

**Bassetlaw Landscape Character Assessment
Mid-Nottinghamshire Farmlands**

APPENDIX D5

Landscape Condition and Sensitivity Assessment Survey Sheets

Mid-Nottinghamshire Farmlands

LANDSCAPE CONDITION and SENSITIVITY (report)

DPZ Ref **MN01**

Draft Character Type **Mid-Nottinghamshire Farmland**

Date **17/04/2009**

Surveyor **KMS**

Land Cover Parcel Ref(s) **MN2, MN3**

Conditions **Sunny with some haze**

OS East **473500**

OS North **390500**

Location **Clayworth Road, near A631 junction**

LANDSCAPE CONDITION

DPZ Ref **MN01**

Visual Unity - assess the overall unity of the landscape and note the significance of the following

Pattern of Elements

Describe the extent of uniform or unifying features / coherent or incoherent pattern of elements, are these intact, interrupted or fragmented?

Coherent

Detracting Features (Presence of Incongruous Features) - Negative contribution to strength of char. area

Sewage works
Radio mast

Overall how would you rate the amount of detracting features in the area?

Few

Visual Unity Score

5

this score equates to..

Unified

Functional Integrity - How does this area function as a habitat for wildlife?

Ecological Integrity:

Extent and type of semi-natural habit

SINCs

2/465 Lancaster Lane Hedge, Gringley - old hedgerow with good shrub mix

2/478 Wooden Beck Hill Verges - herb-rich roadside verge

5/297 Scott's Wood

Woodland blocks and clumps

Mixed woodlands

Vegetated canal corridor

Vegetated or tree-lined ditches

Ecological Bases

Weak pattern of hedgerows

Frequent smaller coniferous plantations, deciduous clumps and mixed woodlands.

Many blocks connected by ditches (often where hedgerows not present) although not consistent.

Intensity of Land Use

Highly intensive arable agriculture with highly variable boundaries. Many hedgerows have been removed, while some have lines of trees along former intact boundaries, or gappy and outgrown hedges. Some sections of maintained and trimmed hedgerows remain, although these are neither regular nor characteristic.

Some pasture land around Gringley on the Hill in the north-east of the DPZ comprising small fields with intact hedgerows (an atypical feature of the area).

Additional Notes

Although there is habitat through frequent small blocks of trees, many are more recent coniferous stands, and there is poor connectivity between them.

Overall, how does this area function as a habitat for wildlife?

Weak

Cultural Integrity:

Tree cover

Deciduous woodlands comprise largely ash, but with many blocks of pine plantation.

Extent

Low coverage, although highly dispersed smaller clumps and outgrown hedgerows provides a greater sense of a wooded landscape.

Age Structure

Diverse age structure, through established woodlands, newer plantation, and mature hedgerow trees, with vegetation also dispersed along the Chesterfield Canal

Field Boundaries

Hedgerows in many forms, although removal is common.
Gappy and outgrown hedges evident, with some tree lines marking the boundary of former hedgerows.
Ditches are a frequent boundary marker.

Built Features

Red brick farmhouses
Brick walls (in Clayworth and Gringley on the Hill)
Brick bungalows

Additional Notes

Considerable loss of field boundaries: the former positions of these can be clearly seen on aerial photographs. Although some new small blocks of trees have been planted more recently, these are coniferous, which will gradually change the wooded character of the local landscape.

Overall Cultural Integrity Variable

Functional Integrity Score **3** this score equates to.. Weak

Impact of Built Development (does not feed into a matrix)

How does development demonstrate or respect the local vernacular, character and sense of place?

The integrity of the village of Clayworth remains intact, with the traditional structure apparent despite small clusters of newer development. Properties facing onto the High Street are enclosed by brick walls; a feature also observed in parts of Gringley on the Hill. The latter settlement is also traditional in nature, with some older non-vernacular development (including bungalows) having taken place within the western parts of the village. New built development is relatively insignificant within both.

Impact of built development Low

Impact of Recent Land Use (does not feed into a matrix)

What type of land use changes are likely to affect the landscape?

Further loss of hedgerows or remaining vegetated boundaries (ie along ditches). Removal or loss of hedgerow trees along former hedgerow boundaries. Continued planting of coniferous stands - either to replace existing over-mature and removed deciduous woodland, or in addition to that already existing dispersed through the arable land. Turning over of pasture in the north-east around Gringley on the Hill to intensive arable land.

Impact of recent land use change localised

Overall Condition Summary Statement

The settlements retain their character at either end of the DPZ, although the landscape inbetween - particularly in the western half - is subject to considerable deterioration through loss of hedgerows or lack of their maintenance, and a gradual increase in coniferous planting within the arable landscape. The only significant area of landscape demonstrating the closest relation to the former historic field pattern with intact hedgerow boundaries is found in the north-east around Gringley on the Hill.

Condition Overall Score **8** this score equates to.. Moderate

LANDSCAPE SENSITIVITY

Sense of Place: How do the Key Characteristics contribute to local distinctiveness and continuity?

Woodlands

NB. re Continuity: Recent-50years, Historic-post 1600, Ancient-pre 1600

Small clumps of coniferous woodland dispersed within arable land.
Mixed woodland plantation
Deciduous woodland around Gringley on the Hill, along the Chesterfield Canal and around Wiseton

Distinctiveness Characteristic Continuity Recent

Hedgerow and Hedgerow Trees

Hawthorn and blackthorn hedges with good species mixes in places.
No hedgerows in some areas.
Hedgerow tree lines where hedgerows have been lost.

Distinctiveness Indistinct

Continuity Historic

Other Vegetation

Distinctiveness

Continuity

Field Boundaries

Hedge with ditch
Ditch
Outgrown hedge
Lines of tree
Hedge with deep ditch and trees

Distinctiveness Indistinct

Continuity Historic

Buildings

Isolated farms
Red brick houses
Windmill
Small commercial sites

LISTED BUILDINGS

Windmill, Mill Hill (A631)
Valley Farm, Middlebridge Road, Gringley on the Hill
2No. Properties along Shaw Rd, Gringley on the Hill
1No. Property along Low St, Gringley on the Hill
1No. Property along West Wells Ln, Gringley on the Hill
6No. Properties on Cross Hill, Gringley on the Hill
1No. Property along Little Ln, Gringley on the Hill
1No. Property along Clayworth Rd, Gringley on the Hill
Gringley on the Hill Church
16No. Properties along High St, Gringley on the Hill

1No. Property along Green Rd, Gringley on the Hill

Distinctiveness Characteristic

Continuity Historic

Highways

Narrow winding lanes with ditches or hedgerow sections. Village roads are narrow, undulating and generally flanked by walls.
A631 reasonably straight and dualled past Gringley on the Hill.
Straight Roman road through Clayworth

Distinctiveness Unique/Rare

Continuity Ancient

Other Features

Disused pit (vegetated)
Windmill
Beacon Hill (historic site)
Moat (historic site) at Clayworth

Distinctiveness Unique/Rare

Continuity Historic

Settlements

Gringley on the Hill (including whole of Gringley on the Hill MLA ref.71) and covered in part by a Conservation Area designation
Clayworth (a Conservation Area)

Distinctiveness Characteristic

Continuity Historic

Final distinctiveness Characteristic

Final Continuity Historic

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Sense of Place Score 4

this score equates to.. Moderate

Visibility

Views typically limited to within LDU or beyond it ?

Views within the DPZ are intermittently controlled by the woodland and plantation dispersed consistently throughout the area. The A631 roughly demarkates a ridgeline from which land falls north and south. There are no exchange of views therefore between northern and southern halves, and although a lack of hedgerows allow medium-distance views within the southern portion, these are best afforded from higher ground due to the eas-wes undulating nature of the ground. Visibility along the A631 is also intermittent due to the location of Gringley on the Hill alongside, and the incidence of tree planting along much of its course.

Scale of Landform and Landscape elements ?

How wooded is the landscape ?

Views Score *this score equates to..*

Sensitivity Overall Score *this score equates to..*

Landscape Policy Score *this score equates to Landscape Polic*

LANDSCAPE CONDITION and SENSITIVITY (report)

DPZ Ref

Draft Character Type Date Surveyor

Land Cover Parcel Ref(s)

Conditions OS East OS North

Location

LANDSCAPE CONDITION DPZ Ref

Visual Unity - assess the overall unity of the landscape and note the significance of the following

Pattern of Elements

Describe the extent of uniform or unifying features / coherent or incoherent pattern of elements, are these intact, interrupted or fragmented?

Detracting Features (Presence of Incongruous Features) - Negative contribution to strength of char. area

Railway line
Oil depot

Overall how would you rate the amount of detracting features in the area?

Visual Unity Score this score equates to..

Functional Integrity - How does this area function as a habitat for wildlife?

Ecological Integrity:

Extent and type of semi-natural habit

SINCs
2/620 Chesterfield Canal (Misterton to West Stockwith) characteristic aquatic plant community
2/478 Wooden Beck Hill Verges - herb rich verges
5/112 Walkeringham Clay Pits - clay pit with base rich grassland, scrub, and pond communities
5/1234 Marsh Road Pond - noteworthy pond
5/379 Walkeringham Pasture - noteworthy damp grassland

Ponds
Herb-rich grassland
Damp grassland

Ecological Bases

Strong roadside hedgerows and largely intact internal hedgerows in the north provide a good network. Field boundaries in the south and connecting the north and south areas and opportunity for habitat is limited.
No significant woodland.
Isolated ponds

Intensity of Land Use

Highly intensive arable land use in the centre and south, with pasture divided into smaller fields in the north around settlement. Villages occupy a significant proportion, and infrastructure is an evident feature

Additional Notes

Overall, how does this area function as a habitat for wildlife?

Cultural Integrity:

Tree cover

None of note. Some hedgerow trees, mainly Ash and some Oak.
Some limited tree cover on the railway and A631 embankments

Extent

No significant tree cover to warrant coverage note

Age Structure

Hedgerow trees are mature

Field Boundaries

Field boundaries are strong and intact in the north, both along roads - where they are larger - and internally - where they are predominantly intact and shorter.

Built Features

Grass covered structures forming the oil depot
 Village cores with new build to the periphery
 Red brick farmhouses

Additional Notes

Overall Cultural Integrity Variable

Functional Integrity Score 3 *this score equates to..* Weak

Impact of Built Development (does not feed into a matrix)

How does development demonstrate or respect the local vernacular, character and sense of place?

Walkeringham comprises more modern development than remaining traditional buildings - newer built development is confined to small clusters, and displays a regard to the local style, as opposed to older development which is non-vernacular quite consistently.
 Misterton is more clearly divided. Non-vernacular semi-detached homes are laid out in regular geometric pattern to the south. Moving north, buildings become more frequently traditional vernacular houses; either detached or short terrace with occasional semi-detached.
 In both settlements the traditional buildings are red brick, with the older modern development being of brown brick and displaying no vernacular detailing.
 Bole hamlet is relatively intact, and shows little sign of recent expansion.
 Although the impact of development does not come from recent construction, previous expansion of Misterton and Walkeringham has had a noticeable impact upon its character.

