

Chapter 3: The Mid-Nottinghamshire Farmlands Regional Character Area



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Mid-Nottinghamshire Farmlands

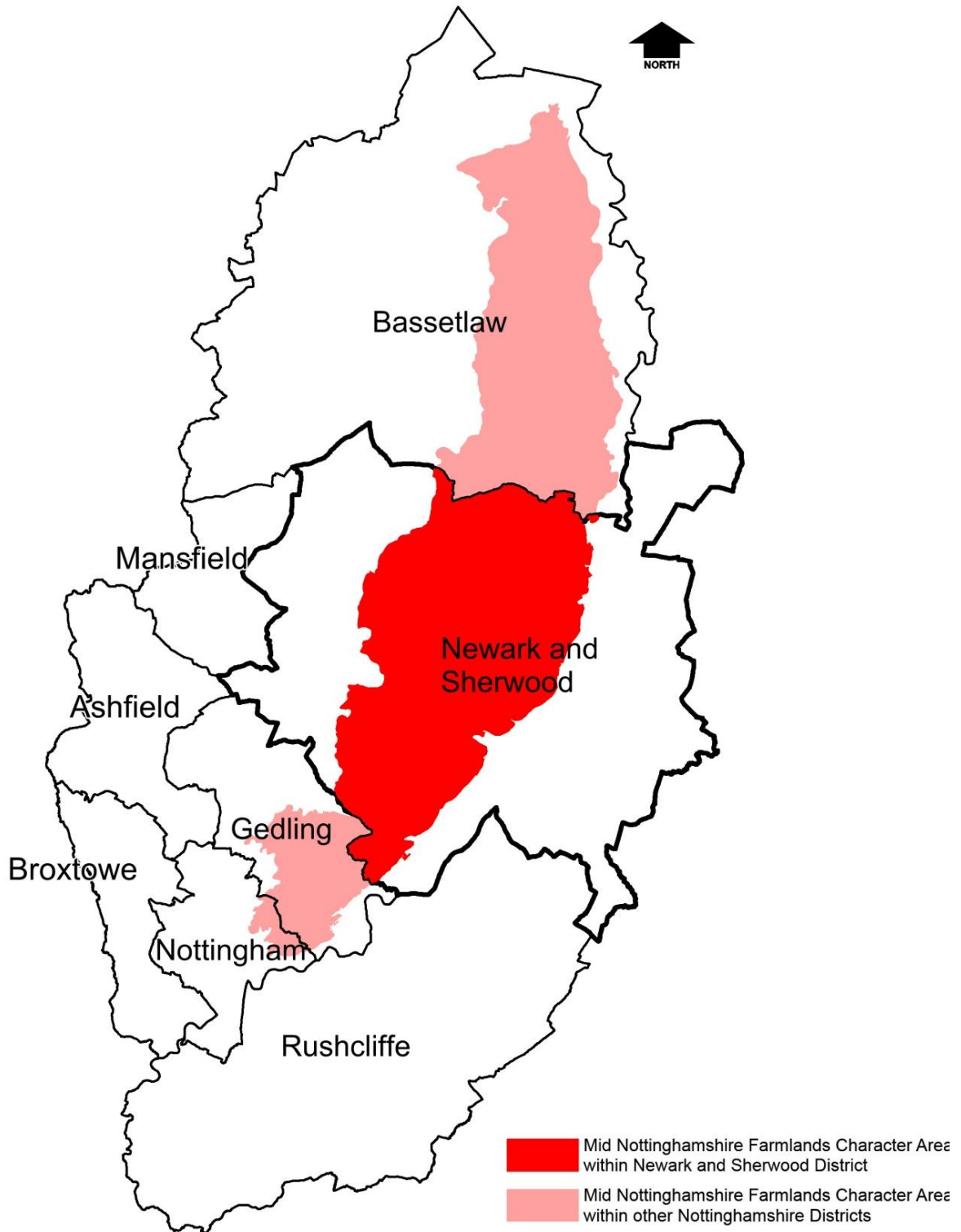


Figure 3.1 Mid Nottinghamshire Farmlands Character Area within Nottinghamshire and Newark and Sherwood District

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

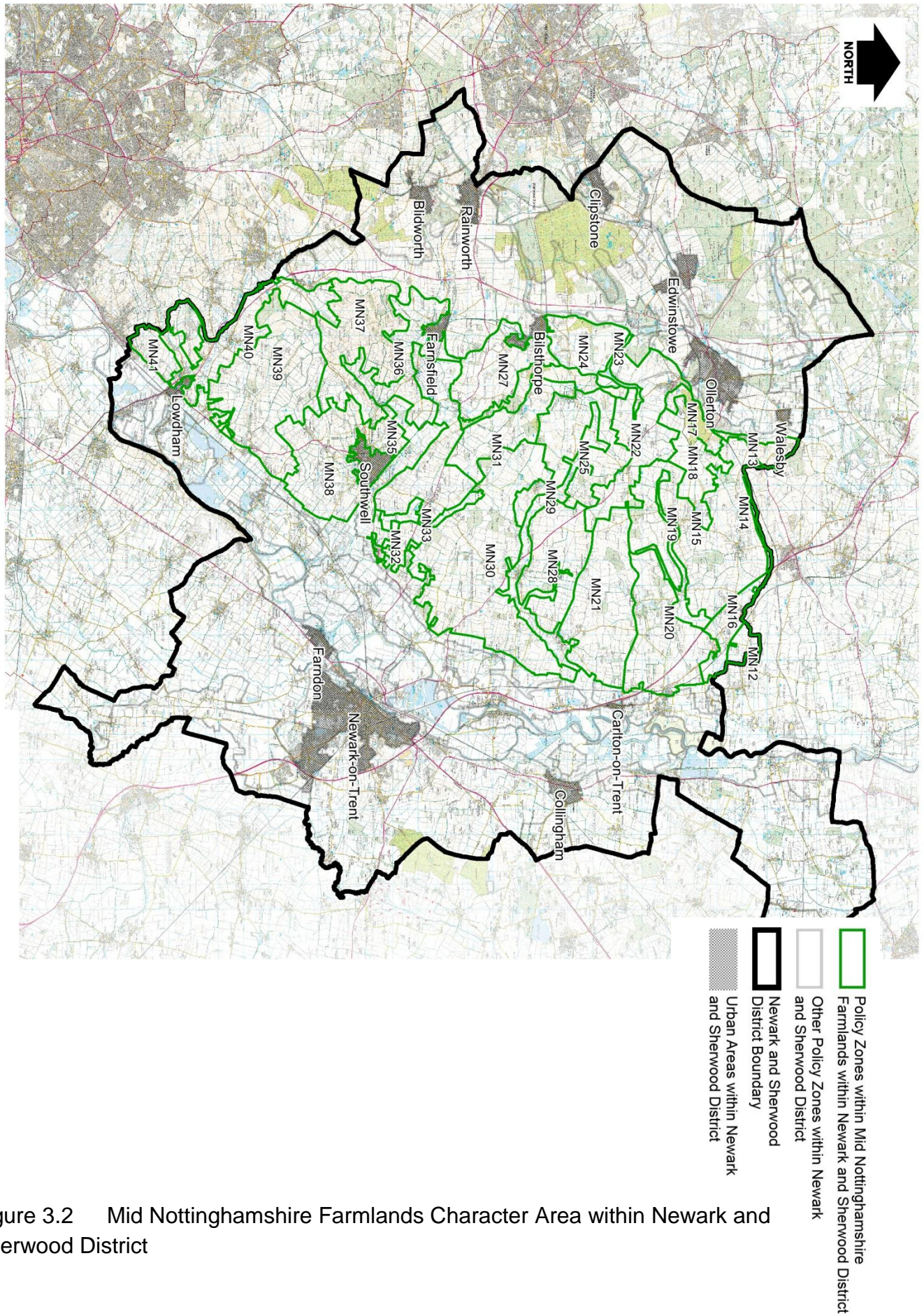


Figure 3.2 Mid Nottinghamshire Farmlands Character Area within Newark and Sherwood District

3.1 Physical and Human Influences

3.1.1 Introduction

The Mid-Nottinghamshire Farmlands forms a discrete area within Nottinghamshire, extending in a broad band from the edge of Nottingham north to the Idle Lowlands. It is bounded to the west by the Sherwood region and to the east by the lowlands of the Trent Washlands. Small nucleated villages, isolated farmsteads and quiet country lanes are important components of the region's character, along with undulating landform, hedged fields and woodland. These features, and the fact that the area is dominated by agriculture, ensure that the region has a traditional rural character. This is reflected in the pattern of settlement and enclosure.

The extent of Mid-Nottinghamshire Farmlands county character area within Newark and Sherwood is shown on Figure 3.1

3.1.2 The Shape of the Land

The Mid-Nottinghamshire Farmlands is closely associated with a broad belt of Triassic rocks that run northwards through the length of the Newark and Sherwood District to Bassetlaw and beyond. These rocks comprise two formations: Waterstones, consisting of thinly bedded sandstones and siltstones separated by layers of mudstone, and the Mercia Mudstone (formerly known as the Keuper Marl) comprising a great thickness of stratified reddish mudstones with occasional bands of hard sandstone, known locally as "skerry". Both formations are overlain by alluvial and fluvio-glacial drift in the Idle Lowlands, which borders the region to the north and north-west. This covering of drift also extends along the Trent Valley to the east.

Like the rock formations above and below it, the Mercia Mudstone gives rise to a low rolling escarpment that slopes gently eastwards in general conformity with the underlying bedrock. A well-marked scarp slope overlooks the Sherwood Sandstone along the western edge of the outcrop. The Waterstones form the lower, and on the whole gentler, portion of this slope, while the upper, and often much steeper, slope is composed of Mercia Mudstone, with its more resistant skerry bands. These bands, where they are well-developed, give rise to a much more varied and undulating topography as well as giving added prominence to the scarp slope.

Owing to the impervious nature of the underlying mudstones, the escarpment has become heavily dissected by numerous streams, each occupying a well-defined valley, many of which are floored by alluvium. To the north of the district an increasing number of streams have cut through the Mercia Mudstone to expose the underlying Waterstones. The various becks and streams occupy shallower valleys, than those south of the district.

3.1.3 Soils

Dark brown stony clay loam or clay soils cover most of the region's land surface. Dark reddish brown sandy silt loam and clay loam soils occur on the lower beds of the Mercia Mudstone group to the west. Dark brown clay loam and silty clay loam soils are found on gentler slopes in the east, where the mudstone is overlain by thin fine loamy or fine silty drift. Tongues of reddish/greyish river alluvium are found in the beck valleys. Stony soils can be found where the skerries come close to the surface.

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3.1.4 Landscape History

Little can be said about the early history of the landscape of the Mid-Nottinghamshire Farmlands. The clay soils of the Mercia Mudstones are not on the whole sympathetic to the production of cropmarks, the results of differential crop growth over buried ditches, pits and other features which have revolutionised our understanding of the prehistoric and Roman periods in other regions such as the Trent Washlands and Sherwood. The rural character and remoteness of much of this region has also contributed to a lack of study and survey. In consequence, the archaeology of the Mid-Nottinghamshire Farmlands depends almost entirely upon objects recovered from the surface of ploughed fields and earthworks, which have to be interpreted against the wider background of landscape history deduced from evidence elsewhere.

For a more detailed analysis of the Mid Nottinghamshire Farmlands history refer to Appendix R.

3.2 Landscape Evolution and Change

3.2.1 Introduction

This section examines the main forces that have brought about change and evolution within the Mid-Nottinghamshire Farmlands over recent decades. It does this by discussing how the current structure and pattern of land use has developed, paying particular regard to agriculture, woodland, transport, industrial/residential development and mineral extraction. It also considers the trends and pressures that may produce landscape change in the future.

3.2.2 Agriculture



The economy of the region is dominated by agriculture with most farmland being of medium agricultural quality. Pockets of higher quality land occur to the west and east of the region on loamy drift and in the alluvial valley bottoms.

A large proportion of the farmland in the region is under arable rotation. Wheat is by far the most frequent crop, with barley a close second. The local climate and the nature of the soil mean that autumn sown crops are usually a more feasible option than those sown in spring. Peas and root crops such as sugar beet and potatoes are grown as part of rotations on the lighter, higher quality agricultural land.

The main change in agricultural practice since the Second World War has been the swing from a mixed agricultural economy to one dominated by arable farming, with an associated increase in holding size. The scale of permanent pasture has vastly reduced since 1939. The majority of pastures are now found south of the district and elsewhere along watercourses and settlement edges. Traditionally cattle farming was widespread and in the 1930s strong corridors of pasture flanked most of the beck valleys. The character of these features has changed with significant areas now used for cropping. A change in grassland management has also occurred, present day management being more intensive and often involving two or more annual silage crops compared to the un-intensive hay crop taken 50 years ago.

Wheat has remained constant as the dominant arable crop since the 1930s. Oats, once a frequent component of arable rotations in the region, have become much less common, and superseded in importance by barley. Root crops, then as now, play a small role as break crops. Clover was widely planted as a break crop in the 1930s, being second only to wheat in terms of arable area. Clover crops are now uncommon with oilseed rape and field beans taking their place.

Horticulture has a similar distribution now to that of the 1930s, although it is much reduced in area. Small areas of horticulture are scattered through the region, occupying a small

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percentage of the total farmed area. A major change in the rural economy has been associated with the dramatic decrease in the area of orchard land. Remnant orchards are, however, a feature of many of the smaller village settlements and are suggestive of their past importance to the local land-based economy.

3.2.3 Woodland/Tree Cover



The Mid-Nottinghamshire Farmlands is a relatively well-wooded landscape containing many deciduous woodlands and a high proportion of the County's ancient semi-natural woodland. At the beginning of the present millennium the region was the most wooded part of Nottinghamshire despite the presence of Sherwood Forest to the west. However, in more recent times large-scale planting in Sherwood has meant that the area has been overtaken in terms of the proportion of woodland that it contains. Small and medium woodlands are scattered throughout although in the north and east, woodlands are less common.

Deciduous woodland is the dominant woodland type across the region and includes a relatively high number of ancient semi-natural woodlands. These vary in size from the small, linear woods along the valleys to the large blocks of woodland like Wellow Park, which is 130 ha in extent. Ash, field maple, hazel, oak, hawthorn and wych elm are typical deciduous woodland species.

Between 1920 and the present day there has been a slight but perceptible change in the nature of woodland cover in the region. Agricultural intensification has led to a number of established woodlands being cleared or reduced in size. However, many new woodlands have been planted, often small ones of less than one hectare. The end result is that since the 1920s there has been an overall increase in the hectare-age of woodland in the region but a decrease in the area of ancient semi-natural woodland.

Dutch elm disease had a major impact upon the landscape during the period 1960-1980, leading to the loss of virtually all hedge and roadside elms. Despite this loss hedgerow trees still form an important component of the region's tree cover, with ash, oak and willow the dominant species.

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3.2.4 Transportation

A small number of main roads affect the region, crossing the area in a north-west to south-east direction such as the A616 and A617. These are linked to the rural settlements by a comprehensive network of country lanes. A short section of the A1, west of Carlton-on-Trent and south of Tuxford, is the only trunk road within the area. Running parallel to the A1 is the main London railway line.

3.2.5 Urban and Industrial Development

The Mid-Nottinghamshire Farmlands is a sparsely populated region, the settlement pattern is formed by numerous small nucleated villages and isolated farmsteads. Large-scale new development has been relatively well controlled so that the region's rural character, and the historic settlement pattern of small red brick villages, is still intact.

The Mid-Nottinghamshire Farmlands span the central part of the District with the settlement of Southwell at its heart. Southwell is classified as a 'Service Centre within the Local Development Framework's Settlement Hierarchy and provides a range of local facilities acting as a focus for service provision to a large local population and rural hinterland. The smaller Principal Villages of Bilsthorpe, Farnsfield and Lowdham offer a good range of day to day facilities and act as a secondary focus for service provision.

In order to help secure and support the roles of these settlements, and to encourage regeneration in Bilsthorpe they have been identified as the locations for future growth through the Local Development Framework. To facilitate this growth a series of site allocations have been made for a range of uses including residential, employment and retail.

Whilst they may not be the focus for significant levels of growth it is clear that economic and social factors will continue to exert pressure on rural areas of the District and it is likely that the demand for rural housing will continue to grow, driven by the increasing number of people who want to live in a rural location. The refurbishment and conversion of old farm buildings to high quality residential dwellings is now widespread. If the trend continues there may be further consequences for the future pattern and character of the rural landscape.

Employment development will be directed toward the built-up areas of the District and only acceptable in the open countryside where the need for a rural location and the contribution towards rural employment can be demonstrated. The conversion of existing buildings in rural locations to beneficial uses, diversification of rural businesses where this contributes to the local economy and tourism development / accommodation which meets identified needs are also provided support in local planning policy.

Continued uncertainty in the agricultural sector and declining incomes will ensure that rural tourism and farm diversification play an increasing role in the economy of the area. This is likely to result in the conversion of existing agricultural buildings, and in some cases demands for new built development.

3.2.6 Energy

The power generating industry warrants separate consideration due to its enormous impact on the landscape of the region. There are two functioning coal-fired power stations located in the neighbouring **Trent Washlands**, Cottam, and West Burton to the east. The power stations and associated web of high voltage power lines, of which 4 cross this character area,

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constitute the most dominant and visually intrusive landscape features within and out-with the **Mid-Nottinghamshire Farmlands**.

3.2.7 Renewable Energy

The United Kingdom is legally bound to meeting challenging targets for the generation of energy from renewable sources (15% by 2020) and the reduction of greenhouse gas emissions (to 34% below 1990 levels by 2020 and 80% by 2050). A framework of national policy, reflecting the need to increase the supply and usage of energy from low-carbon sources and to ensure that adverse impacts are satisfactorily addressed, has been put in place to help deliver these aims. Significantly, this carries the expectation that applications be approved, unless material considerations indicate otherwise, if their impacts (such as that on the landscape) are (or can be made) acceptable. Core Policy 10 'Climate Change' of the Core Strategy and Policy DM4 'Renewable and Low Carbon Energy Generation' in the Allocations & Development Management Development Plan Document's set out local planning policy on this issue.

Given this policy context there are likely to be future applications for renewable energy developments, such as wind-farms, in the Mid-Nottinghamshire Farmlands area. For instance a Wind Farm of five turbines with a height to tip of 103.5m and a rotor diameter of 80m has been granted planning for a 25 year operational period on land at Stonish Hill and the former Bilsthorpe colliery, near the village of Eakring. Such structures have the potential to change the landscape character, with the power generation industry continuing, therefore, to be a dominant feature of the region.

3.2.8 Minerals: sand and gravel

Industrial development and mineral extraction are closely linked within the region as a whole, with most activity confined to the area south of the A1.

Clay quarrying and associated brickworks form the most important industrial activity with Nottinghamshire supporting a locally significant brick manufacturing industry. Kirton is the largest active clay pit in Nottinghamshire with a permitted area of 80 hectares, which will eventually be partially landfilled and restored to agricultural use. Kirton clay pit provides both red-firing and cream-firing clays, the former accounting for about 90% of demand. Reserves of cream clay are located in the south east of the pit within a separate working area. Reserves of cream clay should be sufficient until at least 2030. It is estimated that red clay reserves will be exhausted by 2009. The pit is being progressively reclaimed back to agriculture by re-profiling the land.

Oil has been found in the carboniferous sandstone which underlies the Mercia Mudstone. Active fields in the region are to be found at Kirklington, and Egmanon. In landscape terms winning oil is not very obtrusive as the necessary landtake is small. The plant is minimal and is generally screened by low earth mounds and/ or trees. Following exploitation, land is restored to its former use. It is likely that further exploration for oil will take place in the area.

3.2.9 Tourism

Lying in the heart of the Mid-Nottinghamshire Farmlands is Southwell is a small country town which is well known for its large 12th Century Norman Minster. Set within a shallow bowl, the surrounding undulating landform, with woods and dumble streams, provides an attractive landscape setting for the town and the Minster whose towers are visible from the surrounding

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countryside. Refer to the 'Southwell Landscape Setting Study' (November 2012) for further information.

3.2.10 Climate Change

Research has identified trends and emerging patterns of global climate change. Within the UK, implications for climate change include:

- Global temperature increases of between 1.8 and 4 degrees centigrade above the 1990s levels by the end of the 21st Century, with UK increases anticipated at 2 to 3.5 degrees by 2080.
- Greater warming in the South and East of the UK, rather than the West and North.
- Increasing temperatures resulting in milder winters and high summer temperatures.
- An increase in sea levels by 26-86 cm, by 2080. Extreme high water incidences 10 to 20 times more frequent, increasing coastal flood risks.
- Changes in rainfall patterns, with wetter winters and drier summers. The greatest changes are anticipated for the South and East of the UK, where summer rainfall could reduce by 50%, and snowfall reduced by 60 – 80% by 2080. **(1)**

These changes have the potential to impact on all other drivers for change in the future. The issues of the most relevance to the landscape character of the **Mid Nottinghamshire Farmlands** include:

Built Development:

- Increased development on land away from locations such as river corridors and low lying areas that are at risk from flooding.
- Sustainable design and layout of new development to result in less use of water, energy and raw materials.

Infrastructure:

- Pressure for renewable energy infrastructure, such as wind turbines to reduce emissions.
- Demand for new riverine defence works in response to tidal surges and high waves.

Minerals and Waste:

- Reducing the amount of waste land filled and increasing the amount of waste recycled and composted.

Agricultural and Land Management:

- Increased risk of river flooding and loss of land as a result of rising sea levels and coastal erosion.
- Changing weather conditions leading to longer growing seasons and the ability to grow different types of crops.

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- The introduction of energy crops to provide an sustainable source of fuel.
- Gradual changes in flora and fauna in response to warmer, wetter conditions and more disturbed weather patterns.

Forestry and Woodland:

- Sustainability of woodland tree species may alter due to changes in climatic conditions.
- Lengthy period of drought and dry conditions may lead to an increased risk of upland forest fire.

Tourism and Recreation:

- Increased number of visitors to the countryside due to higher temperatures.

(1) www.defra.gov.uk/environment/climatechange/about/ukeffect

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3.3 Species List – Mid Nottinghamshire Farmlands

The following list includes native tree and shrub species that are commonly found within the **Mid-Nottinghamshire Farmlands** and are suitable for inclusion in planting schemes. These are important for determining the area's regional character. A range of native species may also be appropriate to particular locations or sites. In these cases professional advice should be sought.

All plant material should be of local provenance or at least of British origin. The document 'Using local stock for planting native trees and shrubs' - Forestry Commission - Practice Note August 1999 by George Herbert, Sam Samuel and Gordon Patterson; provides guidance in this respect. A list of suppliers is provided on the Flora Locale website – www.floralocale.org

TREES	Botanical name	Woodlands	Hedges	Hedgerow trees	Wet areas/ streamsides
Alder (Common)	<i>Alnus glutinosa</i>				■
Ash	<i>Fraxinus excelsior</i>	■	□	■	□
Aspen (Downy)	<i>Populus tremula</i>	□			
Cherry (Wild)	<i>Prunus avium</i>	□			
Crab Apple	<i>Malus sylvestris</i>	□	□	□	
Elm (English)	<i>Ulmus minor var. vulgaris</i>		□	□	
Elm (Wych)	<i>Ulmus glabra</i>	■	□		
Maple (Field)	<i>Acer campestre</i>	■	□	□	□
Oak (Common)	<i>Quercus robur</i>	■	□	■	□
Willow (Crack)	<i>Salix fragilis</i>	□		□	■
Willow (White)	<i>Salix alba</i>			□	■

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SHRUBS	<i>Botanical name</i>	Woodlands	Hedges	Hedgerow trees	Wet areas/ streamsides
Blackthorn	<i>Prunus spinosa</i>	■	■		□
Buckthorn	<i>Rhamnus cathartica</i>	□	□		
Dogwood (Common)	<i>Cornus sanguinea</i>	□	□		□
Gelder Rose	<i>Viburnum opulus</i>	□	□		□
Hawthorn	<i>Crataegus monogyna</i>	■	■		■
Hawthorn (Midland)	<i>Crataegus laevigata</i>	□	□		□
Hazel	<i>Corylus avellana</i>	■	□		
Holly	<i>Ilex aquifolium</i>	□	□		
Osier	<i>Salix viminalis</i>				□
Privet (Wild)	<i>Ligustrum vulgare</i>		□		
Rosa (Dog)	<i>Rosa canina</i>	□	■		□

■ Dominant species

□ Other species present

3.4 Visual Character of the Landscape

3.4.1 Introduction

The Mid-Nottinghamshire Farmlands is an area of undulating landscape with a distinctively rural, agricultural character. Arable farming is the predominant land use on the clay soils, where mixed farming prevails. The historical pattern of land use and settlement is influenced by the physical characteristics of the region, particularly its soils. It is also influenced by its geographical relationship with adjacent regions where different physical conditions occur. Many villages have been established along the margins of the Mercia Mudstone outcrop where a wider range of physical resources is accessible. A more limited range of resources has historically been available to the inhabitants of the central parts of the region, consequently a sparser settlement pattern is evident.

The region is relatively remote from major population centres and has a well-defined and largely undeveloped rural character. Industry is of little significance save for the occasional clay quarry and brick works. A number of main highways cross the area, but typically roads are narrow country lanes linking the scattered nucleated settlements. The villages are well integrated into the surrounding countryside with small-scale field patterns, unimproved pastures, species-rich hedgerows and remnant orchards forming common features along their edges.

A characteristic of the Mid-Nottinghamshire Farmlands is the strong sense of enclosure which exists over most of the region. Field patterns have remained largely intact although they have become somewhat eroded in the most intensively farmed areas, especially to the north and east. Ancient hedgerows are scattered throughout, hedgerow trees are usually ash and oak and have a localised importance in the landscape.

The landscape has a generally well-wooded character except over tracts of land to the far north and east. Woodlands tend to be mainly deciduous or mixed and are typically small to medium in size. A special feature of the area is the many ancient woodlands, often prominently sited on hilltops and rising ground. Scattered pockets of parkland add to this well-wooded character, along with the many tree-lined streams which drain the area from west to east.

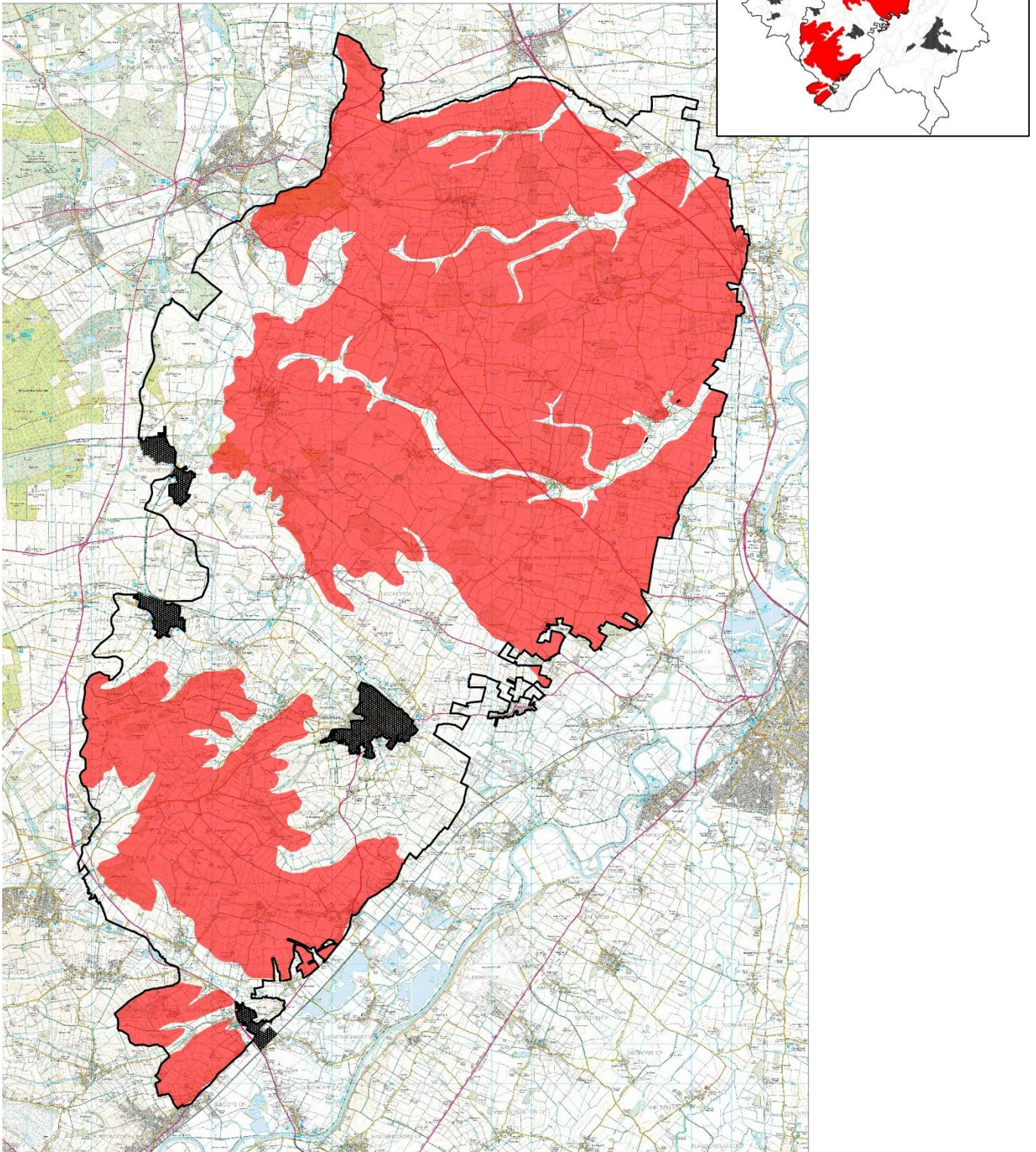
The **Mid-Nottinghamshire Farmlands** can be subdivided into six distinct landscape types of which four occur in Newark and Sherwood. These are:

- Village Farmlands with Ancient Woodlands
- Meadowlands
- Estate Farmlands with Plantations
- Village Farmlands

These have been classified generically which means that, theoretically, the landscape types could occur at any location within the country where there are similar physical resources and historical patterns of land use. In reality the landscape types possess a distinctively local character, because they share the broad characteristics of the regional character area, or represent a particular aspect of that character.

Mid- Nottinghamshire Farmlands: Village Farmlands with Ancient Woodlands

Figure 3.3 Location of Village Farmlands with Ancient Woodlands



Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands Village Farmlands with Ancient Woodlands



This is a varied undulating arable landscape characterised by remnant ancient woodlands and small rural villages. It has the following characteristic features:

- Varied undulating topography
- Ancient woodlands, often prominently sited on hill tops
- Well-defined pattern of hedged fields
- Streams defined by lines of trees and permanent pasture
- Traditional pattern of farms and small rural villages
- Red brick buildings with pantile roofs
- Quiet country lanes
- Small remnant orchards and permanent pastures around villages

Landscape description

The **Village Farmlands with Ancient Woodlands** has a distinctively well-wooded, enclosed rural character where arable cultivation is the dominant land use and settlements are typically nucleated villages of traditional style or isolated farmsteads.

Landform is often a distinctive feature, allowing middle distance views of wooded horizons over the gently undulating farmlands. The pattern of hedged fields and woodlands is the principal visual elements of the landscape and helps to define the character of the Wooded Farmlands. The woodlands are small to medium in size and are distributed throughout the area, particularly on hill tops and rising ground. Deciduous and mixed woodlands dominate. A special feature of the area is the large number of ancient woodlands, for example at Redgate, Wellow, and Cheveral Woods.

The field pattern is still intact and well-defined, although it has been eroded in places, leading, in some areas, to the feeling of enclosure giving way to a more open character. Hedges enclosing the large arable fields are generally intensively managed and therefore short and gappy. Hedges around the smaller, pasture fields tend to be less intensively managed and are often important visual features. Ancient hedgerows are scattered throughout, usually along roadsides, green lanes or close to ancient woodland sites. There is a variable

Newark and Sherwood Landscape Character Assessment

Mid Nottinghamshire Farmlands Village Farmlands with Ancient Woodlands

distribution of hedgerow trees, which can be dominant in some areas and more sparsely distributed in others. Ash and oak are the species most commonly found.

The pattern of arable farming is interspersed with areas of permanent pasture, but these are localised and generally associated with settlement or watercourses. Ridge and furrow fields are found occasionally. Streams traverse much of the area and are often lined with willow, ash, alder and hawthorn, giving them significance in the landscape. Some of the riparian willows are old pollards. The Beck, which runs from east of Eakring through Caunton and Norwell towards the River Trent, has a particularly strong riparian character afforded by the trees on its banks and the corridor of grassland running alongside.

