

**Assessment 1****J01 – Land off Main Road, Jacksdale**

Date: 2/12/14

Surveyed by: LF &amp; JC

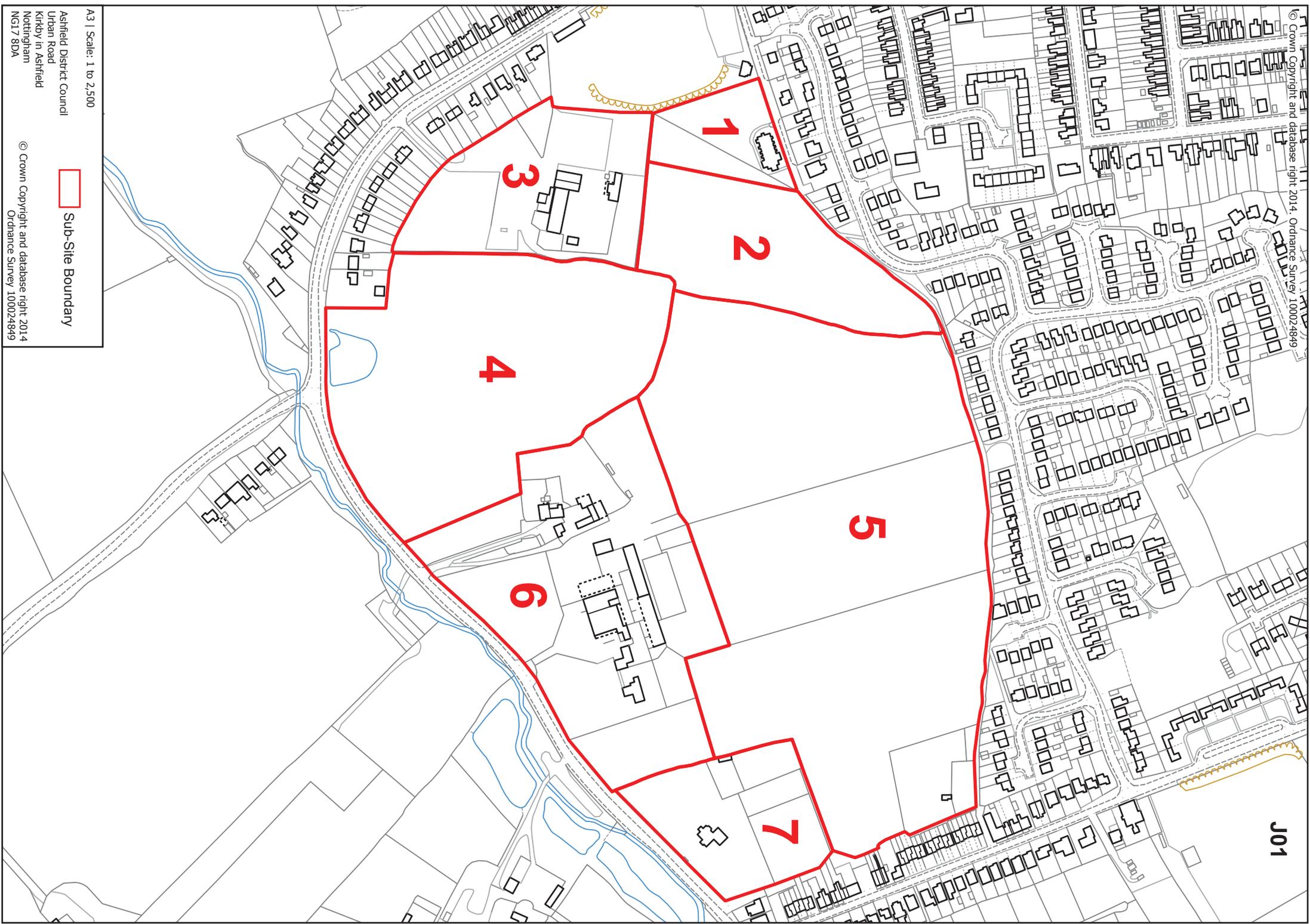
Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	1	<ul style="list-style-type: none"> <li>• 3 boundaries adjoin the existing settlement of Jacksdale.</li> <li>• Development of this area would 'round off' the existing settlement.</li> <li>• The area is well contained. Boundaries are formed by the existing settlement to the north, east and west and Main Road to the south.</li> <li>• The area is visually connected to the existing settlement.</li> <li>• The land is slopes down from the existing settlement in the north towards Main Road in the 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>	3	<ul style="list-style-type: none"> <li>• Some inappropriate development – church and graveyard, garden centre and associated car parking and a residential property.</li> <li>• In addition to the above the area comprises agricultural fields (currently used for grazing), paddocks, and a farm.</li> <li>• The area is part urban fringe in character and part 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 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.



A3 | Scale: 1 to 2,500  
Ashfield District Council  
Urban Road  
Kirkby in Ashfield  
Nottingham  
NG17 8DA

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- Site Boundary
- Green Belt Boundary



Sub-Site Boundary

A3 | Scale: 1 to 2,500  
Ashted District Council  
Urban Road  
Kirkby in Ashted  
Nottingham  
NG17 8DA

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**Assessment 2****J01 / Site 1 – Land off Main Road, Jacksdale**

Date: 2/12/14

Surveyed by: LF &amp; JC

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>• 2 boundaries adjoin the existing settlement of Jacksdale.</li> <li>• Development of this site in isolation would not ‘round off’ the existing settlement.</li> <li>• The site is not well contained. Boundaries are formed by a hedgerow (not on 1835 Sanderson’s map) to the south and post and wire fence to the east.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is slopes down from the existing settlement in the north towards Main Road in the 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>	1	<ul style="list-style-type: none"> <li>• Large amount of inappropriate development – church and graveyard.</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>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****J01 / Site 2 – Land off Main Road, Jacksdale**

