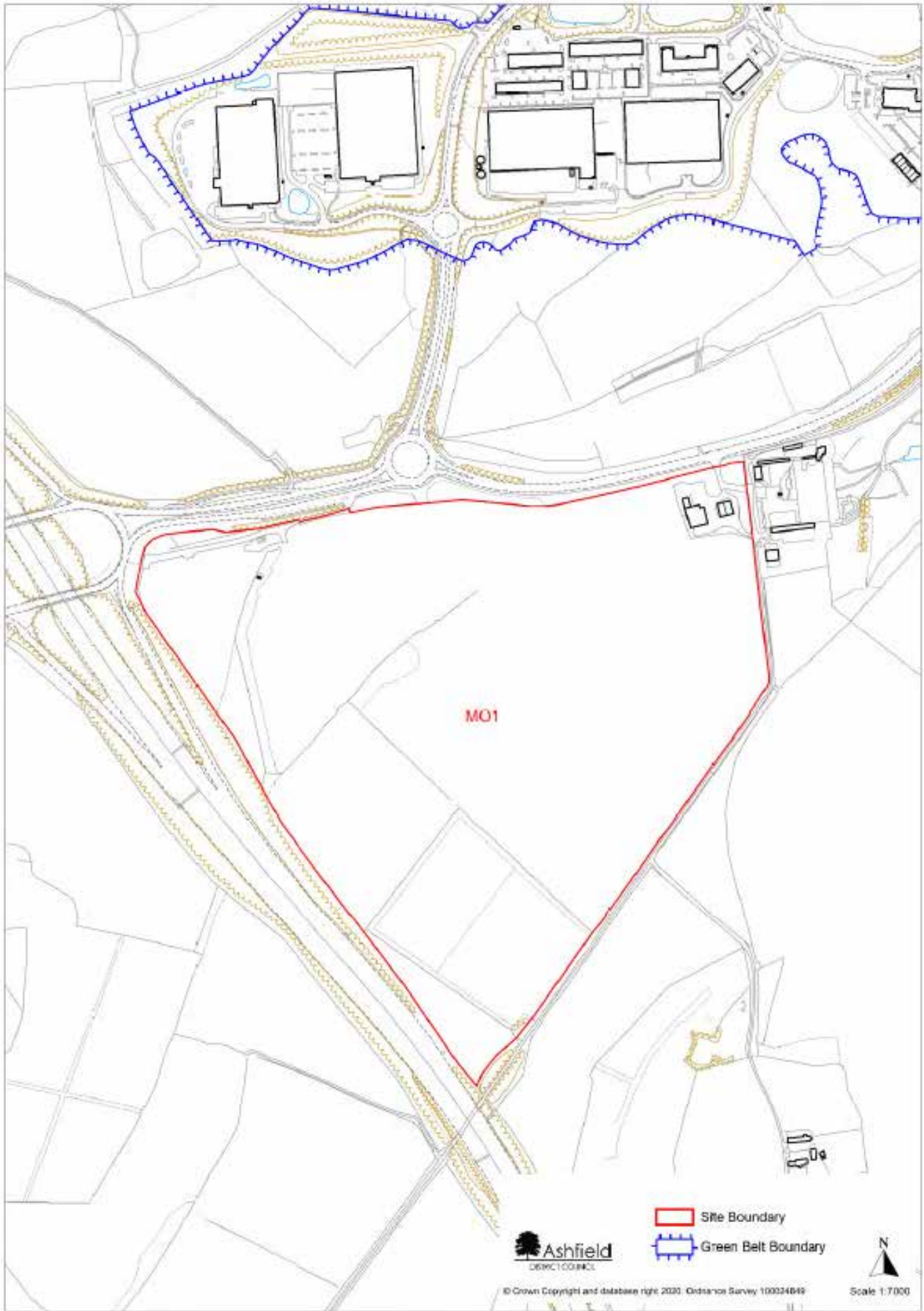
Site Boundary

Green Belt Boundary





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Scale 1:7000



MO1

-  Site Boundary
-  Green Belt Boundary



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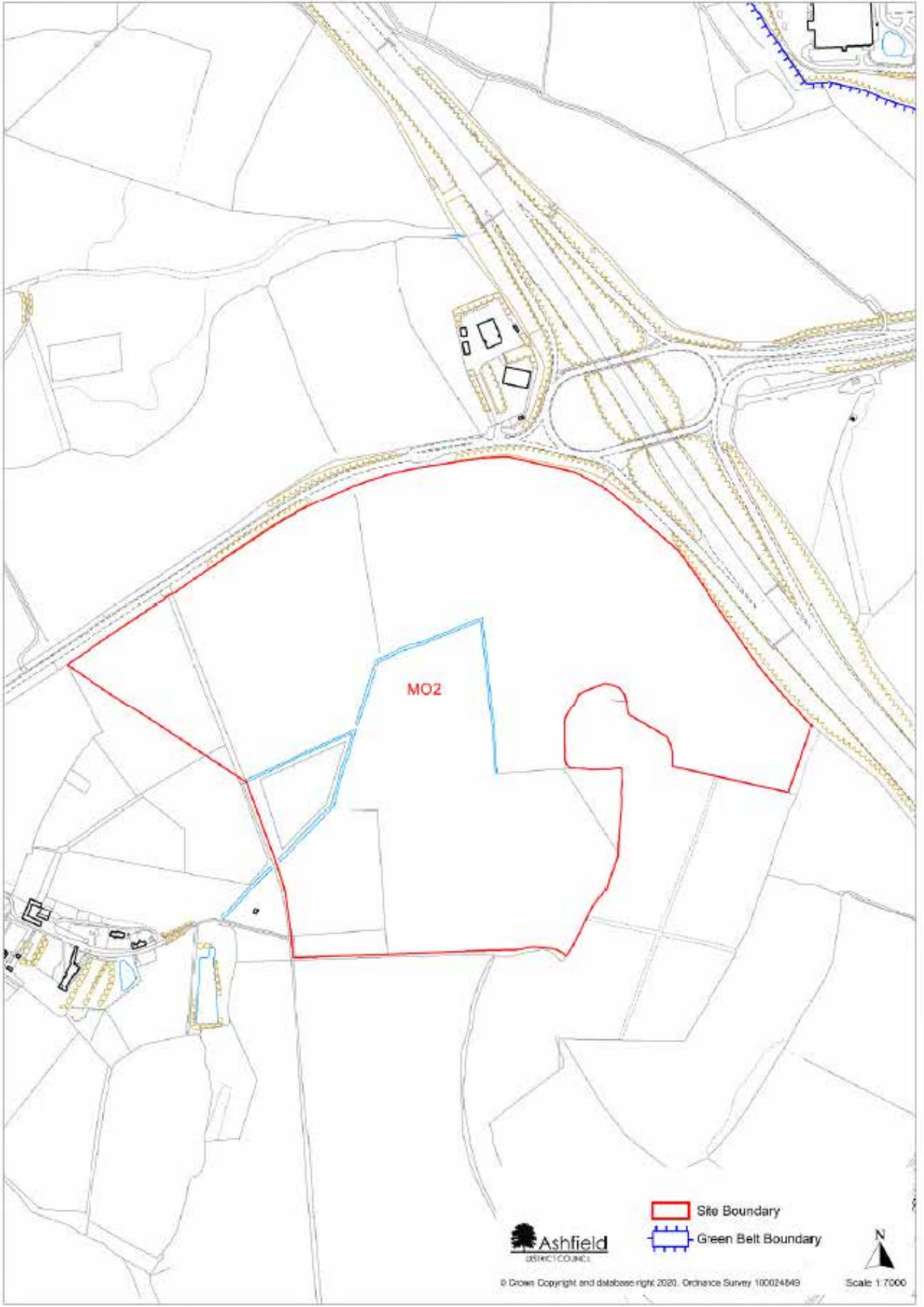




Scale 1:7000

Assessment 1
M02 – Land South West of Junction 27 of M1
Date: 2/03/2021
Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	5	<ul style="list-style-type: none"> · No boundaries adjoin an existing settlement. · Development of this area would not ‘round off’ existing settlement. · The area is partially well contained. Boundaries are formed by the M1 to the east, A608 to the north, William Wood to the south and hedgerow to the west. · The area is not visually connected to the existing settlement. · The land slopes downwards from Mansfield Road in the north and from the M1 and William Wood in the east.
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> · There is currently in order of a 2km green wedge between Sherwood Business Park and Underwood to the south west. Development of this 42ha site would encroach into this green wedge.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> · No inappropriate development. · The area comprises fields and a small area of plantation. · The area is open countryside in character.
Preserve the setting and special character of historic settlements	4	<ul style="list-style-type: none"> · This area is in close proximity to Felly Priory, Stable and Barns at Felly Priory and Felly Cottages – No.1 and No.2 (Grade I Listed Buildings) to the west. · Development of this area likely to an adverse impact on the setting and special character of Felly Priory.
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
TOTAL SCORE	17	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.





