

**Bassetlaw Landscape Character Assessment
Mid-Nottinghamshire Farmlands: MN PZ 11**

Mid-Nottinghamshire Farmlands

Policy Zone 11: Tuxford

POLICY: CONSERVE AND REINFORCE

Character Summary

The area is located south of Retford encompassing the larger settlements of Tuxford and East Markham, and smaller villages including West Markham, Bevercotes and several farms. It straddles the A1 at East Markham and Tuxford, the Doncaster to Newark railway line intersects the Policy Zone close to the southern boundary. The A57 forms much of the northern boundary while the southern boundary follows Goosemoor Dyke.

Generally the landform is rolling with large rounded hills in the west. A series of more undulating ridges are apparent in the eastern half of the Policy Zone. Higher ground lies in the west which descends towards the east. Wider views are afforded from higher ground, particularly at the centre of the Policy Zone. Views are more limited in the east and west by topography and settlement allowing relatively enclosed views from lower ground.

Open arable farmland dominates the west of the Policy Zone where fields are delineated by well maintained hedgerows, these have been allowed to grow taller alongside roads and tracks. A significant woodland area; Bevercotes Park and Farley's Wood occupies the south-west corner.

In the east the land use is more diverse comprising arable farmland, and pasture which is close to East Markham and Tuxford; prominent settlement adjacent to the A1. Small areas of industrial and commercial development are located near to Tuxford and several small settlements, including farms, are dotted throughout the area. Field boundaries are predominantly shrubs rather than hedges and are often gappy with no trees apparent, however tree cover is relatively strong within the towns.

Mid-Nottinghamshire Farmlands – Policy Zone 11: Tuxford

PHOTOGRAPH



CHARACTERISTIC FEATURES

- Open arable farmland.
- Small traditional settlements, including listed buildings.
- Unmanaged internal hedgerows.
- Strong well-maintained hedgerows along roadsides.
- Single large woodland block encompassing an area of ancient woodland.
- A1 and railway line.
- Warehousing.

LANDSCAPE ANALYSIS

Condition

The landscape condition is good. There is a coherent pattern of elements with some detracting features across the Policy Zone; a radio mast, high voltage power lines, an industrial estate/warehouses, the Doncaster to Newark railway line and the A1. Overall this gives a **visually coherent** area.

The overall landscape is fragmented by infrastructure, namely the A1 and railway line, and settlement including East Markham and Tuxford which has expanded and encompasses areas of warehousing south and west of the town. Village centres tend to be quite traditional with more modern development at the edges. Tuxford comprises more non-vernacular buildings than other settlements within the Policy Zone. Vernacular dwellings and farmsteads are of red brick construction, although agricultural outbuildings are modern in style. High brick walls are evident around some properties at East Markham. A number of buildings are listed in the villages and along Great North Road. Generally much of the historic field pattern is lost due to the intensive arable land use. Some isolated pasture occurs within the area. The overall cultural integrity is considered **good**.

One large woodland block is present comprising an area of ancient woodland, Bevercotes Park [SSSI/SINC] surrounded by coniferous and deciduous plantation. There are further SINC's within the Policy Zone including Leys Lane verge. Elsewhere tree cover is relatively low consisting of mature oak and ash within hedges, particularly in the west and becoming less so in the east, along watercourses and around fishing ponds. A strong elm avenue aligns the access road through Milton in the north. Hedgerows are well maintained along roads and lanes whereas internally many are fragmented and unmanaged or have been removed. Post and wire fencing has been used to infill gappy hedgerows. The ecological integrity is described as **moderate** which overall affords a **strong** habitat for wildlife/functional integrity. A **visually coherent** area combined with a **strong** functional integrity equates to a **good 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 **historic** [post 1600] giving a **moderate** sense of place.

Visibility is assessed as **moderate** and the landform **apparent**. A **moderate** sense of place with **moderate** visibility results in **moderate landscape sensitivity** overall.

LANDSCAPE ACTIONS

Conserve and Reinforce

Landscape Features

- **Conserve** and **reinforce** hedgerows where these are gappy and in poor condition, particularly internal hedgerows. Seek opportunities to restore the historic field pattern/boundaries where these have been lost and introduce more hedgerow trees. **Reinforce** with new planting to replace post and wire fencing.
- **Conserve** permanent pastoral farmland, seek opportunities to revert arable to pasture.
- **Conserve** and **reinforce** the ecological diversity of Bevercotes Park [SSSI/SINC] and other designated SINC's where appropriate.
- **Conserve** hedgerow trees and tree avenues, **reinforce** as appropriate.
- **Conserve** areas of unimproved grassland, **reinforce** as appropriate.

Built Features

- **Reinforce** visual unity and soften built development through additional woodland and landscape planting; this applies to both existing settlement and new development.
- **Conserve** and **reinforce** the sparsely settled and open rural character of the Policy Zone by concentrating new development of appropriate design and scale around the existing settlements of East Markham and Tuxford, also along transport corridors.
- **Conserve** the local brick built vernacular and **reinforce** this in new development.
- Contain new development within existing field boundaries.
- Sensitive design and siting of new commercial buildings, associated particularly with Tuxford.

CONTEXT

Policy Zone: MN PZ 11
Land Cover Parcel[s]: MN24, MN25, MN26

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

Condition **Good**

Pattern of Elements: Coherent

Detracting Features: Some

Visual Unity: Coherent

Ecological Integrity: Moderate

Cultural Integrity: Good

Functional Integrity: Strong

Sensitivity **Moderate**

Distinctiveness: Characteristic

Continuity: Historic

Sense of Place: Moderate

Landform: Apparent

Extent of Tree Cover Intermittent

Visibility: Moderate

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