Impact of built development Moderate

Impact of Recent Land Use (does not feed into a matrix)

What type of land use changes are likely to affect the landscape?

Lack of maintenance of hedgerows in the north would have a great impact upon the remaining areas of agriculture surrounding the settlements. The effects of this are already clear moving southwards through the DPZ

Impact of recent land use change widespread

Overall Condition Summary Statement

Although Walkeringham and Misterton have expanded considerably in the last 50 years, and the area is dissected by infrastructure and with some industrial land use, it still largely retains its agricultural setting. However, it is more one of settlement with surrounding fields, than agriculture with villages. Some loss of the original character of Walkeringham and Misterton has occurred, although Misterton has a stronger traditional core.
 Further deterioration of the open landscape is evident through the loss of hedgerows; most notably in the central and southern parts, although some accompanied by hedgerow trees do remain.

Condition Overall Score 6 *this score equates to..* Very Poor

LANDSCAPE SENSITIVITY

Sense of Place: How do the Key Characteristics contribute to local distinctiveness and continuity?

Woodlands

NB. re Continuity: Recent-50years, Historic-post 1600, Ancient-pre 1600

None

Distinctiveness

Continuity

Hedgerow and Hedgerow Trees

Ash, with some oak is typical. Other species particularly around settlements.
 Many hedgerows have been lost or removed.

Distinctiveness Indistinct

Continuity Historic

Other Vegetation

Distinctiveness

Continuity

Field Boundaries

Hedges are a strong boundary feature in the north. Some fields are open onto one another.
Other features such as roads, railways and ditches form the boundaries.

Distinctiveness

Indistinct

Continuity

Historic

Buildings

Isolated farms
Oil depot units
Red brick houses
Brown brick semi-detached houses

LISTED BUILDINGS

3No. Properties along Grove Wood Rd, Misterton
Station House, Misterton
Gringley Rd Farm, Gringley Rd
1No. Property along Fountain Hill Rd, Walkeringham
2No. Properties along West Moor Rd, Walkeringham
3No. Properties along North Moor Rd, Walkeringham
1No. Property along South Moor Rd, Walkeringham
5No. Properties along Gringley Rd, Walkeringham
2No. Properties along Beckingham Rd, Walkeringham
Bole House, Bole
5No. Properties along South St, Bole
2No. Properties along East St, Bole
Manor Farm, East St, Bole
Willow Farm, East St
Bole Church, East St, Bole

Distinctiveness

Indistinct

Continuity

Historic

Highways

Straight roads
Village lanes
Country lanes with verges and hedgerows

Distinctiveness

Indistinct

Continuity

Historic

Other Features

Fish pond (ancient site) at Bole

Distinctiveness

Unique/Rare

Continuity

Historic

Settlements

Walkeringham (including Walkeringham MLA ref:72)
Misterton
Bole

Distinctiveness

Indistinct

Continuity

Historic

Final distinctivene

Indistinct

Final Continuity

Recent

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Sense of Place Score

2

this score equates to..

Very Weak

Visibility**Views typically limited to within LDU or beyond it ?**

The DPZ is predominantly flat, with some limited landform variation at the western extent of the northern area, affording some views over Walkeringham and to Misterotn and Eastern Stockwith beyond . Views out of the area are controlled to the west by the rising landform, and therefore views elsewhere from within are controlled by settlement, look directly onto the Burton Power Station, or in some places open towards Gaisborough to the east.

Scale of Landform and Landscape elements ?

Dominant

How wooded is the landscape ?

Enclosed

DPZ Ref

Views Score *this score equates to..*

Sensitivity Overall Score *this score equates to..*

Landscape Policy Score *this score equates to Landscape Polic*

LANDSCAPE CONDITION and SENSITIVITY (report)

DPZ Ref **MN03**

Draft Character Type **Mid-Nottinghamshire Farmland** Date **17/04/2009** Surveyor **KMS**

Land Cover Parcel Ref(s) **MN4, MN6, MN7**

Conditions **sunny with some haze** OS East **476300** OS North **387900**

Location **Walk Lane**

LANDSCAPE CONDITION DPZ Ref **MN03**

Visual Unity - assess the overall unity of the landscape and note the significance of the following

Pattern of Elements

Describe the extent of uniform or unifying features / coherent or incoherent pattern of elements, are these intact, interrupted or fragmented? **Coherent**

Detracting Features (Presence of Incongruous Features) - Negative contribution to strength of char. area

**A161, A620, A631
Oil wells (several)**

Overall how would you rate the amount of detracting features in the area? **Few**

Visual Unity Score **5** *this score equates to..* **Unified**

Functional Integrity - How does this area function as a habitat for wildlife?

Ecological Integrity:

Extent and type of semi-natural habit

SINC
2/461 Mill Lane - Verges with interesting selection of herbs
2/464 Lover's Lane - footpath through scrub and meadow
2/478 Wooden Beck Hill Verges - herb rich verges
2/624 Tong's and Doghole's Woods - woodland with characteristic flora
2/625 Saundby Park Wood - large mostly undisturbed woodland
2/626 Beckingham Wood - mature coppice wood
2/627 Wheatley Wood - undisturbed woodland with good range of characteristic species
5/1236 Clayworth Woodhouse Pond - Pond with notable flora

Deciduous woodland
Meadow
Herb-rich verges
Ponds

Ecological Bases

Hedgerows connect into a variety of habitats including becks, minor watercourses, ponds and ditches, as well as scattered woodland, some plantation and reasonable distribution of hedgerow trees.
Some loss of boundary lengths or significant sections of hedgerows weaken the network in localised areas.

Intensity of Land Use

Intensive arable landscape, with some localised oil exploration. Fields are geometric but not uncommonly irregular in shape and medium and large in size, with clusters of smaller fields. Field margins are not a feature of the area, and ploughing up the hedgerows is typical practice.

Additional Notes Occurrence of hedgerow trees, and wooded watercourse is good. Linkage of springs, becks, ponds, ditches and hedgerows provide a variety of well-connected habitats. Loss of partial boundaries through removal or deterioration of hedgerows reduces its functionality. Could be increased to strong if some reinstatement of lost hedgerows and hedgerow trees were undertaken

Overall, how does this area function as a habitat for wildlife? **Moderate**

Cultural Integrity:

Tree cover

Principally ash, but also some oak. Hedgerows contain a wide range of species including sycamore and field maple. Road verges are often scrubby.

Extent

Scattered deciduous woodland blocks, within hedgerows and along watercourses. Some tree belts along field boundaries

Age Structure

Woodland and hedgerow trees are fairly consistently mature. Scrub along verges and hedgerow boundaries is mixed, including young trees.

Field Boundaries

Hedgerows. Well-maintained, with some overgrown lengths (most notably along tracks). Gappiness is not characteristic, hedgerow are largely continuous, but some evidence of fragmented or missing lengths in places. Species diversity is reasonably good.

Built Features

Red brick farmhouses
Traditional village cores with some new build to the periphery, situated along busy main roads
Brick walls (within villages)

Additional Notes

Although 3 A-roads transect the area, 2 are located close to the southern and eastern perimeters, and situated at lower elevations. Treecover along the routes also provides some screening. Although the larger roundabouts are not characteristic of a rural setting or village, the main road does bypass the village and therefore does not impinge upon the character of the village, even if it does alter the setting to a degree.

Overall Cultural Integrity

Functional Integrity Score this score equates to..

Impact of Built Development (does not feed into a matrix)

How does development demonstrate or respect the local vernacular, character and sense of place?

North Wheatley comprises traditional brick houses with little or no modern infill development. Beckingham has a traditional core; some of these include red brick buildings with stone and yellow brick detail and often surrounded with brick walls. Modern development is located to the east and south: the latter is adjacent to the A161/A631 junction, largely bungalows, but not recent. To the south lies the newer built development, where some attempt has been made to reflect the vernacular style.

Impact of built development

Impact of Recent Land Use (does not feed into a matrix)

What type of land use changes are likely to affect the landscape?

Expansion of Beckingham to the west.
Further oil exploration
Rationalisation of fields due to arable intensification leading to further loss of hedgerows

Impact of recent land use change

Overall Condition Summary Statement

Condition of the landscape is relatively intact, excepting road improvements involving the increased influence of the roundabout junctions on the local landscape around Beckingham, and localised loss of hedgerow sections. Species diversity appears to be reasonably good within hedgerows, tree lines and along verges (either herbs or scrub vegetation), although this is under threat due to lack of mature hedgerow replanting, or through intended and permanent removal.

The villages retain their traditional character with strong cores; North Wheatley little changed entirely. Field pattern is more intact closer to the villages, with areas showing partial loss of hedgerow boundaries lying south of Walkeringham, North of North Wheatley, and west of Saundby.

Condition Overall Score this score equates to..

LANDSCAPE SENSITIVITY

DPZ Ref

Sense of Place: How do the Key Characteristics contribute to local distinctiveness and continuity?

Woodlands

NB. re Continuity: Recent-50years, Historic-post 1600, Ancient-pre 1600

Deciduous woodlands
Limited coniferous plantation

Distinctiveness Characteristic**Continuity** Historic**Hedgerow and Hedgerow Trees**

Ash and oak trees within hawthorn and blackthorn hedges, but privet, hazel, field maple, sycamore, holly and rose are also not uncommon.

Distinctiveness Characteristic**Continuity** Historic**Other Vegetation**

Herb rich verges
Scrub along lanes
Orchard (Wood Lane)

Distinctiveness Characteristic**Continuity** Historic**Field Boundaries**

Hedges
Outgrown hedges or treelines
Hedges with ditches
Ponds and minor watercourses

Distinctiveness Characteristic**Continuity** Historic**Buildings**

Isolated farms
Red brick cottages/houses

LISTED BUILDINGS

Clayworth House
Glebe Farm
Beckingham Church, Church St, Beckingham
7No. Properties along Church St, Beckingham
1No. Property along Gringley Rd, Beckingham
8No. Properties along Low St, Beckingham
5No. Properties along Bar Rd North
Saundby Church, Gainsborough Rd, Saundby
Hall Farm, Gainsborough Rd, Saundby
1No. Property along Gainsborough Rd, Saundby
Multiple properties along Low St, North Wheatley
2No. Properties along North St, North Wheatley
1No. Property along Stone Ln, North Wheatley
1No. Property along Middlefield Rd, North Wheatley
2No. Properties along Eastfield, North Wheatley
North Wheatley Church, Church Lane

Distinctiveness Characteristic**Continuity** Historic**Highways**

Sweeping main roads
Lengths of dual carriageway
narrow hedged lanes with verges and ditches or scrub

Distinctiveness Characteristic**Continuity** Historic**Other Features**

Oil well
Water wells

Distinctiveness Unique/Rare**Continuity** Recent**Settlements**

North Wheatley
Saundby
Beckingham

Walkeringham (very fringes) including southern corner of Walkeringham MLA ref.72

Distinctiveness **Continuity**

Final distinctivene **Final Continuity**

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Sense of Place Score *this score equates to..*

Visibility

Views typically limited to within LDU or beyond it ?

