

Appendix One - Green Belt Assessment Strategic Employments Sites (Strategic Policy S6) M1 Motorway Junction 27, Annesley.

1.1 An assessment of the Green Belt has been undertaken in relation to two stages:

- Stage 1 – A Strategic Green Belt Review, 2016 and Addendum 2021 (SGBR) and
- Stage 2 – A Green Belt Harm Assessment September 2023.

A SGBR, 2016 and Addendum 2021 was undertaken by the Council using a framework agreed with the neighbouring Green Belt authorities of Broxtowe Brough Council, Gedling Borough Council and Nottingham City Council. The Strategic Framework has not been queried by the inspectors at these councils Local Plan Part 2 examinations.

1.2 The SGBR provides a means of identifying the most important areas of Green Belt, when assessed against the purposes of Green Belt as set out in national policy. The SCBR was a two stage process:

- Assessment 1 - Assessment 1 gives a broad overview of the performance of the Green Belt at a strategic level. The joint Framework enables authorities to remove a stage 1 area from further assessment at this point if it is deemed appropriate.
- Assessment 2 - The broad areas from Assessment 1 were then divided into smaller sites, using defined physical features such as roads, railways, watercourses, tree belts, woodlands, ridgelines or field boundaries to determine suitable sites for assessment. Sites were then assessed again, using the Criteria set out in Figure 1 of the SGBR and the Matrix in Figure 2 in the same way as at Assessment 1.

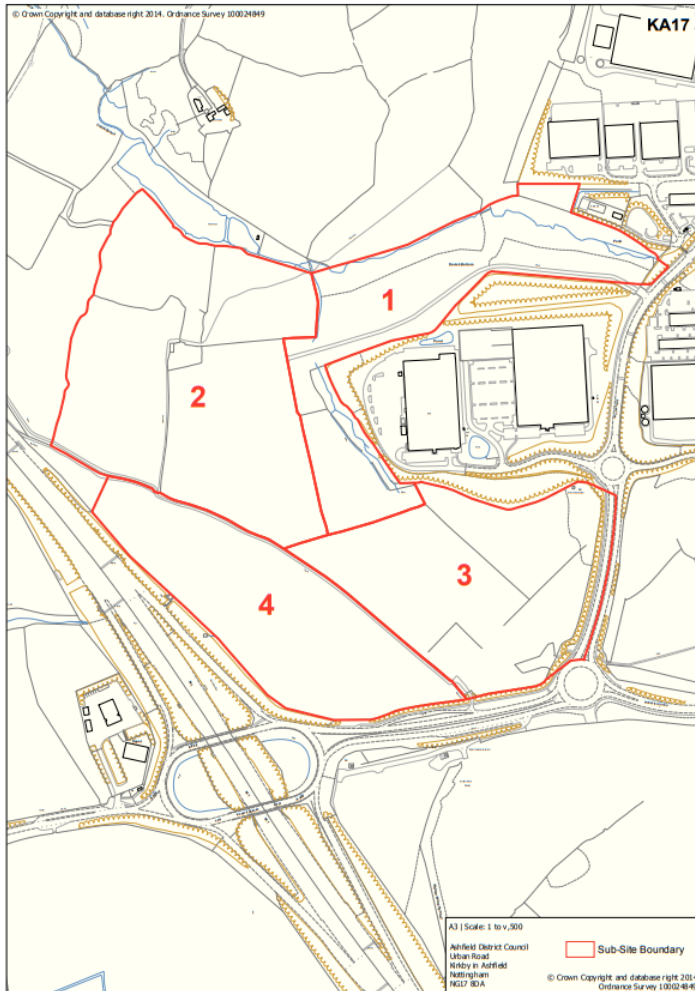
The assessments reflected the five purposes of the Green Belt set out in NPPF paragraph 138:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

1.3 SGBR Assessment Criteria, sets out the basis of the assessment criteria. Each site assessed has been given an overall score ranging between 4 (low) and 20 (high). As set out in the SGBR, this is a technical exercise and does not determine whether or not land should remain or be excluded from the Green Belt. It is the role of the District's emerging Local Plan to formally revise Green Belt boundaries and to allocate land for development, where appropriate, having taken into account all relevant planning considerations. The allocations at Junction 27 forms part of the following assessments:

- SGBR KA17 – Land south west of Sherwood Business Park
- SGBR M01 – Land South East of Junction 27 of M1