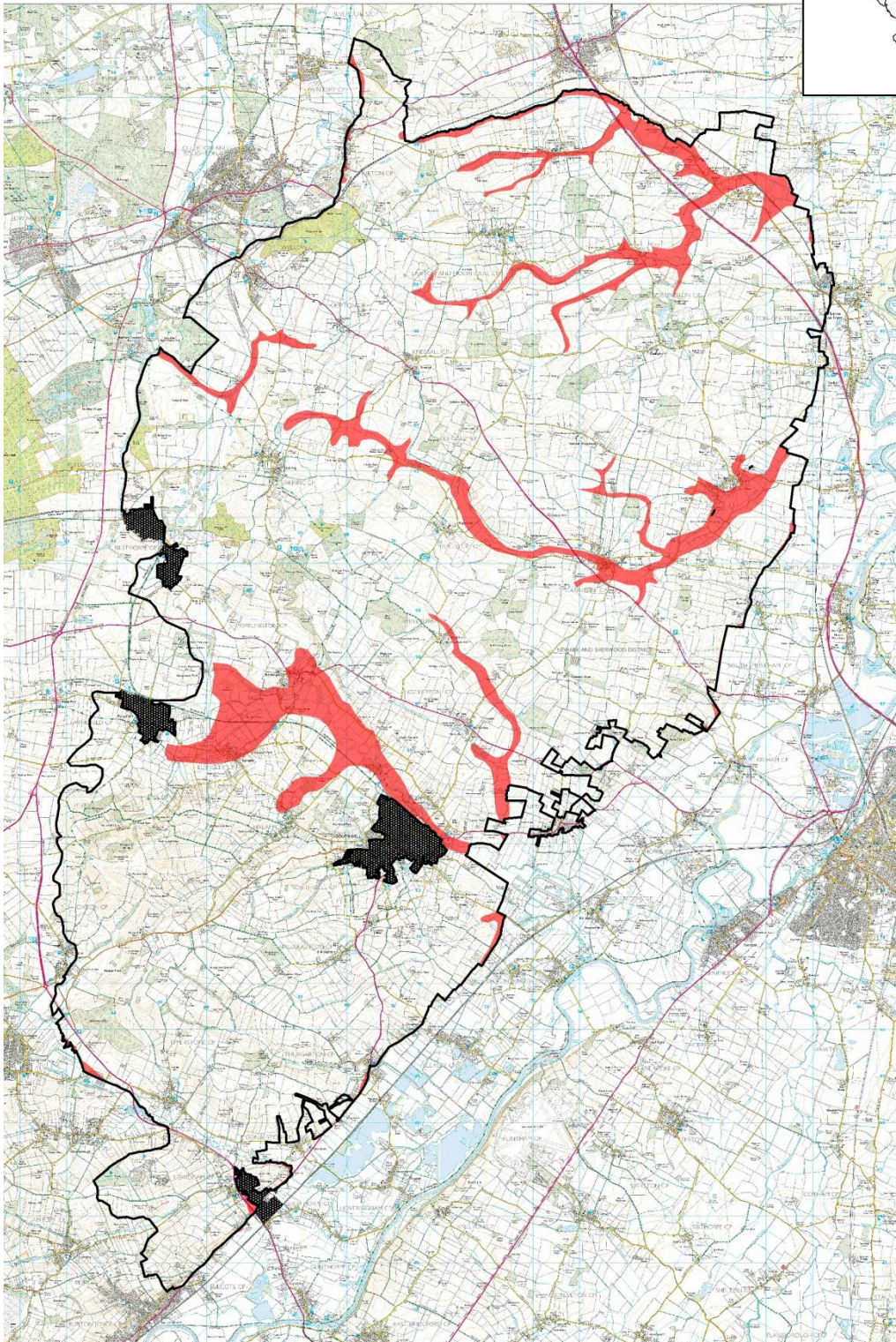
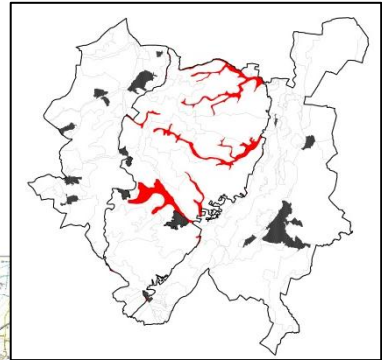
There are a number of special and historic landscape features found within the Wooded Farmlands, notably Laxton Open Field System. Here three large open fields, edged by grass sykes, are still farmed on the medieval strip farming system. Pockets of mature parkland also occur, adding to the well-wooded character. Winkburn is one of the most notable examples, where specimen trees in permanent pasture include oak, horse chestnut and lime. Clumps of trees and blocks of deciduous woodland add to the parkland feel.

The settlements of the Village Farmlands with Ancient Woodlands are nucleated red brick and pantile villages. These are small in size with predominantly traditional dwellings and only a limited amount of new build. Some settlements have remnant orchards associated with them, generally in permanent pasture fields. Isolated red brick and pantile farmsteads are also a feature throughout. The settlements are linked by a network of roads and rural lanes. The traditional settlements and country lanes add to the overall rural character of the landscape.

The Wooded Farmlands are a remote rural area that has been relatively unaffected by urban and industrial development. Probably most intrusive are the lines of pylons which dominate some areas. Industrial activity to the west in the **Sherwood** region and to the east in the **Trent Washlands** is sometimes visible in the distance.

Mid- Nottinghamshire Farmlands: Meadowlands

Figure 3.4 Location of Meadowlands within the
Mid Nottinghamshire Farmlands



Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands Meadowlands



This is a flat, low-lying river corridor landscapes characterised by permanent pasture and riparian trees. It has the following characteristic features.

- Flat, alluvial flood plains
- Sparsely settled with few buildings
- Permanent pasture and areas of mixed agriculture
- Small-scale, semi-irregular pattern of hedged fields
- Riparian trees and shrubs
- Tradition of willow pollarding
- Clumps of deciduous trees and small woods
- Ridge and furrow grassland

Landscape description

The Meadowlands are formed from the valleys of the Dover Beck and the Greet, which are located towards the south of the **Mid-Nottinghamshire Farmlands** region. The Dover Beck runs south of Oxton to the Trent, in a north-west to south-easterly direction bisecting the Village Farmlands. The Greet flows along the northern edge of the historic market town of Southwell.

The Meadowlands are distinctive riparian landscapes with an intimate, enclosed character and a strong sense of place enhanced by the high proportion of pasture and localised abundance of willow pollards. The Dover Beck has a broader alluvial flood plain than the Greet, achieving an average width of 0.5km with its flat valley floor bound on both sides by rolling clay topography. Permanent pastures are a characteristic feature of large areas of river corridor although arable farming and horticulture have encroached into the flood plain in some areas, creating less peaceful, less traditional waterside landscapes. Ridge and furrow grasslands are a feature in some areas.

The semi-irregular pattern of hedged fields is well-defined, consisting mainly of small to medium-sized fields. Hedges around permanent pasture fields are often tall and bushy whilst

Newark and Sherwood Landscape Character Assessment

Mid Nottinghamshire Farmlands Meadowlands

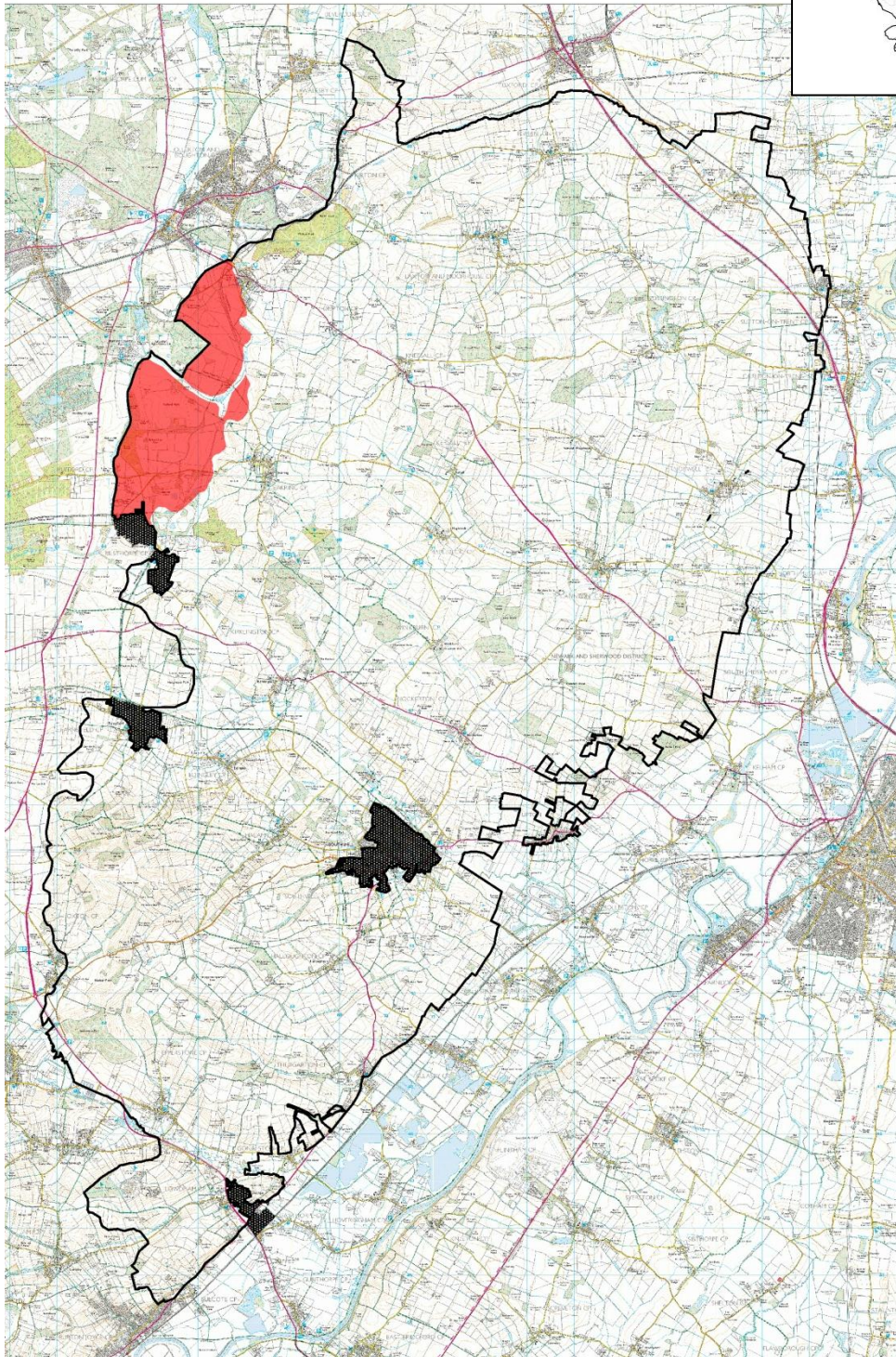
those enclosing the arable fields are lower and more regularly maintained. The hedgerows are a mix of older, species-rich hedgerows and more recent hawthorn hedges; the latter dominate.

Riparian trees are important features, many of them being pollarded crack willows, found particularly along the southerly reaches of the Dover Beck and some of the tributary ditches such as the Grimesmoor Dyke. Other riparian trees include ash, alder and hawthorn. Hedgerow tree cover is important on a localised basis; the principal species are ash and oak. Ash is the dominant species, but oak becomes more common in the north west of the Dover Beck valley. There are some ornamental trees associated with the villages, like the roadside horse chestnuts close to Gonalston. A number of small, mainly deciduous woods and clumps of trees are also scattered throughout.

The Meadowlands are a sparsely settled landscape with few buildings. Settlements are located to the margins of the valleys where traditionally there has been a reduced risk from flooding. The attractive red brick and pantile villages of Epperstone and Gonalston lie to the edge of the Dover Beck, reinforcing the rural character of that valley whilst the Greet has acted as a natural barrier to the northern expansion of Southwell.

Mid- Nottinghamshire Farmlands: Estate Farmlands with Plantations

Figure 3.5 Location of Estate Farmlands with
Plantations within the Mid Nottinghamshire Farmlands



Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands Estate Farmlands with plantations



A heavily wooded and sparsely settled landscape characterised by ornamental parklands, lakes and large fields framed by woodland edges. Only a small part of this landscape type lies within Newark and Sherwood District boundary, which is focussed around the Rufford Park Estate. It has the following characteristic features:

- Undulating landform
- Sparsely settled and largely inaccessible Views framed by woodland edges
- Extensive broad-leaved, mixed and coniferous woodlands
- Country houses set in ornamental parklands
- Narrow man-made lakes along river valleys
- Extensive areas of unenclosed heath
- Unfenced minor roads

Landscape description

The landscape has a unified and intact character composed of a number of landscape elements, including extensive coniferous and broad-leaved woodland, ornamental parklands with man-made lakes, commercially managed agricultural estatelands and an undulating landform.

The *Estate Farmlands with Plantations* have an undeveloped character with few roads and a very low resident population. The only built developments include a number of scattered farm buildings and lodge houses. The area has escaped the impact of the coal industry and other major forms of development and as a result, has a unified and intact character.

The *Estate Farmlands with Plantations* are situated on the geological base of Sherwood Sandstone. The underlying geology has an impact on landscape character marked by a heathy character throughout the area.

The strong heathy character of the sandstone is a major component of the landscape imparted by relatively extensive areas of grass and bracken heath and the widespread occurrence of acidic grassland, bracken, broom and gorse along woodland edges, rides and roadside verges. Grass and bracken heaths tend to be open in nature, although there is often encroachment from surrounding woodland by birch, oak and pine species. The open nature of

Newark and Sherwood Landscape Character Assessment

Mid Nottinghamshire Farmlands Estate Farmlands with plantations

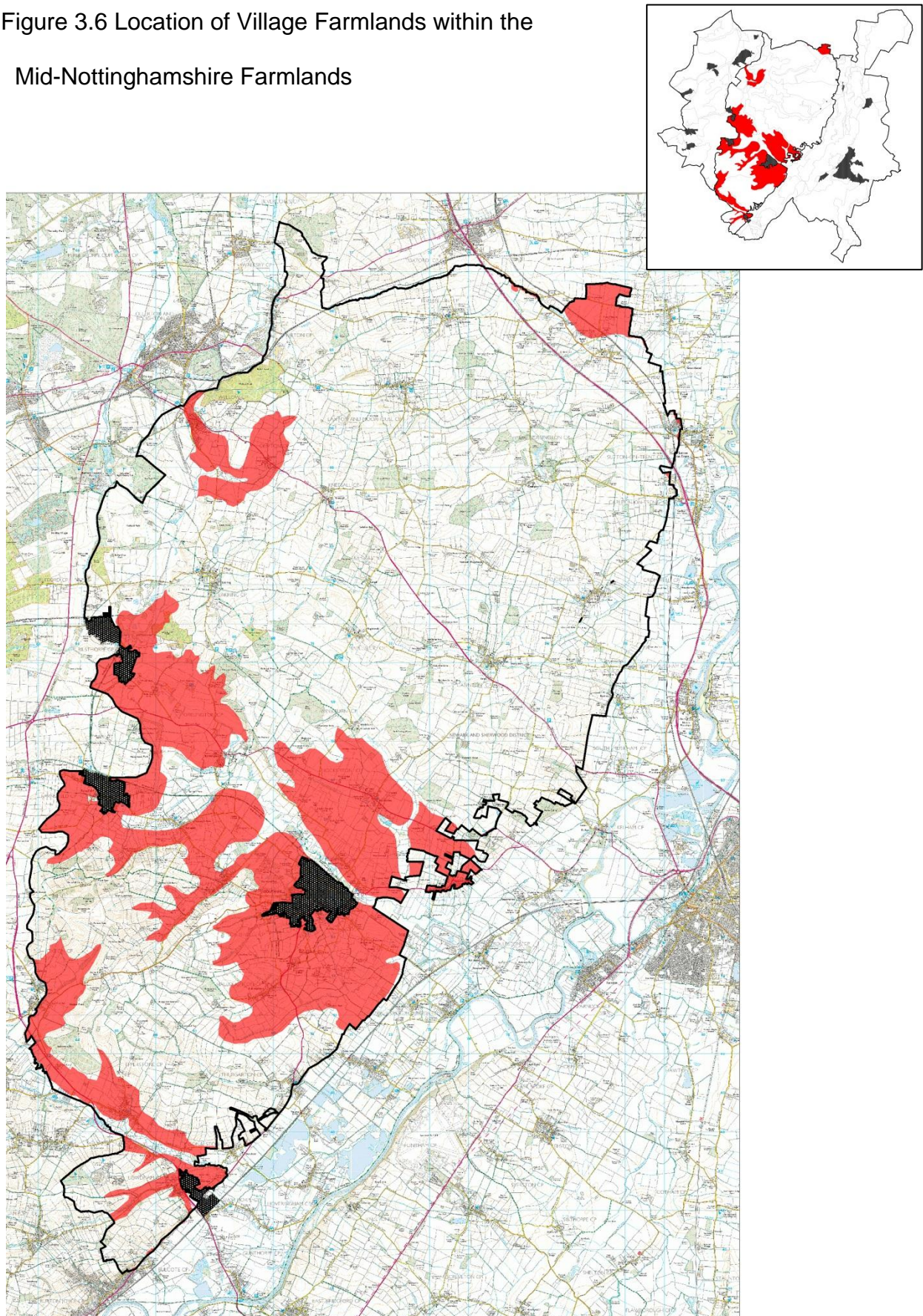
the heaths is reinforced by the unfenced character of minor roads in the area. Smaller areas of heath also occur as clearings within the more densely planted woodland. Heather-dominated heath is limited in extent.

Extensive coniferous and mixed species plantations form an important component of the landscape. These take the form of ornamental plantings and larger-scale infill plantations established in the 1920s and 1930s, which are mainly Corsican and Scots pine. Where broadleaved woodlands occur, these areas often have medium to large-scale arable fields defined by long sinuous and irregular broad-leaved woodland edges; views are generally of medium distance with frequent wooded skylines with a sense of wooded enclosure.

Most of the open areas are characterised by arable farming. Fields are generally defined by woodland edges although there are areas with enclosed rectilinear field patterns to be found locally. The rolling landform enhances the strong sense of wooded enclosure in these areas. Although pastoral landscapes are not widespread they are found locally.

Mid- Nottinghamshire Farmlands: Village Farmlands

Figure 3.6 Location of Village Farmlands within the
Mid-Nottinghamshire Farmlands



Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands Village Farmlands



This is a gently rolling agricultural landscape with a simple pattern of large arable fields and village settlements. It has the following characteristic features:

- Gently rolling topography
- Simple pattern of large arable fields
- Nucleated settlement pattern of villages and isolated farmsteads
- Small-scale pastoral landscapes and remnant orchards around settlements
- Lines of willow and other riparian trees along streams
- Open views to the Trent Valley, power stations and pylons

Landscape description

The Village Farmlands are dominated by a simple pattern of large arable fields and nucleated village settlement. Other key features include hedgerow trees, small woods and tree-lined streams.

The character of the Village Farmlands is almost completely dominated by arable farming. This is reflected by the pattern of large fields which are enclosed by low, intensively managed hedgerows. Despite intensive management the field pattern remains the most visually important feature in the landscape. Hedges are usually hawthorn but a few species-rich hedgerows do occur. Hedgerow trees are scattered ash and oak which have a localised significance.

Woodlands are small, usually deciduous and occur infrequently. Where they do occur they are of local importance. Perhaps more frequent are the becks that drain the area towards the Trent, examples of which are North Beck and Lee Beck. Where these are tree-lined they enjoy some prominence in otherwise open landscapes. Ash, willow and hawthorn are common becksides species.

Industrial influences are present in this landscape but are localised.

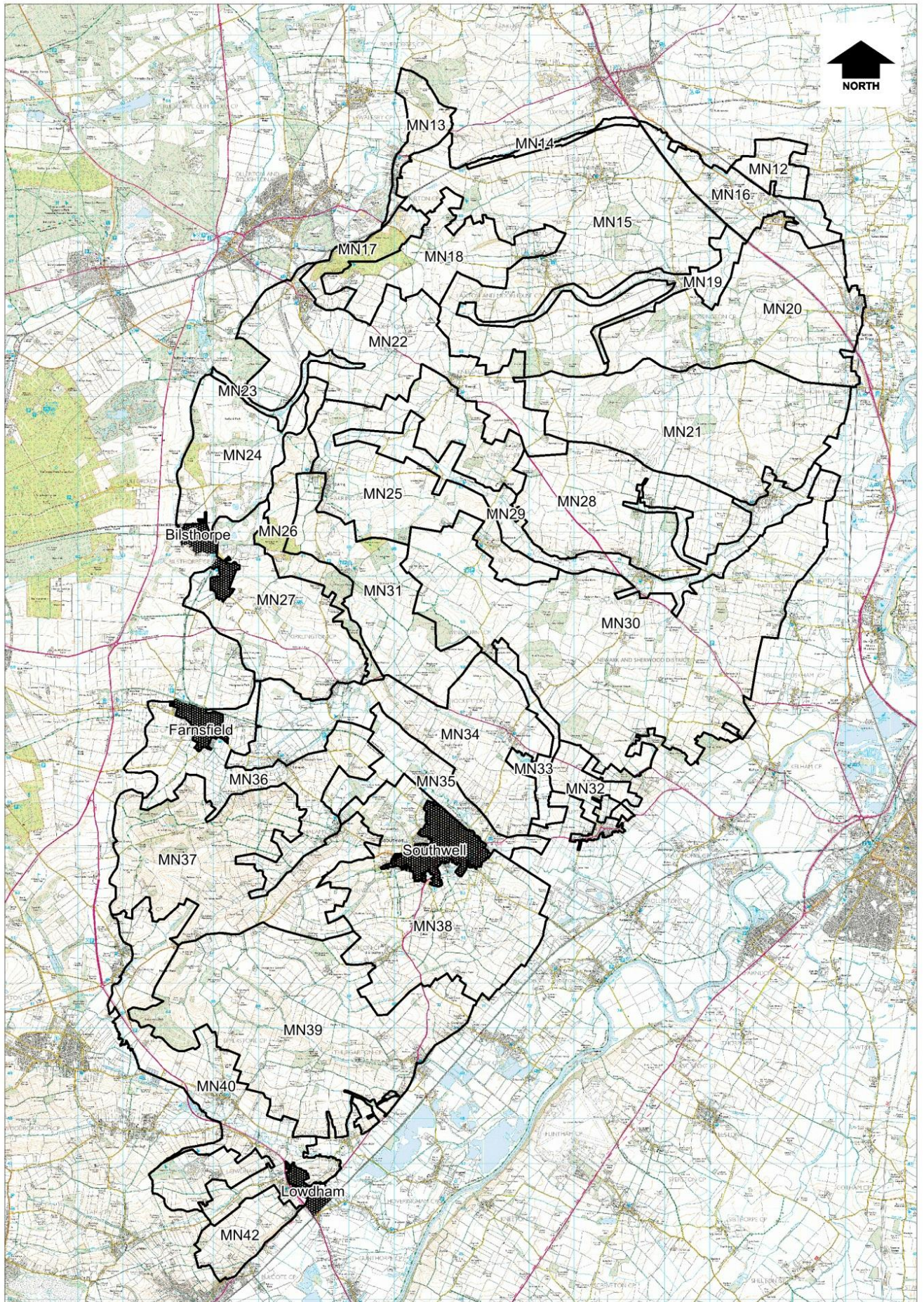


Figure 3.7 Policy Zones within the Mid Nottinghamshire Farmlands

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands Policy Zones

3.5 Landscape Policy Sheets

3.5.1 Policy Zones Contents Sheet

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**Mid Nottinghamshire Farmlands Policy Zone MN PZ 13: Kirton Village
Farmlands with Ancient Woodlands
Policy: Conserve**

The area is enclosed to the north by ancient mixed deciduous woodlands and plantations, and by the industrial settlement of Boughton to the south.

The landform is undulating, tending to lead down towards the south and the settlement of Kirton. Hanging Hill Plantation, Nickerbush Plantation and Bevercotes Park form the northern boundary to the area and run along the highest topographical point of the Policy Zone. This allows long distance views looking towards the south and west following the line of topography to the valley floor. Views are limited to some extent within the settlement of Kirton and along tracks and lanes around the vicinity of Kirton due to hedgerows, woodland and topography.

There are very few detracting features in the area, although pylons and power lines bisect the area from south-east to north-west which interrupt the views in these directions.

The majority of the area is composed of medium scale geometric field patterns. Some of the fields are larger scale with a more irregular field pattern, whilst there is some horseyculture present closer to the village of Kirton. Field boundaries tend to be generally well maintained species-rich hedgerows (Hawthorn, Ash, Field Maple, Ilex, Elder, Rubus), aside from the area of horseyculture where post and rail fencing is present.

There is a section of designated Mature Landscape Area occupying the north-east and south of Kirton village. Biological SINCs also exist in Collington Wood, Nickerbush Plantation and Hanging Hill Plantation. These woodlands generally have broadleaved margins with species such as Oak, Horse Chestnut and Birch. There are some areas of semi-natural scrub within irregularly shaped fields.

- 2/555 - Bevercotes Park 'A largely replanted ancient woodland site retaining locally a notable range of characteristic species'
- 5/2169 - Collinridge Wood 'An ancient woodland on a west facing slope'

The settlement of Kirton lies in a Conservation Area and is generally composed of vernacular red brick and pantile buildings to the historic core. There is some newer residential development to the periphery, although the use of vernacular materials is evident and they tend to respect the local character.

Threats to the landscape and potential drivers for change in the area include:

- Transition from pastoral to arable farming, with the potential fragmentation and/or loss of hedgerows, leading to loss of field pattern;
- Further development of Kirton, either infill or peripheral, would be likely to have a detrimental impact on the area.
- Forestry - whether lack of management, or over-management of the woodlands to the north, would be likely to have a negative impact.

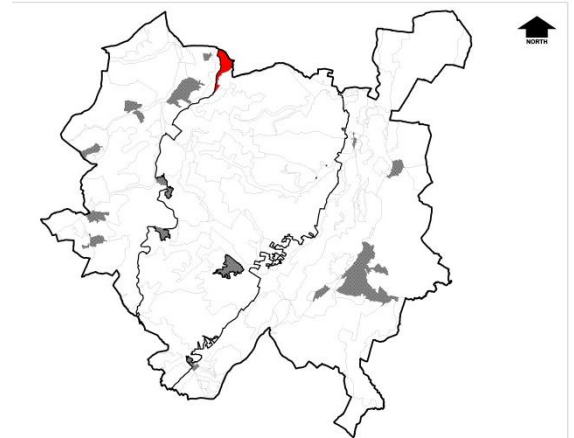
MN PZ 13 Kirton Village Farmlands with Ancient Woodlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Mid-Nottinghamshire Farmlands with Ancient Woodlands
Policy Zone: MN PZ 13
Landscape Character Parcel: MN33 & MN34



CHARACTERISTIC VISUAL FEATURES

- Gently undulating topography
- Vernacular settlement of Kirton
- Ancient mixed deciduous woodlands – Bevercotes Park and Collinridge Wood
- Deciduous mixed species Plantations – Nickerbush and Hanging Hill Plantations
- Intensive arable farming
- Improved permanent pasture adjacent to isolated farms
- Peripheral residential development infill to Kirton

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **very good**.

The area has a **unified** pattern of elements mainly woodland and arable fields; there are **few** detracting features with some pylons and pylon lines bisecting the area. Overall this gives a visually **strongly unified** area. Bevercotes Park (Ref 2/555) and Collinridge Wood (Ref 5/2169) are designated as Biological SINCS for their Ancient Woodland communities. In ecological terms the woodland provides a **strong** habitat for wildlife. Cultural integrity is **good** in that the field pattern is intact with mature species-rich hedgerows with outgrown hedgerow tree species and has not changed since Sanderson’s plan of 1835. Small amounts of new development to the periphery of

SUMMARY OF ANALYSIS

Condition Very Good

Pattern of Elements:	Unified
Detracting Features:	Few
Visual Unity:	Strongly Unified
Ecological Integrity:	Strong
Cultural Integrity:	Good

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

<p>Kirton are the only evident change.</p> <p>A visually strongly unified area with a very strong functional integrity gives a very good landscape condition.</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; border-right: 1px solid black;">Functional Integrity:</td> <td style="text-align: right;">Very Strong</td> </tr> </table>	Functional Integrity:	Very Strong																		
Functional Integrity:	Very Strong																				
Landscape Sensitivity	Sensitivity High																				
<p>The Landscape Sensitivity is defined as high.</p> <p>The components of the landscape are characteristic of the Mid-Nottinghamshire LCA. The time depth is historic (post 1600) giving a moderate sense of place overall.</p> <p>The landform is dominant with intermittent areas of woodland giving a generally high visibility of features within the Policy Zone. There are views out from the north towards the west of the site over Kirton.</p> <p>A moderate sense of place and high visibility leads to a high landscape sensitivity overall. Evidence of vernacular materials even in new residential developments enhances the sense of place locally.</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; border-right: 1px solid black;">Distinctiveness:</td> <td style="text-align: right;">Characteristic</td> </tr> <tr> <td style="border-right: 1px solid black;">Continuity:</td> <td style="text-align: right;">Historic</td> </tr> <tr> <td style="border-right: 1px solid black;">Sense of Place:</td> <td style="text-align: right;">Moderate</td> </tr> <tr> <td style="border-right: 1px solid black;">Landform:</td> <td style="text-align: right;">Dominant</td> </tr> <tr> <td style="border-right: 1px solid black;">Extent of Tree Cover</td> <td style="text-align: right;">Intermittent</td> </tr> <tr> <td style="border-right: 1px solid black;">Visibility:</td> <td style="text-align: right;">High</td> </tr> </table>	Distinctiveness:	Characteristic	Continuity:	Historic	Sense of Place:	Moderate	Landform:	Dominant	Extent of Tree Cover	Intermittent	Visibility:	High								
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Sense of Place:	Moderate																				
Landform:	Dominant																				
Extent of Tree Cover	Intermittent																				
Visibility:	High																				
LANDSCAPE ACTIONS – Conserve																					
<p>Landscape Features</p> <ul style="list-style-type: none"> • Retain the existing pastoral nature of land use. • Conserve and enhance the ecological diversity of deciduous woodland, particularly ancient woodland. • Prevent horseyculture from infringing into traditional pastoral and arable fields. • Conserve and reinforce hedgerows where these are gappy and in poor condition, particularly internal hedgerows. Seek opportunities to restore the historic field pattern/boundaries where these have been lost and introduce more hedgerow trees. <p>Built Features</p> <ul style="list-style-type: none"> • Conserve the vernacular character of the existing village of Kirton. • Limit development to periphery of village to prevent sprawl connecting with neighbouring Boughton industrial estates and mineral extraction to the south. 	<p style="text-align: center;">Condition</p> <table style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 15%;"></td> <td style="width: 25%; border: 1px solid black;">REINFORCE</td> <td style="width: 25%; border: 1px solid black;">CONSERVE & REINFORCE</td> <td style="width: 35%; border: 1px solid black; background-color: #cccccc;">CONSERVE</td> </tr> <tr> <td style="border-right: 1px solid black;">Good</td> <td style="border: 1px solid black;"></td> <td style="border: 1px solid black;"></td> <td style="border: 1px solid black;"></td> </tr> <tr> <td style="border-right: 1px solid black;">Moderate</td> <td style="border: 1px solid black;">CREATE & REINFORCE</td> <td style="border: 1px solid black;">CONSERVE & CREATE</td> <td style="border: 1px solid black;">CONSERVE & RESTORE</td> </tr> <tr> <td style="border-right: 1px solid black;">Poor</td> <td style="border: 1px solid black;">CREATE</td> <td style="border: 1px solid black;">RESORE & CREATE</td> <td style="border: 1px solid black;">RESTORE</td> </tr> <tr> <td></td> <td style="border: none;">Low</td> <td style="border: none;">Moderate</td> <td style="border: none;">High</td> </tr> </table> <p style="text-align: center;">Sensitivity</p>		REINFORCE	CONSERVE & REINFORCE	CONSERVE	Good				Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESORE & CREATE	RESTORE		Low	Moderate	High
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Good																					
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE																		
Poor	CREATE	RESORE & CREATE	RESTORE																		
	Low	Moderate	High																		

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 14: Goosemoor Dyke
Meadowlands
Policy: Conserve**

The Policy Zone is located south of Tuxford and north of Egmanton. The area is composed of two main features – intensive arable fields and linear riparian habitat.

A gently undulating landform leading to the valley bottom, where riparian vegetation following the line of Goosemoor Dyke forms the northern boundary of the area. Views are generally medium distance in the south of the area, with intermittent wooded skylines interrupted to the north by the settlement of Tuxford. Views in the north of the area are generally enclosed by the riparian vegetation associated with Goosemoor Dyke. There are very few detracting features in the area, although pylons and power lines bisect the area from east to west, resulting in interrupted views in these directions.

The majority of the area is composed of medium scale geometric arable field patterns. Hedgerows form the boundaries of the fields and are generally well maintained and composed of hawthorn.