Land slopes away gently from higher ground in the west of the area towards the Wheatley Beck corridor to the south, River Trent to the east, and Wooden Beck to the north. Much of the visibility across and within the DPZ from these areas is controlled by these outwardly radiating contours from the west, and field boundary vegetation; these views are shorter range. From elevated positions views eastwards are the most extensive; extending to West Burton Power Station and the urban fringes of Gainsborough.

Scale of Landform and Landscape elements ?

How wooded is the landscape ?

Views Score *this score equates to..*

Sensitivity Overall Score *this score equates to..*

Landscape Policy Score *this score equates to Landscape Polic*

LANDSCAPE CONDITION and SENSITIVITY (report)

DPZ Ref

Draft Character Type

Date

Surveyor

Land Cover Parcel Ref(s)

Conditions

OS East

OS North

Location

LANDSCAPE CONDITION

DPZ Ref

Visual Unity - assess the overall unity of the landscape and note the significance of the following

Pattern of Elements

Describe the extent of uniform or unifying features / coherent or incoherent pattern of elements, are these intact, interrupted or fragmented?

Detracting Features (Presence of Incongruous Features) - Negative contribution to strength of char. area

Overall how would you rate the amount of detracting features in the area?

Visual Unity Score

this score equates to..

Functional Integrity - How does this area function as a habitat for wildlife?

Ecological Integrity:

Extent and type of semi-natural habit

SINCS+SSSIs

1/77 Gamston and Eaton Verges - species rich roadside verges
1/78 Tresswell Wood - ancient semi natural broadleaved woodland on clay soil
1/79 Eaton Wood - Deciduous wood of botanical and zoological interest
1/80 Gamston Wood - Ancient wood site of botanical and zoological importance
1/81 Clarborough Tunnel - species rich calcareous grassland and scrub
1/84 Castle Hill Wood, Horse Close Plantation & Swindell Spring - deciduous woodlands with a characteristic structure and species composition
2/618 Darlton Wood - semi natural deciduous woodland and ground flora
2/619 Beverley Spring - tall coppice on Mercia Mudstone
2/442 Brigg Lane - grass track with notable selection of herbs
5/146 Headon Wood/School House Plantation - semi natural deciduous plantation separated by unimproved neutral grassland
5/147 Headon Wood/Grassland - neutral grassland

SINCS

1/83 Cadow Wood (northern assart) - neglected coppice wood
2/377 Durham Hill Pasture - species rich calcareous grassland
2/435 Top Lodge Plantation - mature deciduous woodland with characteristic ground flora
2/459 Cordall Lane Hedge - sympathetically managed old hedge
2/462 Hangingside & Hollin Hill lanes - herb rich trackside verges
2/466 Muspitt Lane - notable species on roadside verge and ditch bank
2/628 Plaster Hill Plantation - mature plantation with well developed woodland flora
2/629 Hutchinsons Holt - unmanaged woodland with dense understorey
2/630 Cadow Wood (southern assarts) - discontinuous and open old woodland
2/467 Whinley's House Farm Grassland - ridge and furrow field with notable species
2/622 Maumhill Wood - Broadleaved wood on Mercia Mudstone clays
2/631 & 2/1039 Clarborough Gypsum Pits - calcareous scrub and grassland on a disused gypsum quarry
5/128 High House Road Verges - neutral grassland, ditch bank communities and species rich hedges
5/129 Bluestocking Lane - Green Lane with species rich grassland and hedgerows
5/393 Retford Gate Green Lane - unimproved neutral grassland with noteworthy herbs and communities

Calcareous grassland with scrub
Unimproved neutral grassland

Herb rich grassland
 Deciduous woodland blocks with notable ground flora
 Species rich hedgerows
 Species rich ditch banks
 Clumps and blocks of woodland
 Belts of trees

Ecological Bases

Intact field pattern, particularly in the west extending outwards from the fringes of Retford where historic field pattern is more evident still.
 Hedgerows (including some with trees and some outgrown) provide a good network, linking into plantations, belts of trees, woodland blocks of varying sizes and vegetated watercourses.
 A number of older or ancient woodlands are found throughout the area with well-established structure and ground flora identified as having notable zoological and botanical qualities.

Intensity of Land Use

Land cover comprises variety of field sizes: a relatively central tract consists of medium to large irregularly shaped fields, surrounded by more regular geometric small to medium sized fields. This high to medium intensity arable and pastoral landscape is interspersed with woodland and plantation blocks, clumps and strips.

Additional Notes Good quantity of habitat opportunities, particularly wooded, and well connected with hedgerows and ditches

Overall, how does this area function as a habitat for wildlife?

Strong

Cultural Integrity:

Tree cover

Predominantly deciduous woodland; largely comprising oak and/or ash; with sycamore and birch becoming more common the further north within the DPZ.
 Many ash within hedgerows, with occasional field oak

Extent

Variable across the DPZ: overall 10-15%, although the central section displays a coverage of up to 20%

Examination of Sandersons Map reveals that much of the historical woodland cover still remains, with the only significant exceptions to this being the loss of Gringley Wood and Norwood to the north of Grove Moor Farm.

Age Structure

Much woodland is mature, as are hedgerow trees. Some reaching maturity.

Field Boundaries

Intact hedgerows, generally without gaps. Some are outgrown; largely in the west to the east of Retford. Many have hedgerow trees.
 Lines of trees (some along watercourses) can define field boundaries.
 Ditches are not uncommon alongside hedges, or sporadically separating fields.
 Occasional fences.

Built Features

Clarlborough Tunnel (railway tunnel)
 Industrial estate cluster
 Small industrial works
 Traditional hamlets
 Red brick farmhouses
 Chesterfield Canal

Additional Notes

Overall Cultural Integrity Good

Functional Integrity Score 6 *this score equates to..* Very Strong

Impact of Built Development (does not feed into a matrix)

How does development demonstrate or respect the local vernacular, character and sense of place?

Most villages and hamlets have a traditional core - in some cases only a small cluster of houses - with development of a mixture of styles; attributed largely to a slow growth with new additions gradually over time. Older development is typically non-vernacular: for example a row of 'generic' semi-detached brick dwellings are located

on the northern edge of Grove. New development generally appears as individual houses, which tend to adopt the local style or features. Larger settlements such as Clarborough and Hayton have some small clusters of new housing; again however in keeping with the local vernacular.

Impact of built development

Impact of Recent Land Use (does not feed into a matrix)

What type of land use changes are likely to affect the landscape?

Agricultural pressures upon wooded areas
Intensification of farming leading to the loss or removal of hedgerows
Eastward expansion of Retford into the DPZ, and resulting loss of agricultural land most closely reflecting historic field patterns

Impact of recent land use change

Overall Condition Summary Statement

The area is visually coherent; a unifying feature of the landscape being the woodland occurrence and coverage. Woods and plantations are predominantly historic, with some ancient remnants also. Woodland blocks, clumps and belts or lines of trees are tied together with a strong network of hedgerows along with a scattering of hedgerow trees. Although these field boundaries are in many cases outgrown in the west, the historic field pattern has remained comparatively more intact, and hedgerow trees are more prevalent. Settlement takes the form of hamlet in the main, with the villages of Clarborough and Hayton sited along the western boundary.

Condition Overall Score *this score equates to..*

LANDSCAPE SENSITIVITY

Sense of Place: How do the Key Characteristics contribute to local distinctiveness and continuity?

Woodlands

NB. re Continuity: Recent-50years, Historic-post 1600, Ancient-pre 1600

Ancient deciduous wood sites
Historic broadleaved woodlands
Deciduous plantation woodland
Deciduous tracts or band of trees along roads and watercourses.
Some largely deciduous woodlands with some mixed and coniferous areas

Distinctiveness **Continuity**

Hedgerow and Hedgerow Trees

Hedges are intact, strongly trimmed and largely hawthorn, with some ash or elder in some places. Hedgerow trees are a feature.
Greater frequency of outgrown hedgerows within the network of smaller fields in closer proximity to Retford.
Sporadic hedgerows trees are generally a feature of the DPZ, although their frequency increases moving from east to west.
Ash trees are common within hedgerows, along with some oak. Sycamore occurrences along field boundaries increases further north. Oaks are not uncommon as occasional field trees.

Distinctiveness **Continuity**

Other Vegetation

Calcareous grassland and scrub
Coppice woodland
Unimproved neutral grassland

Distinctiveness **Continuity**

Field Boundaries

Hedges with scattered hedgerow trees.
Some hedges with ditches or species rich verges

Distinctiveness **Continuity**

Buildings

Isolated farms
Red brick houses and cottages
Industrial works or estates (small and rare)

LISTED BUILDINGS

19No. Properties along Main St, Hayton
 1No. Property along Vicarage Drive, Hayton
 Hayton Church, Church Lane, Hayton
 Hayton Castle Farm
 8No. Properties along Main St, Claborough
 6No. Buildings along Church Lane, Claborough
 Claborough Church, Church Lane, Claborough
 Claborough Hall
 2No. Buildings at Pinfolds Farm, Welham
 3No. Properties along Welham Road, Welham
 Welham Grange, Welham
 Whinleys House Farm, Whinleys Road
 8No. Properties and 1No. Building in Grove
 Grove Church
 Grove Moor Farm, Wood Lane
 1No. Property in Nether Headon adjacent to Headon Manor Farm
 Headon Church, Church St, Headon
 3No. Properties along Church St, Headon
 3No. Properties along Yew Tree Road, Headon
 1No. Property along Westfields, Upton
 Orchard Hill Farm, Askham
 Askham Church, Church Lane, Askham
 7No. Properties along Town St, Askham

Distinctiveness	Characteristic	Continuity	Historic
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Highways

Winding roads with verges
 Narrow hedged lanes
 Tracks with high hedgerows

Distinctiveness	Characteristic	Continuity	Historic
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Other Features

Claborough Nature Reserve
 Disused pits at Claborough
 Historic Mill Mound north-west of Headon
 Headon Park
 Treswell Wood Nature Reserve
 Historic Civil War earthworks south of Little Gringley
 Dark Dale (historic feature)
 Reservoir (near Claborough Grange)
 Reservoir (north of Grove)

Distinctiveness	Unique/Rare	Continuity	Historic
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Settlements

Hayton (including majority of Hayton MLA ref:68)
 Claborough (adjacent to Whinley's Road MLA ref:66)
 Welham (including eastern part of Welham MLA ref:67)
 Little Gringley (covered by extensive part of the Retford-Little Gringley MLA ref:81)
 Grove (including Grove MLA ref:63)
 Nether Headon and Headon (including majority of Headon MLA ref: 60)
 Askham - western part (surrounded by the western arm of Askham MLA ref:58)

Distinctiveness	Characteristic	Continuity	Historic
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Final distinctivene	Unique/Rare	Final Continuity	Historic
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To support final di Landscape has retained the majority of its original historic and ancient woodland, thus keeping intact its wooded character comprising both small and larger blocks, and

To support final co

preserving well-established important habitats and communities of zoological and botanical interest. Many hamlets also remain little changed in terms of structure and extent. There are also a number of historic sites and earthworks.