1.4 SGBR KA17 – Land south west of Sherwood Business Park



Assessment 1**KA17 – Land south west of Sherwood Business Park**

Date: 2/12/14

Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	5	<ul style="list-style-type: none"> The area does not adjoin an existing settlement, but does adjoin Sherwood Business Park to the north-east. Development of this area would not 'round off' existing settlement. The area is well contained in the south by the M1 motorway, the A608 and Willow Drive. The northern part of the area is moderately well contained by field boundaries in the west and north-west (beyond which lie fish ponds), and tree belts/plantations (beyond which lies the business park) in the east and north-east. The area is not visually connected to an existing settlement. (<i>The business park is screened by trees</i>)
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> Development of this area would extend beyond the business park and could potentially lessen the existing gap between the employment area and Selston/Underwood to the west by 500m.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> No inappropriate development. The area comprises fields, plantation and a forest track. The area is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> Development of the area would have no adverse impact on the setting and special character of a historic settlement.
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
TOTAL SCORE	14	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

Assessment 2**KA17 / Site 1 – Land south west of Sherwood Business Park**

Date: 2/12/14

Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	5	<ul style="list-style-type: none"> The site does not adjoin an existing settlement, but does adjoin Sherwood Business Park to the east. Development of this site would not 'round off' existing settlement. The site is moderately well contained by trees which occupy the site itself. The site is not visually connected to an existing settlement. (<i>The business park is screened by trees</i>)
Prevent neighbouring settlements from merging into one another	3	<ul style="list-style-type: none"> Development of this site would extend beyond the business park and could potentially lessen the existing gap between the employment area and Selston/Underwood to the west by 50m.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> No inappropriate development. The site comprises plantation and a forest track. The site is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> Development of the site would have no adverse impact on the setting and special character of a historic settlement.
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
TOTAL SCORE	14	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

Assessment 2
KA17 / Site 3 – Land south west of Sherwood Business Park

Date: 2/12/14

Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	5	<ul style="list-style-type: none"> The site does not adjoin an existing settlement, but does adjoin Sherwood Business Park to the east. Development of this site would not 'round off' existing settlement. The site is moderately well contained by hedgerows (shown on the 1835 Sanderson's map). The site is not visually connected to an existing settlement. (<i>The business park is screened by trees</i>)
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> Development of this site would extend marginally beyond the business park and could potentially lessen the existing gap between the employment area and Selston/Underwood to the west by 100m.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> No inappropriate development. The site comprises fields. The site is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> Development of the site would have no adverse impact on the setting and special character of a historic settlement.
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
TOTAL SCORE	13	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

Assessment 2
KA17 / Site 3 – Land south west of Sherwood Business Park

Date: 2/12/14

Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	5	<ul style="list-style-type: none"> The site does not adjoin an existing settlement, but does adjoin Sherwood Business Park to the east. Development of this site would not 'round off' existing settlement. The site is moderately well contained by hedgerows (shown on the 1835 Sanderson's map). The site is not visually connected to an existing settlement. (<i>The business park is screened by trees</i>)
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> Development of this site would extend marginally beyond the business park and could potentially lessen the existing gap between the employment area and Selston/Underwood to the west by 100m.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> No inappropriate development. The site comprises fields. The site is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> Development of the site would have no adverse impact on the setting and special character of a historic settlement.
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
TOTAL SCORE	13	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

Assessment 2
KA17 / Site 4 – Land south west of Sherwood Business Park

Date: 2/12/14 Surveyed by: LF & JC

Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
Check the unrestricted sprawl of settlements	5	<ul style="list-style-type: none"> The site does not adjoin an existing settlement. Development of this site would not 'round off' existing settlement. The site is well contained by the M1 motorway to the west, the A608 to the south and a hedgerow to the north east (shown on the 1835 Sanderson's map). The site is not visually connected to an existing settlement. (<i>The business park is screened by trees</i>)
Prevent neighbouring settlements from merging into one another	2	<ul style="list-style-type: none"> Development of this site would extend beyond the business park and could potentially lessen the existing gap between the employment area and Selston/Underwood to the west by 500m.
Assist in safeguarding countryside from encroachment	5	<ul style="list-style-type: none"> No inappropriate development. The site comprises a field. The site is open countryside in character.
Preserve the setting and special character of historic settlements	1	<ul style="list-style-type: none"> Development of the site would have no adverse impact on the setting and special character of a historic settlement.
Assist in urban regeneration	N/A	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.
TOTAL SCORE	13	The score indicates how an area/site performs as a whole when assessed against the 5 purposes of Green Belt (as set out in Greater Nottingham and Ashfield Green Belt Assessment Framework). In general terms a higher score indicates a stronger performing parcel of land.