A Biological SINC also exists along the linear section of riparian vegetation following Goosemoor Dyke and represents zoological interest in water Beetles along the stream.

- 5/2227 - Goosemoor dyke 'A stream of interest for Water Beetles'

There are no settlements or built development in the area.

There are few likely threats to the landscape aside from intensification of arable farming, leading to fragmentation and/or loss of hedgerows resulting in loss of field patterns. Other possible effects of increased intensification would be degradation and loss of riparian vegetation along Goosemoor Dyke.

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

MN PZ 14 Goosemoor Dyke Meadowlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Mid-Nottinghamshire Meadowlands (Note this PZ lies to northern edge of Newark and Sherwood District)
Policy Zone: MN PZ 14
Landscape Character Parcel: MN35



CHARACTERISTIC VISUAL FEATURES

- Gently undulating topography
- Riparian habitat following line of Goosemoor Dyke
- Biological SINC designation along Goosemoor Dyke (Water Beetles).
- Intensive arable farming

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **very good**.

The area has a **unified** pattern of elements mainly woodland and arable fields; there are **few** detracting features with some pylons and pylon lines bisecting the area. Overall this gives a visually **strongly unified** area. Goosemoor Dyke (5/2227) is designated as a Biological SINC for its zoological interest (Water Beetles). In ecological terms the woodland provides a **strong** habitat for wildlife. Cultural integrity is **good** in that the field pattern is intact with mature species-rich hedgerows with outgrown hedgerow tree species and has not changed since Sanderson's plan of 1835.

A visually **strongly unified** area with a **very strong** functional integrity gives a **very good** landscape condition.

Landscape Sensitivity

SUMMARY OF ANALYSIS

Condition Very Good

Pattern of Elements:	Unified
Detracting Features:	Few
Visual Unity:	Strongly Unified
Ecological Integrity:	Strong
Cultural Integrity:	Good
Functional Integrity:	Very Strong

Sensitivity Moderate

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

The Landscape Sensitivity is defined as **moderate**.

The components of the landscape are **characteristic** of the Mid-Nottinghamshire LCA. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall.

The landform is **apparent** with **intermittent** areas of woodland giving a generally **moderate** visibility of features within the Policy Zone. Views are limited to the northern edge of the area due to riparian habitat, however, views are medium distance to the south of the area as topography and arable land use allows more open views to the north.

A **moderate** sense of place and **moderate** visibility leads to a **moderate** landscape sensitivity overall. The lack of any development, historic or otherwise, gives an undisturbed quality to the area.

Distinctiveness: Characteristic

Continuity: Historic

Sense of Place: Moderate

Landform: Apparent

Extent of Tree Cover: Intermittent

Visibility: Moderate

LANDSCAPE ACTIONS – Conserve

Landscape Features

- Maintain existing historic field patterns.
- **Conserve** and enhance the ecological diversity of deciduous riparian woodland.
- Retain and enhance river channel diversity and marginal aquatic vegetation.
- **Conserve** hedgerows and prevent fragmentation (through lack of management and intensification of arable farming).

Built Features

- No built features – not appropriate for building.

Condition

Condition	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	Poor	CREATE	RESORE & CREATE	RESTORE
		Low	Moderate	High
		Sensitivity		

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 15: Egmanton Village
Farmlands with Ancient Woodlands
Policy: Conserve**

The area is enclosed by arable fields and part of the village of Laxton, while the north-eastern boundary is formed by the A1. A linear section of riparian habitat following the path of Goosemoor Dyke lies to the north of the area, while the majority of the remaining area is surrounded by intensive arable fields.

The landform is gently undulating, with slightly more undulation north of Egmanton, where topography gently leads down to Goosemoor Dyke.

Views are generally medium to long distance with skylines intermittently interrupted by wooded skylines and pylons and power lines running from north-east to south-west. Views from within settlements and along tracks and lanes can be enclosed by topography and vegetation.

The area is defined by the three historic settlements of Egmanton, Laxton and part of Moorhouse which contain many farms within the village boundaries. Agriculture has a strong influence in the area, evident by the numerous historic farms. The land use and management reflects the community agricultural way of life.

Agriculture in the area is predominantly arable, however there is also pastoral and horseculture present – generally within the vicinity of the villages. The field systems range from small to medium scale and have regular geometric patterns. Field boundaries are composed principally of well maintained Hawthorn hedgerows, although mature species-rich hedgerows are present along tracks and lanes. Some post & rail and post & wire fencing is present close to settlements.

A variety of vegetation exists throughout the site; riparian vegetation follows a stream running from east to west through the area, and along various drains; blocks of mixed deciduous woodland (some of which are designated as Biological SINCs) are present throughout the area.

A number of Biological SINCs exist:

- 5/653 - Kirton Wood Assart Hedge 'A rich diversity of trees, shrubs and associated ancient woodland flora along a stream'
- 5/369 - Egmanton Meadow 'A hay meadow with unusual species diversity'
- 2/791 - Laxton Road Verges, Egmanton 'Broad verges with a notable grassland community'
- 2/789 - Moat Farm Pasture 'A rough pasture whose interest centres on the marsh around the ancient finger pool'
- 1/73 - Kirton Wood 'A mature deciduous woodland with a notable flora'
- 5/167 - Egmanton Wood 'Planted woodland and remnant dumble with a rich and diverse ground flora'
- 5/166 - East Park Wood, Laxton 'Plantation on an ancient woodland site with a notable remnant ground and woodland flora'
- 2/616 - East Park Wood Bank 'A species-rich grassy bank between arable fields'
- 5/368 - Laxton Meadow 'A traditionally managed unimproved hay meadow'

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

- 5/2114 - Moorhouse Lane, Laxton 'A roadside verge supporting a base-rich grassland community'
- 2/615 - Laxton Mill Field sykes 'Extremely herb-rich grassland strips around the Mill Field, of historical and botanical importance'
- 5/315 - Mill Field Grassland East 'A traditionally managed grassland strip of botanical significance'
- 5/316 - Mill Field Grassland West 'A species-rich strip of grassland'

There are also Mature Landscape Area designations to the south of Eganton, around Laxton and north of Moorhouse.

A number of historic elements are present throughout the area including several Scheduled Ancient Monuments. The historic village of Laxton and its associated agricultural history. Historic fish ponds lie to the west of Eganton, and to the west of Laxton. The remains of a Moat and Bailey are situated next to the church in Eganton. The remains of a Mill Mound lie to the east of Laxton. Within Laxton and Eganton there are several Listed buildings including the parish churches which are Grade 1 status.

The area is relatively undisturbed by transport networks with mainly quiet B and C roads, tracks and lanes. There are a number of linear transport corridors present on the periphery of the area, however, with the busy A1 forming the north-eastern boundary and a mineral railway bisecting the area to the west.

Main threats to the landscape in this Policy Zone include:

- Intensification of arable agriculture leading to loss of hedgerows and historic field patterns;
- Further built development outside the historic village cores;
- Increasing horseculture resulting in fragmentation and loss of hedgerows and subsequent 'cluttering' of the landscape through associated temporary structures such as sheds and electric fencing;
- Expansion and/or intrusion of transport infrastructure (A1);
- Lack of management of mixed deciduous woodlands within the area (Kirton Wood, Kneesall Wood, Eganton Wood, East Park Wood, Lady Wood, Laxton Wood and Laxton Middle Wood) leading to degradation or loss

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

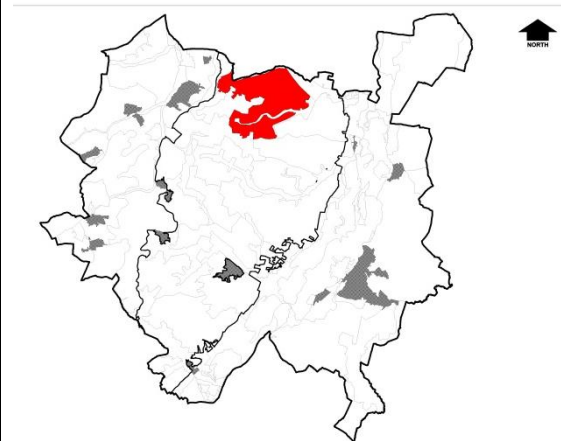
MN PZ 15 Egmanton Village Farmlands with Ancient Woodlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Mid-Nottinghamshire Village Farmlands with Ancient Woodlands
Policy Zone: MN PZ15
Landscape Character Parcel: MN36 and MN38



CHARACTERISTIC VISUAL FEATURES

- Gently undulating topography
- Vernacular and historic settlements of Egmanton and Laxton
- Numerous streams, drains, open water and associated riparian vegetation
- Scheduled Ancient Monuments
- Blocks of mixed deciduous woodland
- Intensive arable farming
- Improved permanent pasture adjacent to isolated farms
- Medieval open field system present around Laxton village

LANDSCAPE ANALYSIS

SUMMARY OF ANALYSIS

Landscape Condition

Condition	Very Good
Pattern of Elements:	Unified
Detracting Features:	Few
Visual Unity:	Strongly Unified
Ecological Integrity:	Strong
Cultural Integrity:	Good
Functional	Very Strong

The Landscape Condition is defined as **Very Good**

The area has a **unified** pattern of elements with blocks of woodland, arable and pastoral fields; there are **few** detracting features with some pylons and pylon lines and a mineral line bisecting the area. Overall this gives a **visually strongly unified** area. Numerous sites are designated as Biological SINCs, along with a number of Mature Landscape Areas. In ecological terms the area provides a **strong** habitat for wildlife, with woodland blocks and linear sections connecting into a good hedgerow network, along with numerous riparian habitats. Cultural integrity is **good** in that the field pattern is intact with mature species-rich hedgerows with outgrown hedgerow

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

tree species and has not changed since Sanderson's plan of 1835.

A **visually strongly unified** area with a **very strong** functional integrity gives a **very good** landscape condition.

Landscape Sensitivity

The Landscape Sensitivity is defined as **high**.

The components of the landscape are **unique / rare** to the Mid-Nottinghamshire LCA, principally due to the historic nature of them. The time depth is **historic** (post 1600) giving a **strong** sense of place overall.

The landform is **apparent** with **intermittent** areas of woodland giving a generally **moderate** visibility of features within the PZ. Views are intermittent and often enclosed close to the villages but longer distance views are apparent around the edges of the Policy Zone. A **strong** sense of place and **moderate** visibility leads to a **high** landscape sensitivity overall. The settlements of Egmanton, Laxton and part of Moorhouse bring a strong sense of vernacular and historic character to the area.

Integrity:

Sensitivity High

Distinctiveness: Unique / Rare

Continuity: Historic

Sense of Place: Strong

Landform: Apparent

Extent of Tree Cover: Intermittent

Visibility: Moderate

LANDSCAPE ACTIONS – Conserve

Landscape Features

- Maintain existing historic field patterns.
- **Conserve** and enhance the ecological diversity of deciduous riparian woodland.
- Retain and enhance stream channel diversity and marginal aquatic vegetation.
- **Conserve** hedgerows and prevent fragmentation (through lack of management and intensification of arable farming).
- **Conserve** historic field pattern by containing any new development within historic enclosed boundaries, restoring hedgerow boundaries where necessary.
- **Conserve** features and setting of open field farming system as a medieval system still evident in present landscape.

Built Features

- **Conserve** the rural character of the landscape by limiting any new development to within the settlements of Egmanton and Laxton.
- Maintain use of vernacular materials, style and scale in any new developments.
- Promote measures for reinforcing the traditional character of existing farm buildings using vernacular building styles.

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE

Low Moderate High

Sensitivity

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 16: Scarthingmoor Village
Farmlands with Ancient woodland
Policy: Reinforce**

An area of both undulating and flat topography, the views in this area vary greatly from broad long distance views with intermittent wooded skylines, to enclosed views along tracks and small roads (due to mature hedgerows).

The surrounding industrial nature of the land is evident in the dominance of linear features in the area, with multiple pylons and power lines connecting to High Marnam power station and Cottam power station. The area is enclosed and defined by the A1 along most of its south-western boundary, the Great North Road runs linearly to the A1, and a busy railway runs from south-east to north-west in the eastern section of the area and imposes a significant presence in this area.

The land use reflects this intensive nature, with a predominance of intensive arable fields. Fields tend to be regular and geometric, but they do vary in size and use, as some smaller areas of scrub, pasture and horsey cultural fields are also present. Industry re-presents itself on a smaller scale, with the presence of numerous small, mainly disused oil boreholes.

Field boundaries are principally defined by hawthorn hedgerows, most of which are well maintained. However, some are patchy in places and outgrown resulting in many of the fields having mature Ash, Field Maple, Willow and Oak trees along the boundary lines. There are also some post and rail and temporary electric fences present, associated with the horseyculture.

A number of drains and streams intersect the area, and as a result, some riparian vegetation is present, most notably along the sides of Goosemoor Dyke and Grassthorpe Beck.

Some ornamental planting is evident in the planting of Poplars etc. around isolated farm buildings.

A Biological SINC exists in the area:

- 5/2227 - Goosemoor Dyke 'A stream of interest for Water beetles'

There is also a Mature Landscape Area designation, lying predominantly over the central northern section of the area (MLA 52).

The primary residences within the area are mainly isolated traditional vernacular red brick farmhouses with associated outbuildings, some of which are made of more modern materials (corrugated iron etc). The area lies just north of Weston, although there are no other core settlements in the area itself.

Drivers of change within this Policy Zone include:

- Spread of horsey culture leading to further fragmentation and loss of hedgerows and 'cluttering' appearance of associated temporary structures such as sheds and electric fencing;
- Increased intensification of arable agriculture could impact on hedgerows resulting in their degradation and possible loss of field patterns;
- Residential development associated with Weston periphery.

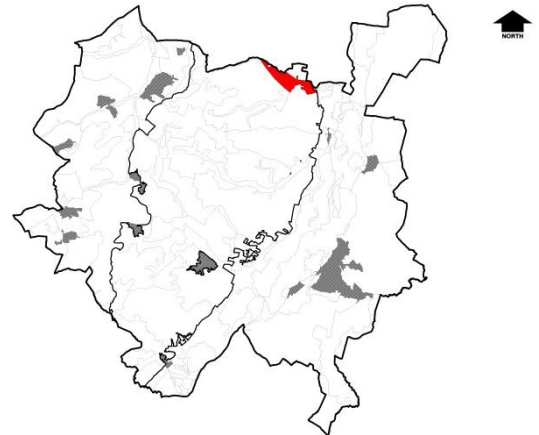
MN PZ 16 Scarthingmoor Village Farmlands with Ancient woodland

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Mid-Nottinghamshire Farmlands with Ancient woodlands
Policy Zone: MN PZ 16
Landscape Character Parcel: MN37



CHARACTERISTIC VISUAL FEATURES

- Gently undulating topography, with some flat areas to the north.
- Numerous small mainly disused oil boreholes.
- Numerous streams and drains and associated riparian vegetation.
- Linear sections of mixed deciduous woodland
- Intensive arable farming
- Improved permanent pasture adjacent to isolated farms

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **good**.

The area has a **coherent** pattern of elements with blocks of woodland, arable and pastoral fields; there are **some** detracting features with pylons and pylon lines, a railway line and 2 busy roads bisecting the area (Great North Road and A1). Overall this gives a visually **coherent** area. There is a Biological SINC designation (5/2227 - Goosemoor Dyke). In ecological terms the area provides a **moderate** habitat for wildlife, with linear sections of woodland and scrub connecting into a hedgerow network, along with numerous riparian habitats. Cultural integrity is **good** in that the field pattern is generally intact with some mature species-rich hedgerows with

SUMMARY OF ANALYSIS

Condition	Good
Pattern of Elements:	Coherent
Detracting Features:	Some
Visual Unity:	Coherent
Ecological Integrity:	Moderate
Cultural Integrity:	Good

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

<p>outgrown hedgerow tree species. A visually coherent area with a strong functional integrity gives a good landscape condition.</p>	<p>Functional Integrity: Strong</p>																
Landscape Sensitivity	Sensitivity Low																
<p>The Landscape Sensitivity is defined as low.</p> <p>The components of the landscape are characteristic of the Mid-Nottinghamshire LCA. The time depth is historic (post 1600) giving a moderate sense of place overall.</p> <p>The landform is insignificant with intermittent areas of linear woodland sections giving a generally low visibility value within the Policy Zone. Views are intermittent and often enclosed close to the villages but longer distance views are apparent around the edges of the Policy Zone. A moderate sense of place and low visibility leads to a low landscape sensitivity overall.</p>	<p>Distinctiveness: Characteristic</p> <p>Continuity: Historic</p> <p>Sense of Place: Moderate</p> <p>Landform: Insignificant</p> <p>Extent of Tree Cover: Intermittent</p> <p>Visibility: Low</p>																
ACTIONS – Reinforce																	
<p>Landscape Features</p> <ul style="list-style-type: none"> • Maintain any existing historic field patterns. • Conserve and enhance the ecological diversity of deciduous riparian woodland. • Retain and enhance stream channel diversity and marginal aquatic vegetation. • Conserve hedgerows and prevent fragmentation (through lack of management and intensification of arable farming). • Conserve historic field pattern by containing any new development within historic enclosed boundaries, restoring hedgerow boundaries where necessary. <p>Built Features</p> <ul style="list-style-type: none"> • Maintain use of vernacular materials, style and scale in any new developments. • Contain new development within existing field boundaries. • Conserve the rural character of the landscape by concentrating new development around existing settlements (Weston). 	<p>Condition</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <tr> <td style="padding: 5px;">Good</td> <td style="padding: 5px; background-color: #cccccc;">REINFORCE</td> <td style="padding: 5px;">CONSERVE & REINFORCE</td> <td style="padding: 5px;">CONSERVE</td> </tr> <tr> <td style="padding: 5px;">Moderate</td> <td style="padding: 5px;">CREATE & REINFORCE</td> <td style="padding: 5px;">CONSERVE & CREATE</td> <td style="padding: 5px;">CONSERVE & RESTORE</td> </tr> <tr> <td style="padding: 5px;">Poor</td> <td style="padding: 5px;">CREATE</td> <td style="padding: 5px;">RESORE & CREATE</td> <td style="padding: 5px;">RESTORE</td> </tr> <tr> <td></td> <td style="padding: 5px;">Low</td> <td style="padding: 5px;">Moderate</td> <td style="padding: 5px;">High</td> </tr> </table> <p style="text-align: center;">Sensitivity</p>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESORE & CREATE	RESTORE		Low	Moderate	High
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE														
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE														
Poor	CREATE	RESORE & CREATE	RESTORE														
	Low	Moderate	High														

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 17: Wellow Park Village
Farmlands with Ancient Woodland
Policy: Conserve and Reinforce**

The area lies to the north of the village of Wellow, and to the east of the Industrial periphery of Boughton. Some of the nature of these settlements is evident to the periphery of this DPZ, with a mineral railway forming the northern boundary of the area and connecting to an industrial works site and marl pit to the north, and a small amount of residential development to the south.

The remainder of the area is dominated by the presence of Wellow Park (Woodland) as it encompasses more than 70% of the site. The woodland itself is composed of primarily mixed deciduous trees (Ash, Birch, Sweet Chestnut, Oak, Field Maple, and Hawthorn, along with the occasional conifer). Some evidence of a coppicing regime can be seen within the woods and management is good throughout. Wellow Park itself is designated as a Mature Landscape Area, along with some of the surrounding fields. It is also designated as a SSSI site.

A Biological SINC exists in the area:

- 1/59 – Wellow Wood ‘An extensive area of semi-natural woodland with important animal and plant communities’.
- A Geological SINC also exists in the area:
- 2/1023 – Kirton Brick Pit, Ollerton ‘A working brick pit exposing the Mercia Mudstone Group (Keuper Marl) and the Colwick Formation (Waterstones)’, along with some proposed Geo SINC designations.

The remainder of the area is used for intensive arable farming, displaying a regular geometric field pattern. These fields are bounded by well maintained, mature Hawthorn hedgerows, resulting in views that tend to be intermittently enclosed by roadside vegetation and the large area of Wellow woodland. Occasional medium to long distance views are possible in the south of the area, where vegetation allows. These views are generally towards wooded skylines and are interrupted to some extent by pylons and power lines bisecting the south of the area, running from north to south.

Little residential settlements are present in the area, aside from some development to the outer fringes of Wellow, the buildings of which are recent in age but use vernacular red brick materials. There is also an individual vernacular farm to the south of the area (Park Farm).

Drivers for change in the area include:

- Further built development to the periphery of Wellow;
- Intensification or change of management of the woodland (currently a coppicing regime exists);
- Extension of industrial works to the north of the area, may infringe on woodland.

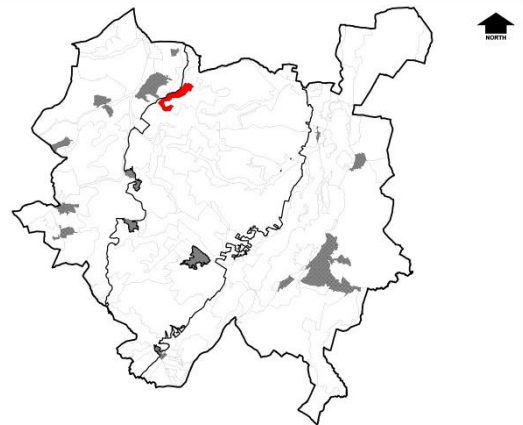
MN PZ 17 Wellow Park Village Farmlands with Ancient Woodland

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Mid-Nottinghamshire Farmlands with Ancient Woodland
Policy Zone: MN PZ 17
Landscape Character Parcel: MN39



CHARACTERISTIC VISUAL FEATURES

- Gently undulating topography
- Large area (70%) covered by mixed deciduous woodland
- Some intensive arable farming
- Good networks of hedgerows leading into Wellow Wood
- Some Industrial features to periphery of area including industrial works & marl pit, mineral line and pylons/pylon lines
- Little residential settlement except from some modern bungalows to periphery of Wellow and isolated farm.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **Very Good**

The area has a **coherent** pattern of elements composed mainly of woodland, with some arable fields; there are **few** detracting features with pylons and pylon lines, a mineral railway line and an industrial works site. Overall this gives a **visually unified** area. There is a Biological SINC designation (1/59 Wellow Wood) along with a Geological SINC designation (2/1023 Kirton Brick Pit, Ollerton). In ecological terms the area provides a **strong** habitat for wildlife, with large sections of woodland and some arable fields with good hedgerow networks leading into the woodland. Cultural integrity is **good** in that the field pattern is generally intact with some mature

SUMMARY OF ANALYSIS

Condition Very Good

Pattern of Elements: Coherent

Detracting Features: Few

Visual Unity: Unified

Ecological Integrity: Strong

Cultural Integrity: Good

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

<p>species-rich hedgerows with outgrown hedgerow tree species. A visually coherent area with a very strong functional integrity gives a very good landscape condition.</p>	<p>Functional Integrity: Very Strong</p>																
Landscape Sensitivity	Sensitivity Low																
<p>The Landscape Sensitivity is defined as low.</p> <p>The components of the landscape are characteristic of the Mid-Nottinghamshire LCA. The time depth is historic (post 1600) giving a moderate sense of place overall.</p> <p>The landform is apparent with enclosed areas of woodland giving a generally low visibility value within the DPZ. Views are intermittent and often enclosed due to the dominant presence of Wellow Wood, but longer distance views are apparent around the edges of the DPZ. A moderate sense of place and low visibility leads to a low landscape sensitivity overall.</p>	<p>Distinctiveness: Characteristic</p> <p>Continuity: Historic</p> <p>Sense of Place: Moderate</p> <p>Landform: Apparent</p> <p>Extent of Tree Cover: Enclosed</p> <p>Visibility: Low</p>																
LANDSCAPE ACTIONS – Conserve and Reinforce																	
<p>Landscape Features</p> <ul style="list-style-type: none"> Maintain any existing historic field patterns. Conserve and enhance the ecological diversity of deciduous woodland through consistent management. Maintain coppicing regime within Wellow Woods. Conserve hedgerows and prevent fragmentation (through lack of management and intensification of arable farming). Conserve historic field pattern by containing any new development to periphery of Wellow within historic enclosed boundaries, restoring hedgerow boundaries where necessary. Prevent the spread of Industrial works from infringing on Wellow Wood. <p>Built Features</p> <ul style="list-style-type: none"> Maintain use of vernacular materials, style and scale in any new developments. Contain new development within existing field boundaries. Conserve the rural character of the landscape by concentrating new development around existing settlement of Wellow. 	<p>Condition</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <tr> <td style="padding: 5px;">Good</td> <td style="padding: 5px;">REINFORCE</td> <td style="padding: 5px; background-color: #cccccc;">CONSERVE & REINFORCE</td> <td style="padding: 5px;">CONSERVE</td> </tr> <tr> <td style="padding: 5px;">Moderate</td> <td style="padding: 5px;">CREATE & REINFORCE</td> <td style="padding: 5px;">CONSERVE & CREATE</td> <td style="padding: 5px;">CONSERVE & RESTORE</td> </tr> <tr> <td style="padding: 5px;">Poor</td> <td style="padding: 5px;">CREATE</td> <td style="padding: 5px;">RESORE & CREATE</td> <td style="padding: 5px;">RESTORE</td> </tr> <tr> <td></td> <td style="padding: 5px;">Low</td> <td style="padding: 5px;">Moderate</td> <td style="padding: 5px;">High</td> </tr> </table> <p style="text-align: center;">Sensitivity</p>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESORE & CREATE	RESTORE		Low	Moderate	High
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Poor	CREATE	RESORE & CREATE	RESTORE														
	Low	Moderate	High														

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 18: Laxton Village
Farmlands with Ancient Woodlands
Policy: Conserve**

The rolling and undulating nature of this area means that views are sometimes relatively open with medium distance views towards an intermittently wooded skyline (with pylons and power lines running north to south interrupting the view to the south of the area).

The presence of Laxton village in the east of the area gives an unusual historic element to the area. Laxton is the last remaining working mediaeval open field system in England. Fields, divided into strips, are farmed in common between the landowners of the village. Today, there are three open fields remaining; the Mill Field, the South Field and the West Field. There was also a fourth field, the East Field, which was considerably smaller than the others, and farmed as part of the West Field. This was fully enclosed, and today is a number of small fields. Laxton is unique because the open field system is still alive and in daily use. Although the village is now recognised as an important heritage site, it is home to working farmers who rely on the land for their income. The system is protected today by a Parliamentary undertaking given by the Crown Estate Commissioners on their 1981 purchase of the Laxton estate, and by a Countryside Stewardship agreement held. The sykes, four areas of grassland, are also protected by SSSI status.

A number of Listed buildings are present in the area

Therefore, the fields surrounding the village to the north are small and geometric, as opposed to the remainder of the farming area, which is dominated by arable farming in medium scale fields of irregular geometric pattern. Pastoral fields are also present in and around Laxton village.

Boundaries associated with the fields, roads and tracks are all strong, mature and well maintained. The majority of hedgerows along field boundaries are Hawthorn, although those running along the side of tracks and lanes tend to be species-rich and include species such as; Ash, Rubus, Hawthorn, Field Maple, Ilex, Convolvulus, Hazel etc. Some post and rail fencing can be seen around the village edges.

These hedgerows form an excellent network throughout the area and connect into Wellow Wood to the west of the area and Norton wood to the north. Both woodlands are mixed deciduous broadleaved with occasional coniferous planting. Species include; Ash, Birch, Beech and Hawthorn. Evidence of a coppicing regime can be seen in Wellow Wood.

A number of Biological SINCs exist:

- 5/314 – West Field Grasslands ‘A species-rich ‘syke’ grassland’.
- 1/74 – Laxton West Field sykes ‘Species-rich grassland strips and farm tracks adjoining West Field – of botanical, zoological and historical significance’.
- 2/612 – Norton Wood ‘A locally typical deciduous woodland with an open canopy’.
- 1/59 – Wellow Wood ‘An extensive area of semi-natural woodland with important animal and plant communities’.

Main threats in the area include:

- Loss of the historic open field system;

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

- Intensification of arable farming leading to fragmentation and/or loss of hedgerows resulting in loss of field pattern;
- Residential and/or agricultural development within or to periphery of Laxton

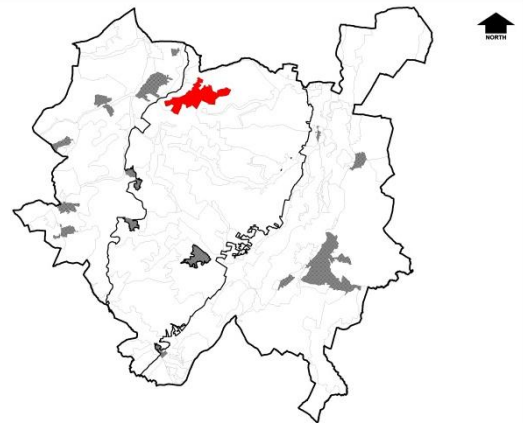
MN PZ 18 Laxton Village Farmlands with Ancient Woodlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Mid-Nottinghamshire Farmlands with Ancient Woodlands
Policy Zone: MN PZ 18
Landscape Character Parcel: MN40



CHARACTERISTIC VISUAL FEATURES

- Rolling, undulating topography.
- Numerous historic elements throughout area including remains of Laxton and Jordan Castles.
- Part of the historic village of Laxton.
- Open field farming system – only place in England where this is still practised.
- Conservation and Mature Landscape Area.
- Large part of deciduous Wellow Wood.
- Intensive arable and low intensity pastoral farming in medium scale fields.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **very good**

The area has a **unified** pattern of elements composed of some woodland, arable fields and part of the village of Laxton; there are **few** detracting features with a mast near the covered reservoir. Overall this gives a visually **strongly unified** area. There are a number of Biological SINC designations (5/314 – West Field grasslands, 1/74 – Laxton West Field sykes, 2/612 – Norton Wood and 1/59 – Wellow Wood). In ecological terms the area provides a **strong** habitat for wildlife, with large sections of woodland and arable fields with good hedgerow networks leading into the woodland.

SUMMARY OF ANALYSIS

Condition **Very Good**

Pattern of Elements:	Unified
Detracting Features:	Few
Visual Unity:	Strongly Unified
Ecological Integrity:	Strong
Cultural Integrity:	Good

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

Cultural integrity is **good** in that the field pattern is generally intact with some mature species-rich hedgerows with outgrown hedgerow tree species. A visually **strongly unified** area with a **very strong** functional integrity gives a **very good** landscape condition.

Functional Integrity: **Very Strong**

(Where one criterion is 'very good' or 'very strong', this pushes the policy description into the next highest category)

Landscape Sensitivity

Sensitivity Very High

The Landscape Sensitivity is defined as **very high**.

The components of the landscape are **unique / rare** to the Mid-Nottinghamshire LCA. The time depth is **historic** (post 1600) giving a **strong** sense of place overall.

Distinctiveness: Unique / Rare
Continuity: Historic
Sense of Place: Strong
Landform: Dominant
Extent of Tree Cover: Intermittent
Visibility: High

The landform is **dominant** with **intermittent** areas of woodland giving a generally **high** visibility value within the Policy Zone. Views are intermittent and often enclosed due to the presence of Wellow Wood and a good network of hedgerows, but longer distance views are apparent around the edges of the Policy Zone. A **strong** sense of place and **high** visibility leads to a **very high** landscape sensitivity overall.

LANDSCAPE ACTIONS – Conserve

Landscape Features

- Maintain any existing historic field patterns – historic open field system around Laxton.
- **Conserve** features and setting of open field farming system as a medieval system still evident in present landscape.
- **Conserve** and enhance the ecological diversity of deciduous woodland through consistent management.
- Maintain coppicing regime within Wellow Woods.
- **Conserve** hedgerows and prevent fragmentation (through lack of management and intensification of arable farming).

Built Features

- Maintain use of vernacular materials, style and scale in any new developments.
- Promote measures for reinforcing the traditional character of existing farm buildings using vernacular building styles.

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE
	Low	Moderate	High

Sensitivity

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 19: Moorhouse
Meadowlands
Policy: Conserve**

A gently undulating area with some flatter areas to the east. Topography tends to lead down towards Moorhouse Beck, which is the defining feature of the area.

Views reflect this topography, with outlooks tending to be somewhat enclosed by the surrounding higher ground, hence some views to the periphery of the area (looking from the higher ground) are medium distance. Views can be interrupted to some extent to the east of the site by pylons and power lines running east to west, and by the distant sight of Cottam Power station to the east.¹

Vegetation is predominantly riparian (Alder, Willow, Oak, Field Maple, Poplar, Tilia, Ash and some Elm) associated with Moorhouse Beck and its various tributaries. There are also some small pockets of oak and ash dominated mixed deciduous woodland throughout the area. Areas of flood meadow and permanent pasture run alongside the water courses and a number of these have Biological SINCS designations:

- 1/75 – Laxton South field Sykes ‘Species-rich grassland strips and farm tracks adjoining South Field – of botanical and historical significance.’
- 2/615 – Laxton Mill Field Sykes ‘Extremely herb-rich grassland strips around the Mill Field, of historical and botanical importance.’