-  Site Boundary
-  Green Belt Boundary

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Assessment 1**M03 - Land North West of Junction 27 of M1**

Date: 2/03/2021


Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	5	<ul style="list-style-type: none"> · No boundaries adjoin the existing settlement. · Development of this area would not 'round off' existing settlement. · The area is well contained. Boundaries are formed by the M1 to the east, A608 to the south, Millington Spring Ancient Woodland to the north and a hedgerow to the west. · The area is not visually connected to the existing settlement. · The land is predominantly flat, with the northern boundary sloping south to north.
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> · There is currently in order of a 2km green wedge between Sherwood Business Park and Underwood to the south west. Development of this 18ha (approx.) site would encroach into this green wedge.
Assist in safeguarding countryside from encroachment	3	<ul style="list-style-type: none"> · Some inappropriate development – Felly Outstation and Maintenance Compound directly adjacent junction 27 . · The area comprises 2 arable fields and the outstation and compound. · The area is predominantly open countryside in character.
Preserve the setting and special character of historic settlements	3	<ul style="list-style-type: none"> · This area is close proximity to Felly Priory, Stable and Barns at Felly Priory and Felly Cottages – No.1 and No.2 (Grade I Listed Buildings) to the south west. The area also is adjacent to Millington Spring Ancient Woodland along the whole of the northern boundary. · Development of this area may have an adverse impact on the setting and special character of Felly Priory. · Development of this area is may have an adverse impact on Millington Spring Ancient Woodland.
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
TOTAL SCORE	14	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.



M03

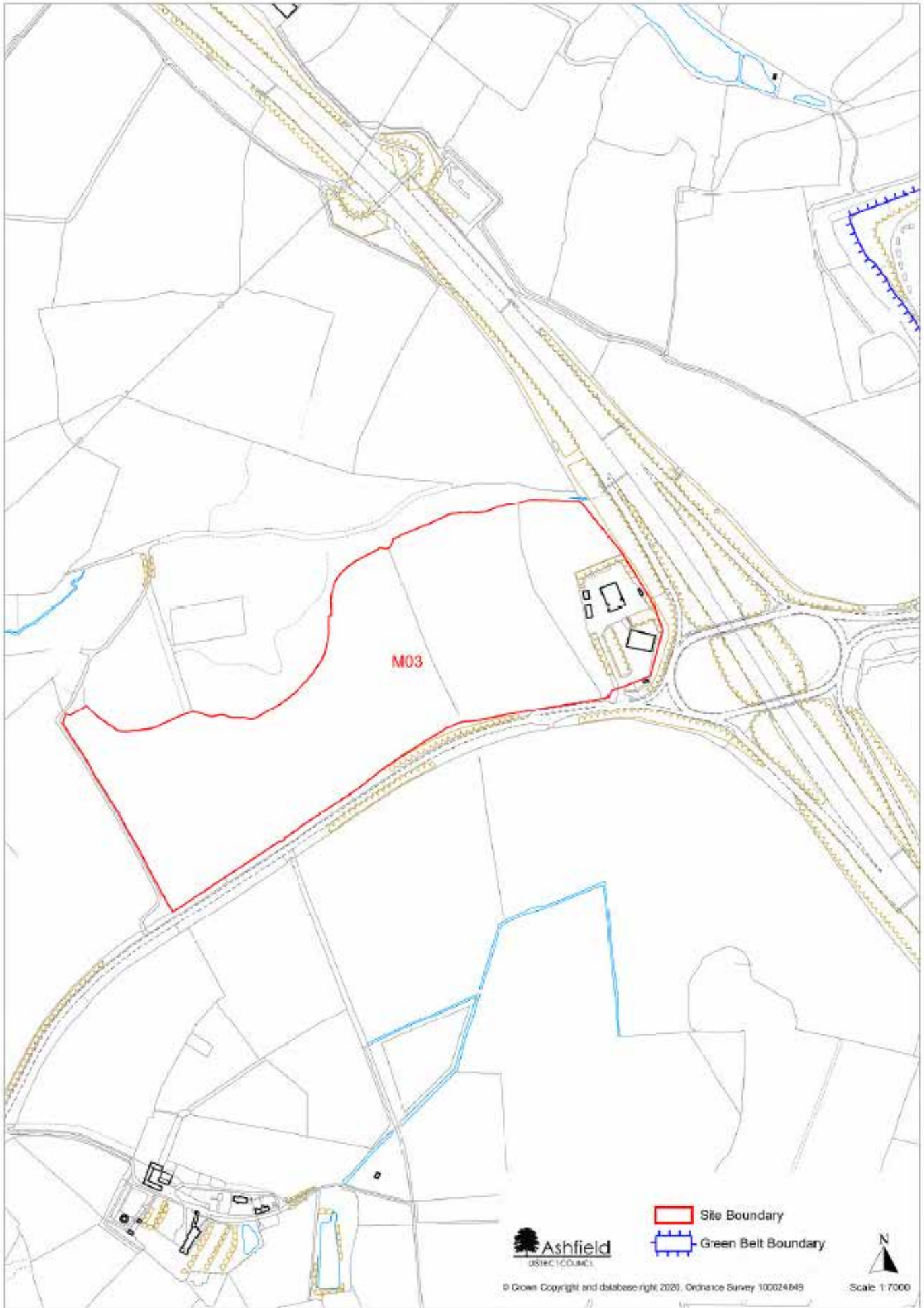
 **Ashfield**
DISTRICT COUNCIL

 Site Boundary
 Green Belt Boundary





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Scale 1:7000



M03



-  Site Boundary
-  Green Belt Boundary



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