1.5 The Green Belt Harm Assessment assesses the potential harm to the Green Belt purposes that release of identified sites would cause to help inform site selection. It reflects that planning judgments setting out the 'exceptional circumstances' for the amendment of Green Belt boundaries require consideration of the 'nature and extent of harm' to the Green Belt and 'the extent to which the consequent impacts on the purposes of the Green Belt may be ameliorated or reduced to the lowest reasonably practicable extent'. The analysis of contribution draws on the assessment carried out in the Stage 1 Strategic Green Belt Study. Consistent with the Stage 1 study, there is no individual assessment of contribution to the fifth Green Belt purpose – assisting with urban regeneration – as it is not possible to draw a meaningful distinction between the availability of brownfield land within individual settlements. Contribution to the other four Green Belt purposes is rated on a five point scale of:

5	High
4	Relatively High
3	Moderate
2	Relatively Low
1	Low

Each site assessment area was given an overall harm rating based on the combined score of all Green Belt purposes. The overall harm rating is based on the following scale:

17 - 20	High
14 - 16	Relatively High
11 - 13	Moderate
8 - 10	Relatively Low
4 - 7	Low

The site to the north east of M1, Junction 27 was submitted to the Strategic Housing and Economic Land Availability Assessment as reference KA020. The Green Belt harm assessment is set out below

Site Area (ha)	Release Scenario	Purpose 1 (Unrestricted Sprawl)	Purpose 2 (Prevent Settlements Merging)	Purpose 3 (Safeguard from Encroachment)	Purpose 4 (Preserve Historic Settlements)	Purpose 5 (Urban Regeneration)	Overall Harm Score	Overall Harm Rating	Green Belt Assessment Area (* Please refer to Stage 1: SGBR)
20.47	Release of KA020 as a strategic employment site off Junction 27 of the M1	High	Moderate	High	Low	N/A	14	Relatively High	Majority of KA17*

Table 1: Ashfield DC Background Paper No 4: Green Belt Harm. Appendix 4: Kirkby In Ashfield - Assessment Table and Map showing harm rating for each assessed parcel of land

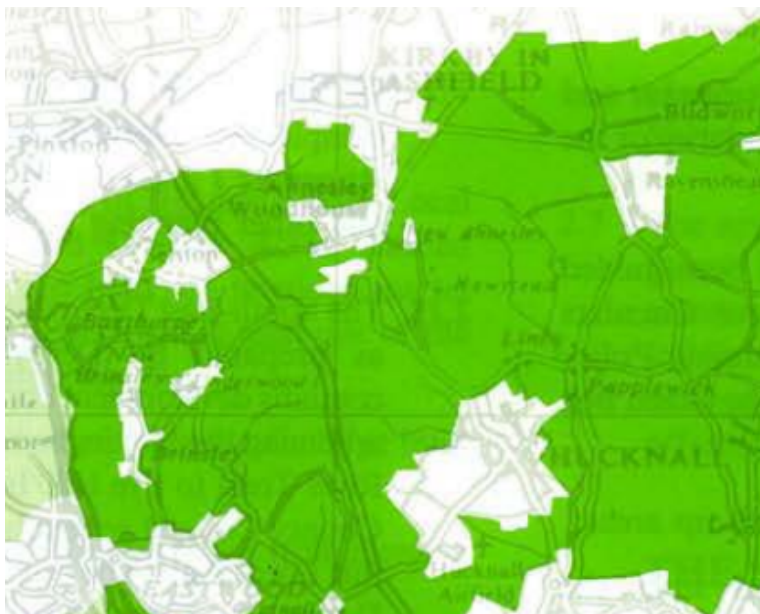
1.6 The planning history of Sherwood Business Park is set out in summary below. The value of the site in relation to economic activity and the M1 as part of the strategic transport network was recognised from the 1970s.

- 1976 The County Council granted permission for light industrial, warehousing and offices on a sites of approximately 93 ha. This was a major departure from the development plan and was granted as a personal permission to Kodak. It was anticipated that Kodak would develop the entire site over a period of 25 years.
- 1991 Planning permission was granted on appeal for Class B1 used and a hotel (No longer a personal permission).-
- 1991 Nottinghamshire County Council Structure Plan identified a requirement for a Business Park in Ashfield, Policy 2/6 which, as the Plan emerged, was identified as land to the south of Annesley.
- 1995 Ashfield Local Plan 1995 identified the site as "Employment Land with Planning Permission" with a site are Of 67 ha (developable parts of the site) allocated the site for employment purposes. (Excluded the area comprising the existing Kodak Factory). Para 4.16 sets out information on Sherwood business Park where it was identified as a high quality site located close to M1 Junction 27

offering an attractive environment for employment development of strategic significance with the scope for considerable employment generation.