Intensive arable fields are also present throughout the area, along with some pastoral fields in the vicinity of the only settlement in the area - Moorhouse. Some horseculture is evident in vicinity of Moorhouse.

Fields tend to be irregular and geometric in shape. Mature, well maintained hedgerows tend to form the boundaries to the fields. Hedgerows along tracks and lanes are generally species-rich (Oak, Ash, Hawthorn and Elder). These hedgerows form excellent networks throughout the area, and connect into small blocks of woodland and linear sections of riparian vegetation. Some field boundaries are occasionally composed of post & wire, post & rail and temporary electric fencing when land use (horseculture) dictates.

Transport networks throughout the area are predominantly windy, narrow, hedgeline lines and tracks, however, there is a small section of the busy A1 included, and this forms the north-eastern boundary.

Drivers of change in the area include:

- Spread of horseculture leading to the general degradation of the area through temporary structures such as shelters, electric fencing, post & wire and post & rail fencing.
- Changes in farming practices i.e intensification of arable agriculture / transition from pastoral to arable.
- Residential or Agricultural development around the periphery of Moorhouse.

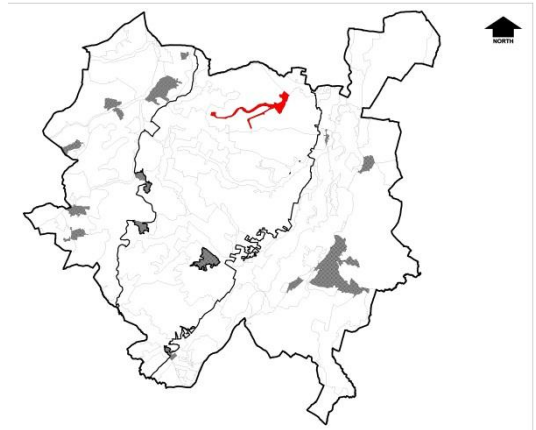
MN PZ 19 Moorhouse Meadowlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Meadowlands
Policy Zone: MN PZ 19
Landscape Character Parcel: MN40



CHARACTERISTIC VISUAL FEATURES

- Rolling, undulating topography.
- Mature Landscape Area.
- Long linear sections of riparian habitat.
- Intensive arable and low intensity pastoral farming in medium scale fields.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **very good**.

The area has a **unified** pattern of elements composed of some riparian vegetation, permanent pasture, arable fields and part of the village of Moorhouse; there are **few** detracting features including pylons and power lines. Overall this gives a visually **strongly unified** area. There are a number of Biological SINC designations (1/75 – Laxton South Field Sykes, 2/615 – Laxton Mill Field Sykes).

In ecological terms the area provides a **strong** habitat for wildlife, with large sections of riparian vegetation and arable fields with good hedgerow networks leading into the woodland. Cultural integrity is **good** in that the field pattern is generally intact with some mature species-rich hedgerows with outgrown hedgerow tree species. A visually **strongly unified** area with a **very strong** functional integrity gives a **very good** landscape condition.

SUMMARY OF ANALYSIS

Condition	Very Good
Pattern of Elements:	Unified
Detracting Features:	Few
Visual Unity:	Strongly Unified
Ecological Integrity:	Strong
Cultural Integrity:	Good
Functional Integrity:	Very Strong

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

Landscape Sensitivity	Sensitivity High												
<p>The Landscape Sensitivity is defined as high.</p> <p>The components of the landscape are characteristic of the Mid-Nottinghamshire LCA. The time depth is historic (post 1600) giving a moderate sense of place overall.</p> <p>The landform is dominant with intermittent areas of woodland giving a generally high visibility value within the Policy Zone. Views are intermittent and often enclosed due to the riparian vegetation and a good network of hedgerows, but longer distance views are apparent around the edges of the Policy Zone. A moderate sense of place and high visibility leads to a high landscape sensitivity overall.</p>	<p>Distinctiveness: Characteristic</p> <p>Continuity: Historic</p> <p>Sense of Place: Moderate</p> <p>Landform: Dominant</p> <p>Extent of Tree Cover Intermittent</p> <p>Visibility: High</p>												
LANDSCAPE ACTIONS – Conserve													
<p>Landscape Features</p> <ul style="list-style-type: none"> • Maintain any existing historic field patterns. • Conserve and enhance the ecological diversity of deciduous riparian woodland / vegetation through consistent management. • Conserve hedgerows and prevent fragmentation (through lack of management and intensification of arable farming). • Conserve the sparsely settled and open rural character of the Policy Zone by concentrating new development of appropriate design and scale around the existing settlement of Moorhouse. <p>Built Features</p> <ul style="list-style-type: none"> • Maintain use of vernacular materials, style and scale in any new developments around Moorhouse. • Promote measures for reinforcing the traditional character of existing farm buildings using vernacular building styles. 	<p>Condition</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <tr> <td style="padding: 5px;">Good</td> <td style="padding: 5px;">REINFORCE</td> <td style="padding: 5px;">CONSERVE & REINFORCE</td> <td style="padding: 5px; background-color: #cccccc;">CONSERVE</td> </tr> <tr> <td style="padding: 5px;">Moderate</td> <td style="padding: 5px;">CREATE & REINFORCE</td> <td style="padding: 5px;">CONSERVE & CREATE</td> <td style="padding: 5px;">CONSERVE & RESTORE</td> </tr> <tr> <td style="padding: 5px;">Poor</td> <td style="padding: 5px;">CREATE</td> <td style="padding: 5px;">RESORE & CREATE</td> <td style="padding: 5px;">RESTORE</td> </tr> </table> <p style="text-align: center; margin-top: 10px;"> Low Moderate High </p> <p style="text-align: center; margin-top: 10px;">Sensitivity</p>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESORE & CREATE	RESTORE
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE										
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE										
Poor	CREATE	RESORE & CREATE	RESTORE										

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 20: Ossington Village
Farmlands with Ancient Woodlands
Policy: Conserve and Reinforce**

A large area encompassing numerous varied landscape uses. Arable farming is the principal land use, with some pastoral farming, small industry and some commercial land use evident. Landform is gently undulating and rounded, resulting in views being medium to long distance throughout most of the area, with frequent wooded skylines. Vegetation within the area (woodlands and hedgerows) often encloses the views, especially along fields and tracks.

Three settlements are present – Weston, most of Ossington, and part of Sutton on Trent. These towns differ to a large extent, with Ossington composed predominantly of characteristic, vernacular buildings, Weston having an historic core with vernacular buildings, and more recent buildings to the periphery with some infill, and Sutton on Trent being composed mainly of more recent developments.

A number of vernacular, isolated farmhouses with associated agricultural buildings are scattered throughout the area.

Associated with the vernacular nature of the settlements, there are a number of Listed Buildings designated throughout the area including the Grade 1 Church of the Holy Rood and, Church of All Saints.

There are a number of linear features which bisect the area, including pylons and power lines, the A1 and a railway. Most of these elements lie to the east, towards the more industrial area east of the A1.

There are, however, numerous areas of semi-natural habitat throughout the Policy Zone, with numerous small scale blocks of mixed deciduous woodland (including species such as Ash, Ilex, Birch, Sweet Chestnut, Elm, Hawthorn and Oak). There are also areas of mixed deciduous and coniferous plantations (Speakers Plantation, Lake Plantation, Pamela Plantation, Wednal Plantation and Commonsides Plantation).

A number of Biological SINCs are present in the area:

- 2/606 – North Wood ‘A rather disturbed but notable mature deciduous woodland’
- 2/614 – Lake Plantation ‘A mature broadleaved plantation around Ossington Lake’
- 2/600 – Carlton Wood ‘A mature, mainly deciduous plantation on an historical woodland site’

Various other vegetation exists throughout the area – mature ornamental planting (around Ossington specifically) with excellent trees, open water and a stream running north-south at Ossington, with associated riparian vegetation. The condition of the landscape is excellent towards the west (around Ossington), with good woodlands and hedgerows etc. This gradually declines to some extent towards the east as the area near Sutton on Trent is more arable in nature and not as conducive for wildlife, although blocks of woodland still exist that provides good ecological bases.

Significant contributing factors to the value of the habitat for wildlife are the presence of hedgerows. Most of the boundaries to fields and tracks/roads are composed predominantly of well-maintained mature Hawthorn hedgerows. Some fencing (post & rail and post & wire) is evident around the settlements of Weston, Sutton on Trent and Ossington.

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

Threats to the area include:

- Reduction of woodland due to land use changes;
- Reduction in quality of woodland due to lack of management;
- Further development of settlements;
- Increase of Industrial land use (adjacent to A1)

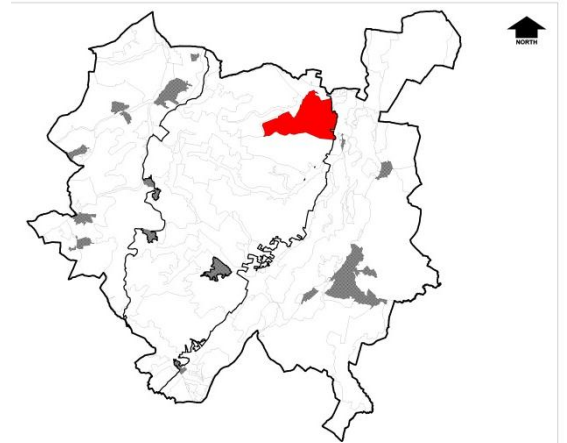
MN PZ 20 Ossington Village Farmlands with Ancient Woodlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands with Ancient Woodlands
Policy Zone: MN PZ 20
Landscape Character Parcel: MN42



CHARACTERISTIC VISUAL FEATURES

- Undulating, rolling topography.
- Strong intact landscape of woods and riparian vegetation around Ossington
- Some areas of open water and streams with associated riparian vegetation
- Intensive arable and some low intensity pastoral farming in medium to large scale fields
- Numerous blocks of deciduous woodland
- Some linear features bisect the area (mainly the east) such as pylons and pylon lines, the A1 and a Railway

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **good**

The area has a **coherent** pattern of elements composed of some blocks of woodland, arable fields and the settlement of Ossington; there are **few** detracting features including pylons and power lines, part of the A1, a railway, some commercial and industrial buildings and a small scrapyard. Overall this gives a **visually unified** area. There are a number of Biological SINC designations (2/606 – North Wood, 2/614 – Lake Plantation, 2/600 – Carlton Wood).

In ecological terms the area provides a **moderate** habitat for wildlife, with numerous blocks of woodland, some sections of riparian

SUMMARY OF ANALYSIS

Condition	Good
Pattern of Elements:	Coherent
Detracting Features:	Few
Visual Unity:	Unified
Ecological Integrity:	Moderate
Cultural Integrity:	Variable

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

<p>vegetation and arable fields with good hedgerow networks leading into the woodland. Cultural integrity is variable in that the field pattern is sometimes intact with some mature species-rich hedgerows with outgrown hedgerow tree species, whilst field patterns can sometimes be lost and hedgerows fragmented. A visually unified area with a coherent functional integrity gives a good landscape condition.</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-right: 1px solid black;">Functional Integrity:</td> <td style="border-right: 1px solid black;">Coherent</td> </tr> </table>	Functional Integrity:	Coherent														
Functional Integrity:	Coherent																
Landscape Sensitivity	Sensitivity Moderate																
<p>The Landscape Sensitivity is defined as moderate.</p> <p>The components of the landscape are characteristic of the Mid-Nottinghamshire LCA. The time depth is historic (post 1600) giving a moderate sense of place overall.</p> <p>The landform is apparent with intermittent areas of woodland giving a generally moderate visibility value within the Policy Zone. Views are intermittent and often enclosed due to the blocks of woodland and a good network of hedgerows, but longer distance views are apparent around the edges of the Policy Zone. A moderate sense of place and moderate visibility leads to a moderate landscape sensitivity overall.</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-right: 1px solid black;">Distinctiveness:</td> <td>Characteristic</td> </tr> <tr> <td style="border-right: 1px solid black;">Continuity:</td> <td>Historic</td> </tr> <tr> <td style="border-right: 1px solid black;">Sense of Place:</td> <td>Moderate</td> </tr> <tr> <td style="border-right: 1px solid black;">Landform:</td> <td>Apparent</td> </tr> <tr> <td style="border-right: 1px solid black;">Extent of Tree Cover</td> <td>Intermittent</td> </tr> <tr> <td style="border-right: 1px solid black;">Visibility:</td> <td>Moderate</td> </tr> </table>	Distinctiveness:	Characteristic	Continuity:	Historic	Sense of Place:	Moderate	Landform:	Apparent	Extent of Tree Cover	Intermittent	Visibility:	Moderate				
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Continuity:	Historic																
Sense of Place:	Moderate																
Landform:	Apparent																
Extent of Tree Cover	Intermittent																
Visibility:	Moderate																
LANDSCAPE ACTIONS – Conserve and Reinforce																	
<p>Landscape Features</p> <ul style="list-style-type: none"> Maintain any existing historic field patterns. Conserve and enhance the ecological diversity of deciduous woodland through consistent management. Conserve and maintain hedgerows and prevent fragmentation (through lack of management and intensification of arable farming). Infill hedgerows where necessary. <p>Built Features</p> <ul style="list-style-type: none"> Maintain use of vernacular materials, style and scale in any new developments around Moorhouse. Promote measures for reinforcing the traditional character of existing farm buildings using vernacular building styles. 	<p>Condition</p> <table style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Good</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">REINFORCE</td> <td style="border: 1px solid black; padding: 5px; text-align: center; background-color: #cccccc;">CONSERVE & REINFORCE</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">CONSERVE</td> </tr> <tr> <td style="padding: 5px;">Moderate</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">CREATE & REINFORCE</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">CONSERVE & CREATE</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">CONSERVE & RESTORE</td> </tr> <tr> <td style="padding: 5px;">Poor</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">CREATE</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">RESORE & CREATE</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">RESTORE</td> </tr> <tr> <td></td> <td style="text-align: center; padding: 5px;">Low</td> <td style="text-align: center; padding: 5px;">Moderate</td> <td style="text-align: center; padding: 5px;">High</td> </tr> </table> <p style="text-align: center; margin-top: 10px;">Sensitivity</p>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESORE & CREATE	RESTORE		Low	Moderate	High
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE														
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE														
Poor	CREATE	RESORE & CREATE	RESTORE														
	Low	Moderate	High														

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 21: Norwell Woodhouse
Village Farmlands with Ancient Woodlands
Policy: Conserve**

This gently undulating landscape is predominantly of an arable nature. Most of the fields are medium scale and irregular geometric, although there are some large and small fields. Some of the smaller scale fields surrounding the settlements of Norwell, Norwell Woodhouse and Ossington are pastoral and feature some horsiculture and post & rail and post & wire fencing.

The majority of the boundaries associated with the arable fields are composed of well maintained, mature, species-rich hedgerows (Hawthorn, Oak, Rubus, Field Maple, Ilex, Rosehip etc). Aside from a couple of large scale fields with hedgerows exhibiting some deterioration and fragmentation, they are generally all in excellent condition. These hedgerows form a good network throughout the area, connecting into the numerous blocks of woodland (predominantly Oak, Sycamore, Ash, Birch and some Willow species) that exist – High Wood, Broadwaters Wood, Carlton Woods and Victoria Plantation.

The views from the roads and tracks are therefore quite enclosed; however, many of the views (topography allowing) are medium to long distance with frequently wooded skylines. These are intermittently interrupted by pylons and power lines (specifically one running through the area north-south) and include views towards Newark, Beet Factory, power stations and the Trent Valley.

The settlements within the area are all present only in part. They all tend to be of a strongly vernacular nature, and aside from some agricultural buildings made of more modern materials and design, there are few exceptions to the vernacular nature of the area.

There has been little development in the area aside from that associated with agriculture – Chicken Sheds.

There are a number of Listed Buildings throughout the area as well as Scheduled ancient monuments and ridge and furrow present

There are numerous ecological bases which have Biological SINC designation. These include:

- 2/600 – Carlton Wood ‘A mature, mainly deciduous plantation on an historical woodland site’;
- 2/603 – Broadwaters Wood ‘A characteristic and still mostly deciduous Mercia Mudstone Wood’;
- 2/796 – Highland Lane Verges ‘A notable grassland community on the verges of a farm lane’;
- 2/793 – Spring Farm Pond, Ossington ‘A pond with aquatic, marginal, scrub and woodland communities’;
- 5/658 – Ossington Airfield ‘Arable-land with weed flora including a rare species’;
- 2/602 – High Wood, Laxton ‘An old woodland site containing a notable remnant ground flora’;
- 2/794 – Ossington Green Lane ‘A notable grassland community along a green lane’;
- 2/609 – Laxton Wood Roadside Verge ‘An interesting verge with an unusual mixture of woodland and grassland herbs’;
- 5/1145 – Kneesall Dumble ‘a section of wooded dumble of botanical note’;

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

- 2/610 – Kneesall Green Verge ‘A herb-rich grassland community on a damp roadside verge’;
- 5/1219 – Mainwood Farm arable ‘A field supporting a notable and scarce arable weed’

Areas under threat and drivers for change in the Policy Zone include;

- Reduction of woodland due to land use changes;
- More chicken sheds;
- Further intensification of arable land use leading to loss of hedgerows

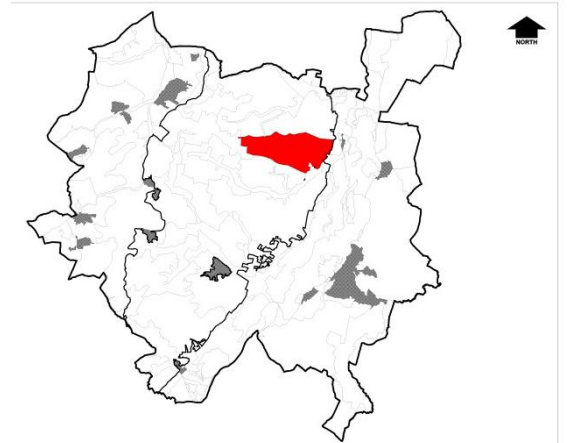
MN PZ 21 Norwell Woodhouse Village Farmlands with Ancient Woodlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands with Ancient Woodlands
Policy Zone: MN PZ 21
Landscape Character Parcel: MN48



CHARACTERISTIC VISUAL FEATURES

- Undulating, rolling topography.
- Predominantly intensive arable land use, with some pastoral and horse culture,
- Settlements of Norwell, Norwell Woodhouse and Ossington – generally all vernacular and historic
- Frequent blocks of broadleaved woodland of varying sizes
- Boundaries predominantly mature species-rich hedgerows, some are occasionally fragmented in places
- Views tend to be medium to long distance with frequently wooded skylines

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **very good**.

The area has a **coherent** pattern of elements composed of some blocks of woodland, arable fields and parts of the settlements of Norwell Woodhouse, Norwell and Ossington; there are **few** detracting features including pylons and power lines, and some chicken farms. Overall this gives a visually **unified** area. There are a number of Biological SINC designations (2/600 – Carlton Wood; 2/603 – Broadwaters Wood; 2/796 – Highland Lane Verges; 2/793 – Spring Farm Pond; 5/658 – Ossington Airfield; 2/602 – High Wood, Laxton; 2/794 – Ossington Green Lane; 2/609 – Laxton Wood Roadside Verge; 5/1145 – Kneesall Dumble; 2/610 – Kneesall Green Verge; 5/1219 – Mainwood Farm Arable).

In ecological terms the area provides a **strong** habitat for wildlife, with

SUMMARY OF ANALYSIS

Condition Very Good

Pattern of Elements:	Coherent
Detracting Features:	Few
Visual Unity:	Unified
Ecological Integrity:	Strong
Cultural Integrity:	Good
Functional Integrity:	Very Strong

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

numerous blocks of woodland, some sections of riparian vegetation and arable fields with good hedgerow networks leading into the woodland. Cultural integrity is **good** in that the field pattern is mainly intact with some mature species-rich hedgerows with outgrown hedgerow tree species, whilst field patterns can sometimes be lost and hedgerows fragmented. A visually **unified** area with a **very strong** functional integrity gives a **very good** landscape condition.

(Where one criterion is 'very good' or 'very strong', this pushes the policy description into the next highest category)

Landscape Sensitivity

Sensitivity Moderate

The Landscape Sensitivity is defined as **moderate**.

Distinctiveness: Characteristic

The components of the landscape are **characteristic** of the Mid-Nottinghamshire LCA. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall.

Continuity: Historic

The landform is **apparent** with **intermittent** areas of woodland giving a generally **moderate** visibility value within the Policy Zone. Views are intermittent and often enclosed due to the blocks of woodland and a good network of hedgerows, but longer distance views are apparent around the edges of the Policy Zone. A **moderate** sense of place and **moderate** visibility leads to a **moderate** landscape sensitivity overall.

Sense of Place: Moderate

Landform: Apparent

Extent of Tree Cover Intermittent

Visibility: Moderate

LANDSCAPE ACTIONS – Conserve

Landscape Features

- Maintain any existing historic field patterns and earthworks.
- **Conserve** and enhance the ecological diversity of deciduous woodland through consistent management.
- **Conserve** and enhance the setting of heritage assets.
- **Conserve** and maintain hedgerows and prevent fragmentation (through lack of management and intensification of arable farming). Infill hedgerows where necessary.

Built Features

- Maintain use of vernacular materials, style and scale in any new developments around Ossington, Norwell and Norwell Woodhouse.
- Promote measures for **conserving** and reinforcing the traditional character of existing farm buildings using vernacular building styles.
- Promote sensitive design and siting of new agricultural buildings (such as chicken sheds).

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE

Low Moderate High

Sensitivity

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 22: Wellow Village
Farmlands with Ancient Woodlands
Policy: Conserve and Reinforce**

A gently undulating and rolling landscape with flatter areas to the south and to the east of the area. Land rises steadily towards the north-west from 60 – 85m, with Gallow Hole dyke forming part of the southern boundary in the west of the Policy Zone. Views tend to be medium range open views, contained to some extent by higher land to the north east, New Park wood to the east, Kneesall Wood to the west, and the settlements of Wellow, Ompton and Kneesall. Pylons bisecting the area north-south and east-west near Ompton and Wellow interrupt views to some extent in these directions.

There is some sense of enclosure along lanes and tracks due to strong, well trimmed hedgerows, for example, there is much enclosure by tree and hedgerow cover along minor road between Rufford and Wellow Lane. The area appears to be relatively well wooded, but this is more due to the presence of mature trees and hedgerows rather than woodlands. There are, however, a number of small blocks of woodland and an area of Kneesall Wood within the area.

There are a number of Biological SINC designations throughout the Policy Zone:

- 5/1004 – Kneesall Churchyard Grassland ‘Noteworthy neutral grassland in a churchyard’;
- 2/784 – Kneesall Wood ‘A large area of mostly semi-natural broadleaved woodland’
- 5/313 – Wellow dam and grassland ‘a mosaic of scrub and damp, species-rich grassland with notable species around a fishing pond’

A disused railway line with associated semi-natural scrub vegetation, species rich hedgerows and mature parkland trees provide a variety of habitats.

The area to the west of the Policy Zone is degraded to some extent due to the presence of Rufford Golf Course. This has resulted in a lack of hedgerows (therefore good networks), a lack of woodland and the presence of non-native planting. Rufford Abbey is a registered historic park and garden and there are several Listed Buildings throughout the area.

The presence of a nearby riding stables and associated horsey culture contributes to the degraded impact on the landscape.

The settlements within the area (Wellow, Ompton and Kneesall) are all predominantly historic and vernacular. Wellow is dominated by vernacular buildings and historic elements such as the Maypole in the village centre, Ompton and Kneesall present similar characteristics, along with numerous isolated vernacular farms throughout the area.

Drivers of change in the area include:

- Further loss of hedgerows due to intensification of arable agriculture;
- Increase in horsey culture;
- Further Industrial development in Rufford Parkland;
- Further residential development to periphery of settlements.

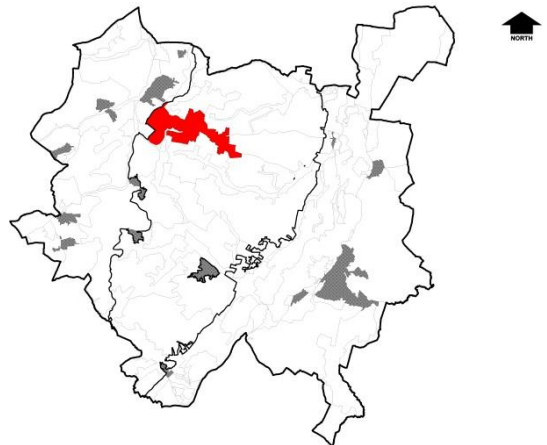
MN PZ 22 Wellow Village Farmlands with Ancient Woodlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands with Ancient Woodlands
Policy Zone: MN PZ 22
Landscape Character Parcel: MN43, MN44, MN45



CHARACTERISTIC VISUAL FEATURES

- Gently undulating, rounded topography.
- Stream/Drains runs through Ompton (Gallow Hole Dyke) with associated vegetation.
- Predominantly arable farmland with occasional parkland trees.
- Some areas of regular geometric pastoral fields in the vicinity of Kneesall.
- Some small areas of mixed deciduous woodland within the field systems.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **good**.
The area has a **coherent** pattern of elements composed of some blocks of woodland, arable fields and parts of the settlements of Wellow, Ompton and Kneesall; there are **few** detracting features aside from pylons and power lines and a Golf Course. Overall this gives a visually **unified** area. There are a number of Biological SINC designations (5/1004 – Kneesall Churchyard Grassland; 2/784 – Kneesall Wood; 5/313 – Wellow Dam and Grassland).
In ecological terms the area provides a **moderate** habitat for wildlife, with woodland, sections of riparian vegetation associated with drains and pond at Wellow Green and arable fields with good hedgerow networks leading into the woodland. Cultural integrity is **variable** in that the field pattern is mainly intact with some mature species-rich hedgerows, whilst field patterns can sometimes be lost and hedgerows fragmented. A visually **unified** area with a **coherent** functional integrity gives a **good** landscape condition.

SUMMARY OF ANALYSIS

Condition	Good
Pattern of Elements:	Coherent
Detracting Features:	Few
Visual Unity:	Unified
Ecological Integrity:	Moderate
Cultural Integrity:	Variable
Functional Integrity:	Coherent

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

Landscape Sensitivity	Sensitivity Moderate																
<p>The Landscape Sensitivity is defined as moderate.</p> <p>The components of the landscape are characteristic of the Mid-Nottinghamshire LCA. The time depth is historic (post 1600) giving a moderate sense of place overall.</p> <p>The landform is apparent with intermittent areas of woodland giving a generally moderate visibility value within the Policy Zone. Views are intermittent and often enclosed due to the blocks of woodland and a good network of hedgerows, but longer distance views are apparent around the edges of the Policy Zone. A moderate sense of place and moderate visibility leads to a moderate landscape sensitivity overall.</p>	<p>Distinctiveness: Characteristic</p> <p>Continuity: Historic</p> <p>Sense of Place: Moderate</p> <p>Landform: Apparent</p> <p>Extent of Tree Cover Intermittent</p> <p>Visibility: Moderate</p>																
LANDSCAPE ACTIONS – Conserve and Reinforce																	
<p>Landscape Features</p> <ul style="list-style-type: none"> • Maintain any existing historic field patterns. • Conserve and enhance the ecological diversity of deciduous woodland through consistent management. • Conserve and maintain hedgerows and prevent fragmentation (through lack of management and intensification of arable farming). Infill hedgerows where necessary. <p>Built Features</p> <ul style="list-style-type: none"> • Maintain use of vernacular materials, style and scale in any new developments around Wellow, Ompton and Kneesall. • Promote measures for reinforcing the traditional character of existing farm buildings using vernacular building styles. 	<p>Condition</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <tr> <td style="padding: 5px;">Good</td> <td style="padding: 5px;">REINFORCE</td> <td style="padding: 5px; background-color: #cccccc;">CONSERVE & REINFORCE</td> <td style="padding: 5px;">CONSERVE</td> </tr> <tr> <td style="padding: 5px;">Moderate</td> <td style="padding: 5px;">CREATE & REINFORCE</td> <td style="padding: 5px;">CONSERVE & CREATE</td> <td style="padding: 5px;">CONSERVE & RESTORE</td> </tr> <tr> <td style="padding: 5px;">Poor</td> <td style="padding: 5px;">CREATE</td> <td style="padding: 5px;">RESORE & CREATE</td> <td style="padding: 5px;">RESTORE</td> </tr> <tr> <td></td> <td style="padding: 5px;">Low</td> <td style="padding: 5px;">Moderate</td> <td style="padding: 5px;">High</td> </tr> </table> <p style="text-align: center; margin-top: 10px;">Sensitivity</p>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESORE & CREATE	RESTORE		Low	Moderate	High
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE														
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE														
Poor	CREATE	RESORE & CREATE	RESTORE														
	Low	Moderate	High														

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 23: Gallow Hole Dyke
Meadowlands
Policy: Conserve**

A gently undulating and rounded landform, with topography sloping down towards Gallow Hole Dyke. Views tend to be medium to long distance with intermittently wooded skylines from the higher areas of land. Views become more enclosed closer to the water course, where vegetation and topography limit them to some extent. The area is defined by the presence of Gallow Hole Dyke running through it. The vegetation and land use tends to reflect its presence in the area.

Much of the land running alongside the Dyke is used as pastoral fields, with permanent pasture in places. The remainder of the adjacent land is used as arable fields, with low hawthorn hedges used as boundaries. Post & wire fencing can be seen in the vicinity of the isolated farms / kennels near the area, of which there are a few.

There are no settlements in the Policy Zone, and very few buildings. Only a pumping station (of architectural note) and the periphery of North Laithes farm are present. As such, there is very little in the way of vernacular built form, however there is a great deal of characteristic vegetation.

Riparian vegetation follows the line of the Dyke and is very complex and mature resulting in a good ecological corridor. Species such as Willow, Oak, Elm, Hawthorn, Field Maple, Birch and Ash are present. Surprisingly though, there is no Biological SINC designation for the area. Other vegetation found in the Policy Zone is associated with the disused railway bisecting the area – species-rich semi-natural scrub and primary vegetation provides good habitat.

As the area is relatively undisturbed, there are few detracting features. However, there are a few elements: a pumping station to the east of the area, and the close proximity to Rufford Golf course.

There are also very few roads or lanes which contributes to the undisturbed nature of the area, although Wellow road and Red Hill lane bisect the area, running north-south.

There are a number of threats to the area:

- Loss of hedgerows due to arable land use;
- Poor management and the subsequent fragmentation of historic hedgerows;
- Reduction of natural riparian vegetation due to land use changes.

MN PZ 23 Gallow Hole Dyke Meadowlands

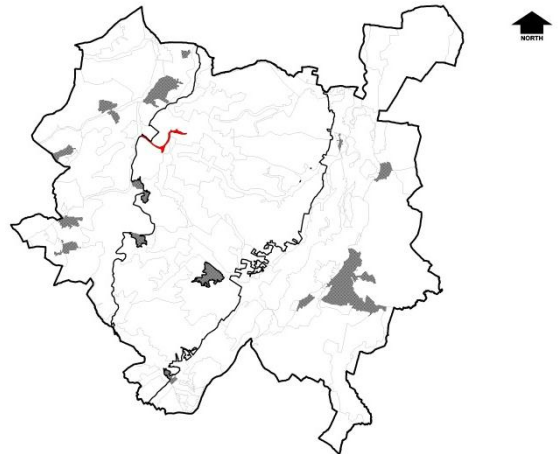
PHOTOGRAPH



CONTEXT

NCC Landscape Type: Meadowlands
Policy Zone: MN PZ 23
Landscape Character Parcel: MN46

Condition



CHARACTERISTIC VISUAL FEATURES

- Gently undulating rounded topography
- Gallow Hole Dyke and its associated riparian vegetation defines the area
- Pastoral and arable fields lie in the land adjacent to the Dyke. Some permanent pasture also exists.
- Strong, well-trimmed Hawthorn hedgerows form the majority of field boundaries
- A pumping station is a feature of the area due to its unusual architecture

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **very good**.

The area has a **coherent** pattern of elements composed of linear sections of riparian woodland, areas of open water and arable fields; there are **few** detracting features aside from pylons and power lines and pumping station. Overall this gives a visually **unified** area. There are no Biological SINCS designations.

In ecological terms the area provides a **strong** habitat for wildlife, with sections of riparian vegetation associated with the dyke and areas of open water, and arable fields with good hedgerow networks leading into the riparian woodland. Cultural integrity is **good** in that the field pattern is mainly intact with some mature species-rich hedgerows. A visually **unified** area with a **very strong** functional integrity gives a

SUMMARY OF ANALYSIS

Condition **Very Good**

Pattern of Elements: Coherent

Detracting Features: Few

Visual Unity: Unified

Ecological Integrity: Strong

Cultural Integrity: Good

Functional Integrity: Very Strong

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

very good landscape condition.

