

**Bassetlaw Landscape Character Assessment  
Mid-Nottinghamshire Farmlands: MN PZ 12**

**Mid-Nottinghamshire Farmlands  
Policy Zone 12: Normanton-on-Trent**

**POLICY: CONSERVE**

**Character Summary**

The area is located south-east of Retford, east of Tuxford and south of the A57 and encompasses High Marnham, Skegby and the larger settlement of Normanton on Trent in the south. Fledborough Beck flows through the north of the Policy Zone, Goosemoor Beck forms the south-western boundary and the Trent valley lies outside the area to the east. The Doncaster to Newark railway intersects the landscape from south to south-west close to the Policy Zone boundary. Great North Road and the A1 lie further south beyond the extent of the area.

Topographically the Policy Zone is quite flat in the north and south and gently undulating in the central area stretching from higher ground in the west to the lower levels in the east. Views from the flatter northern area are generally enclosed by woodland scrub, elsewhere views towards High Marnham which is visually dominated by cooling towers of the decommissioned power station, Normanton and the railway embankment are afforded although these are sometimes interrupted by field boundaries. Extensive views are offered from the south particularly towards the north and west, though not from within Normanton itself. Views tend to be broken by farmsteads, hedgerows and clumps of trees.

Arable land is dominant throughout apart from the southern area where Normanton on Trent occupies a significant proportion of the landscape. Small parcels of pasture are evident across the majority of the area including a reasonable amount close to Normanton. Hedgerows associated with pastoral land are generally continuous and well maintained. Hedgerows generally are variable in their condition, often ditched and contain the odd mature tree. The site of the mediaeval village of Woodcotes is located close to Wells Farm and Woodcoates at the centre of the Policy Zone.

## Mid-Nottinghamshire Farmlands – Policy Zone 12: Normanton-on-Trent

### PHOTOGRAPH



### CHARACTERISTIC FEATURES

- Marnham power station.
- Open arable farmland.
- Vernacular building style throughout the Policy Zone and at Normanton-on-Trent.
- Site of the mediaeval village of Woodcotes.
- Ditch/watercourse network across the area, sometimes alongside hedgerows.
- Long distance views.
- Pylons and high voltage overhead power lines.
- Railway line.
- Narrow hedged lanes.

### LANDSCAPE ANALYSIS

#### Condition

The landscape condition is moderate and comprises a coherent pattern of elements with some detracting features, including the Doncaster to Newark railway line, Marnham power station, pylons and high voltage power lines. Overall this equates to a **visually coherent** area.

The landscape is predominantly arable farmland with some pastoral located near to farmsteads and settlement. Generally fields have been rationalised due to farming intensification though the historic field pattern remains evident where fields are smaller [pasture]. Normanton-on-Trent has a traditional village core and new development appears to respect the local vernacular. A number of buildings are listed both within the village and throughout the Policy Zone, including Marnham Hall and several brick built farmsteads. The cultural integrity is assessed as **variable**.

There is no significant woodland present but small clumps of oak and ash dotted intermittently across the Policy Zone, Normanton has a reasonable amount of tree cover associated with private gardens and pastoral land. Hedgerows are mainly hawthorn with some ash evident, these are intact around pastoral fields but tend to be fragmented in places elsewhere, particularly in the east, and have been allowed to deteriorate along roadsides and in some cases removed altogether. Some fields are bounded by ditches/watercourses as well as hedgerows. Hedgerow trees are generally ash and oak. Vegetation along the railway corridor is of diverse age structure and scrubby in places. There are no SINCS or other ecological designations within the Policy Zone. The ecological integrity is **moderate** which gives a **coherent** habitat for wildlife/functional integrity. A **visually coherent** area combined with a **coherent** functional integrity gives a **moderate 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] resulting in a **moderate** sense of place.

**Very high** visibility is afforded owing to the flat open landscape and low tree cover across the area. The landform is considered **dominant**. A **moderate** sense of place combined with **very high** visibility gives **very high landscape sensitivity** overall.

### LANDSCAPE ACTIONS

#### Conserve

##### Landscape Features

- **Conserve** historic field pattern, maintain existing drainage ditches/hedgerows, restore and reinforce poor hedgerow boundaries where necessary.
- **Conserve** permanent pasture and seek opportunities to restore arable land to pastoral.
- **Conserve** and enhance tree cover and landscape planting generally to improve visual unity and habitat across the Policy Zone yet retaining long distance views.
- **Conserve** hedgerow planting along roadsides, also vegetation along the railway corridor, seek to reinforce and enhance as appropriate.
- **Conserve** areas of improved and unimproved grassland.

##### Built Features

- **Conserve** the sparsely settled and open rural character of the landscape by concentrating new development around the existing settlement areas.
- **Conserve** and respect the local brick built vernacular in any new development.
- Create woodland areas to contain and soften built development, preferably in advance of new development.
- **Conserve** and respect the historic character and setting of the mediaeval site of Woodcotes village.
- **Conserve** and respect the character and setting of Marnham Hall.
- Contain new development within existing field boundaries.

### CONTEXT

Policy Zone: MN PZ 12  
Land Cover Parcel[s]: MN28, MN29, MN30, MN31, MN32

#### 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 Moderate

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

#### Sensitivity Very High

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