- 1995 Outline planning permission granted for business park comprising B1, B2, B8 and a hotel (V/1995/0012).
- 1995 - The designation of an Enterprise Zone was made in accordance with the Local Government Planning and Land Act 1980 (Schedule 32). A statutory instrument (1995 No.278) designated The East Midlands Enterprise Zones(Ashfield) (Designation) Order 1995. It ran for 10 years from 21st November 1995. (East Midlands Enterprise Zone No. 7 (Sherwood Business Park)).
- 2002 Ashfield Local Plan Review 2002, part of the site was already developed. The Plan allocations 18.5 ha of employment land. Similar updated paragraph (4.21) to the Ashfield Local Plan.

The land comprising Sherwood Business Park was not included in the Nottinghamshire Green Belt Local Plan 1989

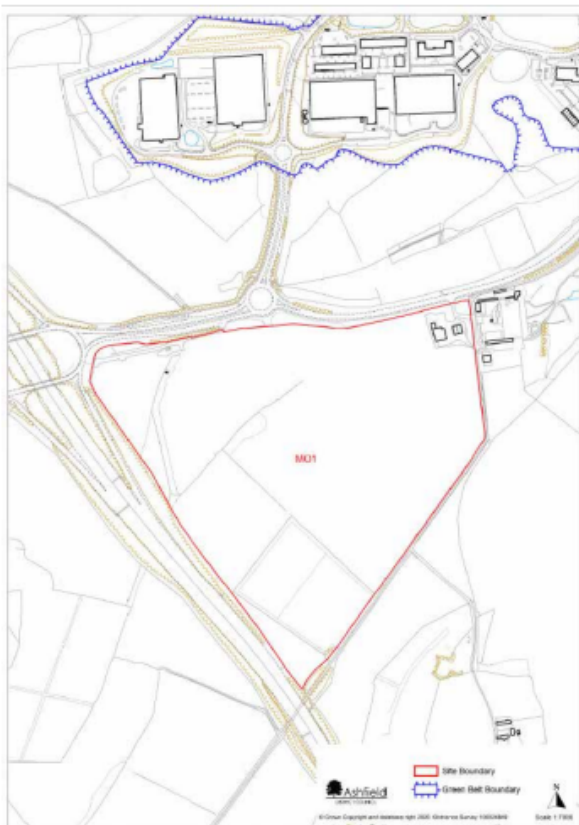


Source: Nottinghamshire Green Belt Local Plan 1989

- 1.7 The allocation of the land to the north east of Junction 27 of the M1 Motorway is effectively an extension to Sherwood Business Park. In relation to the five purposes of the Green Belt the site to the reflects the following:
- a) Unrestricted sprawl - The north eastern site is located between Sherwood Business Park and the M1 Motorway and potentially HS2 Phase 2b route. There are already significant belts of landscaping forming part of Sherwood Park. The existing boundary features would be buttressed by additional landscaping including potential planted earth bunding to the north of the site. To the west of the site it would be enclosed by the M1 Motorway and potential HS2 route, To the south of the site the A608 acts as a boundary to the proposed allocation. As such, there are defined boundaries that are likely to be permanent.

- b) Merging Towns – There is a substantial distance between Kirkby-in-Ashfield, including Annesley, and Hucknall, therefore this purpose is not considered to be engaged.
- c) Safeguarding the countryside – The Green Belt Harm Background Paper identifies that an overall harm rating is ‘Relatively High’. However, the character of the proposed allocation is already heavily influenced by the urbanising influences of Sherwood Park, the M1 and potential the HS2 Phase 2b route to the west. Clearly, there will be a loss of countryside. In terms of the landscape, it is considered that a landscape lead approach would mitigate the impact of the proposed development and should, where ever possible, retaining the existing hedgerows, woodlands and mature trees.
- d) Setting & character of historic towns – It is considered that this purpose is not engaged.
- e) Urban regeneration – There are no alternatively brownfield sites both in terms of the size and location which could accommodate the proposed allocation for logistics.

1.8 SGBR M01 – Land south east of Junction 27 of M1



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.

1.9 The site to the south east of M1 Junction 27 was submitted to the Strategic Housing and Economic Land Availability Assessment as reference KA025. The Green Belt harm assessment is set out below.