(Where one criterion is 'very good' or 'very strong', this pushes the policy description into the next highest category)

Landscape Sensitivity

Sensitivity High

The Landscape Sensitivity is defined as **high**.

The components of the landscape are **unique / rare** to the Mid-Nottinghamshire LCA due to the mature and complex riparian vegetation, and the architectural feature of the pumping station. The time depth is **historic** (post 1600) giving a **strong** sense of place overall.

The landform is **apparent** with **intermittent** areas of woodland giving a generally **moderate** visibility value within the Policy Zone. Views are intermittent and often enclosed due to the linear sections of riparian woodland and a good network of hedgerows, but longer distance views are apparent around the edges of the Policy Zone. A **strong** sense of place and **moderate** visibility leads to a **high** landscape sensitivity overall.

Distinctiveness:	Unique / Rare
Continuity:	Historic
Sense of Place:	Strong
Landform:	Apparent
Extent of Tree Cover	Intermittent
Visibility:	Moderate

LANDSCAPE ACTIONS – Conserve

Landscape Features

- Maintain any existing historic field patterns.
- **Conserve** and enhance the ecological diversity of deciduous riparian woodland through consistent management.
- **Conserve** and maintain hedgerows and prevent fragmentation (through lack of management and intensification of arable farming).

Built Features

- Limit any development in this area due to the likelihood of a high impact on the character of the Policy Zone.

Condition

Condition	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	Poor	CREATE	RESORE & CREATE	RESTORE
		Low	Moderate	High
Sensitivity				

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 24: Rufford Park Estate
Farmlands with Plantations
Policy: Create**

Predominantly flat plateau area contained by ridge to east and Rufford estate woodland to the north, by landform to the west and urban fringe to the south (some longer range views out of the area to the ridge northeast of Gallow Hole Dyke). Other areas further north are gently undulating upwards towards the south and to the west. Resulting views are generally medium range, terminated by landform, tree belts or treed ridgelines.

A highly variable area in terms of its cultural integrity and sense of place, a number of different land uses are apparent throughout the Policy Zone. Further to the north, agriculture dominates, with arable fields and chicken sheds apparent. Some scattered residential buildings are associated with the farming and stud farm. The history of the area has informed the field pattern due to the area previously being parkland. This has resulted in minimal field boundaries and a very open character, aside from the plantations that encompass the fields to the west and south.

Towards the south, it is also predominantly arable farmland with cattle and sheep grazing on restored mine areas. A business park development on the former colliery site. Deciduous woodland planting on reclaimed pit slopes. Some horsiculture on reclaimed areas. Sports pitches on fingers of Bilsthorpe. One farm on minor road to Eakring.

A number of Biological SINC designations exist in the area:

- 5/2161 – Bilsthorpe Colliery ‘An important site for breeding waders’;
- 2/671 – Cutt’s Wood ‘A mature deciduous compartment of semi-natural character’

There are no settlements in the area itself – Bilsthorpe forms the southern boundary to the Policy Zone and Eakring lies to the east. This may contribute to the lack of a sense of place in the area. There is one Listed Building in the area, Park Lodge .

Aside from this, all other buildings are industrial and/or agricultural, and some scattered residential buildings associated with farming or the stud farm.

Vegetation throughout the site includes some internal hedgerows that are generally well maintained and mature (although many are lost). Some very isolated hedgerow trees – mainly ash. Road hedges tend to be mature and well maintained – Hawthorn, Hazel, Elder, Rosa sp, Suckering Ash Trees (no large trees). There are also some linear tree lines present – possibly short rotation Christmas Tree crops, but they are not a significant feature. There is some deciduous planting on the disused pit – includes Willow, Poplar and Horse Chestnut. There is also some scrubby woodland in association with the dismantled railway line. Further towards the north, there is linear woodland along the ridge that forms the western edge of the boundary, and also runs from west to east along the centre of the Policy Zone. There are woods shown on the Sanderson Plan as being within Rufford Estate. There is also a small regular area of woodland in the north of the area along Gallow Hole Dyke. Parkland trees of Oak/Sycamore/Limes.

Woodlands generally contain Oak/Holly/Lime/Beech/Hawthorn/Birch/Pine. Tree belts include Lombardy Poplars and Poplars along Gallow Hole Dyke. All of the hedge lines are gone in this northern part of the Policy Zone.

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

Threats to the area include:

- Further deterioration of remaining parkland character through loss of mature parkland trees and woodland;
- Poor management or removal of internal and roadside hedgerows. Lack of long term management of pit plantings;
- Potential increase in industry; proposed Wind Farm.

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

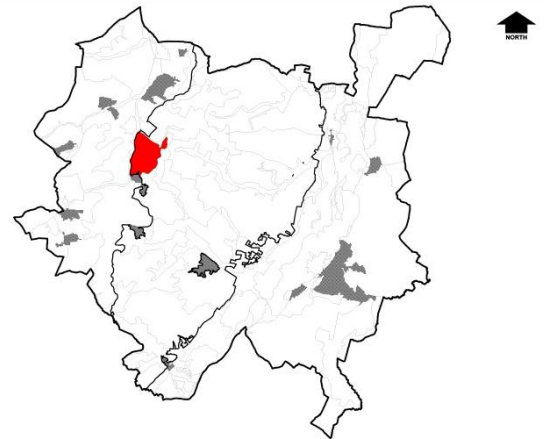
MN PZ 24 Rufford Park Estate Farmlands with Plantations

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Estate Farmlands with Plantations
Policy Zone: MN PZ 24
Landscape Character Parcel: MN47 & MN50



CHARACTERISTIC VISUAL FEATURES

- Gently undulating rounded topography
- Connecting belts of mixed woodland and plantations
- Highly intensive arable land
- Numerous agricultural buildings (chicken sheds etc.)
- Industrial units, sewage works, electricity substation.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **poor**.

The area has an **incoherent** pattern of elements composed Industrial estates, chicken sheds, woodland, disused workings and arable fields; there are **some** detracting features including pylons and power lines, chicken sheds, electricity substation, disused workings, sewage works and industrial units. Overall this gives a visually **interrupted** area. There are a couple of Biological SINC designations (5/2161 – Bilsthorpe Colliery and 2/671 – Cutt’s Wood).

In ecological terms the area provides a **moderate** habitat for wildlife, with areas of semi-natural scrub, woodland and hedgerows forming relatively good networks. Cultural integrity is **variable** in that the field pattern intact or missing in places, with some mature hedgerows. A visually **interrupted** area with a **coherent** functional integrity gives a **poor** landscape condition.

SUMMARY OF ANALYSIS

Condition	Poor
Pattern of Elements:	Incoherent
Detracting Features:	Some
Visual Unity:	Interrupted
Ecological Integrity:	Moderate
Cultural Integrity:	Variable
Functional Integrity:	Coherent

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

Landscape Sensitivity	Sensitivity	Very Low																
<p>The Landscape Sensitivity is defined as very low.</p> <p>The components of the landscape are indistinct to the Mid-Nottinghamshire LCA due to the variety of components that have no connection to the landscape. The time depth is recent (last 50 years) giving a very weak sense of place overall.</p> <p>The landform is apparent with intermittent areas of woodland giving a generally moderate visibility value within the Policy Zone. Views are intermittent and often enclosed due to the numerous blocks and linear sections of woodland, but longer distance views are apparent around the edges of the PZ. A very weak sense of place and moderate visibility leads to a very low landscape sensitivity overall.</p>	<p>Distinctiveness: Indistinct</p> <p>Continuity: Recent</p> <p>Sense of Place: Very Weak</p> <p>Landform: Apparent</p> <p>Extent of Tree Cover: Intermittent</p> <p>Visibility: Moderate</p> <p>(Where one criterion is 'very poor' or 'very weak', this pushes the policy description into the next lowest category)</p>																	
LANDSCAPE ACTIONS – Create																		
<p>Landscape Features</p> <ul style="list-style-type: none"> Maintain management of existing woodlands, plantations and pit planting. Utilise existing industrial nature of site and create suitable agricultural/industrial developments. Create new hedgerows and restore existing, seek opportunities to recreate historic field pattern where feasible. Enhance tree cover and landscape planting generally, in particular, towards the north within Rufford Park and around the industrial estate to the south, to create increased visual unity and habitat across the Policy Zone. <p>Built Features</p> <ul style="list-style-type: none"> Create new industrial economy within the area, such as creation of a wind farm (already proposed). 	<p>Condition</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding: 5px;">Good</td> <td style="padding: 5px; text-align: center;">REINFORCE</td> <td style="padding: 5px; text-align: center;">CONSERVE & REINFORCE</td> <td style="padding: 5px; text-align: center;">CONSERVE</td> </tr> <tr> <td style="padding: 5px;">Moderate</td> <td style="padding: 5px; text-align: center;">CREATE & REINFORCE</td> <td style="padding: 5px; text-align: center;">CONSERVE & CREATE</td> <td style="padding: 5px; text-align: center;">CONSERVE & RESTORE</td> </tr> <tr> <td style="padding: 5px;">Poor</td> <td style="padding: 5px; text-align: center;">CREATE</td> <td style="padding: 5px; text-align: center;">RESORE & CREATE</td> <td style="padding: 5px; text-align: center;">RESTORE</td> </tr> <tr> <td></td> <td style="padding: 5px; text-align: center;">Low</td> <td style="padding: 5px; text-align: center;">Moderate</td> <td style="padding: 5px; text-align: center;">High</td> </tr> </table> <p style="text-align: center;">Sensitivity</p>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESORE & CREATE	RESTORE		Low	Moderate	High	
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE															
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE															
Poor	CREATE	RESORE & CREATE	RESTORE															
	Low	Moderate	High															

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 25: Maplebeck Village
Farmlands with Ancient Woodlands
Policy: Conserve**

A gently undulating and rounded landform, with relatively open, medium distance views to frequently wooded skylines at high points throughout the area. This is, however, dependent on topography and vegetation in places. Lanes and tracks are often sunken, hedgerows bounding roads and tracks tend to be mature, species-rich hedges, and topography in places often limits views to within the Policy Zone.

Land use is dominated by arable agriculture with predominantly medium scale irregular geometric field systems. There are also some smaller fields of pasture and grazing (some horseyculture), generally in the vicinity of the settlements within the area.

Hedgerows form the principle boundaries to the fields in the area and they all tend to be mature, well maintained and species-rich. Some post & rail and post & wire fencing is also present around the boundaries to the smaller scale pastoral and horseyculture fields.

The settlements of Maplebeck, Kersall, part of Eakring and part of Kneesall, all have historic cores and the majority of housing is historic, characteristic and vernacular. Some newer development can be seen to the peripheries and infill is evident in places. Numerous isolated vernacular farmhouses are scattered throughout the area. Several listed Buildings exist throughout the Policy Zone and Kneesall, Kersall, Maplebeck and Eakring all have conservation areas within their historic core.

Numerous blocks of mixed deciduous woodland (Parkhill Plantation, Hagley's Plantation, Hare Hill, Kneesall Gorse, Brickyard Plantation, Lound Wood)

Mixed woodland species include Oak, Ash, Hawthorn, Willow, Birch and Beech.

There are numerous Biological SINC designations throughout the area:

- 5/546 – Lound Wood 'A plantation with relict ancient woodland flora and zoological interest'.
- 1/58 – Mansey Common 'An excellent herb-rich grassland with developing scrub'.
- 2/544 – Hagley's Plantation 'A mature broadleaved wood of some botanical value'
- 1/76 – Eakring Meadows 'An important sequence of wet meadows and scrub of considerable botanical and zoological interest'.
- 5/1000 – Eakring Road Verges, Kneesall 'A notable neutral grassland and a rich meadow'.
- 2/611 – Brickyard Plantation, Kneesall 'A mature deciduous plantation with a species-rich ground flora'.
- 2/601 – Hare Hill 'A valuable woodland site with herb-rich sides'.
- A number of Mature Landscape area designations also exist around Kersall and Eakring villages.

Drivers for change in the Policy Zone include:

- Fragmentation of the hedgerows leading to a loss of existing historic field pattern;
- Horseyculture infringing into fields;
- Development to periphery of settlements;

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

- Development of agricultural buildings associated with scattered farms throughout the area.

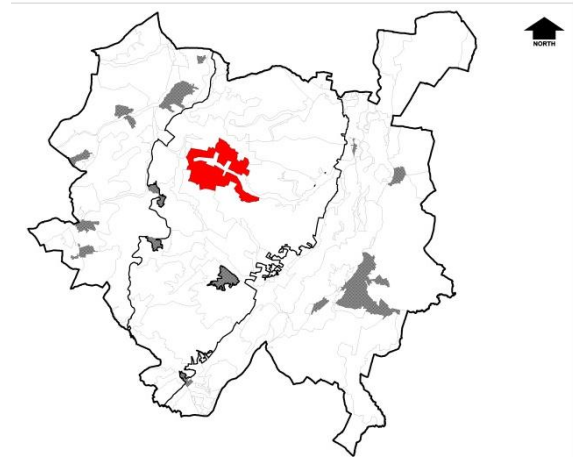
MN PZ 25 Maplebeck Village Farmlands with Ancient Woodlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands with Ancient Woodland
Policy Zone: MN PZ 25
Landscape Character Parcel: MN49



CHARACTERISTIC VISUAL FEATURES

- Gently undulating rounded topography
- Medium distance views to frequently wooded skylines
- Numerous blocks of mixed deciduous woodland
- Predominantly medium scale arable field systems
- Settlements of Maplebeck, Kersall, part of Kneesall and part of Eakring
- Hedgerows generally strong and well-maintained with numerous outgrown hedgerow trees.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **very good**.

The area has a **unified** pattern of elements composed of arable fields, blocks of woodland and vernacular settlements; there are **few** detracting features including one section of pylons and power lines and a small section of the A616. Overall this gives a visually **strongly unified** area. There are a few Biological SINC designations (5/546 – Lound Wood; 1/58 – Mansey Common; 2/544 – Hagley’s Plantation; 1/76 – Eakring Meadows; 5/1000 – Eakring Road Verges; 2/611 – Brickyard Plantation, Kneesall; 2/601 – Hare Hill).

In ecological terms the area provides a **strong** habitat for wildlife, with areas of semi-natural scrub, woodland and hedgerows forming good networks. Cultural integrity is **good** in that the field pattern is generally intact, with some mature hedgerows. A visually **strongly unified** area with a **very strong** functional integrity gives a **very**

SUMMARY OF ANALYSIS

Condition Very Good

Pattern of Elements:	Unified
Detracting Features:	Few
Visual Unity:	Strongly Unified
Ecological Integrity:	Strong
Cultural Integrity:	Good
Functional Integrity:	Very Strong

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

<p>good landscape condition.</p>																	
Landscape Sensitivity	Sensitivity High																
<p>The Landscape Sensitivity is defined as high.</p> <p>The components of the landscape are characteristic of the Mid-Nottinghamshire LCA due to the variety of components that have a connection to the landscape. The time depth is historic (post 1600) giving a moderate sense of place overall.</p> <p>The landform is dominant with intermittent areas of woodland giving a generally high visibility value within the Policy Zone. Views are intermittent and often enclosed due to the numerous blocks and linear sections of woodland, but longer distance views are apparent around the edges of the Policy Zone. A moderate sense of place and high visibility leads to a high landscape sensitivity overall.</p>	<p>Distinctiveness: Characteristic</p> <p>Continuity: Historic</p> <p>Sense of Place: Moderate</p> <p>Landform: Dominant</p> <p>Extent of Tree Cover Intermittent</p> <p>Visibility: High</p>																
	(Where one criterion is 'very good' or 'very strong', this pushes the policy description into the next highest category)																
LANDSCAPE ACTIONS – Conserve																	
<p>Landscape Features</p> <ul style="list-style-type: none"> Maintain any existing historic field patterns. Conserve and enhance the ecological diversity of deciduous riparian woodland through consistent management. Conserve and maintain hedgerows and prevent fragmentation (through lack of management and intensification of arable farming). <p>Built Features</p> <ul style="list-style-type: none"> Conserve the character by limiting development in this area due to the likelihood of a high impact on the character of the Policy Zone. Promote measures for reinforcing the traditional character of existing farm buildings using vernacular building styles. Maintain use of vernacular materials, style and scale in any new developments around the conservation areas of Kneesall, Kersall, Maplebeck and Eakring. 	<p>Condition</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <tr> <td style="padding: 5px;">Good</td> <td style="padding: 5px;">REINFORCE</td> <td style="padding: 5px;">CONSERVE & REINFORCE</td> <td style="padding: 5px; background-color: #cccccc;">CONSERVE</td> </tr> <tr> <td style="padding: 5px;">Moderate</td> <td style="padding: 5px;">CREATE & REINFORCE</td> <td style="padding: 5px;">CONSERVE & CREATE</td> <td style="padding: 5px;">CONSERVE & RESTORE</td> </tr> <tr> <td style="padding: 5px;">Poor</td> <td style="padding: 5px;">CREATE</td> <td style="padding: 5px;">RESORE & CREATE</td> <td style="padding: 5px;">RESTORE</td> </tr> <tr> <td></td> <td style="padding: 5px;">Low</td> <td style="padding: 5px;">Moderate</td> <td style="padding: 5px;">High</td> </tr> </table> <p style="text-align: center;">Sensitivity</p>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESORE & CREATE	RESTORE		Low	Moderate	High
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE														
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE														
Poor	CREATE	RESORE & CREATE	RESTORE														
	Low	Moderate	High														

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 26: Eakring Brail Wood Village Farmlands with Ancient Woodlands
Policy: Conserve**

A gently undulating rounded landform, resulting in medium to long distance views with frequent wooded skylines and some pylon lines in the distance. Views are, however, often enclosed due to both topography and mature, species-rich hedgerows bounding lanes and tracks throughout the area. Numerous woodland blocks contribute to an intermittent sense of enclosure.

Much of the land use in the area is dedicated to intensive arable farming on irregular geometric field patterns. There are some areas of pastoral and grazing fields. These tend to be in small, irregular geometric fields in the vicinity of Eakring and Kirklington and around isolated farms.

The majority of field boundaries are composed of well maintained, mature, Hawthorn hedgerows, although they are fragmented in a few places. Around the fields dedicated to pastoral and horsey cultural uses, post & rail, post & wire and temporary electric fencing is sometimes used.

Although Eakring and Kirklington lie adjacent to the Policy Zone, only a small peripheral section of Eakring and isolated farmhouses are present within the area itself. Although Eakring is a conservation area, no Listed Buildings exist within the area.

Numerous blocks of fragmented mixed deciduous woodland (Eakring Brail Wood, Redgate Wood, Fox Holes, Hunger Hills, Long Spring Wood, Summer House Plantation, Broadclose Wood, Crowhill Wood, The Rookery). Species tend to include Oak, Ash, Beech, Hawthorn, Acer, Willow and some coniferous species.

There are numerous Ecological bases with Biological SINC designations:

- 5/2213 – Eakring North Meadow ‘A meadow of importance for moths’
- 5/310 – Mill Hill Green Lane ‘A species-rich green lane’
- 2/547 – Eakring Brail Wood ‘An old woodland site retaining considerable interest in spite of large scale replanting’
- 1/55 – Redgate Woods ‘A substantial area of deciduous woodland with a diverse character and a notable flora’
- 2/522 – Crowhill Wood and Summerhouse Plantation ‘A large area of secondary scarp woodland’
- 5/373 – Kirklington Scarp Grassland ‘Steep neutral grassland communities’

There are a number of drivers for change in this Policy Zone. They include:

- Reduction of woodland due to land use changes;
- Poor management and fragmentation of historic hedgerows;
- Loss of hedgerows due to intensification of arable agriculture;
- Horseculture infringing on surrounding fields.

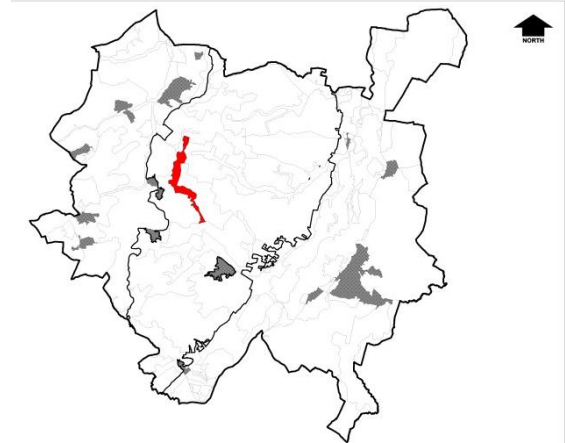
MN PZ 26 Eakring Brail Wood Village Farmlands with Ancient Woodlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands with Ancient Woodland
Policy Zone: MN PZ 26
Landscape Character Parcel: MN51



CHARACTERISTIC VISUAL FEATURES

- Gently undulating rounded topography.
- Medium distance views to frequently wooded skylines.
- Numerous blocks of mixed deciduous woodland.
- Predominantly medium scale arable field systems.
- Part of settlement of Eakring.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **very good**

The area has a **coherent** pattern of elements composed of arable fields, blocks of woodland and vernacular settlements; there are **few** detracting features including one section of pylons and power lines and a small section of the A616. Overall this gives a visually **unified** area. There are a few Biological SINC designations (5/2213 – Eakring North Meadow; 5/310 – Mill Hill Green Lane; 2/547 – Eakring Brail Wood; 1/55 – Redgate Woods; 2/522 – Crowhill Wood and Summerhouse Plantation; 5/373 – Kirklington Scarp Grassland).

In ecological terms the area provides a **moderate** habitat for wildlife, with areas of semi-natural scrub, woodland and hedgerows forming good networks. Cultural integrity is **good** in that the field pattern is generally intact, with some mature hedgerows. A visually **unified** area with a **strong** functional integrity gives a **very good** landscape

SUMMARY OF ANALYSIS

Condition **Very Good**

Pattern of Elements: Coherent

Detracting Features: Few

Visual Unity: Unified

Ecological Integrity: Moderate

Cultural Integrity: Good

Functional Integrity: Strong

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

<p>condition.</p>																	
Landscape Sensitivity	Sensitivity Moderate																
<p>The Landscape Sensitivity is defined as moderate.</p> <p>The components of the landscape are characteristic of the Mid-Nottinghamshire LCA due to the variety of components that have a connection to the landscape. The time depth is historic (post 1600) giving a moderate sense of place overall.</p> <p>The landform is apparent with intermittent areas of woodland giving a generally moderate visibility value within the Policy Zone. Views are intermittent and often enclosed due to the numerous blocks and linear sections of woodland, but longer distance views are apparent around the edges of the Policy Zone. A moderate sense of place and moderate visibility leads to a moderate landscape sensitivity overall.</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Distinctiveness:</td> <td style="width: 70%;">Characteristic</td> </tr> <tr> <td>Continuity:</td> <td>Historic</td> </tr> <tr> <td>Sense of Place:</td> <td>Moderate</td> </tr> <tr> <td>Landform:</td> <td>Apparent</td> </tr> <tr> <td>Extent of Tree Cover</td> <td>Intermittent</td> </tr> <tr> <td>Visibility:</td> <td>Moderate</td> </tr> </table>	Distinctiveness:	Characteristic	Continuity:	Historic	Sense of Place:	Moderate	Landform:	Apparent	Extent of Tree Cover	Intermittent	Visibility:	Moderate				
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Sense of Place:	Moderate																
Landform:	Apparent																
Extent of Tree Cover	Intermittent																
Visibility:	Moderate																
LANDSCAPE ACTIONS – Conserve																	
<p>Landscape Features</p> <ul style="list-style-type: none"> • Maintain any existing historic field patterns. • Conserve and enhance the ecological diversity of deciduous riparian woodland through consistent management. • Conserve and maintain hedgerows and prevent fragmentation (through lack of management and intensification of arable farming). <p>Built Features</p> <ul style="list-style-type: none"> • Limit any development in this area due to the likelihood of a high impact on the character of the Policy Zone. • Promote measures for reinforcing the traditional character of existing buildings using vernacular building styles. • Conserve the local character by maintaining use of vernacular materials, style and scale in any new developments around the conservation area of Eakring. 	<p>Condition</p> <table style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Good</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">REINFORCE</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">CONSERVE & REINFORCE</td> <td style="border: 1px solid black; padding: 5px; text-align: center; background-color: #cccccc;">CONSERVE</td> </tr> <tr> <td style="padding: 5px;">Moderate</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">CREATE & REINFORCE</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">CONSERVE & CREATE</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">CONSERVE & RESTORE</td> </tr> <tr> <td style="padding: 5px;">Poor</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">CREATE</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">RESORE & CREATE</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">RESTORE</td> </tr> <tr> <td></td> <td style="text-align: center; padding: 5px;">Low</td> <td style="text-align: center; padding: 5px;">Moderate</td> <td style="text-align: center; padding: 5px;">High</td> </tr> </table> <p style="text-align: center;">Sensitivity</p>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESORE & CREATE	RESTORE		Low	Moderate	High
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE														
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Poor	CREATE	RESORE & CREATE	RESTORE														
	Low	Moderate	High														

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 27: Kirklington Village
Farmlands
Policy: Create**

A rolling and undulating landform with dry valleys. Camp hill forms the highest point to the east. Some flatter areas with present to the south near Upper Hexgreave. This results in views often being medium to long distance; however, they can also be enclosed in places due to topography and hedgerows lining the roads and tracks within the area.

With the settlement of Bilsthorpe in the north west of the area, and the periphery of Kirklington included in the Policy Zone, the remainder of the area is composed of industrial units, isolated farmhouses and agricultural buildings such as chicken sheds. These buildings and settlements vary in character and age greatly, with Kirklington being generally vernacular and Bilsthorpe being mostly modern residential housing. The remainder of the buildings are made up of a mixture of modern and historic. Belle Eau Industrial estate is a feature within the area and in scale and materials, is not vernacular.

The land use is predominantly arable agriculture and the field sizes tend to reflect this, with medium to large scale intensive arable irregular geometric field patterns. Boundaries to these fields are generally hawthorn hedgerows, of varying conditions; some being well maintained, others fragmented or lost. A few fields are smaller and used for pasture. Boundaries to these fields are often post & wire or post & rail fencing.

The disused mineral workings in the north-west of the site introduce some semi-natural vegetation to the area, with scrub and deciduous woodland. Another semi-natural area is the area of open water near Kirklington and the stream that supplies it. This is lined with riparian vegetation such as Willow, Ash and Elm.

Fragmented blocks of mixed deciduous woodland exist within field systems and surrounding Kirklington. They include species such as Oak, Ash, Hawthorn, Beech, Birch and Sycamore.

A number of ecological bases can be found throughout the Policy Zone, such as:

- Southwell Trail Nature Reserve (to west of area);
- New woodlands associated with disused workings;
- Riparian vegetation around open water at Kirklington;
- Kirklington Hall School parkland and parkland trees;
- Hedgerows and field margins provide a relatively good network.

There are a couple of Biological SINC designations around the area:

- 5/2161 – Bilsthorpe Colliery ‘An important site for breeding waders’
- 2/541 – Farnsfield Disused Railway ‘a sizeable linear habitat of dry grassland and scrub’

There are a number of drivers for change in the area. These include:

- Further urban development sprawl (especially from Bilsthorpe);
- Further industrial development or intensification of existing industry;
- Reduction of existing woodland due to land use changes or lack of management;

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

- Fragmentation and/or loss of hedgerows due to intensification of arable agriculture and/or poor management.

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

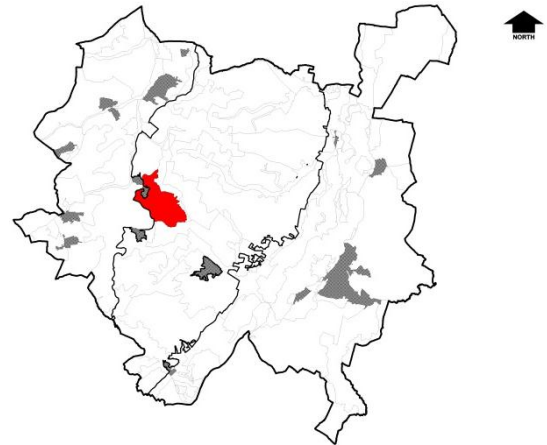
MN PZ 27 Kirklington Village Farmlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands
Policy Zone: MN PZ 27
Landscape Character Parcel: MN52



CHARACTERISTIC VISUAL FEATURES

- Gently undulating rounded topography, with some flat areas.
- Medium distance views to frequently wooded skylines.
- Numerous small linear blocks of mixed deciduous woodland.
- Predominantly medium scale arable field systems.
- Part of settlement of Eakring.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **very poor**.

The area has an **incoherent** pattern of elements composed of arable fields, industrial buildings, busy roads, agricultural buildings, chicken sheds, and caravan sites; there are **many** detracting features including a section of the A614, Scrap yard and recycling area, caravan park, poultry houses, disused coal workings and industrial units. Overall this gives a **significantly interrupted** area. There are a couple of Biological SINC designations (5/2161 – Bilsthorpe Colliery; 2/541 – Farnsfield Disused Railway).

In ecological terms the area provides a **moderate** habitat for wildlife, with areas of semi-natural scrub, woodland and hedgerows forming relatively good networks. Cultural integrity is **variable** in that the field pattern is often missing, with a mixture of hedgerows – some mature and some fragmented or missing. A **significantly interrupted** area with a **coherent** functional integrity gives a **very poor** landscape

SUMMARY OF ANALYSIS

Condition **Very Poor**

Pattern of Elements: Incoherent

Detracting Features: Many

Visual Unity: Significantly interrupted

Ecological Integrity: Moderate

Cultural Integrity: Variable

Functional Integrity: Coherent

(Where one

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

condition.

criterion is 'very poor' or 'very weak', this pushes the policy description into the next lowest category)

Landscape Sensitivity

Sensitivity Moderate

The Landscape Sensitivity is defined as **moderate**.

The components of the landscape are **indistinct** to the Mid-Nottinghamshire LCA due to the lack of components that have a connection to the landscape. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall.

The landform is **apparent** with **open** areas of woodland giving a generally **high** visibility value within the Policy Zone. Views are intermittent and often open due to very low of missing hedgerows and some areas of flat topography. A **weak** sense of place and **high** visibility leads to a **moderate** landscape sensitivity overall.

Distinctiveness:	Indistinct
Continuity:	Historic
Sense of Place:	Weak
Landform:	Apparent
Extent of Tree Cover	Open
Visibility:	High

LANDSCAPE ACTIONS – Create

Landscape Features

- **Create** new hedgerows and restore existing, seek opportunities to recreate historic field pattern where feasible, contain new development within historic boundaries.
- Maintain management of existing woodlands, plantations and pit planting, whilst enhancing tree cover and planting generally to **create** increased visual unity and habitat across the Policy Zone.
- Utilise existing industrial nature of site and **create** suitable agricultural/industrial developments.

Built Features

- **Create** new industrial economy within the area.
- **Create** new areas of planting in order to minimise impact of industry on character of Policy Zone.

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE

Low Moderate High

Sensitivity

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 28: Caunton Village
Farmlands with Ancient Woodland
Policy: Conserve and Reinforce**

A rolling and undulating topography, the views within the Policy Zone tend to be medium to long distance, enclosed in places by surrounding woodland and hedgerows. The presence of a pylon lines running from north to south in the east of the area interrupts the views in this area.

A landscape dedicated predominantly to intensive arable land use, generally in medium scale irregular geometric field patterns. There are, however, some areas of pastoral fields, tending to be smaller in scale, with irregular geometric field patterns. A little horseyculture is evident in the vicinity of settlements and individual farms, and associated field boundaries can be seen (temporary electric fencing, post & rail fencing). The majority of field boundaries are composed of well maintained hawthorn hedgerows, with some being patchy and fragmented in places and relatively low. Those along track sides are, however, generally species-rich, mature and with some outgrown hedgerow tree species such as Oak and Ash. Along with the hedgerows, trees also exist within a number of blocks of mixed deciduous (occasional coniferous planting) woodland. Species include; Oak, Ash, Birch, Beech, Sycamore, Hawthorn, Field Maple and Conifers.

There are a number of Ecological Bases:

Hedgerows and field margins, connecting into isolated patches of deciduous woodland form good networks;

Some riparian vegetation exists along drains and ditches.

There are numerous areas with Biological SINC designation:

- 2/998 – Beesthorpe Plantation ‘A small area of semi-natural deciduous woodland with a notable ground flora’
- 2/604 – Brunk Wood ‘A primary woodland site with a typically diverse flora’
- 5/387 – Brunk Wood Grasslands ‘An unimproved neutral grassland in a series of fields of varying degrees of improvement’
- 2/605 – Park Wood ‘An old coppice woodland with notable species’

Mature Landscape Area designations are present throughout the area, including; Norwell Woodhouse, Caunton, west of Norwell and Brunk Wood.