Date: 2/12/14

Surveyed by: LF &amp; JC

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 boundary adjoins the existing settlement of Jacksdale.</li> <li>• Development of this site in isolation would not ‘round off’ the existing settlement.</li> <li>• The site is partially well contained. Boundaries are formed by a mature hedgerow and tress (boundary shown on 1835 Sanderson’s Map) to the east, hedgerow (not shown on Sandersons map) to the south (Garden Centre boundary), and post and wire fence to the west (church cemetery boundary).</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is slopes down from the existing settlement in the north towards the Garden Centre in the 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>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises agricultural field.</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>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****J01 / Site 3 – Land off Main Road, Jacksdale**

Date: 2/12/14

Surveyed by: LF &amp; JC

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>• 2 boundaries adjoin the existing settlement of Jacksdale to the south and west of the site.</li> <li>• Development of this site in isolation would not ‘round off’ the existing settlement.</li> <li>• The site is well contained by a mature hedgerow to the east (shown on the 1835 Sanderson’s map) and a hedgerow and trees to the north (not shown on the 1835 Sanderson’s map).</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is slopes from the north downwards to Main Road in the 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>	1	<ul style="list-style-type: none"> <li>• Large amount of inappropriate development – garden centre and associated car parking.</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>5</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****J01 / Site 4 – Land off Main Road, Jacksdale**

Date: 2/12/14

Surveyed by: LF &amp; JC

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>• Small part of the western boundary adjoins the existing settlement of Jacksdale.</li> <li>• Development of this site in isolation would not ‘round off’ the existing settlement.</li> <li>• The site is well contained. Boundaries are formed by mature hedgerows to the north, east and west (boundaries shown on the 1835 Sanderson’s Map) and Main Road to the south.</li> <li>• The site has limited visual connection to the existing settlement.</li> <li>• The land is slopes down from the north towards Main Road in the 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>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises agricultural field.</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****J01 / Site 5 – Land off Main Road, Jacksdale**

Date: 2/12/14

Surveyed by: LF &amp; JC

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>• 2 boundaries adjoin the existing settlement of Jacksdale.</li> <li>• Development of this site in isolation would not ‘round off’ the existing settlement.</li> <li>• The site is partially well contained. Boundaries are formed by a mature hedgerow to the west and part of the southern boundary (boundaries shown on the 1835 Sandersons Map) and hedgerows (not shown on the 1835 Sandersons Map) to the south (boundary of farm and residential property within the GB).</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is slopes down from the 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 – paraphernalia associated with a small paddock to the north east of the site.</li> <li>• The site comprises agricultural fields (currently used for grazing) and a small paddock.</li> <li>• The site is predominately 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****J01 / Site 6 – Land off Main Road, Jacksdale**

Date: 2/12/14

Surveyed by: LF &amp; JC

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 Jacksdale.</li> <li>• Development of this site in isolation would not ‘round off’ the existing settlement.</li> <li>• The site is contained to the south by Main Road, weaker field boundaries form the remaining boundaries. Hedgerows to the east and west are shown on the 1835 Sanderson’s map, hedgerows to the north are not shown on the 1835 Sanderson’s map</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The land gently slopes down from the existing settlement in the north towards Main Road in the 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>	5	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises a farm and paddocks associated with the 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>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****J01 / Site 7 – Land off Main Road, Jacksdale**

Date: 2/12/14

Surveyed by: LF &amp; JC

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 boundary adjoins the existing settlement of Jacksdale.</li> <li>• Development of this site alone would not 'round off' the existing settlement.</li> <li>• The site is partially well contained. Boundaries are formed by the post and rail fence to the north and hedgerow to the west (boundary shown on the 1835 Sanderson's map) and Main Road to the south.</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 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 in proportion to the site – half of the site is occupied by a residential property and its curtilage, and the remainder is paddocks.</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>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 1****J02 – Land off Main Road and Flatts Lane, Jacksdale**