Site Area (ha)	Release Scenario	Purpose 1 (Unrestricted Sprawl)	Purpose 2 (Prevent Settlements Merging)	Purpose 3 (Safeguard from Encroachment)	Purpose 4 (Preserve Historic Settlements)	Purpose 5 (Urban Regeneration)	Overall Harm Score	Overall Harm Rating	Green Belt Assessment Area (* Please refer to Stage 1: SGBR)
36.79	Release of KA025 as a strategic employment site off Junction 27 of the M1	High	Moderate	High	Relatively High	N/A	17	High	M01*

Table ??: Ashfield DC Background Paper No 4: Green Belt Harm. Appendix 4: Kirkby In Ashfield - Assessment Table and Map showing harm rating for each assessed parcel of land

1.10 The allocation of the land to the south east of Junction 27 of the M1 Motorway extends to the south of the A608, Mansfield Road. In relation to the five purposes of the Green Belt the site to the reflects the following:

- a) Unrestricted sprawl - To the east the site would be enclosed by the M1 Motorway and potential HS2, by the A608 to the north and by Weavers Lane and woodland to the other boundary.
- b) Merging Towns – There is a substantial distance between Kirkby-in-Ashfield, including Annesley, and Hucknall, therefore this purpose is not considered to be engaged.
- c) Safeguarding the countryside – The Green Belt Harm Background Paper identifies that for the site to the south east the overall harm rating is ‘High’. It is acknowledged that the site form part of the rural landscape that extends to the east of the M1 and south of the A608. In terms of the landscape, it is considered that a landscape lead approach would mitigate the impact of the proposed development
- d) Setting & character of historic towns – It is acknowledged that the proposed allocation is adjacent to the Annesley Hall Registered Park and Garden to the east and development is likely to have an adverse impact on the special character of the Park and Garden.
- e) Urban regeneration – It is not considered that there are any alternatively available brownfield sites or other urban land submitted to the assessed SHELAA to meet the requirements of logistics.

Exceptional Circumstances for amending the boundary of the Green Belt.

The following are consider to meet the requirement of exceptional circumstances for changes to the Green Belt boundaries:

- The urgent requirement for meeting the needs of the Logistics Sector along the M1 corridor in Nottinghamshire as demonstrated through the evidence base on employment needs generally and the logistics sector specifically in relation to demand and supply.
- The evidence from the Council’s Employment Land Needs Study and Logistic Study and the Avison Young report all reached a conclusion that the site is a suitable and prime location for strategic distribution uses which will serve both a regional and national market requirements.
- The allocation is considered to have a key role in meeting future employment land requirements in Ashfield. Employment allocations near to the M1 Motorway outside the Green Belt such as Castlewood Business Park and land off Common Road Huthwaite have seen a number of strategic logistics units being brought forward. As have sites allocated by Bolsover District Council. However, these business parks have been substantial completed and therefore there is currently limited opportunity to meet the logistics sector requirements in alternative locations in Ashfield.
- Sherwood Business Park has been developed to the east of Junction 27 of the M1 Motorway. The character of the local area is already defined by a Business Park with it

associated existing built form and overall massing of logistic and office units. The area is also influenced by its role as a key transport link to the significant urban areas of Kirkby-in-Ashfield and Hucknall. This will gain more prominence with the development of Top Wighay Farm along the A611. Therefore the area already has a more commercial feel to it rather than rural tranquility. Consequently, the development of logistics units is not out of character with the local area as it stands.

- The allocation links with Sherwood Business Park which results in the clustering and more efficient working practices for existing local businesses.
- Economic benefits would ensue from development in the creation of construction jobs.
- The need to identify sufficient employment land to meet local needs and contribute towards the wider requirements for the economy with the associated benefits from investment, job creation and value added to the local economy.
- The multiplier effect of the significant investment at Junction 27, with increased expenditure to support other local businesses.
- There are anticipate to be positive impacts for Ashfield residents reducing employment deprivation and income deprivation.
- The M1 through Nottinghamshire is substantially within the Green Belt (Junction 24 to 28). If logistics requirements are to be met along the M 1 in Nottinghamshire by necessity there will need to be the release of Green Belt sites.
- Junction 28 has seen substantial development around the Junction, and it is there is a requirement for long term improvements to Junction 28 reflecting the congested transport system in this location.
- It is acknowledged that the proposed allocation will have an environmental impact. However, in accordance with the PPG Green Belt it is considered that the impact of removing land from the Green Belt can be offset by compensatory improvements to the environment, public access and ecology.

The NPPF in paragraph 141 requires that before concluding there are exceptional circumstances to justify changes to Green Belt boundaries it should be demonstrated that it has examined all other reasonable options for meeting the need for development. Alternative options have been looked at (see heritage) and are not considered to form reasonable alternatives at this time.