Settlements in the Policy Zone include the north side of Caunton (Conservation Area), the south side of Norwell Woodhouse, and individual isolated farms which are generally vernacular although some variety in age can be seen. No Listed Buildings are allocated in the area. Some infill development is apparent in Caunton; however the development tends to respect the local vernacular style. There are occasionally some modern buildings throughout the area, tending to be associated with agriculture. The presence of Beesthorpe Hall adds interest to the locale.

Drivers for change in the Policy Zone include:

- Intensification of arable agriculture leading to further fragmentation of hedgerows and subsequent loss of field pattern.

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

- Horsey culture infringing into fields.
- Further residential development of the settlements.

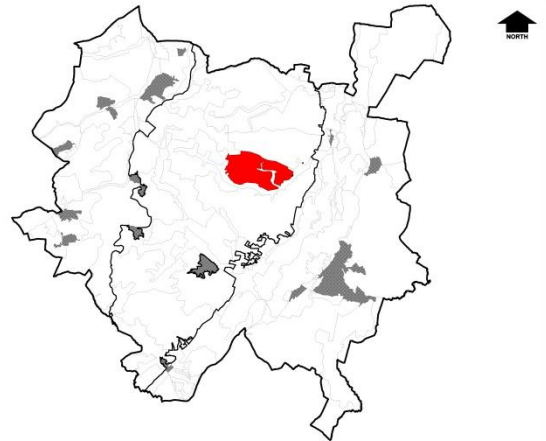
MN PZ 28 Cauntton Village Farmlands with Ancient Woodland

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands with Ancient Woodlands
Policy Zone: MN PZ 28
Landscape Character Parcel: MN53



CHARACTERISTIC VISUAL FEATURES

- Gently undulating rounded topography, with some flat areas.
- Medium distance views to frequently wooded skylines.
- Intensive arable fields with generally strongly trimmed hedges.
- Occasional blocks of mixed deciduous woodland.
- Busy A616 runs through the area NW – SE.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **good**.

The area has a **coherent** pattern of elements composed of arable fields, blocks of woodland and isolated farmhouses; there are **few** detracting features including a section of the A616 and a pylon line. Overall this gives a visually **unified** area. There are a few Biological SINC designations (2/998 – Beesthorpe Plantation; 2/604 – Brunk Wood; 5/387 – Brunk Wood Grasslands; 2/605 – Park Wood).

In ecological terms the area provides a **moderate** habitat for wildlife, with areas of semi-natural scrub, woodland and hedgerows forming relatively good networks. Cultural integrity is **variable** in that the field pattern is often missing, with a mixture of hedgerows – some mature and some fragmented or missing. A **unified** area with a **coherent** functional integrity gives a **good** landscape condition.

SUMMARY OF ANALYSIS

Condition	Good
Pattern of Elements:	Coherent
Detracting Features:	Few
Visual Unity:	Unified
Ecological Integrity:	Moderate
Cultural Integrity:	Variable
Functional Integrity:	Coherent

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

Landscape Sensitivity	Sensitivity Moderate																				
<p>The Landscape Sensitivity is defined as moderate.</p> <p>The components of the landscape are characteristic to the Mid-Nottinghamshire LCA due to the number of components that have a connection to the landscape. The time depth is historic (post 1600) giving a moderate sense of place overall.</p> <p>The landform is apparent with intermittent areas of woodland giving a generally moderate visibility value within the Policy Zone. Views are intermittent due to numerous blocks of woodland and hedgerows. A moderate sense of place and moderate visibility leads to a moderate landscape sensitivity overall.</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Distinctiveness:</td> <td style="width: 70%;">Characteristic</td> </tr> <tr> <td>Continuity:</td> <td>Historic</td> </tr> <tr> <td>Sense of Place:</td> <td>Moderate</td> </tr> <tr> <td>Landform:</td> <td>Apparent</td> </tr> <tr> <td>Extent of Tree Cover</td> <td>Intermittent</td> </tr> <tr> <td>Visibility:</td> <td>Moderate</td> </tr> </table>	Distinctiveness:	Characteristic	Continuity:	Historic	Sense of Place:	Moderate	Landform:	Apparent	Extent of Tree Cover	Intermittent	Visibility:	Moderate								
Distinctiveness:	Characteristic																				
Continuity:	Historic																				
Sense of Place:	Moderate																				
Landform:	Apparent																				
Extent of Tree Cover	Intermittent																				
Visibility:	Moderate																				
LANDSCAPE ACTIONS – Conserve and Reinforce																					
<p>Landscape Features</p> <ul style="list-style-type: none"> • Reinforce fragmented hedgerows through re-planting and infill. • Maintain existing historic field patterns. • Conserve and enhance the ecological diversity of deciduous blocks of woodland. • Conserve hedgerows and prevent fragmentation (through lack of management and intensification of arable farming). • Conserve historic field pattern by containing any new development within historic enclosed boundaries, restoring hedgerow boundaries where necessary. <p>Built Features</p> <ul style="list-style-type: none"> • Conserve the rural character of the landscape by limiting any new development to within the settlements of Caunton. • Maintain use of vernacular materials, style and scale in any new developments. • Promote measures for reinforcing the traditional character of existing farm buildings using vernacular building styles. 	<p>Condition</p> <table style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <tr> <td style="padding: 5px;"></td> <td style="padding: 5px;"></td> <td style="padding: 5px;"></td> <td style="padding: 5px;"></td> </tr> <tr> <td style="padding: 5px; text-align: right;">Good</td> <td style="padding: 5px; border: 1px solid black; text-align: center;">REINFORCE</td> <td style="padding: 5px; border: 1px solid black; text-align: center; background-color: #cccccc;">CONSERVE & REINFORCE</td> <td style="padding: 5px; border: 1px solid black; text-align: center;">CONSERVE</td> </tr> <tr> <td style="padding: 5px; text-align: right;">Moderate</td> <td style="padding: 5px; border: 1px solid black; text-align: center;">CREATE & REINFORCE</td> <td style="padding: 5px; border: 1px solid black; text-align: center;">CONSERVE & CREATE</td> <td style="padding: 5px; border: 1px solid black; text-align: center;">CONSERVE & RESTORE</td> </tr> <tr> <td style="padding: 5px; text-align: right;">Poor</td> <td style="padding: 5px; border: 1px solid black; text-align: center;">CREATE</td> <td style="padding: 5px; border: 1px solid black; text-align: center;">RESORE & CREATE</td> <td style="padding: 5px; border: 1px solid black; text-align: center;">RESTORE</td> </tr> <tr> <td style="padding: 5px;"></td> <td style="padding: 5px; text-align: center;">Low</td> <td style="padding: 5px; text-align: center;">Moderate</td> <td style="padding: 5px; text-align: center;">High</td> </tr> </table> <p style="text-align: center; margin-top: 10px;">Sensitivity</p>					Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESORE & CREATE	RESTORE		Low	Moderate	High
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE																		
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE																		
Poor	CREATE	RESORE & CREATE	RESTORE																		
	Low	Moderate	High																		

Mid Nottinghamshire Farmlands Policy Zone MN PZ 29: Caunton Meadowlands Policy: Conserve

A gently rolling and undulating landscape, with topography tending to lead towards 'The Beck', which runs through the area from west – east. The Beck has a large impact on the area as a whole due to the riparian vegetation that follows its path (Willow, Alder, Elm, Acer, Oak and Ash), and the pastures that exist alongside it with Willow scrub, alder and oak. Areas of open water are also evident due to the high levels of saturation in the soil in the vicinity of the stream (south of Kersall).

Land use adjacent to 'The Beck' tends to be dedicated to agriculture, both arable and pastoral. Fields tend to be small to medium scale and irregular geometric. Boundaries are predominantly formed by mature, well maintained, species-rich hedgerows, which regularly include outgrown hedgerow species. Hawthorn, Oak, Ash, Rubus, Convolvulus, Elder, Field Maple and Ilex can all be found. Some fencing (post & wire and post & rail) is present, generally forming the boundaries to smaller fields surrounding settlements, and often in conjunction with hedgerows. Some fragmented blocks of mixed deciduous woodland, with occasional coniferous species exist throughout the area. Species generally include Oak, Ash, Sycamore, Beech, Birch, Hawthorn and Acer.

The settlements of Caunton and Norwell occupy a proportion of the Policy Zone, and are highly vernacular in nature. Some ornamental planting exists in the vicinity of housing, especially associated with Caunton Manor House. Views tend to be medium distance towards frequently wooded skylines, but are often enclosed due to the aforementioned topography, hedgerows and riparian vegetation. Views are bisected intermittently by the presence of a pylon line and pylons running north-south through the area.

Numerous Listed buildings throughout the Policy Zone and a Scheduled ancient monument at Norwell. Caunton, Norwell, Maplebeck and Kersall have Conservation Areas at the centre.

Biological SINCs:

- 2/604 – Brunk Wood 'A primary woodland site with a typically diverse flora'
- 5/387 – Brunk Wood Grasslands 'An unimproved neutral grassland in a series of fields of varying degrees of improvement'
- 2/605 – Park Wood 'An old coppice woodland with notable species'
- 2/795 – Park Wood Meadow 'A rather coarse but species-rich hay meadow'
- 5/2257 – The Beck, Norwell 'A stream of interest for Water Beetles and Water Bugs'
- 2/798 – Norwell Meadows 'Species-rich hay meadow'
- 1/76 – Eakring Meadow 'An important sequence of wet meadows and scrub of considerable botanical interest'
- 2/786 – Elm Farm Meadow 'A species-rich damp meadow'
- 5/657 – Kersall Grassland 'A damp grassland with characteristic species'
- 5/1015 – Wood Lane Grassland 'A notable neutral grassland with a valuable scrub community'
- 5/1000 – Eakring Road Verges, Kneesall 'A notable neutral grassland and a rich hedgerow'

'The main threats to the Policy Zone include:

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

- Increased intensity of agriculture leading to fragmentation or loss of hedgerows resulting in loss of existing field pattern.
- Horsey culture infringing into fields.
- A616 runs through centre of area and associated development may impact significantly on the area.

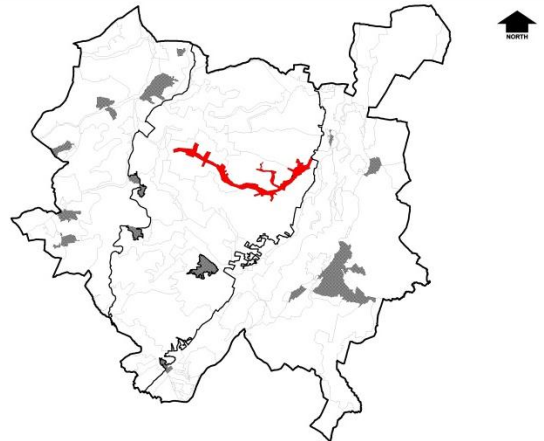
MN PZ 29 Caunton Meadowlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Meadowlands
Policy Zone: MN PZ 29
Landscape Character Parcel: MN54 & MN55



CHARACTERISTIC VISUAL FEATURES

- Gently undulating topography, tending to slope towards 'The Beck'.
- Medium distance views to frequently wooded skylines, although often enclosed by vegetation following the line of 'The Beck'.
- Mixture of intensive arable fields with strongly trimmed hedges and low intensity farming with permanent improved pasture.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **very good**.

The area has a **unified** pattern of elements composed of arable fields, permanent pasture, linear sections of riparian vegetation and parts of the settlements of Caunton and Norwell; there are **few** detracting features including the A616, a small section of pylon line and some horseyculture. Overall this gives a visually **strongly unified** area. There are a number of Biological SINC designations (2/604 – Brunk Wood; 5/387 – Brunk Wood Grasslands; 2/605 – Park Wood; 2/795 – Park Wood Meadow; 5/2257 – The Beck (Norwell); 2/798 – Norwell Meadows; 1/76 – Eakring Meadow; 1/76 – Eakring Meadow; 2/786 – Elm Farm Meadow; 5/657 – Kersall Grassland; 5/1015 – Wood Lane Grassland; 5/1000 – Eakring Road Verges).

SUMMARY OF ANALYSIS

Condition Very Good

Pattern of Elements:	Unified
Detracting Features:	Few
Visual Unity:	Strongly Unified
Ecological Integrity:	Strong
Cultural Integrity:	Good
Functional Integrity:	Very Strong

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

In ecological terms the area provides a **strong** habitat for wildlife, with areas of riparian vegetation and hedgerows forming relatively good networks. Cultural integrity is **good** in that the field pattern is generally intact, with hedgerows generally being mature and intact. A **strongly unified** area with a **very strong** functional integrity gives a **very good** landscape condition.

(Where one criterion is 'very good' or 'very strong', this pushes the policy description into the next highest category)

Landscape Sensitivity

Sensitivity High

The Landscape Sensitivity is defined as **high**.

The components of the landscape are **characteristic** to the Mid-Nottinghamshire LCA due to the number of components that have a connection to the landscape. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall.

The landform is **dominant** with **intermittent** areas of woodland giving a generally **high** visibility value within the Policy Zone. Views are intermittent due to numerous blocks of woodland and hedgerows. A **moderate** sense of place and **high** visibility leads to a **high** landscape sensitivity overall.

Distinctiveness:	Characteristic
Continuity:	Historic
Sense of Place:	Moderate
Landform:	Dominant
Extent of Tree Cover	Intermittent
Visibility:	High

LANDSCAPE ACTIONS – Conserve

Landscape Features

- Maintain existing historic field patterns.
- **Conserve** and enhance the ecological diversity of linear sections of riparian vegetation.
- **Conserve** hedgerows and prevent fragmentation (through lack of management and intensification of arable farming).
- **Conserve** historic field pattern by containing any new development within historic enclosed boundaries.

Built Features

- **Conserve** the rural character of the landscape by limiting any new development to within the settlements of Caunton and Norwell.
- Maintain use of vernacular materials, style and scale in any new developments.
- Promote measures for reinforcing the traditional character of existing farm buildings using vernacular building styles.

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE

Low Moderate High

Sensitivity

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 30: Knapthorpe Village
Farmlands with Ancient Woodland
Policy: Conserve**

An area of undulating and rolling topography, the views tend to be medium to long distance, aside from where vegetation and topography limits them. With the exception of some pastoral land use, the majority of land use is dedicated to intensive arable agriculture. The field patterns are generally of irregular geometric pattern and tend to be bounded by hawthorn hedgerows. These are by and large well maintained, although some are fragmented in places, especially along the boundaries of larger fields.

The field patterns towards the settlements of Bathley, Knapthorpe and Averham become smaller, more regular and of a more pastoral nature. Most of the boundaries here are species-rich historic hedgerows, however, there are numerous instances where post & rail and post & wire fencing has been used, especially in conjunction with pastoral and horseycultural fields. Some horsey culture exists to the south of the area due to the Equestrian Centre at Averham Park Farm.

Along with some linear sections of woodland along field boundaries, there are many fragments of mixed deciduous woodland throughout the area. These include; Duke's Wood, Mather Wood, Lady Wood, Readyfield Wood, John's Plantation, Newbottles Plantation, Doncaster's Plantation, Cold Harbour Plantation, Warner Wood, Arnolds Wood, Fox Covert, Roe Wood, Cheveral Wood, Spring Wood, Kelham Hills, Dumble Plantation, Coppice Wood, Park Spring Wood and Muskham Wood.

Some other types of vegetation exist in the area, such as riparian vegetation along the path of numerous small streams and drains that run through the area. There are various Biological SINC designations:

- 1/71 – Coppice, Mather and Lady Woods 'A rich and varied deciduous woodland on damp clay soils – of botanical and zoological interest'
- 2/589 – Muskham Wood 'A good woodland habitat'
- 2/591 – Park Spring's Wood 'A woodland that retains considerable botanical and zoological interest, especially along its sides'
- 2/596 – Worner Wood 'A mature deciduous woodland with a characteristic species composition'
- 5/2257 – The Beck, Norwell 'A stream of interest for Water Beetles and Water Bugs'
- 1/89 – Roe Wood 'A fine example of the central Nottinghamshire woodland series with a very rich woodland flora and fauna'
- 2/595 – Cheveral Wood 'A sizeable mature deciduous woodland'

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

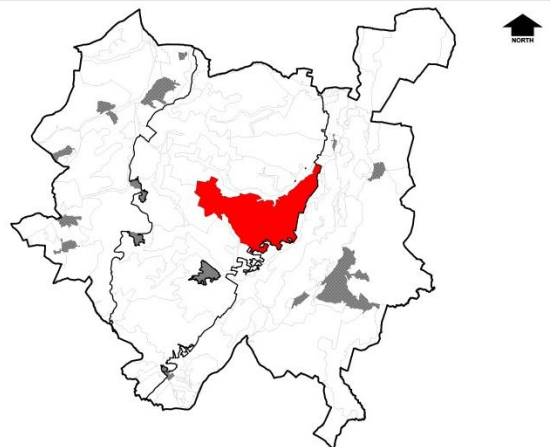
MN PZ 30 Knapthorpe Village Farmlands with Ancient Woodland

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands with Ancient Woodland
 Policy Zone: MN PZ 30
 Landscape Character Parcel: MN56, MN57, MN59



CHARACTERISTIC VISUAL FEATURES

- Gently undulating topography.
- Medium distance views to frequently wooded skylines, although often enclosed by vegetation – hedgerows, woodland etc.
- Numerous blocks of mixed deciduous woodland.
- Mixture of intensive arable fields with strongly trimmed hedges and some low intensity farming with permanent improved pasture.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **very good**.

The area has a **coherent** pattern of elements composed of arable fields, permanent pasture, blocks of deciduous woodland and the vernacular settlements of Knapthorpe, Winkburn and part of Bathley; there are **few** detracting features including the A616 & A617, pylon lines and pylons, poultry sheds and some horseyculture. Overall this gives a visually **unified** area. There are a number of Biological SINC designations (1/71 – Coppice, Mather and Lady Woods; 2/589 – Muskham Wood; 2/591 – Park Spring’s Wood; 2/596 – Worner Wood; 5/2257 – The Beck, Norwell; 1/89 – Roe Wood; 2/595 – Cheveral Wood; 2/770 – Gorse Hill Lane; 2/590 – Spring Wood, Kelham; 2/855 – Kelham Hills; 5/185 – Choulers Gorse).

In ecological terms the area provides a **strong** habitat for wildlife, with areas of mixed deciduous woodland and hedgerows forming relatively

SUMMARY OF ANALYSIS

Condition Very Good

Pattern of Elements:	Coherent
Detracting Features:	Few
Visual Unity:	Unified
Ecological Integrity:	Strong
Cultural Integrity:	Variable
Functional Integrity:	Strong

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

good networks. Cultural integrity is **variable** in that the field pattern is generally intact, with hedgerows generally being mature and intact, although there are exceptions, where field pattern has been lost and hedgerows are fragmented. A **unified** area with a **strong** functional integrity gives a **very good** landscape condition.

Landscape Sensitivity

The Landscape Sensitivity is defined as **moderate**.

The components of the landscape are **characteristic** to the Mid-Nottinghamshire LCA due to the number of components that have a connection to the landscape. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall.

The landform is **apparent** with **intermittent** areas of woodland giving a generally **moderate** visibility value within the Policy Zone. Views are intermittent due to numerous blocks of woodland and hedgerows. A **moderate** sense of place and **moderate** visibility leads to a **moderate** landscape sensitivity overall.

Sensitivity

Moderate

Distinctiveness:	Characteristic
Continuity:	Historic
Sense of Place:	Moderate
Landform:	Apparent
Extent of Tree Cover	Intermittent
Visibility:	Moderate

L:ANDSCAPE ACTIONS – Conserve

Landscape Features

- Maintain existing historic field patterns.
- **Conserve** and enhance the ecological diversity of linear sections of riparian vegetation.
- **Conserve** existing deciduous blocks of woodland through careful management.
- **Conserve** hedgerows and prevent fragmentation (through lack of management and intensification of arable farming).
- **Conserve** historic field pattern by containing any new development within historic enclosed boundaries.

Built Features

- **Conserve** the rural character of the landscape by limiting any new development to within the settlements of Bathley, Knapthorpe, Averham and Winkburn..
- Maintain use of vernacular materials, style and scale in any new developments.
- Promote measures for **conserving** and reinforcing the traditional character of existing farm buildings using vernacular building styles.

Condition

Good Moderate Poor	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	CREATE	RESORE & CREATE	RESTORE
	Low	Moderate	High

Sensitivity

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 31: Eakring Village
Farmlands with Ancient Woodland
Policy: Conserve**

A rolling and undulating landscape used predominantly for arable land use in irregular geometric field patterns (also some organic field patterns). Occasional pastoral land use is also noted. Field scale varies, although the majority of the fields are medium to large scale. Boundaries tend to be well maintained, species-rich hawthorn hedgerows, specifically around Eakring.

Woodland is present throughout the area in fragmented blocks and occasional linear tracks along field boundaries. Species tend to be mixed deciduous with some coniferous planting, including; Oak, Ash, some Sycamore, Beech, Hawthorn and Acer.

Views are therefore interrupted to some extent by vegetation (both hedgerows and woodland). Views can be medium to long distance depending on topography, with views to the south including Cottam and Southwell Power Stations.

Part of the settlement of Eakring lies within the Policy Zone, and is generally vernacular in nature, aside from small amounts of modern infill development. Isolated farms are present throughout the area and also tend to be vernacular in nature. The National Grid building lies to the periphery of Eakring and is a relatively modern development, of architectural interest. Elsewhere in the area, there is evidence of the industrial heritage in the form of disused Bore Holes, particularly in Duke's wood. There is also an educational centre with reference to the Oil heritage within the wood.

There are a few listed buildings and Eakering has a conservation area.

Numerous disused bore holes in Duke Woods

There are a variety of ecological bases throughout the Policy Zone, including good field margins and hedgerow networks, blocks of deciduous woodland connecting into the hedgerows and a small amount of riparian vegetation following the lines of streams and drains. Along with Mature Landscape Area designations that exist around Redgate Wood and Winkburn Park, there are a number of biological SINC designations:

- 5/363 – Eakring Grassland 'An unimproved neutral grassland with scrub'
- 5/1011 – Mill Lane Grassland 'A horse paddock with a species-rich neutral grassland community'
- 2/739 – Mill Lane, Eakring 'A species-rich green lane'
- 5/310 – Mill Hill Green Lane 'A species-rich green lane'
- 2/547 – Eakring Brail Wood 'An old woodland site retaining considerable interest in spite of large scale replanting'
- 1/55 – Redgate Woods 'A substantial area of deciduous woodland with a diverse character and notable flora'
- 1/58 – Mansey Common 'An excellent herb-rich grassland with developing scrub'
- 2/550 – Dilner Wood 'An ancient woodland site of some note'
- 5/1151 – Whitestub Lane 'A green lane with a diverse woody flora'
- 5/190 – Broadclose Wood 'A deciduous woodland with characteristic species'
- 1/89 – Roe Wood 'A fine example of the central Nottinghamshire woodland series with a very rich woodland flora and fauna'

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

- 5/189 – Hockerton Moor Wood ‘A small semi-natural deciduous woodland surrounded by arable’

Drivers for change in the Policy Zone include:

- Further intensification of agriculture leading to fragmentation and/or loss of hedgerows resulting in loss of field pattern.
- Residential development to periphery of Eakring.
- Reduction of woodland due to land use changes.
- Poor management and fragmentation of historic hedgerows.

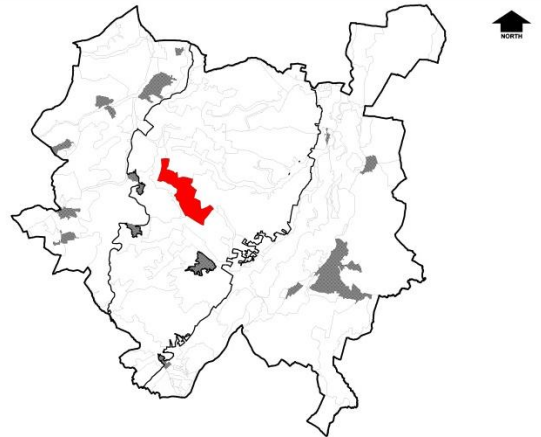
MN PZ 31 Eakring Village Farmlands with Ancient Woodland

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands with Ancient Woodland
Policy Zone: MN PZ 31
Landscape Character Parcel: MN58



CHARACTERISTIC VISUAL FEATURES

- Gently undulating topography.
- Medium distance views to frequently wooded skylines, although often enclosed by vegetation – hedgerows, woodland etc.
- Numerous blocks of mixed deciduous woodland.
- Mixture of intensive arable fields with strongly trimmed hedges and some low intensity farming with permanent improved pasture.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **very good**.

The area has a **coherent** pattern of elements composed of arable fields, permanent pasture, blocks of deciduous woodland and part of the vernacular settlement of Eakring; there are **few** detracting features including the A617, masts and the National Grid building, and poultry sheds. Overall this gives a visually **unified** area. There are a number of Biological SINC designations (5/363 – Eakring Grassland; 5/1011 – Mill Lane Grassland; 2/739 – Mill Lane, Eakring; 2/547 – Eakring Brail Wood; 1/55 – Redgate Woods; 1/58 – Mansey Common; 2/550 – Dilner Wood; 5/1151 – Whitestub Lane; 5/190 – Broadclose Wood; 1/89 – Roe Wood; 5/189 – Hockerton Moor Wood).

In ecological terms the area provides a **strong** habitat for wildlife, with areas of mixed deciduous woodland and hedgerows forming relatively

SUMMARY OF ANALYSIS

Condition Very Good

Pattern of Elements: Coherent

Detracting Features: Few

Visual Unity: Unified

Ecological Integrity: Strong

Cultural Integrity: Variable

Functional Integrity: Strong

(Where one

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

good networks. Cultural integrity is **variable** in that the field pattern is generally intact, with hedgerows generally being mature and intact, although there are exceptions, where field pattern has been lost and hedgerows are fragmented. A **unified** area with a **strong** functional integrity gives a **very good** landscape condition.

critterion is 'very good' or 'very strong', this pushes the policy description into the next highest category)

Landscape Sensitivity

Sensitivity Moderate

The Landscape Sensitivity is defined as **moderate**.

The components of the landscape are **characteristic** to the Mid-Nottinghamshire LCA due to the number of components that have a connection to the landscape. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall.

The landform is **apparent** with **intermittent** areas of woodland giving a generally **moderate** visibility value within the Policy Zone. Views are intermittent due to numerous blocks of woodland and hedgerows. A **moderate** sense of place and **moderate** visibility leads to a **moderate** landscape sensitivity overall.

Distinctiveness:	Characteristic
Continuity:	Historic
Sense of Place:	Moderate
Landform:	Apparent
Extent of Tree Cover	Intermittent
Visibility:	Moderate

LANDSCAPE ACTIONS – Conserve

Landscape Features

- **Conserve** existing deciduous blocks of woodland through careful management.
- **Conserve** hedgerows and prevent fragmentation (through lack of management and intensification of arable farming).
- **Conserve** historic field pattern by containing any new development within historic enclosed boundaries.

Built Features

- **Conserve** the rural character of the landscape by limiting any new development to within the settlement of Eakring.
- Maintain use of vernacular materials, style and scale in any new developments.
- Promote measures for **conserving** and reinforcing the traditional character of existing farm buildings using vernacular building styles.

Condition

Good Moderate Poor	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	CREATE	RESORE & CREATE	RESTORE
	Low	Moderate	High

Sensitivity

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 32: Upton Village
Farmlands
Policy: Conserve**

An area dominated by the historic and vernacular settlement of Upton, which lies on the A612 Nottingham-Newark road. Topography varies within the area, changing from very gently undulating in the north, to flat landform south of Upton. Views from Upton itself are medium to long distance towards the south and the Trent valley. Views within the village itself and along tracks are limited by ornamental vegetation and mature, species-rich hedgerows.

Field patterns surrounding the village are small, geometric and historic, and generally pastoral in nature. Fields further to the north of Upton tend to be medium scale, regular and irregular geometric, and of a more arable nature.

This distinction in land use is enhanced by the presence of leisure and agricultural buildings (Chicken Sheds and an Equestrian Centre) towards the north of the Policy Zone, degrading the area to some extent by the presence of associated infrastructure such as post and rail and post and wire fencing, and more intensively managed hawthorn hedgerows. Further to the south, surrounding the village of Upton, however, the historic field system and predominantly pastoral land use mean that hedgerows are in excellent condition, being well maintained, mature and species-rich. Allotments can also be found in the vicinity of the village. Associated with the hedgerows, many outgrown hedgerow tree species follow the line of the hedgerows.

There are few detracting features within the Policy Zone, although those that are present include the busy A617 road running east to west in the north of the area. Pylon lines also run from north-west to south-east, and a small scrap yard exists within Upton itself.

The settlement of Upton is historic and highly vernacular with numerous Listed Buildings set within a conservation area.

The historic Upton Hall is based in the village and is home to the British Horological Institute.

Vegetation within the village tends to reflect the historic and vernacular nature of the village, and all gardens are well maintained with mature ornamental planting (slightly over-mature within Upton Hall). There are no Biological SINC designations in the Policy Zone.

Main threats or drivers for change in the area include:

- Increased intensity of arable farming leading to fragmentation or loss of hedgerows, resulting in loss of field pattern;
- Increase in horseculture leading to infringement on existing field patterns and land use;
- Further agricultural development such as more poultry sheds;
- Poor management and fragmentation of historic hedgerows;
- Reduction in woodland (ornamental planting and outgrown hedgerow trees) due to land use changes or lack of management.

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

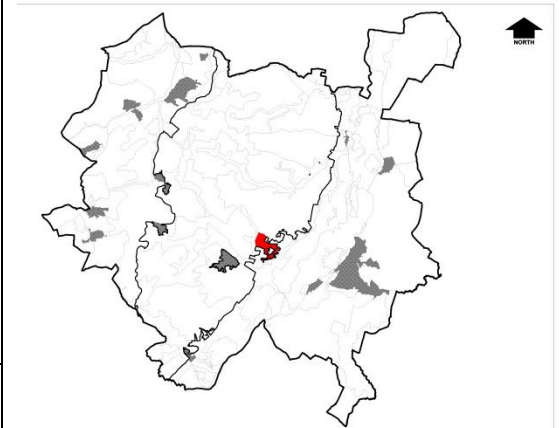
MN PZ 32 Upton Village Farmlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands
Policy Zone: MN PZ 32
Landscape Character Parcel: MN60



CHARACTERISTIC VISUAL FEATURES

- Gently undulating topography.
- Medium distance views to frequently wooded skylines, although often enclosed by vegetation – hedgerows, woodland etc.
- Mixture of intensive arable fields with strongly trimmed hedges and some low intensity farming with permanent improved pasture, within historic field systems.
- Some agricultural and leisure development (poultry sheds and Equestrian Centre).

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **very good**.

The area has a **unified** pattern of elements composed of arable fields, permanent pasture, blocks of deciduous woodland and the vernacular settlement of Upton; there are **few** detracting features including the A617, pylon lines and poultry houses. Overall this gives a visually **strongly unified** area. There are no Biological SINC designations.

In ecological terms the area provides a **strong** habitat for wildlife, with areas of mixed deciduous woodland and hedgerows forming good networks. Cultural integrity is **good** in that the field pattern is generally intact, with hedgerows generally being mature, well

SUMMARY OF ANALYSIS

Condition	Very Good
Pattern of Elements:	Unified
Detracting Features:	Few
Visual Unity:	Strongly Unified
Ecological Integrity:	Strong
Cultural Integrity:	Good
Functional	Very Strong

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

maintained and species-rich. A **strongly unified** area with a **very strong** functional integrity gives a **very good** landscape condition.

Integrity:

(Where one criterion is 'very good' or 'very strong', this pushes the policy description into the next highest category)

Landscape Sensitivity

Sensitivity High

The Landscape Sensitivity is defined as **high**.

The components of the landscape are **characteristic** to the Mid-Nottinghamshire LCA due to the number of components that have a connection to the landscape. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall.

Distinctiveness: Characteristic
Continuity: Historic
Sense of Place: Moderate
Landform: Dominant
Extent of Tree Cover: Intermittent
Visibility: High

The landform is **dominant** with **intermittent** areas of woodland giving a generally **high** visibility value within the Policy Zone. Views are intermittent due to numerous blocks of woodland and hedgerows. A **moderate** sense of place and **high** visibility leads to a **high** landscape sensitivity overall.

LANDSCAPE ACTIONS – Conserve

Landscape Features

- **Conserve** hedgerows and prevent fragmentation (through lack of management and intensification of arable farming).
- **Conserve** historic field pattern by containing limiting any new development within historic enclosed boundaries.
- **Conserve** the biodiversity and setting of the designated SINCs, seek to enhance where appropriate

Built Features

- **Conserve** the rural character of the landscape by limiting any new development to within the settlement of Upton.
- Maintain use of vernacular materials, style and scale in any new developments.
- Promote measures for **conserving** and reinforcing the traditional character of existing farm buildings by using vernacular building styles.