Date: 2/12/14

Surveyed by: LF &amp; JC

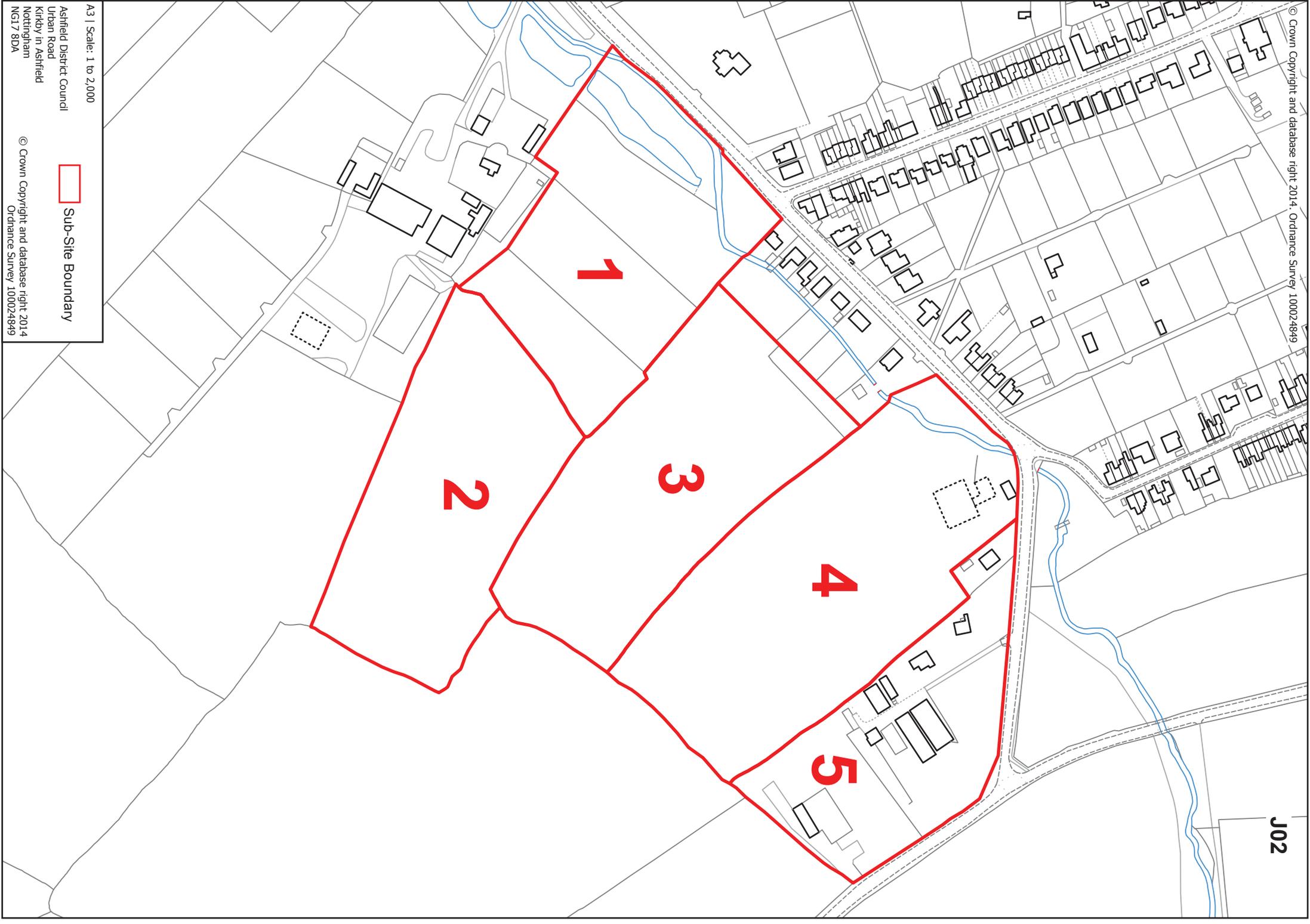
Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	4	<ul style="list-style-type: none"> <li>• Approximately 1/5 of the area's boundaries adjoin the existing settlement of Jacksdale to the northwest.</li> <li>• Development of this area would not 'round off' the existing settlement.</li> <li>• The area is well contained by Main Road in the north west/north, and by Flatts lane in the north east. The remaining boundaries to the south west and south east are formed by mature hedgerows which follow lines indicated on the 1835 Sanderson map.</li> <li>• The area is visually connected to the existing settlement.</li> <li>• The land is slopes down towards the existing settlement in the north.</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 urban area of Jacksdale/Westwood, and reduce the existing gap between Brinsley in the south east from approximately 800m to 500m.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• Some inappropriate development – 4 residential properties in the northwest of the area</li> <li>• In addition to the above the area comprises agricultural fields, a pond, Bagthorpe Brook, agricultural buildings and a plant nursery</li> <li>• The area 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 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.



A3 | Scale: 1 to 2,000  
Ashfield District Council  
Urban Road  
Kirkby in Ashfield  
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NG17 8DA

Site Boundary  
Green Belt Boundary

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 Sub-Site Boundary

**Assessment 2****J02 / Site 1 – Land off Main Road and Flatts Lane, Jacksdale**

Date: 2/12/14

Surveyed by: LF &amp; JC

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 section of the site's boundary adjoins the existing settlement of Jacksdale in the north east.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is well contained by Main Road in the northwest. The remaining boundaries are formed by mature hedgerows which follow lines indicated on the 1835 Sanderson map. Yew tree farm borders the south western boundary.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is slopes down towards the existing settlement in the north.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	2	<ul style="list-style-type: none"> <li>• Development would extend beyond the existing urban area of Jacksdale/Westwood, and result in a small reduction in the existing gap between Brinsley in the south east from approximately 800m to 700m.</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 fields used for grazing, a pond and Bagthorpe Brook.</li> <li>• The area 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 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****J02 / Site 2 – Land off Main Road and Flatts Lane, Jacksdale**

Date: 2/12/14

Surveyed by: LF &amp; JC

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' the existing settlement.</li> <li>• The site is contained by mature hedgerows which follow lines indicated on the 1835 Sanderson map. Yew Tree Farm borders part of the south western boundary.</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The land slopes down towards the existing settlement in the north.</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 urban area of Jacksdale/Westwood, and result in a moderate reduction in the existing gap between Brinsley in the south east from approximately 800m to 500m.</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 field 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 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>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****J02 / Site 3 – Land off Main Road and Flatts Lane, Jacksdale**

Date: 2/12/14

Surveyed by: LF &amp; JC

<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>• The site adjoins the settlement of Jacksdale on one boundary</li> <li>• Development of this site would not 'round off' the existing settlement, and would form a long limb into open countryside.</li> <li>• The site is contained by mature hedgerows which follow lines indicated on the 1835 Sanderson map.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land slopes down towards the existing settlement in the north.</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 of Jacksdale/Westwood, and result in a moderate reduction in the existing gap between Brinsley in the south east from approximately 800m to 600m.</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 field 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 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****J02 / Site 4 – Land off Main Road and Flatts Lane, Jacksdale**

Date: 2/12/14

Surveyed by: LF &amp; JC

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>• Only a very small proportion of the site adjoins the settlement of Jacksdale on one boundary.</li> <li>• Development of this site would not 'round off' the existing settlement, and would form a long limb into open countryside.</li> <li>• The site is contained by mature hedgerows which follow lines indicated on the 1835 Sanderson map.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land slopes down towards the existing settlement in the north.</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 of Jacksdale/Westwood, and result in a small reduction in the existing gap between Brinsley in the south east from approximately 800m to 600m.</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 field with a hay barn and other agricultural outbuildings</li> <li>• It 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 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****J02 / Site 5 – Land off Main Road and Flatts Lane, Jacksdale**

Date: 2/12/14

Surveyed by: LF &amp; JC

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' the existing settlement.</li> <li>• The site is contained by Flatts Lane to the east, Main Road to the north and mature hedgerows which follow lines indicated on the 1835 Sanderson map.</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The land slopes down towards the existing settlement in the north.</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 of Jacksdale/Westwood, and result in a small reduction in the existing gap between Brinsley in the south east from approximately 800m to 600m.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	2	<ul style="list-style-type: none"> <li>• Some inappropriate development – 4 dwellings (including a bungalow named 'Carlisle Farm')</li> <li>• In addition to the above, the site includes 2 large greenhouses and other outbuildings associated with a plant nursery.</li> <li>• The site is part urban fringe/ part 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 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 1****J03 – Land between Palmerston Street and Barrow Hills Lane, Jacksdale**