Sense of Place Score *this score equates to..*

Visibility

Views typically limited to within LDU or beyond it ?

The landform within the DPZ is undulating; strongly in most areas, but some with gentler gradients. Coupled with the wooded nature of the landscape, views from any point are largely limited as far as adjacent higher ground or surrounding woodland. Views into the DPZ are subjected to similar constraints; particularly to the south where the rolling landform continues. Longer views within, and out of, the DPZ can be obtained from more elevated positions where trees are absent. Despite the size and proximity of Retford, the landform prevents any significant visibility between the town and the DPZ.

Scale of Landform and Landscape elements ?

How wooded is the landscape ?

Views Score *this score equates to..*

Sensitivity Overall Score *this score equates to..*

Landscape Policy Score *this score equates to Landscape Polic*

LANDSCAPE CONDITION and SENSITIVITY (report)

DPZ Ref **MN05**

Draft Character Type **Mid-Nottinghamshire Farmland** Date **16/04/2009** Surveyor **KMS**

Land Cover Parcel Ref(s) **MN9, MN10, MN11, MN13**

Conditions **Bright with light hazy cloud; breezy** OS East **477450** OS North **381500**

Location **Retford Road near Westholme**

LANDSCAPE CONDITION DPZ Ref **MN05**

Visual Unity - assess the overall unity of the landscape and note the significance of the following

Pattern of Elements

Describe the extent of uniform or unifying features / coherent or incoherent pattern of elements, are these intact, interrupted or fragmented? **Coherent**

Detracting Features (Presence of Incongruous Features) - Negative contribution to strength of char. area

Railway Line
High voltage power lines and pylons
Sewage works

Overall how would you rate the amount of detracting features in the area? **Few**

Visual Unity Score **5** *this score equates to..* **Unified**

Functional Integrity - How does this area function as a habitat for wildlife?

Ecological Integrity:

Extent and type of semi-natural habit

SINC
1/122 West Burton Meadow - unimproved ridge and furrow grassland
5/128 High House Road Verges - neutral grassland, ditch bank community, and species rich hedgerow

Wooded Beck courses
Clumps of deciduous woodland
Some remnant 'parkland' grazing: pasture with mature trees
Some unimproved pasture

Ecological Bases

Becks and ditches traverse the area from west to east, providing a network both within the area, and connecting through to surrounding DPZs; particularly to the west and north. This is further supported by - in many cases - a relatively consistent line of trees along the course.
Surrounding hedgerows connect into these tree lines, and also into small tracts of woodland and scrub vegetation along the railway embankments.
Largely intact field pattern with sporadic hedgerow trees

Intensity of Land Use

Areas of both intensively farmed medium to large fields used for production of arable crops, interspersed with settlement and Becks surrounded by small to medium fields, comprising 50% pasture and rough grazing.

Additional Notes

Overall, how does this area function as a habitat for wildlife? **Moderate**

Cultural Integrity:

Tree cover

Oak and Ash, with some willow along watercourses

Extent

Low coverage - confined to watercourses, railway embankments and small clumps around settlements

Age Structure

Mature trees in hedgerows - some over mature and not being replaced.
Some younger scrub along embankments and mixed age structure along Becks and ditches.

Field Boundaries

Hedges widely are intact, well-maintained and comprise hawthorn with some blackthorn and other species. Where farming intensity is greater (west of Sturton le Steeple) some internal hedgerows are gappy, and replaced with sections of fencing; in the north loss of hedgerows is commonly attributed to a failure to replace over mature and declining sections. Hedgerow trees are by and large not typical of the area, however these can be seen in more localised places throughout.

Built Features

Traditional village cores of varying structures and sizes with some newer development to the fringes, or new single dwellings interspersed within the existing settlement

Additional Notes The railway lines interrupt a comparatively intact landscape with generally well-maintained hedgerow boundaries. Some settlements have a higher percentage of non-vernacular newer build and older development than is observed in other external villages. This impacts upon the character of the settlements.

Overall Cultural Integrity Variable

Functional Integrity Score 4 *this score equates to..* Coherent

Impact of Built Development (does not feed into a matrix)

How does development demonstrate or respect the local vernacular, character and sense of place?

Newer development in all settlements seems to be focussed predominantly at the southern end and is often just individual houses, although some comprises a small handful of properties which do not display any characteristics that particularly convey the local vernacular. North Leverton is mixed, with buildings of various ages and styles, although the High Street is generally traditional, with older non-vernacular build located immediately to the west.

Impact of built development Moderate

Impact of Recent Land Use (does not feed into a matrix)

What type of land use changes are likely to affect the landscape?

Lack of replacement of deteriorating hedgerows.
Lack of replacement of lost hedgerow trees as individuals over-mature
Removal of hedgerows to increase field size where parcels are currently small-medium.

Impact of recent land use change localised

Overall Condition Summary Statement

Boundaries are largely intact, and the occurrence of this is higher than observed within many Mid-Nottinghamshire Farmlands DPZs. While field rationalisation has taken place within central parts where land use is principally arable, there still remains a good proportion of the agricultural landscape divided into small and medium-sized parcels. Some hedgerows are falling into decline - and the number of hedgerow trees falling - due to age and lack of management which could be rectified through localised replanting. However, the railway lines cutting across the landscape along two routes do interrupt some of the original structure, and proportionately North Leverton and South Wheatley have a high percentage of newer build or older development that is non-vernacular than is observed in other Mid-Nottinghamshire Farmland villages. Overall, excepting the railway lines the landscape is in comparatively good condition.

Condition Overall Score 9 *this score equates to..* Good

LANDSCAPE SENSITIVITY

Sense of Place: How do the Key Characteristics contribute to local distinctiveness and continuity?

Woodlands

NB. re Continuity: Recent-50years, Historic-post 1600, Ancient-pre 1600

No significant woodland. Occasional deciduous clumps and some strips of scrub and woodland along railway embankments.

Distinctiveness Indistinct **Continuity** Historic

Hedgerow and Hedgerow Trees

Largely hawthorn, with occasional hedgerow trees: oak and ash. Some willow along watercourses and ditches.

Distinctiveness Characteristic **Continuity** Historic

Other Vegetation

Scrub along embankments
Some species neutral grassland rich verges
Some 'parkland' grazing north of South Leverton

Distinctiveness Characteristic **Continuity** Historic

Field Boundaries

Trimmed hedges
Some limited infill sections of fencing where hedgerow missing
Some hedges with ditches; hedges alongside roads have verges

Distinctiveness Characteristic **Continuity** Historic

Buildings

Isolated farms with many modern outbuildings
Red brick houses

LISTED BUILDINGS
1No. Property along Sturton Road, South Wheatley
6No. Properties along Low St, North Wheatley
Crabtree Farm, Station Road, Sturton Le Steeple
1No. Property along Station Rd, Sturton Le Steeple
2No. Properties along Cross St, Sturton Le Steeple
6No. Properties along North St, Sturton Le Steeple
7No. Properties along Low Holland Ln, Sturton Le Steeple
Manor Farm, Low Holland Lane, Sturton Le Steeple
Low Holland Farm, Lo Holland Lane, Sturton Le Steeple
Sturton Le Steeple Church, Church St
North Leverton Windmill, Mill Lane, North Leverton
5No. Properties along Retford Rd, South Leverton
5No. Buildings along Station Rd, South Leverton
4No. Properties along Church St, South Leverton
South Leverton Church, Church St
9No. Properties along Town St, South Leverton
2No. Properties along Meetinghouse Lane, South Leverton

Distinctiveness Indistinct **Continuity** Historic

Highways

Fairly straight roads with verges of varying widths linking settlements. Narrow hedged lanes (a small number flanked by ditches and no hedgerows).
Trees commonly found along field boundaries adjacent to roads.

Distinctiveness Characteristic **Continuity** Historic

Other Features

Sewage Works
Site of the Medieval village of West Burton
Remains of Historic church at South Wheatley
North Leverton Windmill (tourist feature)
Catchwater Drain (along east boundary running to the River Trent)

Distinctiveness Unique/Rare **Continuity** Historic

Settlements

South Leverton (including the majority of South Leverton MLA ref:65)
North Leverton with Hablesthorpe
Sturton Le Steeple
South Wheatley (to the west to Oswald Beck MLA ref:69)

Distinctiveness Characteristic **Continuity** Historic

Final distinctivene Characteristic **Final Continuity** Historic

To support final di **To support final co**

Sense of Place Score 4 *this score equates to..* Moderate

Visibility**Views typically limited to within LDU or beyond it ?**

Land is reasonably flat and sloping gradually from west to east towards the River Trent. Due to lack of woodland and settlement largely concentrated along the Eastern boundary or the north-west corner of the DPZ, views are open in nature, although controlled where lines or clumps of trees exist; most commonly along becks, wooded ditches and watercourses.

Scale of Landform and Landscape elements ?

How wooded is the landscape ?

Views Score *this score equates to..*

Sensitivity Overall Score *this score equates to..*

Landscape Policy Score *this score equates to Landscape Polic*

LANDSCAPE CONDITION and SENSITIVITY (report)

DPZ Ref

Draft Character Type Date Surveyor

Land Cover Parcel Ref(s)

Conditions OS East OS North

Location

LANDSCAPE CONDITION DPZ Ref

Visual Unity - assess the overall unity of the landscape and note the significance of the following

Pattern of Elements

Describe the extent of uniform or unifying features / coherent or incoherent pattern of elements, are these intact, interrupted or fragmented?

Detracting Features (Presence of Incongruous Features) - Negative contribution to strength of char. area

Overall how would you rate the amount of detracting features in the area?

Visual Unity Score this score equates to..

Functional Integrity - How does this area function as a habitat for wildlife?