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE

Low Moderate High

Sensitivity

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 33: Hockerton
Meadowlands
Policy: Conserve**

An area defined by the streams running through it – ‘The Wink’ and ‘Car Dyke’. The streams have associated riparian vegetation running along their paths – including species such as; Alder, Oak, Willow and some Elm. Vegetation in the remainder of the area is composed predominantly of well maintained hawthorn hedgerows that form the boundaries to medium scale intensive arable irregular geometric fields. Permanent pasture also exists alongside some areas of the streams.

Boundaries are typically composed of hawthorn hedgerows, in varying states of repair. Hedgerows to more intensive arable fields are often strong but fragmented in places. Post & rail and post & wire fencing is present in places. Many of the boundaries to fields bordering the streams are formed by the stream itself and its associated vegetation.

Topography is gently undulating and rolling resulting in views that tend to be medium distance towards frequently wooded skylines, although views are often enclosed by riparian vegetation and hedgerows. Hedgerows form the majority of the boundaries to the fields and are generally mature hawthorn hedgerows, with some outgrown hedgerow tree species such as Oak, Ash and Hawthorn.

An unusual element within the Policy Zone is Hockerton Housing project – the first earth sheltered ecological housing development in the UK. This is an area of communal living within sustainable housing and includes a lake, SUDS systems, allotments, wind turbines, solar panels and earth sheltered houses.

The vegetation surrounding this area is diverse and ornamental in places, but predominantly riparian due to the lake, streams and the SUDS system. There is little in the way of built development, other than the Hockerton Housing project and an isolated farmhouse which is vernacular in nature.

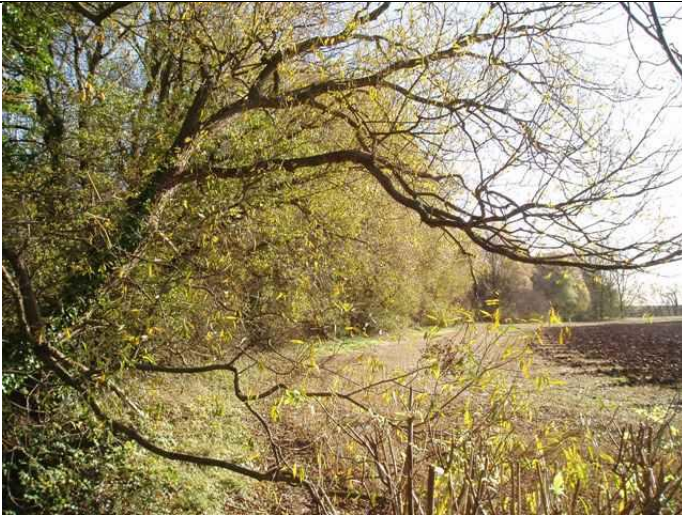
There are no Biological SINC designations in the area, although there are two Mature Landscape Area designations – one to the south of the area (Upton MLA) and one to the north of the area (Winkburn MLA).

The main threats or drivers for change in the Policy Zone include:

- Fragmentation and/or loss of hedgerows due to increased intensification of agriculture – particularly arable.
- Fragmentation and/or loss of hedgerows due to poor management.
- Reduction of mature woodland (such as streamside trees) due to land use changes.

MN PZ 33 Hockerton Meadowlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Meadowlands
Policy Zone: MN PZ 33
Landscape Character Parcel: MN61



CHARACTERISTIC VISUAL FEATURES

- Very gently undulating and rounded topography.
- Medium distance views to frequently wooded skylines, although often enclosed by vegetation – hedgerows, woodland etc.
- Mixture of intensive arable fields with strongly trimmed hedges and some low intensity farming with permanent improved pasture.
- Riparian vegetation following line of ‘The Wink’ and ‘Car Dyke’.
- Hockerton Housing project, lake and SUDS system.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **very good**.

The area has a **coherent** pattern of elements composed of arable fields, riparian vegetation and some pastoral fields; there are **few** detracting features including the A617 and pylon lines. Overall this gives a visually **unified** area. There are no Biological SINC designations.

In ecological terms the area provides a **moderate** habitat for wildlife, with areas of mixed deciduous woodland and hedgerows forming good networks. Cultural integrity is **good** in that the field pattern is generally intact, with hedgerows generally being mature, well maintained and species-rich. A **unified** area with a **strong** functional

SUMMARY OF ANALYSIS

Condition Very Good

Pattern of Elements: Coherent

Detracting Features: Few

Visual Unity: Unified

Ecological Integrity: Moderate

Cultural Integrity: Good

Functional: Strong

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

integrity gives a **very good** landscape condition.

Integrity:

(Where one criterion is 'very good' or 'very strong', this pushes the policy description into the next highest category)

Landscape Sensitivity

Sensitivity High

The Landscape Sensitivity is defined as **high**.

The components of the landscape are **unique / rare** to the Mid-Nottinghamshire LCA principally due to the Hockerton Housing project. The time depth is **historic** (post 1600) giving a **strong** sense of place overall.

The landform is **apparent** with **intermittent** areas of woodland giving a generally **moderate** visibility value within the Policy Zone. Views are intermittent due to numerous blocks of woodland and hedgerows. A **strong** sense of place and **moderate** visibility leads to a **high** landscape sensitivity overall.

Distinctiveness:	Unique/Rare
Continuity:	Historic
Sense of Place:	Strong
Landform:	Apparent
Extent of Tree Cover	Intermittent
Visibility:	Moderate

LANDSCAPE ACTIONS – Conserve

Landscape Features

- **Conserve** hedgerows and prevent fragmentation (through lack of management and intensification of arable farming).
- **Conserve** historic field pattern by containing limiting any new development within historic enclosed boundaries.
- **Conserve** tree cover and landscape planting, enhance and reinforce where appropriate to increase the green infrastructure throughout the Policy Zone.
- **Conserve** the biodiversity and setting of the designated SINCS, seek to enhance where appropriate.

Built Features

- **Conserve** the rural character of the landscape by limiting any new development to around the nearby settlements of Hockerton and Winkburn.
- Maintain use of vernacular materials, style and scale in any new developments.
- Promote measures for **conserving** and reinforcing the traditional character of existing farm buildings using vernacular building styles.

Condition

Good Moderate Poor	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	CREATE	RESORE & CREATE	RESTORE
	Low	Moderate	High

Sensitivity

Mid Nottinghamshire Farmlands Policy Zone MN PZ 34: Hockerton Village Farmlands

Policy: Conserve and Reinforce

A gently rolling and undulating topographical area, many views are medium to long distance towards wooded skylines, although some are limited and enclosed by the mature, species-rich hedgerows that exist along fields, road and track sides. Views are interrupted intermittently by pylons and power lines that bisect the area east-west. There are very few detracting features, although the A617 road forms the north-west boundary of the area.

The geology of the area tends to dictate the vegetation that exists upon it – it straddles two distinct geological areas, predominantly Keuper Marl (species-rich meadows and woodlands) and also Sherwood Sandstone (scrub and acidic grassland).

Land use within the area is dominated by arable farming. Field patterns often reflect this intensive use, being medium scale and irregular geometric, generally with well trimmed hawthorn hedgerows, although some are fragmented in places. Some smaller scale pastoral fields (generally within the vicinity of the settlements of Edingley, Kirklington, Hockerton and Normanton). Boundaries to these fields are generally mature, species-rich hedgerows (Hawthorn, Rubus, Ilex, Elder, Rosehip, Malus (apple), Acer etc). Post and rail and some temporary electric fencing exist, often in conjunction with hedgerows around pastoral fields, where some horseyculture also exists. Within the settlements, shrub hedging, walls and post and wire fencing can also be seen.

Small fragmented blocks of mixed deciduous woodland (predominantly broadleaved species, with some coniferous planting – Oak, Ash, Birch, Horse Chestnut, Hawthorn and some Beech) are apparent throughout the area including Park Plantation and The Rookery. Linear sections of woodland are present most prominently along Southwell Trail (Nature Reserve).

Riparian vegetation is evident throughout the Policy Zone due to the presence of numerous streams and drains (Cotton Mill dyke, Edingley Beck, etc.). Woodland near Mill Farm, west of Kirklington, is highly riparian in nature (Willow Carr, Alder, some Elm) due to the areas of open water associated with Mill Farm and Sluice etc.

There are several areas designated as Biological SINCs:

- 2/761 – Glebe Farm Pasture, Hockerton ‘A notable grassland community’
- 2/534 – Kirklington Mill Ponds ‘An attractive mosaic of rich aquatic and woodland habitats’
- 2/541 – Farnsfield Disused Railway ‘A sizeable linear habitat of dry grassland and scrub’
- 2/720 – Edingley Beck Meadow ‘A poorly drained species-rich meadow’
- 2/537 – Edingley Beck Pasture ‘A notable horse-grazed pasture’
- 5/1025 – Edingley Grassland ‘A horse grazed pasture with a notable neutral grassland community’
- 2/536 – Mansfield Road Pasture, Edingley ‘An attractive pasture with a characteristic flora’

The settlements within the area include Hockerton and parts of Edingley, Kirklington and Normanton. All of these are generally red brick vernacular and have historic cores, although

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

some infill is apparent, especially in Edingley and Kirklington. There are a number of Listed Buildings within the settlements.

There are a number of threats and drivers for change in the Policy Zone:

- Increased intensity of agriculture leading to fragmentation and/or loss of hedgerows;
- Further residential development;
- Increase in horsey culture;
- Reduction of woodland due to land use change and lack of management;
- Loss of historic field pattern due to intensification of agriculture and loss of hedgerows

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

MN PZ 34 Hockerton Village Farmlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands
Policy Zone: MN PZ 34
Landscape Character Parcel: MN62 & MN64



CHARACTERISTIC VISUAL FEATURES

- Very gently undulating and rounded topography.
- Medium distance views to frequently wooded skylines, although often enclosed by vegetation – hedgerows, woodland etc.
- Mixture of intensive arable fields with strongly trimmed hedges and some low intensity farming with permanent improved pasture.
- Some riparian vegetation following the line of streams and drains.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **good**.

The area has a **coherent** pattern of elements composed of arable fields, riparian vegetation, the settlements of Edingley, Kirklington and Hockerton; there are **few** detracting features including the A617, small industrial units at Hockerton pylons and pylon lines. Overall this gives a visually **unified** area. There are some Biological SINC designations (2/761 – Glebe Farm Pasture; 2/534 – Kirklington Mill Ponds; 2/541 – Farnsfield Disused Railway; 2/720 – Edingley Beck Meadow; 2/537 – Edingley Beck Pasture; 5/1025 – Edingley Grassland; 2/536 – Mansfield Road Pasture).

In ecological terms the area provides a **moderate** habitat for wildlife, with areas of mixed deciduous woodland, riparian vegetation and hedgerows forming good networks. Cultural integrity is **variable** in

SUMMARY OF ANALYSIS

Condition	Good
Pattern of Elements:	Coherent
Detracting Features:	Few
Visual Unity:	Unified
Ecological Integrity:	Moderate
Cultural Integrity:	Variable
Functional Integrity:	Coherent

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Mid Nottinghamshire Farmlands**

that the field pattern is generally intact, with hedgerows generally being mature, well maintained and species-rich, although field pattern has been lost in places, along with some hedgerow fragmentation. A **unified** area with a **coherent** functional integrity gives a **good** landscape condition.

Landscape Sensitivity

The Landscape Sensitivity is defined as **moderate**.

The components of the landscape are **characteristic** to the Mid-Nottinghamshire LCA. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall.

The landform is **apparent** with **intermittent** areas of woodland giving a generally **moderate** visibility value within the Policy Zone. Views are intermittent due to numerous blocks of woodland, riparian vegetation and hedgerows. A **moderate** sense of place and **moderate** visibility leads to a **moderate** landscape sensitivity overall.

Sensitivity Moderate

Distinctiveness:	Characteristic
Continuity:	Historic
Sense of Place:	Moderate
Landform:	Apparent
Extent of Tree Cover	Intermittent
Visibility:	Moderate

LANDSCAPE ACTIONS – Conserve and Reinforce

Landscape Features

- **Conserve** hedgerows and prevent fragmentation (through lack of management and intensification of arable farming).
- **Conserve** historic field pattern by containing limiting any new development within historic enclosed boundaries.
- **Conserve and Reinforce** hedgerows where these are fragmented or in poor condition, particularly internal hedgerows. Seek opportunities to restore the historic field pattern/boundaries where these have been lost and introduce more hedgerow trees. **Reinforce** with new planting to replace post and wire fencing.

Built Features

- **Conserve** the rural character of the landscape by limiting any new development to around the settlements of Edingley, Kirklington, Hockerton and Normanton.
- Maintain use of vernacular materials, style and scale in any new developments.
- Promote measures for **conserving and reinforcing** the traditional character of existing farm buildings using vernacular building styles.

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE
	Low	Moderate	High

Sensitivity

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 35: Maythorne
Meadowlands
Policy: Conserve and Create**

A Policy Zone composed of a number of different elements, including intensive arable farming, pastoral farming, areas of wetland, industrial land use, and leisure industries such as fishing ponds, nurseries, Ornamental Water Garden and Thurgarton Hundred Workhouse owned by the National Trust

This landscape has a rolling and undulating topography leading to generally medium distance views with frequently wooded skylines, interrupted intermittently by pylons and power lines running east-west in the north of the area.

The presence of the River Greet has a large impact on the area, influencing both the vegetation and the land use. Riparian vegetation such as Willow, Alder, Hawthorn and elm follow the path of the river, whilst permanent pastures exist alongside it. There are numerous areas of open water in the area and these areas of flooding have been utilised by local businesses such as the Ornamental Water gardens in Normanton.

Land use in the remaining areas is dedicated to intensive arable farming, and medium to large scale fields reflect this use. Boundaries to these fields tend to be formed by well-trimmed Hawthorn hedgerows, fragmented in places. Mature, species-rich hedgerows bound pastoral fields and tracks and lanes.

Hedgerows link to the numerous fragmented blocks of mixed deciduous woodland that are present throughout the Policy Zone. Some Willow Carr is evident near the river, specifically near Maythorne Farm, where evidence of coppicing can be seen.

A number of areas have also been designated as Biological SINCs:

- 5/174 – Halam Osier Beds ‘A poorly drained deciduous plantation with a noteworthy flora’
- 5/175 – Halam Beck Woodland ‘Notable plant communities along a watercourse’
- 5/173 – Edingley Greet Woodland ‘Low-lying deciduous woodland with a noteworthy flora’

The settlements of Maythorne and part of Normanton are present in the area and are generally vernacular in nature, with red brick houses; however there is new development evident around Maythorne, including residential development, a caravan site, fishing pond and horseculture.

Thurgarton Hundred Workhouse lies 1.5km east of the centre of Southwell on the northern side of Upton Road (A612). It is a Grade II* Listed building which is set within a Grade II* Historic Park and Garden. Its relationship with Southwell and its wider landscape setting is described within Southwell Landscape Setting (2012) <http://www.newark-sherwooddc.gov.uk/landscapesetting/> and planning policy relating to its setting is found within the adopted *Allocations & Development Management Development Plan Document (DPD)* July 2013

Three industrial estates exist in PZ, along with a converted Mill, now owned by the National Trust.

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

Threats and drivers for change in the area include:

- Reduction of woodland due to arable land use;
- Poor management and fragmentation of historic hedgerows;
- Short rotation coppicing and biomass crops.

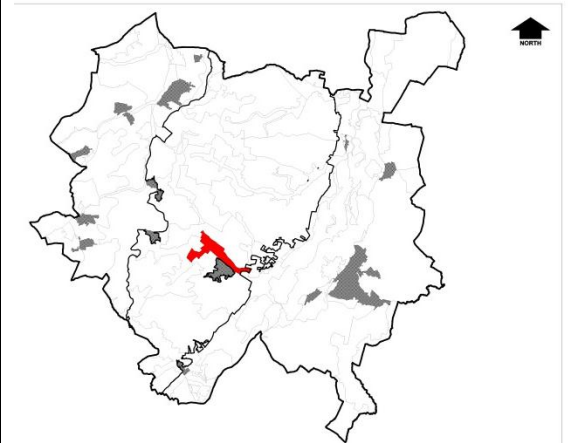
MN PZ 35 Maythorne Meadowlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Meadowlands
Policy Zone: MN PZ 35
Landscape Character Parcel: MN63



CHARACTERISTIC VISUAL FEATURES

- Very gently undulating and rounded topography.
- Medium distance views to frequently wooded skylines, although often enclosed by vegetation – hedgerows, woodland etc.
- Mixture of intensive arable fields with strongly trimmed hedges and some low intensity farming with permanent improved pasture.
- Numerous leisure industries such as fishing pond, nursery, ornamental water gardens, and a caravan park.
- Thurgarton Hundred Workhouse, a Grade II* Listed building which is set within a Registered Historic Park and Garden

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **moderate**.

The area has an **incoherent** pattern of elements composed of arable fields, riparian vegetation, Industrial Estates, and the settlements of Maythorne and part of Normanton; there are **some** detracting features including a caravan park, 3 industrial estates, pylons and pylon lines. Overall this gives a visually **interrupted** area. There are some Biological SINC designations (5/174 – Halam Osier Beds; 5/175 – Halam Beck Woodland; 5/173 – Edingley Greet Woodland).

In ecological terms the area provides a **strong** habitat for wildlife, with areas of mixed deciduous woodland, riparian vegetation and

SUMMARY OF ANALYSIS

Condition	Moderate
Pattern of Elements:	Incoherent
Detracting Features:	Some
Visual Unity:	Interrupted
Ecological Integrity:	Strong
Cultural Integrity:	Variable

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Mid Nottinghamshire Farmlands**

hedgerows forming good networks. Cultural integrity is **variable** in that the field pattern is generally intact, with hedgerows generally being mature, well maintained and species-rich, although field pattern has been lost in places, along with some hedgerow fragmentation. The presence of the Workhouse and its position in relation to Southwell and surrounding land rising up from the River Greet gives this more localised area a stronger cultural integrity than that of the wider policy zone.

An **interrupted** area with a **strong** functional integrity gives an overall **moderate** landscape condition.

Functional Integrity: **Strong**

Landscape Sensitivity

Sensitivity Moderate

The Landscape Sensitivity is defined as **moderate**.

Distinctiveness: **Characteristic**

The components of the landscape are **characteristic** to the Mid-Nottinghamshire LCA. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall.

Continuity: **Historic**

The landform is **apparent** with **intermittent** areas of woodland giving a generally **moderate** visibility value within the Policy Zone. Views are intermittent due to numerous blocks of woodland, riparian vegetation and hedgerows.

Sense of Place: **Moderate**

Landform: **Apparent**

It should be noted that landscape sensitivity varies through the policy zone. The area along the River Greet adjacent to Southwell is more sensitive providing the wider landscape setting to Southwell and the Workhouse. (Refer to Southwell Landscape Setting (2012) <http://www.newark-sherwooddc.gov.uk/landscapesetting/>)

Extent of Tree Cover: **Intermittent**

Visibility: **Moderate**

A **moderate** sense of place and **moderate** visibility leads to a **moderate** landscape sensitivity overall.

LANDSCAPE ACTIONS – Conserve and Create

Landscape Features

- **Conserve** hedgerows and prevent fragmentation (through lack of management and intensification of arable farming).
- **Conserve** historic field pattern by containing limiting any new development within historic enclosed boundaries.
- **Create** woodland to contain and soften urban development, preferably in advance of development.
- **Create** new hedgerows along roadsides, and restore existing, where appropriate.

Built Features

- **Conserve** the rural character of the landscape by limiting any new development to around the settlements of Normanton and Maythorne.

Condition

Condition	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	Poor	CREATE	RESORE & CREATE	RESTORE
		Low	Moderate	High

Sensitivity

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

- Consider the impact of proposed development and ensure it does not adversely impact on the wider setting of Southwell and the Workhouse.
- Maintain use of vernacular materials, style and scale in any new developments.
- Promote measures for reinforcing the traditional character of existing farm buildings using vernacular building styles.
- **Conserve** the ecological diversity and setting of the designated SINC, **create** enhancements where appropriate.
- **Create** new development which reflects the local built vernacular and addresses the policy approach set by the Core Strategy and Allocations and Development Management DPD, taking account of the Southwell Landscape Setting Study (November 2012).

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 36: Halam Village
Farmlands
Policy: Conserve**

The area is located west of Southwell encompassing part of the settlement of Halam, the periphery of the settlements of Edingley and Farnsfield, and several isolated farms. There are no major roads running through the area, although there are a number of B roads – Mansfield Road and Lower Kirklington Road, connecting the settlements.

A rolling and undulating topography, although topography is generally flat around Farnsfield. This results in medium distance views towards frequently wooded skylines. Views are often enclosed by hedgerows and woodland vegetation along tracks and roads, also by the settlements within the Policy Zone. Species-rich hedgerows and sunken lanes form the basis of the strong landscape character of the area.

Land use is relatively variable, with open arable farmland dominating. Pastures are evident closer to settlements, and permanent pasture follows the path of Halam Beck. Field boundaries tend to be formed by well-maintained Hawthorn hedgerows along arable fields, mature, well-maintained, species-rich hedgerows (Hawthorn, Oak, Ash, Rubus, Elder, Rosehip, Ilex and Convolvulus) along pastoral boundaries, tracks and lanes. Some boundaries along pastoral fields also include post and rail fencing used in conjunction with the hedgerows. Horsey culture is apparent in some pastoral fields, and temporary electric fencing associated with this is evident in places.

Small blocks and linear sections of woodland occur throughout the area, often to the edges of fields and tend to be mixed deciduous. Species include Oak, Ash, Sycamore, Horse Chestnut and occasional Willow along watercourses. Some more ornamental tree species occur in the vicinity of settlements.

Semi-natural habitat is varied throughout the area, with small amounts of riparian vegetation associated with dykes, and Bracken along wide verges in the western part of the area. Numerous watercourses provide excellent ecological links, and with the hedgerows in the area remaining strong and intact, habitat for wildlife is strong. Along with three MLA designations (Farnsfield MLA, Edingley MLA and Halam MLA), there are also a number of Biological SINC Designations:

- 2/715 – Radley Lane Dumble ‘Woodland and scrub along a stream cutting’
- 2/725 – Cutlersforth Lane ‘Broad herb-rich verges’
- 2/497 – Brockley Farm Meadow ‘A species-rich damp hay meadow’
- 5/172 – Edingley Cutting ‘A valuable deciduous woodland in a road cutting’
- 2/541 – Farnsfield Disused Railway ‘A sizeable linear habitat of dry grassland and scrub’

Geological SINC Designations:

- 2/1021 – Edingley Hill Road Cutting ‘Arable geosinc’

The settlements of Edingley, Halam and Farnsfield are present in the area, and the majority of buildings are red brick and vernacular, aside from some modern infill and peripheral development. There are very few detracting features, although those that are apparent include; a small section of pylon line, a small commercial development in converted farm

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

buildings at Goldhill Farm; Chicken Sheds and a small pumping station. There are a number of several Listed Buildings throughout the area as well as scheduled ancient monuments. Farnsfield has a conservation area within its historic core.

Threats and drivers for change in the Policy Zone include:

- Further intensification of arable farming leading to potential fragmentation and loss of hedgerows;
- Potential loss of historic field pattern due to poor management or fragmentation of historic hedgerows;
- Further residential development;
- Increase and encroachment in horse culture;
- Reduction of woodland due to land use changes.

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

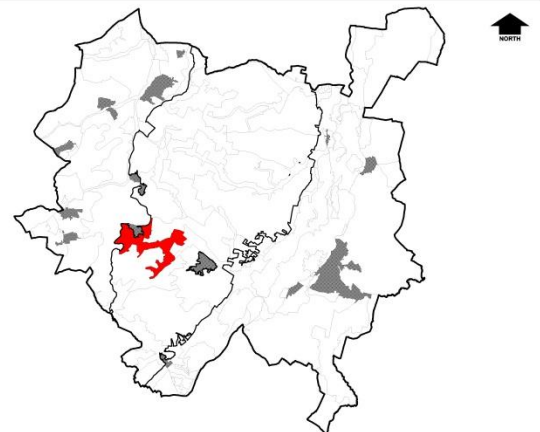
MN PZ 36 Halam Village Farmlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands
Policy Zone: MN PZ 36
Landscape Character Parcel: MN65 & MN66



CHARACTERISTIC VISUAL FEATURES

- Very gently undulating and rounded topography.
- Medium distance views to frequently wooded skylines, although often enclosed by vegetation – hedgerows, woodland etc.
- Mixture of intensive arable fields with strongly trimmed hedges and some low intensity farming with permanent improved pasture.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **very good**.

The area has a **coherent** pattern of elements composed of arable fields, riparian vegetation, Industrial Estates, and parts of the settlements of Farnsfield, Edingley and Halam; there are **few** detracting features including a small section of pylon line, small amounts of commercial, chicken sheds and a small pumping station. Overall this gives a visually **unified** area. There are some Biological SINC designations (2/715 – Radley Lane Dumble; 2/725 – Cutlersforth Lane; 2/497 – Brockley Farm Meadow; 5/172 – Edingley Cutting; 2/541 – Farnsfield Disused Railway) along with a Geological SINC designation (2/1021 – Edingley Hill Road Cutting).

In ecological terms the area provides a **strong** habitat for wildlife, with areas of mixed deciduous woodland, riparian vegetation and hedgerows forming good networks. Cultural integrity is **good** in that the field pattern is generally intact, with hedgerows generally being mature, well maintained and species-rich. A **unified** area with a **very**

SUMMARY OF ANALYSIS

Condition	Very Good
Pattern of Elements:	Coherent
Detracting Features:	Few
Visual Unity:	Unified
Ecological Integrity:	Strong
Cultural Integrity:	Good
Functional Integrity:	Very Strong
(Where one criterion is 'very	

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

strong functional integrity gives a **very good** landscape condition.

good’ or ‘very strong’, this pushes the policy description into the next highest category)

Landscape Sensitivity

Sensitivity Moderate

The Landscape Sensitivity is defined as **moderate**.

The components of the landscape are **characteristic to** the Mid-Nottinghamshire LCA. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall.

The landform is **apparent** with **intermittent** areas of woodland giving a generally **moderate** visibility value within the Policy Zone. Views are intermittent due to numerous blocks of woodland, riparian vegetation and hedgerows. A **moderate** sense of place and **moderate** visibility leads to a **moderate** landscape sensitivity overall.

Distinctiveness:	Characteristic
Continuity:	Historic
Sense of Place:	Moderate
Landform:	Apparent
Extent of Tree Cover	Intermittent
Visibility:	Moderate

LANDSCAPE ACTIONS – Conserve

Landscape Features

- **Conserve** hedgerows and prevent fragmentation (through lack of management and intensification of arable farming).
- **Conserve** historic field pattern by containing limiting any new development within historic enclosed boundaries.

Built Features

- **Conserve** the rural character of the landscape by limiting any new development to around the settlements of Farnsfield, Edingley and Halam.
- Maintain use of vernacular materials, style and scale in any new developments.
- Promote measures for reinforcing the traditional character of existing farm buildings using vernacular building styles.
- **Conserve** the ecological diversity and setting of the designated SINC.
- **Conserve** and enhance tree cover and landscape planting generally to improve visual unity and habitat across the Policy Zone.

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE

Low Moderate High

Sensitivity

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 37: Halam Village
Farmlands with Ancient Woodlands
Policy: Conserve**

An area of rolling and undulating topography resulting in medium to long distance views towards frequently wooded skylines, interrupted intermittently by pylons and power lines running east-west to the south of the area. A predominantly arable agricultural landscape with medium to large scale fields of irregular geometric pattern, smaller scale pastoral fields with some horseyculture are also apparent, generally closer to settlements.

Settlements in the area are principally composed of isolated vernacular red brick farm houses. Part of Halam village is included in the Policy Zone, and a number of Listed Buildings are present.

Boundaries to fields tend to be composed of well maintained hedgerows (patchy and fragmented in places to some of the larger fields), with some outgrown hedgerow tree species occurring along the line of hedgerows. Hedgerows to larger fields are predominantly Hawthorn, although hedgerows to tracks and lanes can often be species-rich, including species such as Hawthorn, Oak, Ash, Rubus, Ilex, Convolvulus, Elder, Rosehip, Hazel, Elm and Blackthorn. Some Bracken can be seen along roadsides and within hedgerows. Post & rail fencing can be seen to the boundaries of the pastoral fields, with some temporary electric fencing to areas of horseyculture – mainly to periphery of Halam and around isolated farmhouses.

Fragmented blocks of mixed deciduous woodland occur throughout the area (Combs Wood, Bird Wood, Margaret's Spring, Shaftbecks Bank, Horse pasture Wood, Loath Hill, Jacksons Wood, Far Levs Holt, Godson Plantation, Middlehey and Eatmoor Plantation), with some linear woodland towards the west. Species tend to include Oak, Ash and some Horse Chestnut. One large block of Beech woodland also exists. Historic Orchards are present on the outskirts of the settlement of Halam (Halam Orchard, Godbers Orchard, and Little Temple Orchard). Some small areas of open water exist throughout the area, and along with some streams and drains, there is some associated riparian vegetation.

Some areas throughout the Policy Zone are designated as Biological SINCS:

- 2/528 – Combes Wood 'A mixed plantation with a locally notable woodland herb community'
- 2/713 – Rob Lane 'A most interesting green lane and wooded cutting'
- 2/538 – Rob Lane Bank 'Scattered scrub over a relict grassland community with associated secondary woodland'
- 5/170 – Hartswell Scrub 'Scrubby woodland on a slope with a noteworthy flora'
- 2/704 – Hartswell Farm Meadow 'a sloping meadow with associated stream and marsh communities'
- 2/705 – greaves Lane Pasture 'A notable damp pasture'
- 5/169 – Margaret's Spring 'Conifer Plantation with a noteworthy ground flora'
- 2/711 – Honeyknab Lane 'Hedges and species-rich verges along a little-used lane'
- 2/543 – Oxton Dumble 'A densely wooded riparian cutting'
- 2/529 – Jackson's Wood 'A valuable semi-natural scarp woodland'
- 2/715 – Radley Lane Dumble 'Woodland and scrub along a stream cutting'
- 2/714 – Wolfeley Hill Lane 'An attractive green lane with species-rich hedgerows'

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- 2/496 – Wolfeley Hill Lane Meadow ‘a meadow with a diverse grass content and some herb interest’
- 2/716 – Carvers Hollow Pasture ‘A steeply sloping species-rich pasture’
- 2/967 – Edingley Meadows ‘Two species-rich hay meadows’
- 1/57 – Newhall Reservoir ‘An excellent example of species-rich grassland on calcareous soils’
- 5/2155 – Brockley Farm Field Margin ‘A species-rich grassland on a field margin’
- 5/171 – Brockley Farm Track Verges ‘Species-rich roadside verges with a notable flora’
- 2/497 – Brockley Farm Meadow ‘A species-rich damp hay meadow’

Numerous Mature Landscape Area Designations exist: South of Halam, South of Edingley, New Holbeck Farm and Turncroft Farm.

There are a number of threats and drivers for change in the area. These include:

- Reduction of woodland due to land use changes;
- Loss of hedgerows due to poor management and fragmentation, and/or intensification of arable agriculture, leading to loss of historic field pattern.
- Horsey culture infringing into surrounding fields;
- Further development of Southwell encroaching into agricultural space.
- Potential Biomass agriculture.

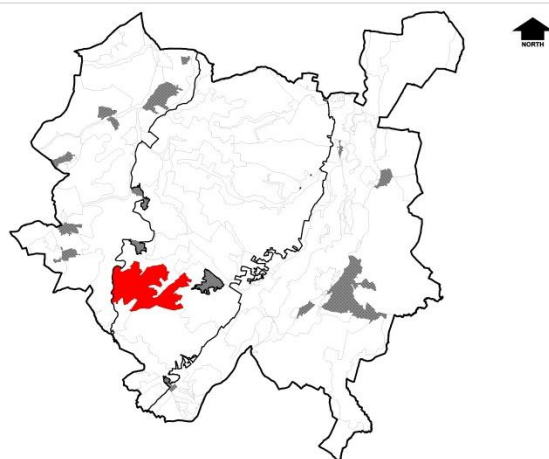
MN PZ 37 Halam Village Farmlands with Ancient Woodlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands with Ancient Woodlands
Policy Zone: MN PZ 37
Landscape Character Parcel: MN67



CHARACTERISTIC VISUAL FEATURES

- Very gently undulating and rounded topography.
- Medium distance views to frequently wooded skylines, although often enclosed by vegetation – hedgerows, woodland etc.
- Mixture of intensive arable fields with strongly trimmed hedges and some low intensity farming with permanent improved pasture.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **Very Good**.