Date: 16/12/14

Surveyed by: LF &amp; JC

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 ½ of the area boundaries adjoin the existing settlement of Jacksdale to the west.</li> <li>• Development of this area would not ‘round off’ the existing settlement.</li> <li>• The area is well contained by Wagstaff Lane, Selston Road, Barrows Hill Lane, Main Road and Palmerston Street.</li> <li>• The area is visually connected to the existing settlement of Jacksdale.</li> <li>• The land slopes down from the existing settlement in the north towards Main Road in the south.</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 extend beyond the existing urban area and result in a reduction in the gap between Jacksdale and Selston from approximately 500m to 300m</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	3	<ul style="list-style-type: none"> <li>• A significant amount of inappropriate development in the south of the area – approximately 80 properties on New Westwood, 17 properties on Barrows Hill Lane and a further dwelling sited in the allotment gardens area.</li> <li>• In addition to the above the area comprises 12 agricultural fields, a school playing field and allotment gardens.</li> <li>• The area is predominantly urban fringe in character to the south and open countryside in character in the north.</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>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.



A3 | Scale: 1 to 3,000  
Ashfield District Council  
Urban Road  
Kirkby in Ashfield  
Nottingham  
NG17 8DA

Site Boundary  
Green Belt Boundary

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**Assessment 2****J03 / Site 1 – Land between Palmerston Street and Barrow Hills Lane, Jacksdale**

Date: 16/12/14

Surveyed by: LF &amp; JC

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 3/4 of the site boundaries adjoin the existing settlement of Jacksdale to the west and south, and New Westwood in the east.</li> <li>• Development of this site would 'round off' the existing built up area.</li> <li>• The site is well contained by Main Road, Palmerston Street and the rear curtilages of properties on New Westwood.</li> <li>• The site is visually connected to the existing settlement of Jacksdale.</li> <li>• The land slopes down from the north towards Main Road in the south.</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 not extend beyond the existing urban area and would not therefore reduce the size of the gaps.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	3	<ul style="list-style-type: none"> <li>• Some inappropriate development – 1 dwelling (Selkirk) sited in the middle of the allotment gardens, numerous areas which appear to be used as domestic gardens, plus some storage containers and hard standings.</li> <li>• In addition to the above the site comprises allotment gardens, and a small amount of scrub land.</li> <li>• The area is a mix of urban fringe 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>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****J03 / Site 2 – Land between Palmerston Street and Barrow Hills Lane, Jacksdale**

Date: 16/12/14

Surveyed by: LF &amp; JC

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 Jacksdale.</li> <li>• The land is slopes down from the existing settlement in the north towards Main Road in the south.</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>• A significant amount of inappropriate development – approximately 80 properties on New Westwood.</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 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>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****J03 / Site 3 – Land between Palmerston Street and Barrow Hills Lane, Jacksdale**

Date: 16/12/14

Surveyed by: LF &amp; JC

Purpose / Impact	Score (1 – 5)	<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>• A very small proportion of the site boundary adjoins Westwood infant School to the south, and the western boundary adjoins the settlement of Jacksdale.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is contained by Palmerston Street in the west, mature hedgerows/trees on 2 sides, with the eastern site having a weaker boundary formed by a post and wire fence interspersed with mature trees.</li> <li>• The site is visually connected to the existing settlement of Jacksdale.</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 of the site would not extend beyond the existing urban area and would therefore not reduce the existing gap between settlements.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	2	<ul style="list-style-type: none"> <li>• No inappropriate development.</li> <li>• The site comprises a school playing field and is predominantly 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>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****J03 / Site 4 – Land between Palmerston Street and Barrow Hills Lane, Jacksdale**

Date: 16/12/14

Surveyed by: LF &amp; JC

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>• Approximately ½ of the site boundaries adjoin the existing settlement of Jacksdale to the west and north west.</li> <li>• Development of this site in isolation would not ‘round off’ the existing settlement. (However, taken alongside sites 1, 2 and 3, it could be seen to round off the settlement).</li> <li>• The site is well contained by Wagstaff Lane to the north, Palmerston Street to the west and mature hedgerows (the vast majority of which follow lines indicated on the 1835 Sanderson map)</li> <li>• The site is visually connected to the existing settlement of Jacksdale.</li> <li>• The land slopes down from the existing settlement in the north towards Main Road in the south. It is prominent in the landscape when viewed from Flatts Lane in the south.</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 not extend beyond the existing urban area and therefore no reduction in the existing 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 3 agricultural fields, 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****J03 / Site 5 – Land between Palmerston Street and Barrow Hills Lane, Jacksdale**

Date: 16/12/14

Surveyed by: LF &amp; JC

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 very small proportion of the site boundary adjoins an existing property on Wagstaff Lane, and one dwelling on Barrows Hill Lane.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is well contained by Wagstaff Lane, Barrows Hill Lane, and Palmerston Street, together with mature hedgerows forming field boundaries which follow lines as illustrated on the 1835 Sanderson's map.</li> <li>• The majority of the site is not visually connected to the existing settlement of Jacksdale.</li> <li>• The land slopes down from the centre of the site to Selston in the north and towards Main Road in the south.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	4	<ul style="list-style-type: none"> <li>• Development of the site would extend beyond the existing urban area and result in a reduction in the gap between Jacksdale and Selston from approximately 500m to 300m.</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 5 agricultural fields and is open countryside in character in the north.</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 2****J03 / Site 6 – Land between Palmerston Street and Barrow Hills Lane, Jacksdale**

Date: 16/12/14

Surveyed by: LF &amp; JC

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 defined settlement.</li> <li>• Approximately 1/4 of the site boundaries adjoin the existing residential development at New Westwood (in Green Belt).</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is well contained by Barrows Hill Lane to the east, Main Road to the south, New Westwood to the west and by mature hedgerows in the north and northwest (shown on the 1835 Sanderson's map).</li> <li>• The site is visually connected to New Westwood, but not to the existing settlement of Jacksdale.</li> <li>• The land slopes down towards Main Road in the south.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	2	<ul style="list-style-type: none"> <li>• Development of the site would not extend beyond the existing urban edge at Wagstaff Lane and would not therefore reduce the gap between Jacksdale and Selston. However, development of the site would reduce the narrow gap between the urban development on Barrows Hill lane and New Westwood.</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 2 agricultural fields, along with 2 smaller parcels of grassland.</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 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.