Ecological Integrity:

Extent and type of semi-natural habit

SINC & SSSI
1/121 Ashton's Meadow - Hay meadow with valuable flora

SINC
2/448 Bushstocks Lane Meadow - improved meadow with noteworthy flora

Wooded stream and beck courses
Blocks of meadow

Ecological Bases

Hedgerows and field margins generally provide a good network, with small to medium sized fields increasing the connectivity. This is enhanced by the wooded beck corridor which runs through the DPZ from north-west to east. No woodland within the DPZ.
Hedgerows connect into wooded beck corridor

Intensity of Land Use

Intensively cultivated arable land with strongly trimmed hedges, with some hedges removed through agricultural intensification. Some isolated patches of pasture.

Additional Notes

Overall, how does this area function as a habitat for wildlife?

Cultural Integrity:

Tree cover

Hedgerow trees and outgrown hedgerows forming lines of trees. Band of trees varying in width along the beck corridor. Some small patches of tree cover around Treswell.

Extent

Age Structure

Field Boundaries

Many hedgerows missing in the south east and in proximity to the southern boundary. Hedgerows across the area are largely intact and trimmed, although some have been removed through farming intensification; most notably north and south of Forewood Lane to the west of Treswell.

Built Features

Red brick houses
Red brick farmhouses
Traditional rural village with some newer development throughout

Additional Notes

Overall Cultural Integrity Good

Functional Integrity Score 5 *this score equates to..* Strong

Impact of Built Development (does not feed into a matrix)

How does development demonstrate or respect the local vernacular, character and sense of place?

New development is limited, but reflects the local vernacular style within the village. Houses vary in size and siting however, as earlier modern development is non-vernacular and dispersed throughout the village, new development is not out of keeping and helps retain the character of the older village properties.
There is a limited amount of new development on the southern edge of South Leverton.

Impact of built development Low

Impact of Recent Land Use (does not feed into a matrix)

What type of land use changes are likely to affect the landscape?

Rationalisation of field pattern leading to loss of hedgerows
Further non-vernacular development affecting the character of the village
Lack of management of hedgerows leading to loss of medium-sized field pattern

Impact of recent land use change insignificant

Overall Condition Summary Statement

The rural character is largely retained, but the pattern of medium-sized fields is being affected by removal of hedgerows and lack of management of the field boundaries in places, most significantly towards the southern boundary. The character and extent of the village remains reasonably intact, although some older development throughout Treswell village has in part diluted its original vernacular style. Trees line the course of the beck and provide a sense of wooded views within a landscape without any significant blocks of woodland.

Condition Overall Score 10 *this score equates to..* Very Good

LANDSCAPE SENSITIVITY**Sense of Place: How do the Key Characteristics contribute to local distinctiveness and continuity?****Woodlands**

NB. re Continuity: Recent-50years, Historic-post 1600, Ancient-pre 1600

No significant woodland

Distinctiveness

Continuity

Hedgerow and Hedgerow Trees

Trimmed hawthorn hedge with occasional hedgerow trees.
Outgrown hedgerows not uncommon forming lines of trees along field boundaries

Distinctiveness

Characteristic

Continuity

Historic

Other Vegetation

Meadow with mixed flora

Distinctiveness

Characteristic

Continuity

Historic

Field Boundaries

Hedges with ditches
Occasional boundaries missing
Some tree lines due to outgrown hedges

Distinctiveness Continuity **Buildings**

Red brick houses (varying in age)
Isolated farms

LISTED BUILDINGS

1No. Property along Rectory Road, Treswell
Treswell Church, New Road, Treswell
1No. Property along New Road, Treswell
15No. Properties along Town Street, Treswell
1No. Property along Cottam Lane

Distinctiveness Continuity **Highways**

Narrow hedged lined lanes

Distinctiveness Continuity **Other Features**

Radio mast

Distinctiveness Continuity **Settlements**

Treswell; some of which sits within the Treswell MLA (ref. 62)
The southern tip of South Leverton extends into the DPZ, as does part of the South Leverton MLA (ref. 65).

Distinctiveness Continuity Final distinctiveness Final Continuity To support final di To support final co Sense of Place Score this score equates to.. **Visibility****Views typically limited to within LDU or beyond it ?**

Higher ground is focused in the west, from which limited views can be gained, controlled by surrounding undulating ground and the village of Treswell. Views are short-range to the east and centrally, as the ground slopes to the east.

Scale of Landform and Landscape elements ? How wooded is the landscape ? Views Score this score equates to.. Sensitivity Overall Score this score equates to.. Landscape Policy Score this score equates to Landscape Polic

LANDSCAPE CONDITION and SENSITIVITY (report)

DPZ Ref **MN07**

Draft Character Type **Mid-Nottinghamshire Farmland** Date **15/04/2009** Surveyor **KMS**

Land Cover Parcel Ref(s) **MN17**

Conditions **Sunny with scattered cloud** OS East **477600** OS North **376950**

Location **Beardsall Farm, west of Stokeham**

LANDSCAPE CONDITION DPZ Ref **MN07**

Visual Unity - assess the overall unity of the landscape and note the significance of the following

Pattern of Elements

Describe the extent of uniform or unifying features / coherent or incoherent pattern of elements, are these intact, interrupted or fragmented? **Coherent**

Detracting Features (Presence of Incongruous Features) - Negative contribution to strength of char. area

Hospital complex
Sewage works

Overall how would you rate the amount of detracting features in the area? **Many**

Visual Unity Score **3** *this score equates to..* **Interrupted**

Functional Integrity - How does this area function as a habitat for wildlife?

Ecological Integrity:

Extent and type of semi-natural habit

SINC
2/447 Retford Road Wood - Deciduous woodland with ground flora
2/449 Greengate Road Grasslands - grazed grasslands
Blocks of woodland
Grazed grassland

Ecological Bases

Hedges and field margins provide a good network, connecting into sporadic small blocks of woodland and the wooded corridor of the North Beck.

Intensity of Land Use

Intensive arable land with strongly trimmed hedges
Some areas of pasture fields

Additional Notes **Although little habitat range exists, the hedgerow network and management is good**

Overall, how does this area function as a habitat for wildlife? **Moderate**

Cultural Integrity:

Tree cover

Occasional hedgerows trees
Few small blocks of woodland; confined to the north

Extent

Low tree coverage
Less than 5%

Age Structure

Mature to semi-mature

Field Boundaries

Predominantly intact hawthorn hedgerows, trimmed and managed
Some missing sections although these are uncommon

Built Features

Red brick farmhouses
 Red brick hospital complex
 Estate housing

Additional Notes Although Rampton Hospital occupies a significant portion of the DPZ, it sits directly within an agricultural context, and much of this is retained both around the modern complex and the village of Stokeham

Overall Cultural Integrity Variable

Functional Integrity Score **4** *this score equates to..* Coherent

Impact of Built Development (does not feed into a matrix)

How does development demonstrate or respect the local vernacular, character and sense of place?

Rampton Hospital complex is out of keeping in the area, in terms of scale, design and siting, and is atypical within the entirely agricultural setting. Woodbeck; directly adjacent to the north side of the Hospital; comprises semi-detached non-vernacular housing which does not reflect the style of any of the nearby villages, including Stokeham - this is in terms of the siting and design of the dwellings, which are regular and geometrically arranged in comparison to the organic forms of the village of Stokeham.

Impact of built development High

Impact of Recent Land Use (does not feed into a matrix)

What type of land use changes are likely to affect the landscape?

Potential expansion of Woodbeck
 Potential expansion of the hospital into the surrounding countryside
 Development of land adjacent to the hospital for other 'urban' land uses.

Impact of recent land use change localised

Overall Condition Summary Statement

The hospital has a significant impact on the landscape, due to its size and incongruous placement within an agricultural setting, although it is not visible from the south of the area; largely due to Stokeham's central placement. Its location toward the edge of the area however allows retention of the DPZ's apparent agricultural character. Much of the historic pattern is lost through field rationalisation, road construction and new development.

Condition Overall Score **7** *this score equates to..* Poor

LANDSCAPE SENSITIVITY

Sense of Place: How do the Key Characteristics contribute to local distinctiveness and continuity?

Woodlands

NB. re Continuity: Recent-50years, Historic-post 1600, Ancient-pre 1600

Isolated deciduous woodland blocks

Distinctiveness Indistinct

Continuity Historic

Hedgerow and Hedgerow Trees

Trimmed hawthorn hedges
 Very few hedgerow trees
 Line of trees forming the field boundary along Wranglands Lane

Distinctiveness Characteristic

Continuity Historic

Other Vegetation

Distinctiveness

Continuity

Field Boundaries

Trimmed hedge with grass verges in places

Distinctiveness Characteristic

Continuity Historic

Buildings

Red brick houses

Non-vernacular brick houses
Large modern hospital complex
Small non-vernacular estate

LISTED BUILDINGS

5 No. properties in Stokeham village along Retford Road

Distinctiveness Indistinct **Continuity** Recent

Highways

Straight roads
Narrow hedged lanes
Hedged lanes with grass verges

Distinctiveness Characteristic **Continuity** Historic

Other Features

Sewage works

Distinctiveness Indistinct **Continuity** Recent

Settlements

Stokeham village
Woodbeck
East Drayton MLA extends into the south of the DPZ although the village itself sits outside

Distinctiveness Characteristic **Continuity** Historic

Final distinctiveness Characteristic **Final Continuity** Recent

To support final di The landscape itself is characteristic of the area, although the hospital is out of character

To support final co Much of the landscape is historic and the structure is largely intact, however, the hospital has a large impact upon the area and setting of the village

Sense of Place Score 3 *this score equates to..* Weak

Visibility

Views typically limited to within LDU or beyond it ?

The landform is reasonably flat, sloping gently from the north-west to the south-east, so views across the DPZ are fairly open, particularly in - and across - the eastern half. Views regularly include urban elements, such as the power station, high voltage powerlines and the hospital; located in the north-west of the DPZ

Scale of Landform and Landscape elements ? Apparent

How wooded is the landscape ? Open

Views Score 5 *this score equates to..* High

Sensitivity Overall Score 8 *this score equates to..* Moderate

Landscape Policy Score 15 *this score equates to Landscape Polic* Restore and Create

LANDSCAPE CONDITION and SENSITIVITY (report)

DPZ Ref

Draft Character Type Date Surveyor

Land Cover Parcel Ref(s)

Conditions OS East OS North

Location

LANDSCAPE CONDITION DPZ Ref

Visual Unity - assess the overall unity of the landscape and note the significance of the following

Pattern of Elements

Describe the extent of uniform or unifying features / coherent or incoherent pattern of elements, are these intact, interrupted or fragmented?

Detracting Features (Presence of Incongruous Features) - Negative contribution to strength of char. area

Overall how would you rate the amount of detracting features in the area?

Visual Unity Score *this score equates to..*

Functional Integrity - How does this area function as a habitat for wildlife?

Ecological Integrity:

Extent and type of semi-natural habit

Ecological Bases

Intensity of Land Use

Additional Notes

Overall, how does this area function as a habitat for wildlife?