The area has a **unified** pattern of elements composed of arable fields, blocks of deciduous woodland and isolated farms; there are **few** detracting features including a section of pylon line and a caravan park. Overall this gives a visually **strongly unified** area. There are a number of Biological SINC designations (2/528 – Combes Wood; 2/713 – Rob Lane; 2/538 – Rob Lane Bank; 5/170 – Hartswell Scrub; 2/704 – Hartswell Farm Meadow; 2/705 – Greaves Lane Pasture; 5/169 – Margaret’s Spring; 2/711 – Honeyknab Lane; 2/543 – Oxton Dumble; 2/529 – Jackson’s Wood; 2/715 – Radley Lane Dumble; 2/714 – Wolfeley Hill Lane; 2/496 – Wolfeley Hill Lane Meadow; 2/716 – Carvers Hollow Pasture; 2/967 – Edingley Meadows; 1/57 – Newhall Reservoir; 5/2155 – Brockley Farm Field Margins; 5/171 – Brockley Farm Track Verges; 2/497 – Brockley Farm Meadow).

In ecological terms the area provides a **strong** habitat for wildlife, with

SUMMARY OF ANALYSIS

Condition Very Good

Pattern of Elements:	Unified
Detracting Features:	Few
Visual Unity:	Strongly Unified
Ecological Integrity:	Strong
Cultural Integrity:	Good
Functional Integrity:	Very Strong

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

areas of mixed deciduous woodland and hedgerows forming good networks. Cultural integrity is **good** in that the field pattern is generally intact, with hedgerows generally being mature, well maintained and species-rich. A **strongly unified** area with a **very strong** functional integrity gives a **very good** landscape condition.

Landscape Sensitivity

The Landscape Sensitivity is defined as **high**.

The components of the landscape are **characteristic** to the Mid-Nottinghamshire LCA. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall.

The landform is **dominant** with **intermittent** areas of woodland giving a generally **high** visibility value within the Policy Zone. Views are intermittent due to numerous blocks of woodland and hedgerows. A **moderate** sense of place and **high** visibility leads to a **high** landscape sensitivity overall.

Sensitivity High

Distinctiveness:	Characteristic
Continuity:	Historic
Sense of Place:	Moderate
Landform:	Dominant
Extent of Tree Cover	Intermittent
Visibility:	High

LANDSCAPE ACTIONS – Conserve

Landscape Features

- **Conserve** hedgerows and prevent fragmentation (through lack of management and intensification of arable farming).
- **Conserve** historic field pattern by containing and limiting any new development within historic enclosed boundaries.
- **Conserve** the ecological diversity and setting of the designated SINC.
- **Conserve** and enhance tree cover and landscape planting generally to improve visual unity and habitat across the Policy Zone.

Built Features

- **Conserve** the rural character of the landscape by limiting any new development to around the settlement of Halam.
- Maintain use of vernacular materials, style and scale in any new developments.
- Promote measures for reinforcing the traditional character of existing farm buildings using vernacular building styles.

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE
	Low	Moderate	High

Sensitivity

Mid Nottinghamshire Farmlands Policy Zone MN PZ 38: Halloughton Village Farmlands

Policy: Conserve and Reinforce

A gently undulating and rounded landform, with medium to long distance views towards frequently wooded skylines. These views are interrupted intermittently by power lines and pylons running east-west to the south of the area. These views are, however, often enclosed by hedgerows, vegetation (woods and riparian vegetation) and settlements.

A predominantly arable agricultural landscape, with some smaller scale pastoral fields along with some horseculture (generally around the periphery of Southwell and Halloughton). Some agriculture is dedicated to commercial production, in the form of a Mushroom farm and strawberry production under polytunnels. A large proportion of the of the landscape is also dedicated to leisure activities, with Norwood Park Golf Course, Brinkley Golf Course, South Hill Cricket Ground, Southwell Recreation Ground, Leisure Centre, Rugby/Football Ground, Norwood Park, allotments and Nurseries present in the area.

Boundaries to the fields are chiefly formed by well maintained hedgerows. Arable fields tend to be composed of Hawthorn, and can be patchy and fragmented in places, especially to the larger scale fields. Other hedgerows along tracks and lanes are mostly species-rich and include species such as Hawthorn, Ash, Oak, Rubus, Convolvulus, Elder, Rosehip, Hazel etc. Boundaries to pastoral fields (often near settlements) may also include post & rail, post & wire and temporary electric fencing.

Fragmented blocks of mixed deciduous woodland, some with occasional coniferous planting occur throughout the area. Some linear sections of woodland along field boundaries are apparent, along with riparian woodland habitat associated with the streams and drains (Westhorpe Dumble and Halloughton Dumble). There is also an historic Orchard associated with Norwood Park, and some ornamental planting associated with settlements.

Settlements throughout the area are Halloughton, South Hill, Brinkley, fringe areas of Southwell and isolated farmhouses. The buildings tend to be vernacular, with a few exceptions of more modern developments, principally around the north west of Southwell. There are a variety of built features throughout the area including; Brackenhurst Agricultural and Horticultural college, and Historic Norwood Hall. A number of Listed Buildings exist in the Policy Zone.

There are a number of Biological SINC designations:

- 2/540 – Halloughton Dumble ‘A long and striking landscape feature with characteristic woodland plant communities’
- 2/525 – Halloughton Verge ‘A herb-rich roadside verge’
- 2/729 – Brackenhurst ‘a notable array of herb species in an ornamental setting with a pond of zoological importance’
- 2/730 – Potwell Dyke Grasslands ‘A mosaic of species-rich fen communities and a notable calcareous grassland’
- 5/2104 – Southwell Cemetery ‘A cemetery supporting a notable base-rich grassland’
- 5/176 – Potwell Dyke Marsh, Southwell ‘A relict species-rich unmanaged marshy grassland by a small stream’
- 2/524 – Westhorpe Dumble ‘A characteristic Dumble’

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

- 2/759 – Crew Lane Grasslands, Southwell ‘Noteworthy base-rich semi-improved grasslands’
- 2/756 – Brinkley Farm Meadow ‘A locally typical species-rich grassland’

This policy zone lies directly to the south and west of Southwell and provides the wider landscape setting for this Minster town. The relationship between the Southwell, the Minster and the surrounding area is described within Southwell Landscape Setting (2012) <http://www.newark-sherwooddc.gov.uk/landscapesetting/> and planning policy relating to its setting is found within the adopted *Allocations & Development Management Development Plan Document* (DPD) July 2013.

Possible threats or drivers for change in the Policy Zone include:

- Increase in intensity of commercial agriculture (for example, development of mushroom farming).
- Increase in horsey culture leading to encroachment into existing fields.
- Increase in number of leisure amenities.
- Further built development, specifically residential housing impacting adversely on the setting of Southwell and its Minster.
- Potential Biomass crops.

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

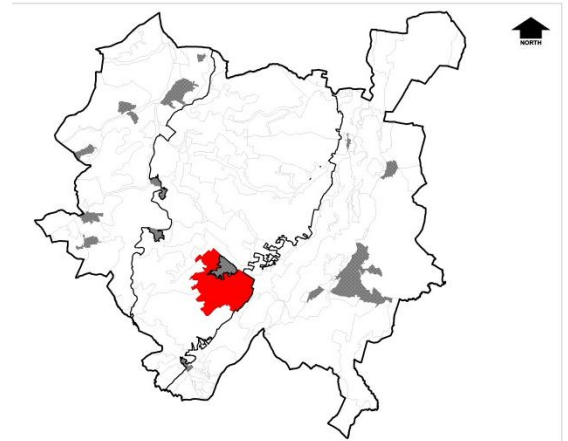
MN PZ 38 Halloughton Village Farmlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands
Policy Zone: MN PZ 38
Landscape Character Parcel: MN68



CHARACTERISTIC VISUAL FEATURES

- Very gently undulating and rounded topography.
- Medium distance views to frequently wooded skylines, although often enclosed by vegetation – hedgerows, woodland etc.
- Mixture of intensive arable fields with strongly trimmed hedges and some low intensity farming with permanent improved pasture.
- Small commercial agriculture – Mushroom Farm, Strawberry Poly-tunnels.
- Small industrial estate
- Leisure facilities surrounding Southwell – Golf Course, Horsey culture, Sports Fields.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **Good**.

The area has a **coherent** pattern of elements composed of predominantly arable fields, blocks of deciduous woodland and isolated farms; there are **some** detracting features including pylon lines running E-W, a Golf Course, Small Industrial Estate, Mushroom Farm, Strawberry Polytunnels and Horseyculture. Overall this gives a visually **coherent** area. There are a number of Biological SINC designations (2/540 – Halloughton Dumble; 2/525 – Halloughton verge; 2/729 – Brackenhurst; 2/730 – Potwell Dyke Grasslands; Southwell Cemetery; 5/176 – Potwell Dyke Marsh, Southwell; 2/524 – Westhorpe Dumble; 2/759 – Crew Lane Grasslands; 2/756 – Brinkley

SUMMARY OF ANALYSIS

Condition	Good
Pattern of Elements:	Coherent
Detracting Features:	Some
Visual Unity:	Coherent
Ecological Integrity:	Moderate
Cultural Integrity:	Good
Functional	Strong

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

Farm Meadow).

In ecological terms the area provides a **moderate** habitat for wildlife, with areas of mixed deciduous woodland and hedgerows forming generally good networks. Cultural integrity is **good** in that the field pattern is by and large intact, with hedgerows often being mature, well maintained and species-rich. A **coherent** area with a **strong** functional integrity gives a **good** landscape condition.

Integrity:

Landscape Sensitivity

Sensitivity Moderate

The Landscape Sensitivity is defined as **moderate**.

Distinctiveness: Characteristic

The components of the landscape are **characteristic** to the Mid-Nottinghamshire LCA. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall.

Continuity: Historic

The landform is **apparent** with **intermittent** areas of woodland giving a generally **moderate** visibility value within the Policy Zone. Views are intermittent due to numerous blocks of woodland and hedgerows. A **moderate** sense of place and **moderate** visibility leads to a **moderate** landscape sensitivity overall.

Sense of Place: Moderate

Landform: Apparent

Extent of Tree Cover: Intermittent

Visibility: Moderate

LANDSCAPE ACTIONS – Conserve and Reinforce

Landscape Features

Condition

- **Conserve and reinforce** hedgerows where these are gappy and in poor condition, particularly internal hedgerows. Seek opportunities to restore the historic field pattern/boundaries where these have been lost and introduce more hedgerow trees. **Reinforce** with new planting to replace post and wire fencing.
- **Conserve and Reinforce** the ecological diversity of Norwood Park and other designated SINCs where appropriate.
- Ensure that new planting takes into consideration the medium and longer views across the shallow ridgelines around Southwell which allow views across to the Minster and landscape beyond.

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE
	Low	Moderate	High

Built Features

Sensitivity

- **Conserve** the local built vernacular and **reinforce** this in new development.
- **Conserve and reinforce** the rural character of the Policy Zone by concentrating new development around existing settlements of Southwell and Halloughton.
- Recognise the contribution of existing heritage assets within Southwell, visible from the northern part of this DPZ, to the wider landscape character
- Ensure that development proposals address the policy approach set by the Core Strategy and Allocations and Development

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

Management DPD, taking account of the Southwell Landscape
Setting Study (November 2012)

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 39 Thurgarton Village
Farmlands with Ancient Woodlands
Policy: Conserve**

The Policy Zone lies approximately 11 miles (18 km) to the northeast of Nottingham, and around 3 miles (5 km) to the south of Southwell. The River Trent is about a mile away, to the southeast of Thurgarton. Gonalston is to the southwest and Bleasby to the southeast. The A612 road runs through Thurgarton, coming south out of Southwell.

A relatively large Policy Zone, with numerous fragmented blocks of mixed deciduous woodland throughout it. Predominantly rolling and undulating topography, with some areas of relatively flat landscape, views are often medium to long distance with frequently wooded skylines. Some areas are enclosed to some extent due to woodland vegetation and hedgerows along tracks and lanes.

Land use is dedicated principally to intensive arable agriculture, within regular geometric field patterns. Some smaller scale regular and irregular geometric pastoral fields exist in the vicinity of settlements and isolated farmhouses. Boundaries to arable fields are composed of generally well maintained Hawthorn hedgerows. Some are patchy and fragmented in places, especially within the larger arable fields, and post and wire fencing often acts as infill. Pastoral fields, roads and tracks, are regularly bounded by well maintained species-rich hedgerows, including species such as Oak, Ash, Hawthorn, Elder, Rubus, Ilex, Convolvulus, Hazel etc. Post and rail fencing can be seen around pastoral fields which are often used for horseculture, and temporary electric fencing associated with this is evident in places.

Fragmented blocks of mixed deciduous woodland of varying scale are apparent throughout the Policy Zone. Some smaller blocks, often linear in nature, occur within the field systems, along with larger blocks of woodland and plantations with occasional coniferous planting. Epperstone Park, Birkhouse Wood, Rosselle Wood, Bentley Wood, Thirstly Coppice, Foxhole Wood, Halloughton Wood, Halloughton Wood Gorse, Souther Wood, Spital Wood and The Gorse. Linear sections of riparian woodland associated with numerous streams and drains throughout the area are also apparent, with the principal stream being Halloughton Dumble.

Along with Mature Landscape Area designations (around Epperstone Park and Gonalston), the Policy Zone has a number of Biological SINC designations:

- 2/966 – Old Mill House Meadow, Bleasby ‘A species-rich hay meadow’
- 2/691 – High Cross and Goverton Hill Verge ‘A notable grassland community on broad roadside verges’
- 2/540 – Halloughton Dumble ‘A long and striking landscape feature with characteristic woodland plant communities’
- 2/532 – Halloughton Wood ‘An old woodland site of some zoological and botanical note’

The area has a number of small scale settlements within it. Parts of Thurgarton, Goverton, Gonalston and Birkhouse exist, along with numerous isolated buildings (generally farmhouses). Most of the traditional village cores and isolated dwellings are of vernacular style and materials, however, some more modern developments are apparent to the periphery of settlements. Thurgaton Priory and Manor House provide an historic element to the area, and with this, there are a number of Listed Buildings throughout the Policy Zone:

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

Drivers for change within the area may include:

- Encroachment of horsey culture on existing fields;
- Further residential development within and to fringes of the settlements;
- Change of farming practices (i.e. transition of pastoral farming to arable farming);
- Intensification of arable farming and lack of management of hedgerows, may lead to fragmentation and/or loss of hedgerows and subsequent loss of historic field patterns;
- Reduction of woodland due to land use changes;

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

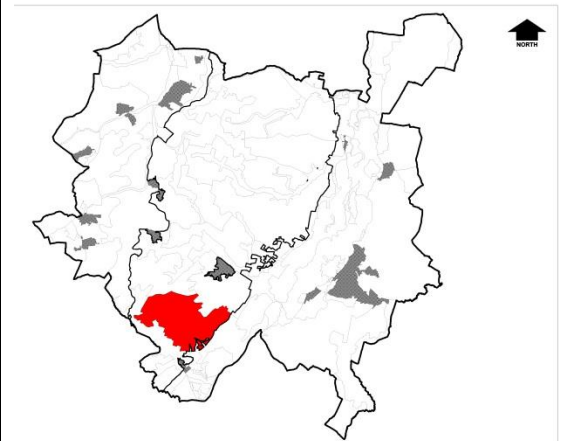
MN PZ 39 Thurgarton Village Farmlands with Ancient Woodlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands with Ancient Woodlands
Policy Zone: MN PZ 39
Landscape Character Parcel: MN69 & MN70



CHARACTERISTIC VISUAL FEATURES

- Very gently undulating and rounded topography.
- Medium distance views to frequently wooded skylines, although often enclosed by vegetation – hedgerows, woodland etc.
- Mixture of intensive arable fields with strongly trimmed hedges and some low intensity farming with permanent improved pasture.
- Numerous blocks of woodland and plantation, of varying scale.
- Predominantly vernacular settlements and dwellings.
- Good network of mainly intact and well maintained hedgerows.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **Very Good**.

The area has a **unified** pattern of elements composed of predominantly arable fields, blocks of deciduous woodland and isolated farms; there are **few** detracting features including views to pylon lines running E-W and N-S, and disused works at Thurgarton. Overall this gives a visually **strongly unified** area. There are a number of Biological SINC designations (2/966 – Old Mill House Meadow; 2/691 – High Cross and Goverton Hill Verge; 2/540 – Halloughton Dumble; 2/532 – Halloughton Wood).

In ecological terms the area provides a **strong** habitat for wildlife, with

SUMMARY OF ANALYSIS

Condition Very Good

Pattern of Elements:	Unified
Detracting Features:	Few
Visual Unity:	Strongly Unified
Ecological Integrity:	Strong
Cultural Integrity:	Good

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

areas of mixed deciduous woodland and hedgerows forming generally good networks. Cultural integrity is **good** in that the field pattern is by and large intact, with hedgerows often being mature, well maintained and species-rich. A **strongly unified** area with a **very strong** functional integrity gives a **very good** landscape condition.

Functional Integrity: Very Strong

(Where one criterion is 'very good' or 'very strong', this pushes the policy description into the next highest category)

Landscape Sensitivity

Sensitivity High

The Landscape Sensitivity is defined as **high**.

The components of the landscape are **characteristic** to the Mid-Nottinghamshire LCA. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall.

Distinctiveness: Characteristic

Continuity: Historic

Sense of Place: Moderate

The landform is **dominant** with **intermittent** areas of woodland giving a generally **high** visibility value within the Policy Zone. Views are intermittent due to numerous blocks of woodland and hedgerows. A **moderate** sense of place and **high** visibility leads to a **high** landscape sensitivity overall.

Landform: Dominant

Extent of Tree Cover: Intermittent

Visibility: High

LANDSCAPE ACTIONS – Conserve

Landscape Features

- **Conserve** permanent pasture and seek opportunities to restore arable land to pastoral.
- **Conserve** hedgerow planting along roadsides, seek to reinforce and enhance as appropriate.
- **Conserve** the biodiversity and setting of the designated SINCS, seek to enhance where appropriate.
- **Conserve** and enhance woodland/plantation blocks, seek to reinforce green infrastructure as appropriate.

Built Features

- **Conserve** the rural character of the landscape by concentrating new development around existing settlements.
- **Conserve** and respect the local architectural style and local built vernacular in any new development.

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE

Low Moderate High

Sensitivity

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 40 Epperstone Village
Farmlands with Ancient Woodlands
Policy: Conserve and Reinforce**

The Policy Zone is located in the valley of the Dover Beck, 7 miles (11 km) south-west of Southwell. The topography of the area is generally gently undulating, although there is an area of flat landform to the east of Woodborough, which lies just outside the boundary of the Policy Zone. The area is bisected by the busy A6097 Oxtun by-pass, running north-west to south-east, and the B6388 Southwell Road.

The predominant land use is arable, although there are pastoral fields located near Epperstone and next to the streams of Dover Beck, Order Beck and Grimesmoor Dyke. Horseyculture exists in some of these pastoral fields. The boundaries to the arable fields tend to be mature, well maintained, species-rich hedgerows (species usually comprise Hawthorn, Oak, Ash, Elder, Rubus, Convolvulus, Ilex, Hazel etc) often with some outgrown hedgerow tree species (Oak, Ash and Acer). Fencing, especially post & rail, is often used around pastoral fields, sometimes in conjunction with hedgerows.

Some small fragmented blocks of mixed deciduous woodland exist within fields and alongside developments – Fox Covert, Godson Plantation, barrier planting along Oxtun by-pass, and numerous linear sections of riparian woodland along streams. These areas of woodland are generally composed of a variety of vegetation which exists throughout the area, with ornamental planting (many mature tree species such as Ash, Oak, Willow and Horse Chestnut) within and around Epperstone, and riparian vegetation associated with the streams.

- Along with a Mature Landscape area designation around Epperstone, there are numerous Biological SINC Designations:
- 2/542 – Epperstone Park ‘A large ancient coppice site retaining botanical interest in spite of widespread felling and replanting’
- 2/98 – Park Farm Dumble ‘A characteristic dumble community of botanical significance’
- 2/708 – Birkhouse Wood Reservoir ‘A covered reservoir with a good collection of meadow species’
- 2/540 – Halloughton Dumble ‘A long and striking landscape feature with characteristic woodland plant communities’
- 2/526 – Rosselle Wood ‘An old woodland site of botanical value’
- 2/531 – Epperstone Dumble (North) ‘A good dumble with characteristic flora’
- 2/707 – Ricketwood Farm Hedgerows ‘Shrub-rich hedgerows’
- 1/113 – Epperstone Dumble (South) ‘The best remaining example of this unusual riparian woodland feature in Nottinghamshire’
- 2/510 – Thirstly Coppice ‘An attractive and characteristic Mercia Mudstone woodland and associated dumble’
- 2/513 – Thurgarton Beck Dumble ‘A short stretch of brook with a character and flora similar to that of a dumble’
- 2/521 – Bentley Wood ‘A degraded but valuable old woodland’
- 2/515 – Spital Wood and Dumble ‘An old coppice and riparian woodland with a mixed deciduous canopy’
- 2/686 – Spitalwood Dumble Pastures ‘Herb-rich grasslands’
- 2/543 – Oxtun Dumble ‘A densely wooded riparian cutting’

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

- 2/539 – Oxton Lakes ‘An old ornamental pond system with aquatic and marginal plant communities’
- 2/718 – Order Beck Pasture ‘A notable density of herbs with common grasses in a horse-grazed paddock’
- 2/965 – Dover Beck Grassland, Epperstone ‘A notable species-rich grassland adjacent to Dover Beck’
- 2/964 – Gonalston Road Grassland, Epperstone ‘A species-rich damp grassland with valuable drains’
- 2/679 – Ivy Cottage Pastures ‘Two herb-rich pastures with sizeable communities of hydrophilic species along Dover Beck’
- 2/519 – Lowdham Pasture ‘A sloping pasture with species-rich grassland’

The settlement of Epperstone and part of the settlement of Oxton lie within the Policy Zone and are both designated Conservation Areas. There is little new development aside from some new build residential development to periphery and commercial development at Crifton Farm. Within the village of Epperstone, there are numerous Listed Buildings.

A number of commercial sites are present in the Policy Zone. A fishery and a plant nursery lie to the east of the area, and the Crifftin Enterprise Centre (includes office space, industrial storage and workshops) to the west of Epperstone. Leisure sites are also present, including sports grounds and playing fields, allotments in the vicinity of Epperstone, and Rifle Range recreation facilities also in the vicinity of Epperstone.

Principal threats and drivers for change in the Policy Zone include:

- Intensification of arable agriculture resulting in potential fragmentation and/or loss of hedgerows, leading to loss of existing field pattern.
- Poor management and consequent fragmentation of hedgerows.
- Reduction of woodland due to land use changes.
- Encroachment of horsey culture into existing agricultural fields.
- Further residential development within and to periphery of Epperstone.
- Further development of leisure facilities in and around Epperstone.
- Further industrial development with Crifftin Centre as precedent in the area.

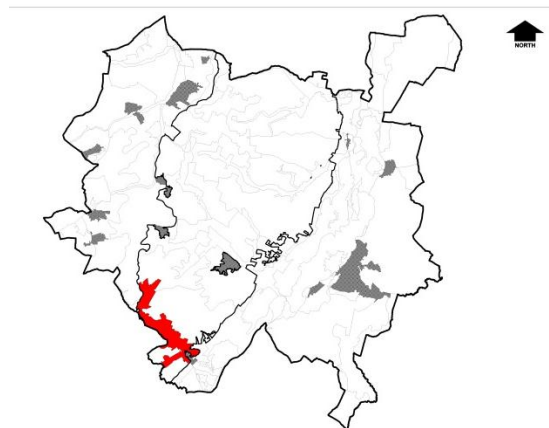
MN PZ 40 Epperstone Village Farmlands with Ancient Woodlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands with Ancient Woodlands
Policy Zone: MN PZ 40
Landscape Character Parcel: MN71 & MN72



CHARACTERISTIC VISUAL FEATURES

- Very gently undulating and rounded topography.
- Medium distance views to frequently wooded skylines, although often enclosed by vegetation – hedgerows, woodland etc.
- Mixture of intensive arable fields with strongly trimmed hedges and some low intensity farming with permanent improved pasture.
- Village of Epperstone designated as conservation area.
- A number of peripheral leisure industries in vicinity of Epperstone.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **good**.

The area has a **coherent** pattern of elements composed of predominantly arable fields, blocks of deciduous woodland and isolated farms; there are **few** detracting features including busy roads and some small industrial units along with a caravan site. Overall this gives a visually **unified** area. There are a number of Biological SINC designations (2/542 – Epperstone Park; 2/98 – Park Farm Dumble; 2/708 – Birkhouse Wood Reservoir; 2/540 – Halloughton Dumble; 2/526 – Rosselle Wood; 2/531 – Epperstone Dumble (North); 2/707 – Ricketwood Farm Hedgerows; 1/113 – Epperstone Dumble (South); 2/510 – Thirsty Coppice; 2/513 – Thurgarton Beck Dumble; 2/521 – Bentley Wood; 2/515 – Spital Wood and Dumble; 2/686 – Spitalwood Dumble Pastures; 2/543 – Oxton Dumble; 2/539 – Oxton Lakes; 2/718 – Order Beck Pasture; 2/965 – Dover Beck Grassland,

SUMMARY OF ANALYSIS

Condition	Good
Pattern of Elements:	Coherent
Detracting Features:	Few
Visual Unity:	Unified
Ecological Integrity:	Weak
Cultural Integrity:	Good
Functional Integrity:	Coherent

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

Epperstone; 2/964 – Gonalston Road Grassland, Epperstone; 2/679 – Ivy Cottage Pastures; 2/519 – Lowdham Pasture). MLA designation around Epperstone.

In ecological terms the area provides a **weak** habitat for wildlife, with a highly intensive arable land use. Cultural integrity is **good** in that the field pattern is by and large intact, with hedgerows often being mature, well maintained and intact. A **unified** area with a **coherent** functional integrity gives a **good** landscape condition.

Landscape Sensitivity

The Landscape Sensitivity is defined as **moderate**.

The components of the landscape are **characteristic** to the Mid-Nottinghamshire LCA. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall.

The landform is **apparent** with **intermittent** areas of woodland giving a generally **moderate** visibility value within the Policy Zone. Views are intermittent due to numerous blocks of woodland and hedgerows. A **moderate** sense of place and **moderate** visibility leads to a **moderate** landscape sensitivity overall.

Sensitivity

Moderate

Distinctiveness:	Characteristic
Continuity:	Historic
Sense of Place:	Moderate
Landform:	Apparent
Extent of Tree Cover	Intermittent
Visibility:	Moderate

LANDSCAPE ACTIONS – Conserve and Reinforce

Landscape Features

- **Conserve and reinforce** hedgerows where these are fragmented and in poor condition, particularly internal hedgerows. Seek opportunities to restore the historic field pattern/boundaries where these have been lost and introduce more hedgerow trees. **Reinforce** with new planting to replace post and wire fencing.
- **Conserve and Reinforce** the ecological diversity of all designated SINCs where appropriate.

Built Features

- **Conserve and reinforce** the rural character of the Policy Zone by concentrating new development around existing settlements of Southwell and Halloughton.
- **Conserve** the local built vernacular and **reinforce** this in new development.

Condition

Good Moderate Poor	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	CREATE	RESORE & CREATE	RESTORE
	Low	Moderate	High

Sensitivity

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 41: Lambley Village
Farmlands
Policy: Conserve**

A varied undulating arable landscape rising up from the Cocker Beck and Lambley Dumble which bisect the area from west to east.

Views reflect this topography, with outlooks tending to be somewhat enclosed by the surrounding higher ground towards woodlands, some ancient, often predominately sited on hill tops.

There are few detracting elements which include Lowdham prison adjacent to Ploughmans wood and surrounded by brick walls and associated infrastructure, an old mine site with restored pit heaps in the south-west corner of the area and some small garden centres and nurseries.

Vegetation is riparian along the streams and dumbles (Alder, Willow, Oak, Field Maple, Poplar, Ash and some Elm) and deciduous ancient woodlands, including some SINCS, on the hill tops, (Oak, Ash, Field Maple, Crack willow, Hawthorn, Wild Cherry, Holly and Wych Elm)

- 2/675 - Ploughman's Wood 'A large and noteworthy area of mature deciduous woodland'
- 2/517 – Bulcote Wood 'An old but degraded damp woodland retaining a notable ground flora in parts'

Intensive arable fields are also present throughout the area. Some horseyculture is present predominately in the western area.

Fields tend to be irregular and geometric in shape. Mature well maintained hedgerows with mature hedgerow trees tend to form the boundaries to the fields. Hedgerows along tracks and lanes are generally species-rich (Oak, Ash, Hawthorn, Elder, Blackthorn and Rose). These hedgerows form excellent networks throughout the area, and connect into small blocks of woodland and linear sections of riparian vegetation.

Transport networks throughout the area are predominately windy, narrow hedge lined lanes and tracks. The A612 forms the south-western boundary of the area and the A6097 forms the north-eastern boundary.

Several listed buildings exist in the area and Lowdham and Bulcote have conservation areas.

Drivers of change in the area include:

- Potential for sporadic development along existing country roads could lead to consolidation and ribbon development.
- More infill development on edge of villages.
- Spread of horseyculture, particularly in the west, leading to the general degradation of the area through temporary structures such as shelters, electric fencing, post and rail and post and wire fencing.

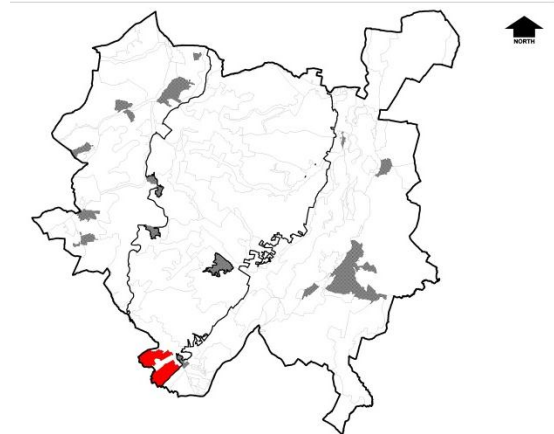
MN PZ 41 Lambley Village Farmlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands
Policy Zone: MN PZ 41
Landscape Character Parcel: LCP 74, LCP 75



CHARACTERISTIC VISUAL FEATURES

A varied undulating arable landscape characterised by remnant ancient woodlands and small rural villages

Characteristic features

- Varied undulating topography
- Ancient woodlands, often prominently sited on hill tops
- Well-defined pattern of hedged fields
- Streams defined by lines of trees and permanent pasture
- Traditional pattern of farms and small rural villages
- Red brick buildings with pantile roofs
- Quiet country lanes
- Small remnant orchards and permanent pastures around villages

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **very good**

The area has a **unified** pattern of elements mainly woodland and arable fields, there are few detracting features including a restored landfill site in the south-west corner and a few small garden centres. Overall this gives a **strongly unified** area. Ploughmans wood is designated as a SINC – ref 2/675, a large notable area of mature deciduous woodland and Bulcote wood, SINC – ref 2/517 an old but degraded damp woodland retaining a notable ground flora in places. In ecological terms the woodlands provide a **moderate** habitat for wildlife. The overall cultural integrity is **good** with the traditional

SUMMARY OF ANALYSIS

Condition	Very Good
Pattern of Elements:	Unified
Detracting Features:	Few
Visual Unity:	Strongly unified
Ecological Integrity:	Moderate
Cultural Integrity:	Good

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

villages cores contained by the natural form and shape of the landscape and many of the fields shown on Sanderson's map of 1835 retained.

A **visually unified** area with a **strong** functional integrity gives a **very good** landscape condition

Functional Integrity: Strong

Landscape Sensitivity

Sensitivity High

The Landscape Sensitivity is defined as **Moderate**

Distinctiveness: Characteristic

The components of the landscape area **characteristic** of the Mid Nottinghamshire LCA. The time line is **historic** (post 1600) giving a **moderate** sense of place overall.

Continuity: Historic

The landform is **apparent** with **intermittent** areas of woodland giving high visibility of features within the PZ. Views are generally contained due to landform.

Sense of Place: Moderate

Landform: Apparent

A **moderate** sense of place and a **high** visibility leads to a **high** landscape sensitivity overall.

Extent of Tree Cover: Intermittent

Visibility: High

LANDSCAPE ACTIONS – Conserve

Landscape Features

- **Conserve** existing historic field pattern.
- **Conserve** and enhance the ecological diversity of deciduous woodland, particularly Ploughmans and Boughton Park ancient woodland.
- **Conserve** and **reinforce** hedgerows where these are gappy and in poor condition, particularly internal hedgerows. Seek opportunities to restore the historic field pattern/boundaries where these have been lost and introduce more hedgerow trees.

Built Features

- **Conserve** the vernacular character of the existing villages of Bulcote and Lowdham.
- Limit development to periphery of village to prevent urban sprawl
- Maintain use of vernacular materials, style and scale in any new developments

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE

Low Moderate High

Sensitivity