**Assessment 2****J03 / Site 7 – Land between Palmerston Street and Barrow Hills Lane, Jacksdale**

Date: 16/12/14

Surveyed by: LF &amp; JC

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 boundaries do not adjoin an existing settlement.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is well contained by Barrows Hill Lane in the east, and by mature hedgerows which follow lines indicated on the 1835 Sanderson's map in the north, west and south.</li> <li>• The site is not visually connected to the existing settlement of Jacksdale.</li> <li>• The land slopes down towards Main Road in the south.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	2	<ul style="list-style-type: none"> <li>• The site is already developed with residential properties in the east. Development of the western part would reduce the narrow gap between this isolated group of dwellings and New Westwood.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	2	<ul style="list-style-type: none"> <li>• A significant amount of inappropriate development in the south of the area – approximately 17 properties on Barrows Hill Lane .</li> <li>• In addition to the above the site comprises a paddock and an area used as a small allotment</li> <li>• The site is predominantly 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 1****J04 – Land north of Wagstaff Lane and Laverick Road, Jacksdale**

Date: 16/12/14

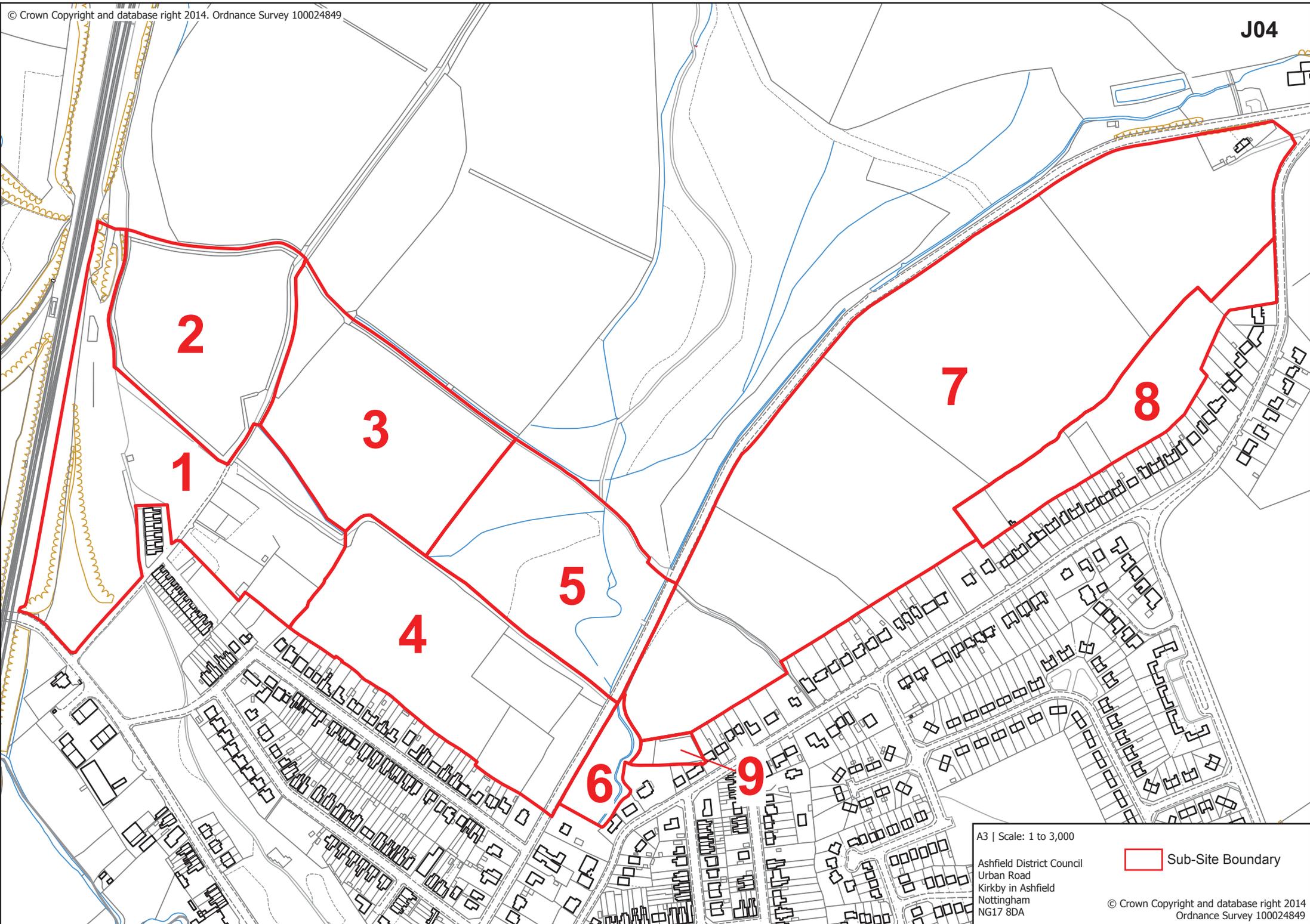
Surveyed by: LF &amp; JC

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>• Approximately ½ of the areas boundaries adjoin the existing settlement of Jacksdale to the south.</li> <li>• Development of this area would not ‘round off’ the existing settlement.</li> <li>• The area is well contained. Boundaries are formed by the existing settlement to the south, Wagstaff Lane and plantation to the north east, public footpath with hedgerow and plantation (in part) to the northwest, and railway line to the west.</li> <li>• Parts of the area are visually connected to the existing settlement.</li> <li>• The area has a varied topography.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	3	<ul style="list-style-type: none"> <li>• The majority of the area would not extend beyond the existing settlement boundary.</li> <li>• The existing gap between Jacksdale and Pinxton to the north is approximately 2km. Development would reduce the size of the gap by approximately 160m, therefore very limited reduction in the size of the gap.</li> <li>• The gap between Jacksdale and Selston to the north east is approximately 500m. Development would reduce the size of the gap by approximately 150m, therefore a significant reduction in the size of the gap (proportionally).</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• Limited inappropriate development – 2 residential properties and a residential curtilage (certificate of lawfulness of existing use approved 17/5/10).</li> <li>• In addition to the above the area comprises agricultural fields, plantation, woodland and paddocks.</li> <li>• The area 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 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>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.



