

**Bassetlaw Landscape Character Assessment  
Mid-Nottinghamshire Farmlands: MN PZ 07**

**Mid-Nottinghamshire Farmlands**

**Policy Zone 07: Stokeham**

**POLICY: CREATE AND RESTORE**

**Character Summary**

The area is located south-east of Retford and south of Treswell, encompassing the villages of Stokeham and Woodbeck. Rampton Hospital also occupies a significant proportion of the Policy Zone. Retford Road forms the northern boundary while the North Beck corridor bounds the area to the east, south and west. Cottam Power Station is a dominant feature in the east.

Landform is reasonably flat and slopes gently from the north-west to the south-east enabling open views over the Policy Zone, particularly within and across the eastern section. Views are interrupted by built elements including Rampton Hospital, immediately south of Woodbeck.

Aside of the large hospital site and villages, land use is mostly arable with scattered woodland blocks including Retford Road Wood, deciduous woodland and designated SINC. Hedgerows are generally well maintained although hedgerow trees are sparse, linear scrub with trees is evident alongside field ditches. More ornamental type planting occurs close to Woodbeck and the hospital complex.

## Mid-Nottinghamshire Farmlands – Policy Zone 07: Stokeham

### PHOTOGRAPH



### CHARACTERISTIC FEATURES

- Intensive arable farmland.
- Predominantly flat open landscape.
- Well maintained hedgerow field boundaries.
- Narrow hedged lanes.
- Traditional village of Stokeham, includes listed buildings.
- Two SINC; deciduous woodland and grazed grassland.
- Small blocks of woodland.
- North Beck and associated woodland.

### LANDSCAPE ANALYSIS

#### Condition

The landscape condition is poor. There is a **coherent** pattern of elements with **many** detracting features within the Policy Zone including high voltage power lines, a hospital complex and sewage works. Overall this equates to a **visually interrupted** area.

Intensive arable farmland extends across the Policy Zone with some areas of pasture. Field boundaries are generally well managed hawthorn hedgerows with few missing sections and occasional hedgerow trees. Much of the historic field pattern is lost through rationalisation, road construction and new development. Although a significant feature of the area, Rampton Hospital is not considered to be characteristic within this agricultural context causing some impact upon the traditional setting of Stokeham village which is in relatively close proximity. Several properties at Stokeham are listed, generally along Retford Road. Woodbeck, an area of non-vernacular housing lies immediately north the hospital site. The hospital complex is not visible from the south where the agricultural character is retained. The overall cultural integrity is assessed as **variable**.

Two SINC; are located within the area and include a deciduous woodland and grazed grassland. Tree cover within the area is quite low, woodland blocks tend to be small and are limited to the north of the Policy Zone. Hedgerows connect into both these and the wooded corridor of North Beck which surrounds much of the Policy Zone. The ecological integrity is described as **moderate** which gives a **coherent** habitat for wildlife/functional integrity. A **visually interrupted** area with a **coherent** functional integrity gives a **poor landscape condition** overall.

#### Sensitivity

Features which give the area local distinctiveness are **characteristic** of the Mid-Nottinghamshire Farmlands region and the continuity/time depth is **recent** [50 years] giving a **weak** sense of place.

**High** visibility is afforded due to the flat landform and open nature of the landscape. The topography has been assessed as **apparent**. A **weak** sense of place with **high** visibility leads to **moderate landscape sensitivity** overall.

### LANDSCAPE ACTIONS

#### Create and Restore

##### Landscape Features

- **Restore** hedgerow field boundaries where necessary, seek opportunities to **create** new hedgerows and restore seek to **restore** historic field pattern.
- **Create** new hedgerows along roadsides where appropriate
- Seek opportunities to **restore** arable land to pastoral.
- Conserve the ecological diversity and setting of the designated SINC; **create** enhancements where appropriate.
- Conserve woodland blocks and seek to **create** new woodland planting as appropriate.

##### Built Features

- Conserve the predominantly open rural character of the landscape by concentrating appropriate small scale development around the existing settlements of Stokeham and Woodbeck.
- **Create** woodland areas and tree planting to contain and soften built development, particularly around Rampton Hospital, and to increase visual unity and habitat provision across the Policy Zone.
- Conserve the local brick built vernacular and seek to **create** new development which reflects this and is of appropriate scale.

### CONTEXT

Policy Zone: MN PZ 07  
Land Cover Parcel[s]: MN17

#### Condition

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

Low                      Moderate                      High

#### Sensitivity

### SUMMARY OF ANALYSIS

<b>Condition</b>	<b>Poor</b>
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Pattern of Elements:	Coherent
Detracting Features:	Many
Visual Unity:	Interrupted
Ecological Integrity:	Moderate
Cultural Integrity:	Variable
Functional Integrity:	Coherent

<b>Sensitivity</b>	<b>Moderate</b>
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Distinctiveness:	Characteristic
Continuity:	Recent
Sense of Place:	Weak
Landform:	Apparent
Extent of Tree Cover	Open
Visibility:	High

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