Cultural Integrity:

Tree cover

Willow, ash and oak along watercourses; density of tree cover varies from single line along the corridor to small clumps and blocks at intervals.
 Some strips of plantation
 Scattered hedgerow trees
 Some individual specimens and stands of ash trees planted along the verge on Laneham Road.

Extent

Low to moderate coverage: largely confined to the stream and beck corridors, but some is in blocks - which also lie adjacent to the watercourses

Age Structure

Diverse age structure

Field Boundaries

Field boundaries comprise strongly trimmed hedgerows and in many cases where applicable; the river course and associated trees.

Small amount of post and wire where gaps occur.

Built Features

Red brick houses
 Brick bungalows
 Agricultural outbuildings
 Sewage works (2No.)
 Railway
 Major transport route (A1)
 Minor road bridges (over the Beck and stream)

Additional Notes

Although there are a number of built features within the landscape and some scattered loss of field boundaries these are localised and have a small physical and visual influence, especially due to the nature of the DPZ's geographical coverage.

Overall Cultural Integrity Good

Functional Integrity Score 6 *this score equates to..* Very Strong

Impact of Built Development (does not feed into a matrix)

How does development demonstrate or respect the local vernacular, character and sense of place?

Little development, although some new dwellings exist in Laneham which reflect the local style. Some renovation of old buildings has taken place. Construction of a handful of non-vernacular bungalows is evident on the west fringe of the village close to the road junction.

Other significant development; although not strictly recent; includes the two sewage treatment works, and a formation of four large agricultural buildings

Impact of built development Low

Impact of Recent Land Use (does not feed into a matrix)

What type of land use changes are likely to affect the landscape?

Conversion of grassland for arable use
 Loss of hedgerows around small fields though field rationalisation
 Channel straightening of the beck course to maximise land use

Impact of recent land use change localised

Overall Condition Summary Statement

Historic setting of the DPZ has changed by the largest amount through some field rationalisation, although this is predominantly south-west of Laneham and west of Darlton. Otherwise the character of the DPZ is retained by virtue of the presence of the wooded watercourses and is in good condition with the exception of some degraded and lost field boundary hedgerows.

Condition Overall Score 10 *this score equates to..* Very Good

Sense of Place: How do the Key Characteristics contribute to local distinctiveness and continuity?**Woodlands**

NB. re Continuity: Recent-50years, Historic-post 1600, Ancient-pre 1600

Deciduous scrub covert
 Small deciduous woodland at Beast's Wood
 Linear deciduous plantation at Kirke's Ash Holt and Kirke's plantation

Distinctiveness **Continuity**

Hedgerow and Hedgerow Trees

Some hedgerow trees including oak and ash, most notably around grassland and pasture fields

Distinctiveness **Continuity**

Other Vegetation

Lines of trees and small clumps along the water courses. Improved and unimproved grassland adjacent to the watercourses.
 Some outgrown hedges forming scrubby lines

Distinctiveness **Continuity**

Field Boundaries

Trimmed hedges
 Tree lines following the watercourses
 Outgrown hedges
 Post and rail (localised)

Distinctiveness **Continuity**

Buildings

Red brick houses
 Isolated farms
 Large agricultural buildings

LISTED BUILDINGS
 7No. Properties along Main Street, Laneham

Distinctiveness **Continuity**

Highways

Straight roads (A1 and A57)
 Narrow hedgeline lanes
 Minor roads with verges

Distinctiveness **Continuity**

Other Features

None

Distinctiveness **Continuity**

Settlements

Upton (northern half), including part of the Upton MLA (ref. 59)
 Darlton (partial), including the northern wedge of the Darlton MLA (ref. 57)
 Tuxford (slice of fringe housing)
 Laneham (majority: south and north-east) including some of the western parts of the Laneham MLA (ref. 64) which wraps around the periphery of the village

Distinctiveness **Continuity**

Final distinctivene **Final Continuity**

To support final di DPZ based principally on the course of the North Beck and tributary streams fed by springs

To support final co

Sense of Place Score *this score equates to..*

Visibility

Views typically limited to within LDU or beyond it ?

Views all through the DPZ are limited in extent internally due to the wooded nature of the water courses and winding form. Views out extend over open fields on lower comparative ground, interrupted around villages and by intermittent hedgerow trees and occasional small blocks of woodland. As such, most views comprise landscape belonging to neighbouring DPZs

Scale of Landform and Landscape elements ?

How wooded is the landscape ?

Views Score *this score equates to..*

Sensitivity Overall Score *this score equates to..*

Landscape Policy Score *this score equates to Landscape Polic*

LANDSCAPE CONDITION and SENSITIVITY (report)

DPZ Ref MN09

Draft Character Type Mid-Nottinghamshire Farmland Date 09/04/2009 Surveyor KMS

Land Cover Parcel Ref(s) MN20, MN27

Conditions sunny with light cloud OS East 477700 OS North 372650

Location Woodcoates Rd, near America Farm

LANDSCAPE CONDITION DPZ Ref MN09

Visual Unity - assess the overall unity of the landscape and note the significance of the following

Pattern of Elements

Describe the extent of uniform or unifying features / coherent or incoherent pattern of elements, are these intact, interrupted or fragmented? Coherent

Detracting Features (Presence of Incongruous Features) - Negative contribution to strength of char. area

Low voltage power lines
High voltage power lines and pylons
Busy Road (A57 and A6075)

Overall how would you rate the amount of detracting features in the area? Few

Visual Unity Score 5 this score equates to.. Unified

Functional Integrity - How does this area function as a habitat for wildlife?

Ecological Integrity:

Extent and type of semi-natural habit

SINC
2/445 Woodcoates Road and Green Lane - grass verges with valuable hedges and ditches
2/446 Dolegate Road - ??
Linear sections of flood meadow
Areas of scattered woodland

Ecological Bases

Hedgerows (sometimes with field margins or verges) provide a good network
Grass verges along roads with hedgerow field boundaries are evident throughout and connecting to surrounding areas
Stretches of tree-lined watercourses connect to hedgerows

Intensity of Land Use

Range of field sizes, but generally highly intensive use for arable purposes.
Strongly trimmed hedgerows, some of which have been removed to intensify farm practices.
Field rationalisation is fairly universally evident across the area
Field pattern, size and geometry vary across the DPZ

Additional Notes Although there are areas where field size is smaller and hedgerow field boundaries are intact, few opportunities for habitat arise across the DPZ, and watercourses appear only for short sections.

Overall, how does this area function as a habitat for wildlife? Weak

Cultural Integrity:

Tree cover

Occasional small clumps of woodland and scattered lines of trees; largely oak but ash also
Willow can be found along water courses

Extent

Very low - predominantly concentrated around private properties both in terms of isolated farms and settlements

Age Structure

Reaching maturity; variable along watercourses

Infrequent mature oak and Ash specimens

Field Boundaries

Predominantly intact, although some gappy internal hedgerows and hedgerows with missing sections are evident.

Hedges generally strong and well trimmed, although variable: a small number in the south-west corner are high, species-rich and accompanied by notable grass verges; others are of a more regular height. Some outgrown sections can be found along ditches.

Some hedgerows have been removed through farming intensification or field rationalisation, and this has created irregularly-shaped fields in a range of sizes throughout the area.

Some post and rail fencing within areas of pasture

Built Features

Red brick houses

Red brick farmhouses

Modern agricultural outbuildings

Additional Notes

the predominant change from the historical setting is the deterioration and removal of hedgerows to enlarge fields. Landscape did not previously have any significant tree coverage. Area is bisected by the A57, with a few high voltage power lines cross the east corner of the DPZ.

Overall Cultural Integrity Variable

Functional Integrity Score

3

this score equates to..

Weak

Impact of Built Development (does not feed into a matrix)

How does development demonstrate or respect the local vernacular, character and sense of place?

Some development has taken place within two of the villages lying within the DPZ. In the north-west of Laneham some non-vernacular bungalows have been constructed on the edge of the village close to the road junction with Laneham Road. Westward expansion of East Drayton has occurred; predominantly vernacular; with the integrity of the village core retained. Other new development focussed on Laneham Road just north of the junction with the A57 represents the western extents of Dunham-on-Trent. These comprise new houses reflecting the local vernacular, sitting adjacent to older development which is non-vernacular. Darlton does not appear to have any significant new development.

Impact of built development

Low

Impact of Recent Land Use (does not feed into a matrix)

What type of land use changes are likely to affect the landscape?

Lack of management of field boundaries.

Loss of hedgerows between fields smaller in size through field rationalisation, plus further deterioration of already gappy hedgerows. Increase in land used for production of biomass crops possible, which would have a continued impact upon hedgerow removal for enlargement of fields.

Impact of recent land use change

widespread

Overall Condition Summary Statement

A highly intensive arable landscape, traversed by 2 A-roads; the A57 and A6075; plus high voltage power lines and pylons in the east. Many hedgerow field boundaries (few of which have trees) have been removed to enlarge fields or are showing signs of deterioration through occurrence of gaps or missing sections, and a lack of management. Sandersons map does not show any previous significant tree cover. Some development has occurred on the fringes of settlements within the DPZ, although the characters of Darlton and East Drayton remain intact. The western part of Dunham-on-Trent along Laneham road comprises new development and non-vernacular older development.

Condition Overall Score

8

this score equates to..

Moderate

LANDSCAPE SENSITIVITY

DPZ Ref MN09

Sense of Place: How do the Key Characteristics contribute to local distinctiveness and continuity?**Woodlands**

NB. re Continuity: Recent-50years, Historic-post 1600, Ancient-pre 1600

No significant woodland. Some clumps of trees sporadically around properties.