A3 | Scale: 1 to 3,000  
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 Site Boundary  
 Green Belt Boundary



A3 | Scale: 1 to 3,000

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Nottingham  
NG17 8DA

 Sub-Site Boundary

**Assessment 2****J04 / Site 1 – Land north of Wagstaff Lane and Laverick Road, Jacksdale**

Date: 16/12/14

Surveyed by: LF &amp; JC

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>• 1 boundary (approximately 1/3 of the site) adjoins the existing settlement of Jacksdale to the south.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is well contained. Boundaries are formed by the existing settlement to the south, railway line to the west and the edge of the plantation (which is the site).</li> <li>• The majority of the site is not visually connected to the existing settlement.</li> <li>• The land slopes upwards away from the settlement.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• The site would not extend beyond the existing settlement boundary and therefore development would 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>• Site comprises plantation, woodland and paddocks.</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>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****J04 / Site 2 – Land north of Wagstaff Lane and Laverick Road, Jacksdale**

Date: 16/12/14

Surveyed by: LF &amp; JC

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 Jacksdale to the south.</li> <li>• Development of this area would not 'round off' the existing settlement.</li> <li>• The site is well contained. Boundaries are formed by plantation to the south, east and west, and a mature hedgerow to the north.</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The land slopes upwards from south to north.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• The existing gap between Jacksdale and Pinxton to the north is approximately 2km. Development would reduce the size of the gap by approximately 160m, therefore very limited reduction in the size of 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 an agricultural field.</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****J04 / Site 3 – Land north of Wagstaff Lane and Laverick Road, Jacksdale**

Date: 16/12/14

Surveyed by: LF &amp; JC

Purpose / Impact	Score (1 – 5)	<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 the existing settlement of Jacksdale to the south.</li> <li>• Development of this area would not 'round off' the existing settlement.</li> <li>• The site is well contained. Boundaries are formed by plantation to the south east, southwest and northwest and hedgerow to the north east.</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The land slopes gently upwards, south to north.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• The site would not extend beyond the existing settlement boundary and therefore development would 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 agricultural field and a small part of a larger plantation.</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****J04 / Site 4 – Land north of Wagstaff Lane and Laverick Road, Jacksdale**

Date: 16/12/14

Surveyed by: LF &amp; JC

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 of Jacksdale to the south.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is well contained. Boundaries are formed by the existing settlement to the south west, Wagstaff Lane to the south east, plantation, hedgerow (shown on the 1835 Sanderson's map) and public footpath to the north east, and woodland to the northwest.</li> <li>• The site is visually connected to the existing settlement.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• The area would not extend beyond the existing settlement boundary and therefore development would 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 area comprises an agricultural field and paddocks.</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>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****J04 / Site 5 – Land north of Wagstaff Lane and Laverick Road, Jacksdale**

Date: 16/12/14

Surveyed by: LF &amp; JC

Purpose / Impact	Score (1 – 5)	<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 the existing settlement of Jacksdale to the south.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is well contained. Boundaries are formed by Wagstaff Lane to the south east, plantation to the north east, hedgerow (shown on the 1835 Sanderson's map) and public footpath to the south west.</li> <li>• The site is not visually connected to the existing settlement.</li> <li>• The land slopes upwards from south to north.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• The site would not extend beyond the existing settlement boundary and therefore development would 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 plantation.</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****J04 / Site 6 – Land north of Wagstaff Lane and Laverick Road, Jacksdale**

Date: 16/12/14

Surveyed by: LF &amp; JC

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 Jacksdale to the south and south east.</li> <li>• Development of this area would not 'round off' the existing settlement.</li> <li>• The area is well contained. Boundaries are formed by the existing settlement to the south and south east, Wagstaff Lane to the north east, and a water culvert to the north east.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land is relatively flat.</li> <li>• There is a difference in levels between the site and the existing urban area to the south east.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• The area would not extend beyond the existing settlement boundary and therefore development would 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 is a grass field.</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 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>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****J04 / Site 7 – Land north of Wagstaff Lane and Laverick Road, Jacksdale**

Date: 16/12/14

Surveyed by: LF &amp; JC

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 Jacksdale to the south east.</li> <li>• Development of this area would not ‘round off’ the existing settlement.</li> <li>• The area is well contained. Boundaries are formed by the existing settlement and hedgerow (boundary shown on the 1835 Sanderson’s map) to the south east, Wagstaff Lane and plantation to the north east, and a hedgerow (boundary shown on the 1835 Sanderson’s map) and public footpath to the south west.</li> <li>• The southern part of the site (approximately 1/3) is visually connected to the existing settlement.</li> <li>• The land slopes away from the edge of the settlement.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	3	<ul style="list-style-type: none"> <li>• The gap between Jacksdale and Selston to the north east is approximately 500m.</li> <li>• The majority of the site would not extend beyond the existing settlement boundary. However, where the site does extend beyond the settlement boundary, development would reduce the size of the gap by approximately 150m and result in a moderate reduction in the size of the gap (proportionally).</li> <li>• The perceived reduction would be greater as this site is open in character and visually prominent.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• Limited inappropriate development – 2 residential properties.</li> <li>• In addition to the above the site comprises agricultural fields.</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****J04 / Site 8 – Land north of Wagstaff Lane and Laverick Road, Jacksdale**

