

**Bassetlaw Landscape Character Assessment
Mid-Nottinghamshire Farmlands: MN PZ 04**

Mid-Nottinghamshire Farmlands

Policy Zone 04: Clarborough

POLICY: CONSERVE

Character Summary

The Policy Zone lies to the east of Retford, stretching from North Wheatley down to Askham, south-east of Gamston. Chesterfield Canal follows the north-western boundary as far as Hayton. A network of minor roads serves the Policy Zone in general and the A620 cuts through the area in the north connecting North Wheatley, Clarborough and Retford. The Doncaster to Newark and Sheffield to Lincoln railway lines also traverse the area.

Landform is strongly undulating with several high points, descending steeply in the west towards the Chesterfield Canal and Retford. Further south the landscape is more gently undulating and rounded, sloping down towards Gamston and Eaton Woods. Views are relatively open to surrounding landscape and wooded skylines from higher ground, becoming more restricted by topography and scattered woodland in lower lying parts.

Rolling arable land is dominant with large woodland blocks and plantations. Pastoral farmland occurs near to areas of settlement and farmsteads. The larger villages of Clarborough and Hayton lie close to the western boundary and numerous smaller villages and hamlets are scattered throughout the area; Welham, Little Gringley, Grove, Nether Headon and Headon. Several isolated granges and farmhouses are also encompassed within the Policy Zone. Recreational facilities comprise Clarborough Nature Reserve, Headon Park, Treswell Wood Nature Reserve and reservoirs near to both Clarborough Grange and Grove.

Mid-Nottinghamshire Farmlands – Policy Zone 04: Claborough

PHOTOGRAPH



CONTEXT

Policy Zone: MN PZ 04
Land Cover Parcel[s]: MN08, MN12, MN14, MN15, MN19

Condition

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

Low Moderate High

Sensitivity

CHARACTERISTIC FEATURES

- Mixed agricultural landscape with strong hedgerow field boundaries; some outgrown.
- Good woodland cover.
- Settlement comprises hamlets and villages, predominantly of the local vernacular and includes a number of listed buildings.
- Many ecological designations; SSSIs and SINC.s.

LANDSCAPE ANALYSIS

Condition

The landscape condition is very good. There is a **unified** pattern of elements with **few** detracting features; several radio masts, Ladywell Rise industrial park and the Doncaster to Newark and Sheffield to Lincoln railway lines. Overall this results in a **strongly unified** visual appearance.

An intensive arable and pastoral landscape where the historic field pattern is evident, particularly in the west near to Retford. Fields are separated by strong hedgerows, mostly hawthorn, and interspersed with woodland/plantation blocks providing a good green infrastructure. Hedgerows have become outgrown among the smaller field network adjacent to Retford. Removal of field boundaries at the centre of the Policy Zone is apparent where fields are larger and irregularly shaped. Settlement comprises traditional hamlets, which appear to remain unchanged, and the villages of Claborough and Hayton, located at the western boundary, where newer development tends to reflect the local vernacular. A number of buildings throughout the area are listed. The overall cultural integrity is assessed as **good**.

Numerous ecological designations covering a variety of habitats fall within the Policy Zone; 11 SSSIs/SINC.s including ancient woodland, grassland, and 11 SINC.s including grassland, woodland and hedgerows. Woodland unifies the Policy Zone and is mainly deciduous with oak and ash dominant in the south, birch and sycamore become more common further north. Ash and sycamore feature as hedgerow trees and occasional field oaks occur across the area. The ecological integrity is considered **strong** which gives a **very strong** habitat for wildlife/functional integrity. A **strongly unified** area with a **very strong** functional integrity gives a **very good landscape condition** overall.

Sensitivity

Features which give the area local distinctiveness are **unique/rare** of the Mid-Nottinghamshire Farmlands region and the continuity/time depth is **historic** [post 1600] resulting in a **strong** sense of place.

Moderate visibility is afforded due to tree cover and landform which is assessed as **apparent**. A **strong** sense of place combined with **moderate** visibility results in **high landscape sensitivity** overall.

SUMMARY OF ANALYSIS

Condition

Very Good

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

Sensitivity

High

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

LANDSCAPE ACTIONS

Conserve

Landscape Features

- **Conserve** historic field pattern, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary.
- Seek opportunities to restore arable land to pasture.
- **Conserve** and enhance woodland/plantation blocks, seek to reinforce green infrastructure and habitat creation where appropriate.
- **Conserve** the biodiversity and setting of the designated SSSIs and SINC.s, seek to enhance where appropriate.
- **Conserve** permanent, improved and unimproved pasture.

Built Features

- **Conserve** the open rural character of the landscape by concentrating new development around the existing settlement of Hayton and Claborough at the western boundary of the Policy Zone and small scale development of appropriate design around existing hamlets.
- **Conserve** and respect the local brick built vernacular in any new development.
- Contain new development within existing field boundaries.