Distinctiveness Continuity **Hedgerow and Hedgerow Trees**

Occasional hedgerow trees include mature oak or ash.
 Hedgerows vary across the area, both in terms of condition and height. Gaps or missing sections are not uncommon, although this appears to be less prevalent in areas comprising a series of smaller fields. Some taller lengths of hedge are located in the south-west corner; noted for their value and species rich verges.
 Trees found along field boundaries where streams or ditches are present

Distinctiveness Continuity **Other Vegetation**

Avenues of trees along Darlton Road south of East Drayton

Distinctiveness Continuity **Field Boundaries**

Trimmed hedge, some gappy
 Some hedges with ditches
 Hedge with grass verge along roads
 Some post and rail within pasture; such as at Darlton

Distinctiveness Continuity **Buildings**

Red brick houses
 Red brick farmhouses
 Isolated farms
 School
 Granges
 Large Country houses

LISTED BUILDINGS

East Drayton Church, Church Lane, East Drayton
 1No. Property along Church Lane, East Drayton
 6No. Properties along Top Street, East Drayton
 4No. Properties along Low Street, East Drayton
 1No. Property along Rampton Road, Laneham
 2No. Properties along Main Street, Laneham
 Manor Farm, Chequers Lane, Dunham-on-Trent
 Roy Martin Gunsmiths, Laneham Road
 1No. Property at Laneham Road/A57 junction
 2No. Buildings at Roberts Farm, Ragnall
 Ragnall Hall, Ragnall
 Chestnut Farm, Ragnall
 Ragnall Church, Ragnall
 8No. Properties in Ragnall
 Lodge Farm, Darlton Road
 Highfields Farm, Darlton Road
 3No. Properties along Woodcoates Road, Darlton
 Grange Farm, Woodcoates Road, Darlton
 7No. Properties along A57 at Darlton
 Darlton Church, Darlton
 Vicarage, Darlton

Distinctiveness Continuity **Highways**

Minor roads with grass verges and trimmed hedges
 Straight main road (A57)
 roads with hedges and verges (A6075 and Laneham Road)

Distinctiveness Continuity **Other Features**

Sportsfield at Darlton
 Site of Medieval village of Whimpton (along A57)

Distinctiveness Unique/Rare

Continuity Ancient

Settlements

East Drayton: village lies within a Conservation Area, excepting the new development to the west.
 Laneham (south-west portion), above which the Laneham MLA (ref. 64) extends into the north-east
 Darlton (including Darlton MLA ref.57)
 Ragnall
 Dunham-on-Trent

Distinctiveness Characteristic

Continuity Historic

Final distinctivene Characteristic

Final Continuity Historic

To support final di

To support final co

Sense of Place Score 4

this score equates to.. Moderate

Visibility**Views typically limited to within LDU or beyond it ?**

Views are open due to low occurrence of woodland or trees on the landscape, and intensive arable land use. Land is largely flat: as such, views at low points may be limited to short to mid-range by field boundary vegetation; where intact; but largely by settlement and farmsteads. Generally however, views to the north, east and south are relatively open; particularly from higher ground within the DPZ. Views to the west and in from the west are limited as ground rises to higher points near Askham and East Markham. Larger fields (where bordering onto surrounding undulating ground) can allow longer range views. Larger-scale elements within the surrounding landscape outside of the the DPZ (such as Industrial land along the Trent to the east) are clearly visible and appear on the skyline beyond the vegetation within the area.

Scale of Landform and Landscape elements ? Dominant

How wooded is the landscape ? Open

Views Score 6 this score equates to.. Very High

Sensitivity Overall Score 10 this score equates to.. Very High

Landscape Policy Score 18 this score equates to Landscape Polic conserve

LANDSCAPE CONDITION and SENSITIVITY (report)

DPZ Ref

Draft Character Type Date Surveyor

Land Cover Parcel Ref(s)

Conditions OS East OS North

Location

LANDSCAPE CONDITION DPZ Ref

Visual Unity - assess the overall unity of the landscape and note the significance of the following

Pattern of Elements

Describe the extent of uniform or unifying features / coherent or incoherent pattern of elements, are these intact, interrupted or fragmented?

Detracting Features (Presence of Incongruous Features) - Negative contribution to strength of char. area

Overall how would you rate the amount of detracting features in the area?

Visual Unity Score this score equates to..

Functional Integrity - How does this area function as a habitat for wildlife?

Ecological Integrity:

Extent and type of semi-natural habit

SINC
2/439 Askham Grassland - little improved grassland with notable community
1/120 Askham Pasture - Species rich pasture with damp community
2/441 Beast Wood grassland - damp grassland

Deciduous plantation woodland
Species rich grassland

Ecological Bases

Reasonable network across the DPZ through field boundaries. Vegetated stream corridor and ditches connect the central parts of the site. Some separation of the south-western corner by the railway line

Intensity of Land Use

High intensity arable land use comprising medium-sized fields bound by largely intact hedgerows, with a small quantity of isolated pasture land.

Additional Notes

Overall, how does this area function as a habitat for wildlife?

Cultural Integrity:

Tree cover

Some scattered trees
Oak and some ash in hedgerows
Some trees within the limited areas of pasture

Extent

Low coverage, although increasing in incidence around Askham village
Coverage approximately 5%

Age Structure

Mainly semi-mature, with some younger

Field Boundaries

Hedgerows; some trimmed and some with outgrown sections. Trees within trimmed stretches of hedge. Some

sections of hedgerow are missing due to agricultural intensification

Built Features

Red brick farmhouses
Traditional village core with red brick houses and stone church

Additional Notes

Overall Cultural Integrity Good

Functional Integrity Score 5 *this score equates to..* Strong

Impact of Built Development (does not feed into a matrix)

How does development demonstrate or respect the local vernacular, character and sense of place?

No known new development

Impact of built development Low

Impact of Recent Land Use (does not feed into a matrix)

What type of land use changes are likely to affect the landscape?

Intensification of land use and loss of pasture and trees around Askham village
Loss of hedgerows due to farming intensification

Impact of recent land use change insignificant

Overall Condition Summary Statement

A medium-scale agricultural landscape with a small traditional village. The character of the landscape is retained, with the only change of land use evident through the construction of the railway line running south-east to north-west through the area. Field pattern has been rationalised generally, although less so to the north. Some lack of management of hedgerows has led to their loss or becoming outgrown and in places these now form a line of trees, although most are intact and trimmed.

Condition Overall Score 10 *this score equates to..* Very Good

LANDSCAPE SENSITIVITY

Sense of Place: How do the Key Characteristics contribute to local distinctiveness and continuity?**Woodlands**

NB. re Continuity: Recent-50years, Historic-post 1600, Ancient-pre 1600

Deciduous plantation in the south-east

Distinctiveness Indistinct

Continuity Historic

Hedgerow and Hedgerow Trees

Trimmed hawthorn hedgerows with occasional oak and ash trees.
Some stretches of species-rich hedgerow; identified as ancient; east of Askham village

Distinctiveness Characteristic

Continuity Ancient

Other Vegetation

Scattered mature trees within pasture near Askham village. Scrub vegetation along railway embankment.
Damp grassland alongside the stream

Distinctiveness Unique/Rare

Continuity Historic

Field Boundaries

Trimmed hedgerows with some outgrown hedgerows

Distinctiveness Characteristic

Continuity Ancient

Buildings

Red brick cottages and houses
Brick farmhouses with modern outbuildings

Distinctiveness Characteristic

Continuity Historic

Highways

Narrow hedged lanes

Distinctiveness **Continuity** **Other Features**

Railway line

Distinctiveness **Continuity** **Settlements**

Askham (part) which sits within the Askham MLA (ref. 58)

Upton (the southern end in part)

Distinctiveness **Continuity** **Final distinctivene** **Final Continuity** **To support final di** **To support final co** **Sense of Place Score** *this score equates to..* **Visibility****Views typically limited to within LDU or beyond it ?**

The undulating ground creates higher ground at the northern, western and eastern edges of the DPZ, from which points visibility across and out of the area are open. Askham can be seen from the perimeter of the area, while Upton is only really visible in the exit or entry to the DPZ. Views out of the DPZ from within are therefore controlled by landform, and also by vegetation along the A57 which marks the southern boundary.

Scale of Landform and Landscape elements ? **How wooded is the landscape ?****Views Score** *this score equates to..* **Sensitivity Overall Score** *this score equates to..* **Landscape Policy Score** *this score equates to Landscape Polic*

LANDSCAPE CONDITION and SENSITIVITY (report)

DPZ Ref Draft Character Type Date Surveyor Land Cover Parcel Ref(s) Conditions OS East OS North Location

LANDSCAPE CONDITION

DPZ Ref

Visual Unity - assess the overall unity of the landscape and note the significance of the following

Pattern of Elements

Describe the extent of uniform or unifying features / coherent or incoherent pattern of elements, are these intact, interrupted or fragmented?

Detracting Features (Presence of Incongruous Features) - Negative contribution to strength of char. area

Radio mast
High voltage power lines
Warehousing estate
Railway line
Campsite
Dual carriageway main roads (A1)

Overall how would you rate the amount of detracting features in the area?

Visual Unity Score

this score equates to..

Functional Integrity - How does this area function as a habitat for wildlife?

Ecological Integrity:

Extent and type of semi-natural habit

SINC & SSSI
1/62 Bevercotes Park - Ancient woodland flanking a dumble of botanical and zoological interest
SINC
2/555 Bevercotes Park - largely replanted ancient woodland with locally notable characteristic species
2/430 West Markham cutting - wooded cutting and field verge with notable species range
5/307 Leys Lane verge - notable neutral grassland
2/437 East Markham Marshy grassland - grassland with marsh

Blocks of woodland
Neutral grassland verges
Marshy grassland
Fishing ponds
Tree-lined river corridor

Ecological Bases

A moderate network is provided predominantly by field boundary hedgerows; particularly along roads and verges although many internal hedges are broken or missing. Woodland is confined to a single - large - block and is relatively isolated. The connectivity of the area between west and east is interrupted by settlement and infrastructure with some wooded stretches of the stream courses and the vegetated railway embankment providing some linkage.

Intensity of Land Use

Medium to high intensity land use with hedgerows varying in condition and management, with some localised woodland and isolated pasture. Fields are often large and are comparatively irregular within the surrounding landscape. A comparatively high proportion of the land is occupied by the town of Tuxford and village of East Markham, plus some small areas of industry.

Additional Notes

Although fragmentation of the landscape can be seen across the area through infrastructure and settlement, a range of habitats can be observed, including a significant block of woodland

Overall, how does this area function as a habitat for wildlife?

Cultural Integrity:

Tree cover

Mature hedgerow trees including oak and ash
Garden trees are notable around properties in east Markham

Extent

Fairly low coverage generally, mostly confined to a large block of woodland at Bevercotes park (SINC and SSSI and including areas of both historic and ancient wood) and hedgerow trees within field boundaries.
Less than 10%

Age Structure

Some ancient woodland, mature plantation and largely semi-mature and mature hedgerow trees. Some young and semi-mature trees around properties. Where hegerows are overgrown and developed into tree lines, specimens are younger.

Field Boundaries

Strong hedgerows along fields and lanes; reasonably managed. Hedges comprise largely hawthorn with ash and elder. Fragmentation of internal hedgerows and often overgrown.

Built Features

Red brick houses and farmsteads, high brick walls (around some properties at East Markham), traditional village cores with new build toward the periphery,
Radio mast

Additional Notes

The pattern of settlement is as seen on sandersons map, as is the single occurrence of any significant woodland. However, Tuxford is significantly bigger and has an influence over landscape toward the east, combined with the railway lines and A1.

Overall Cultural Integrity Good

Functional Integrity Score 5 *this score equates to..* Strong

Impact of Built Development (does not feed into a matrix)

How does development demonstrate or respect the local vernacular, character and sense of place?