Date: 16/12/14

Surveyed by: LF &amp; JC

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 (approximately ½ of the site) adjoins the existing settlement of Jacksdale to the south east.</li> <li>• Development of this site would not ‘round off’ the existing settlement.</li> <li>• The site is contained by a hedgerow (boundary shown on the 1825 Sanderson’s Map) to the north east, north west and south west.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land slope down from existing urban area.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• The area would not extend beyond the existing settlement boundary and therefore development would 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 – residential curtilage (certificate of lawfulness of existing use approved 17/5/10).</li> <li>• In addition to the above the site comprises agricultural field and paddocks.</li> <li>• The area 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 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>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****J04 / Site 9 – Land north of Wagstaff Lane and Laverick Road, Jacksdale**

Date: 16/12/14

Surveyed by: LF &amp; JC

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 of Jacksdale to the south and east of the site.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is well contained by the existing settlement to the south and east and a water culvert to the west. The northern boundary is not well contained by a post a rail fence.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The land slopes upwards south west to north east.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• The site would not extend beyond the existing settlement boundary and therefore development would 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 – garden area with play equipment and football nets.</li> <li>• In addition to the above the area comprises agricultural field.</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 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>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****J05 – Land south west of Pye Hill Road and Main Road, Jacksdale**

Date: 17/12/14

Surveyed by: LF &amp; JC

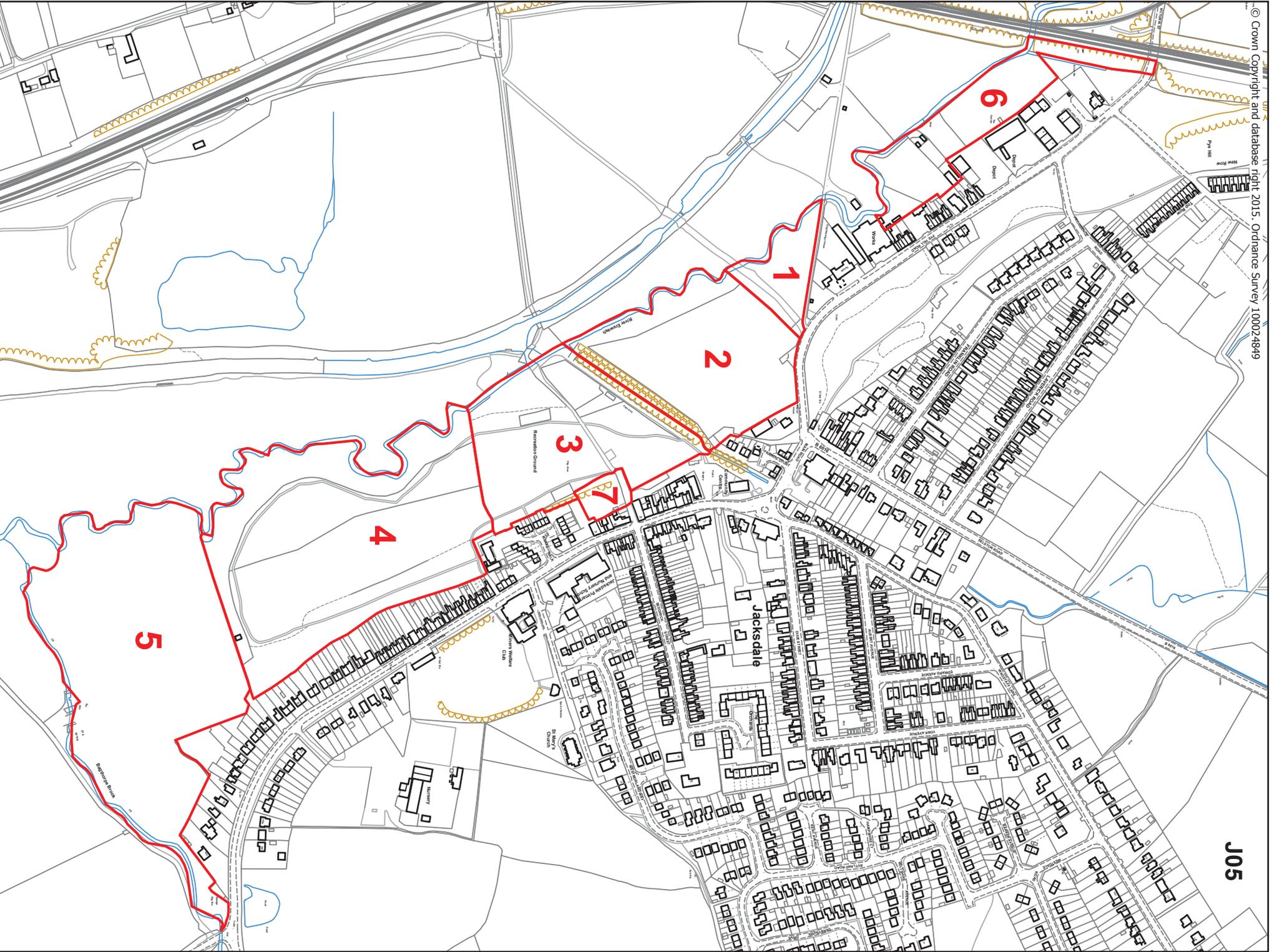
Purpose / Impact	Score (1 – 5)	Justification/Notes Based on Assessment Matrix and Assessment Criteria (Figures 1 and 2)
<b>Check the unrestricted sprawl of settlements</b>	2	<ul style="list-style-type: none"> <li>• Approximately ½ of the areas boundaries adjoin the existing settlement of Jacksdale to the north east.</li> <li>• Development of this area would not ‘round off’ the existing settlement.</li> <li>• The area is well contained. Boundaries are formed by the existing settlement to the north east, River Erewash to the west, railway line to the North West and mature hedgerow and trees (in part shown on the 1835 Sanderson’s map) to the south.</li> <li>• Parts of the area are visually connected to the existing settlement.</li> <li>• The majority of the area is flat.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	2	<ul style="list-style-type: none"> <li>• The vast majority of the area would not extend beyond the existing settlement boundary.</li> <li>• The existing gap between Jacksdale and Ironville to the west is approximately 200 metres. Development would reduce the size of the gap by approximately 20m, therefore very limited reduction in the size of the gap.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• Limited inappropriate development – corrugated steel garage/storage shed and a steel container.</li> <li>• The area comprises fields, scrub land, paddocks, recreation ground, play area/equipment, skate park, woodland and a nature reserve.</li> <li>• The area is predominantly open countryside in character, with a small element having urban fringe characteristics - recreation ground, including skate park and play equipment.</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>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.



A3 | Scale: 1 to 3,500  
Ashfield District Council  
Urban Road  
Kirkby in Ashfield  
Nottingham  
NG17 8DA

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Ordnance Survey 100024849

Site Boundary  
Green Belt Boundary



Scale: 1 to 3,500

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

 Sub-Site Boundary

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Ordnance Survey 100024849

**Assessment 2****J05 / Site 1 – Land south west of Pye Hill Road and Main Road, Jacksdale**

Date: 17/12/14

Surveyed by: LF &amp; JC

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 (approximately 1/3 of the site) adjoins the existing settlement of Jacksdale to the north east.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is well contained by the existing settlement and unmade access track to the north, River Erewash to the south west. The site is not well contained to the south east - boundary formed by a post and rail fence with hedgerow (not shown on the 1835 Sanderson's Map).</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The site is undulating.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• The site would not extend beyond the existing settlement boundary and therefore development would 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 – steel container.</li> <li>• The site comprises scrub land and an unmade access track.</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****J05 / Site 2 – Land south west of Pye Hill Road and Main Road, Jacksdale**

Date: 17/12/14

Surveyed by: LF &amp; JC

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 Jacksdale to the north east.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is well contained. Boundaries are formed by the existing settlement and Pye Hill Road to the north east, River Erewash to the south west, disused railway embankment to the south east (boundary shown on the 1835 Sanderson's map). The north western boundary is less well contained by a post and rail fence with hedgerow (boundary not shown on the 1835 Sanderson's Map).</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The site is undulating.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• The site would not extend beyond the existing settlement boundary and therefore development would 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.</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>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****J05 / Site 3 – Land south west of Pye Hill Road and Main Road, Jacksdale**

Date: 17/12/14

Surveyed by: LF &amp; JC

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 Jacksdale to the east.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is well contained. Boundaries are formed by the existing settlement to the north east, a raised disused railway embankment (boundary shown on the 1835 Sandersons map) to the south east, River Erewash to the south west, and woodland to the south.</li> <li>• Parts of the site are visually connected to the existing settlement.</li> <li>• The site is undulating.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• The site would not extend beyond the existing settlement boundary and therefore development would 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 a paddock, woodland, recreation ground – including skate park, play equipment and picnic benches.</li> <li>• The area is predominantly open countryside in character, with a small element having urban fringe characteristics - recreation ground, including skate park and play equipment.</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****J05 / Site 4 – Land south west of Pye Hill Road and Main Road, Jacksdale**

Date: 17/12/14

Surveyed by: LF &amp; JC

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 Jacksdale to the east.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is well contained. Boundaries are formed by the existing settlement to the east, trees to the north and south (edge of woodland on the site) and the River Erewash to the west.</li> <li>• The site is not visually connected to the existing settlement due to the woodland on site.</li> <li>• The site is undulating.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• The site would not extend beyond the existing settlement boundary and therefore development would 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 woodland and open grass land which form part of the Jacksdale Local Nature Reserve.</li> <li>• The area 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>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****J05 / Site 5 – Land south west of Pye Hill Road and Main Road, Jacksdale**

Date: 17/12/14

Surveyed by: LF &amp; JC

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 Jacksdale to the north east.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is well contained. Boundaries are formed by the existing settlement to the north east, trees to the north (edge of woodland on site 4), River Erewash to the west and Bagthorpe Brook to the south.</li> <li>• The site is visually connected to the existing settlement.</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>• The site would not extend beyond the existing settlement boundary and therefore development would 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 stables.</li> <li>• The area 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>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****J05 / Site 6 – Land south west of Pye Hill Road and Main Road, Jacksdale**

Date: 17/12/14

Surveyed by: LF &amp; JC

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 ½ of the sites boundaries adjoin the existing settlement of Jacksdale to the east.</li> <li>• Development of this site would not ‘round off’ the existing settlement.</li> <li>• The site is well contained. Boundaries are formed by the existing settlement to the east, railway line to the northwest, and the River Erewash to the west and south west.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The site is predominantly flat.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	2	<ul style="list-style-type: none"> <li>• The vast majority of the area would not extend beyond the existing settlement boundary.</li> <li>• The existing gap between Jacksdale and Ironville to the west is approximately 200 metres. Development would reduce the size of the gap by approximately 20m, therefore very limited reduction in the size of the gap.</li> </ul>
<b>Assist in safeguarding countryside from encroachment</b>	4	<ul style="list-style-type: none"> <li>• Limited inappropriate development – corrugated steel garage/storage shed.</li> <li>• The area comprises scrub land, paddocks and railway embankment.</li> <li>• The area 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>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****J05 / Site 7 – Land south west of Pye Hill Road and Main Road, Jacksdale**

Date: 17/12/14

Surveyed by: LF &amp; JC

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 of Jacksdale to the east and south.</li> <li>• Development of this site would not 'round off' the existing settlement.</li> <li>• The site is not well contained.</li> <li>• The site is visually connected to the existing settlement.</li> <li>• The site is raised embankment.</li> </ul>
<b>Prevent neighbouring settlements from merging into one another</b>	1	<ul style="list-style-type: none"> <li>• The site would not extend beyond the existing settlement boundary and therefore development would 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 a former railway embankment that is now overgrown.</li> <li>• The area is surrounded by urban fringe uses - recreation ground, including skate park and play equipment and therefore is more urban fringe in character than open countryside.</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.