Settlements are largely vernacular, particularly the smaller villages. Properties in East Markham include new development which reflects the vernacular style. All settlements have a proportion of non-vernacular properties, plus many modern outbuildings at farmsteads. Much of Tuxford unlike the surrounding villages largely comprises more 'modern' development, but comparatively little new built development; such buildings are largely confined to warehousing estates to the west and south of the town.
Highway improvements undertaken along the A1 to improve the junction with the A57, B1164 nd A638 have minimal impact

Impact of built development Low

Impact of Recent Land Use (does not feed into a matrix)

What type of land use changes are likely to affect the landscape?

Intensification of arable farming leading to the loss and further loss of hedgerow boundaries.
Fragmentation of hedgerows due to lack of management
Expansion of warehousing estates within the surrounding agricultural landscape
Expansion of settlements; particularly where this occurs toward higher ground

Impact of recent land use change localised

Overall Condition Summary Statement

The general character of the DPZ remains largely intact, represented by a collection of settlements of varying size within an arable landscape with a significant woodland to the west. However, this is impacted upon by a change in the structure of the landscape, principally through the construction of the A1 and railway lines and expansion of Tuxford (including peripheral land use changes such as the warehousing estates), combined with the loss of the historic field pattern as a result of field rationalisation and lack of field boundary management. The impacts themselves are relatively localised (physically or visually), however urban expansion has an increasing affect on the character of the landscape, as does the degradation of some hedgerows.

Condition Overall Score 9 *this score equates to..* Good

LANDSCAPE SENSITIVITY

Sense of Place: How do the Key Characteristics contribute to local distinctiveness and continuity?

Woodlands

NB. re Continuity: Recent-50years, Historic-post 1600, Ancient-pre 1600

Ancient woodland surrounded by historic plantation; both coniferous and deciduous.
 1 or 2 isolated small blocks of woodland at field junctions
 Some tree belts/lines along stream courses

Distinctiveness	Unique/Rare	Continuity	Ancient
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Hedgerow and Hedgerow Trees

Oak and ash trees within predominantly hawthorn hedges.
 Hedges are often broken and gappy internally and taller in height, but managed and largely intact along roads and tracks.
 Relatively frequent hedgerow trees in the west, but less common centrally and in the east

Distinctiveness	Characteristic	Continuity	Historic
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Other Vegetation

Some marsh and neutral grassland
 Tree lines along stream courses and around fishing ponds
 Vegetation in ditches along field boundaries

Distinctiveness	Characteristic	Continuity	Historic
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Field Boundaries

both trimmed and unmanaged hedges
 post and wire fences in hedgerow gaps
 some brick walling around properites at East Markham

Distinctiveness	Characteristic	Continuity	Historic
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Buildings

Isolated farms
 Granges/large country houses and farmsteads
 Red brick houses
 Modern farm outbuildings
 Warehouses

LISTED BUILDINGS
 6No. Properties in Bevercotes
 3No. Properties in Milton
 Milton Church, Milton
 West Markham Riding Stables, West Markham
 Cleveland Farm, West Markham
 6No. Properties in West Markham
 Farleys House
 Lodge Farm, Marnham Road
 Tuxford Windmill, Great North Road, Tuxford
 High Croft, Great North Road, Tuxford
 Mill Mount, Great North Road, Tuxford
 2No. Properties along Great North Road, Tuxford
 Several properties in Tuxford along Eldon Road, Ollerton Road, Newcastle Street, Long Lane, Newark Road, and Lincoln Road.

Distinctiveness	Characteristic	Continuity	Historic
------------------------	----------------	-------------------	----------

Highways

Straight main roads (A1, A57, A6075)
 Winding lanes and minor roads

Distinctiveness	Characteristic	Continuity	Historic
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Other Features

Campsites (2)
 Riding stables
 Radio mast

Warehousing/Industrial estate

Distinctiveness Unique/Rare

Continuity Recent

Settlements

Tuxford (town)

East markham and west markham (villages), of which East Markham sits largely within the East Markham MLA (Ref. 55)

Milton (in part) which sits within the Milton MLA (ref. 53)

Distinctiveness Characteristic

Continuity Historic

Final distinctivene Characteristic

Final Continuity Historic

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Sense of Place Score

4

this score equates to..

Moderate

Visibility**Views typically limited to within LDU or beyond it ?**

The rolling landform across the DPZ contains views to a greater extent, and views cannot be gained from one settlement to another. Views across the landscape and out of the area can be afforded from along the A6075 where land is elevated.

Scale of Landform and Landscape elements ?

Apparent

How wooded is the landscape ?

Intermittent

Views Score

4

this score equates to..

Moderate

Sensitivity Overall Score

8

this score equates to..

Moderate

Landscape Policy Score

17

this score equates to Landscape Polic

Conserve and Reinforce

LANDSCAPE CONDITION and SENSITIVITY (report)

DPZ Ref

Draft Character Type Date Surveyor

Land Cover Parcel Ref(s)

Conditions OS East OS North

Location

LANDSCAPE CONDITION DPZ Ref

Visual Unity - assess the overall unity of the landscape and note the significance of the following

Pattern of Elements

Describe the extent of uniform or unifying features / coherent or incoherent pattern of elements, are these intact, interrupted or fragmented?

Detracting Features (Presence of Incongruous Features) - Negative contribution to strength of char. area

Overall how would you rate the amount of detracting features in the area?

Visual Unity Score *this score equates to..*

Functional Integrity - How does this area function as a habitat for wildlife?

Ecological Integrity:

Extent and type of semi-natural habit

Ecological Bases

Intensity of Land Use

Additional Notes

Overall, how does this area function as a habitat for wildlife?

Cultural Integrity:

Tree cover

Extent

Age Structure

Field Boundaries

Hedges; in a variety of conditions.
 Some strong and well trimmed with field margins.
 Areas of gappy hedges, or with sections missing.
 Hedges have been removed in some areas where fields are larger and more intensively used for arable purposes.
 Some hedgerow boundaries; particularly flanking roads; are largely absent.

Built Features

Red brick farmhouses with modern outbuildings (various isolated)
 Traditional village cores (Normanton-on-Trent)
 Cooling towers (High Marnham Power Station)

Additional Notes Largely an agricultural landscape but visually and physically influenced by the - now decommissioned - power station and pylons crossing the DPZ

Overall Cultural Integrity Variable

Functional Integrity Score 4 *this score equates to..* Coherent

Impact of Built Development (does not feed into a matrix)

How does development demonstrate or respect the local vernacular, character and sense of place?

Dwellings in Normanton-on-Trent are generally mixed-tone red brick with red pantile roofs. New development in many cases are of a vernacular style. Some do not reflect local building detailing or use different roofing material, but they do tend to display the mixed brick style.

Impact of built development Low

Impact of Recent Land Use (does not feed into a matrix)

What type of land use changes are likely to affect the landscape?

Further removal of hedgerows
 Rationalisation of field sizes where land is divided into smaller land parcels
 Further deterioration if listed buildings at Gibraltar

Impact of recent land use change localised

Overall Condition Summary Statement

A relatively flat agricultural landscape influenced by industry in the east in the form of the decommissioned High Marnham Power Station and the associated pylons. Some of the historic field pattern is still evident, particularly where fields are smaller and more regular, although this is mostly where the railway cuts through. Hedgerows are intact around pasture, and around fields following a network of ditches and channelled watercourses from west to east across the area. The integrity of Normanton-on-Trent remains intact as new development reflects the local vernacular. Considerable deterioration of hedgerows is observed along roads, and internally between fields; mostly in patches and in closer proximity to the railway lines.

Condition Overall Score 8 *this score equates to..* Moderate

LANDSCAPE SENSITIVITY

Sense of Place: How do the Key Characteristics contribute to local distinctiveness and continuity?

Woodlands

NB. re Continuity: Recent-50years, Historic-post 1600, Ancient-pre 1600

No significant woodland. Some clumps of trees/woodland near Babbington Springs Farm, around Marnham Hall, along the railway embankment and near High Marnham Power Station.

Distinctiveness Indistinct **Continuity** Recent

Hedgerow and Hedgerow Trees

Hedgerows are largely hawthorn, but in comparison to other MN DPZs the proportion of Ash within the hedgerows themselves is high. Hedgerow trees are Oak. Ash trees can be found along the roadside.

Distinctiveness Characteristic **Continuity** Historic

Other Vegetation

An avenue comprising mixed species can be seen on the eastern approach to Normanton-on-Trent along Gracefield Lane, including cherry, beech, and some holly nearer the vilage itself. A range of species of trees can

be found within the hedgerows or along verges, such as birch, cherry, horse chestnut, and field maple. Some lines of trees can be found along ditches and becks.

Distinctiveness

Characteristic

Continuity

Recent

Field Boundaries

Hedges. Some have ditches, channelled watercourses or becks alongside. In many places, fields with boundaries adjacent to roads have verges with the hedges removed or missing. Some post and rail can be found around farmsteads.

Distinctiveness

Characteristic

Continuity

Historic

Buildings

Isolated farms
Red brick houses

LISTED BUILDINGS
Gibraltar Lodge
Woodcoates
Goodhouses Farm
Merryfields Farm house
Ruddingwood
Stone Road End Farm
Weston Mill tower windmill, nr Egmonton railway crossing
Skegby Manor
Babbington Springs Farm
Top Farm
The Gables
Fledborough Farm
Marnham Hall, High Marnham
The Ruddings Farm
3No. Properties along Hollowgate Lane, High Marnham
Normanton-on-Trent Church
Church Farm, South St, Normanton-on-Trent
Granary Farm, South St, Normanton-on-Trent
16No. Properties along South St, Normanton-on-Trent
11No. Properties along Tuxford Rd
1No. Property along Mill Lane

Distinctiveness

Characteristic

Continuity

Historic

Highways

Narrow hedgeline lanes - some of which have lost their hedgerows, and fields are open onto the road

Distinctiveness

Characteristic

Continuity

Historic

Other Features

Caravan park
Site of Medieval village of Woodcotes; near Wells Farm and Woodcoates

Distinctiveness

Unique/Rare

Continuity

Ancient

Settlements

High Marnham
Normanton-on-Trent

Distinctiveness

Characteristic

Continuity

Historic

Final distinctivene

Characteristic

Final Continuity

Historic

To support final di**To support final co**

Although there are some more recent and industrial features, the character of the area is one of an open agricultural landscape

Sense of Place Score

4

this score equates to..

Moderate

Visibility

Views typically limited to within LDU or beyond it ?

The landform is relatively flat allowing long views over the surrounding landscape; both within the DPZ and out; predominantly to the north and west. The lack of woodland means views in the northern half of the DPZ are only broken by farmsteads and hedgerow trees or groups of trees. Views south out of the DPZ - and in - are controlled by Normanton-on-Trent and the raised railway embankment.

Scale of Landform and Landscape elements ?

How wooded is the landscape ?

Views Score *this score equates to..*

Sensitivity Overall Score *this score equates to..*

Landscape Policy Score *this score equates to Landscape Polic*