

**Bassetlaw Landscape Character Assessment
Magnesian Limestone Ridge: ML PZ 12**

Magnesian Limestone Ridge

Policy Zone 12: Welbeck

POLICY: CONSERVE

Character Summary

The area lies south-west of Worksop between the A60 which forms the western boundary and Gouldsmeadow Lake/Shrubbery Lake/Great Lake which follow the eastern boundary, extending from Bismarck Plantation, north of Gouldsmeadow Lake, to the weir where Great Lake joins Carburton Forge. The village of Norton straddles the southern boundary.

Landform is gently undulating in the north and south with a flatter area at its centre and slopes towards the lakes in the east. There are two higher points in the southern part; Lambing Cabin Clump and Bunker's Hill. Generally views are limited by wooded enclosure in the south and further by high stone walls in the central area. Medium distance views towards wooded skylines are more apparent in the north.

Large open arable fields with few field boundaries are dominant in both the northern and southern areas of the Policy Zone. Areas of former parkland are evident in the south with individual field trees and clumps of trees dotted throughout. Welbeck Estate and Abbey occupy the central part of the Policy Zone where many of the buildings and structures are listed. There are a number of connecting woodlands [including Cow Close Wood, designated ancient woodland], plantations and formal tree planting within the Estate curtilage. Some permanent pasture exists and is contained by stone walls.

Magnesian Limestone Ridge – Policy Zone 12: Welbeck

PHOTOGRAPH



CHARACTERISTIC FEATURES

- The Welbeck Estate, including visitor facilities and the abbey ruins.
- Large scale intensive arable and pastoral farmland.
- Extensive fields – absence of hedgerows.
- Stone buildings and field boundaries within the Estate.
- More recent brick built development at Norton.
- Small woodland blocks, tree avenues and individual parkland trees.
- Welbeck Lake [SNC and SSSI].

LANDSCAPE ANALYSIS

Condition

The landscape condition is very good. There is a coherent pattern of elements with few detracting features, including low level power lines, car parking for Welbeck Estate commercial units and an area of derelict car parking. Overall this results in a **visually unified** area.

The Welbeck Estate sits within large scale intensive arable and pastoral farmland. Much of the historic field pattern has been removed with fields extending to the edge of wooded areas, hedgerows are mostly absent yet in some cases the hedgerow trees remain. Field boundaries throughout the estate are commonly stone built and delineate residential curtilage and pasture. The estate comprises stone buildings and structures, many of which are listed, core buildings now accommodate visitor facilities and a number of the estate buildings have been converted to private residences. Remains of the abbey exist and are conserved in situ. Newer brick-built development at Norton straddles the southern edge of the Policy Zone, there are also a number of listed buildings here. The cultural integrity is described as **good** overall.

Within the area there are two designated SNCs, deciduous woodland and mixed plantation, Welbeck Lake is a SINC and SSSI and Cow Close Wood is designated Ancient Woodland. Tree cover is moderate across the area, consisting of isolated clumps and woodland blocks, avenues and parkland trees, and is generally semi-mature to mature with younger planting amongst established blocks. Although farming has intensified, parts of the north and south retain their wooded character and include areas of parkland. The ecological integrity is considered to be **strong** which overall gives a **very strong** habitat for wildlife/functional integrity. A **visually unified** area combined with a **very strong** functional integrity equates to a **very good landscape condition**.

Sensitivity

The Welbeck Estate and surroundings are key features which give the area local distinctiveness are **unique/rare** to the Magnesian Limestone region and the continuity/time depth is **ancient** [pre 1600] giving a **very strong** sense of place.

Visibility is **low** due to the enclosed nature of the Policy Zone, views of the estate are restricted due to the woodland blocks and tree cover across the area. Landform has been assessed as **apparent**. A **strong** sense of place combined with **low** visibility results in **high landscape sensitivity** overall.

LANDSCAPE ACTIONS

Conserve

Landscape Features

- Seek opportunities to restore the historic field pattern/boundaries where these have been lost and introduce more hedgerow trees.
- **Conserve** permanent pasture and seek opportunities to restore arable land to pastoral.
- **Conserve** ecological designations and Cow Close Wood [ancient woodland], enhance biodiversity where appropriate.

Built Features

- **Conserve** the historic parkland character and integrity of Welbeck Estate and its surroundings, any future development should continue to be sympathetic towards its historic character, setting and scale.
- **Conserve** the sparsely settle and rural character of the landscape by concentrating new small scale development around existing settlement at Norton.
- **Conserve** historic field pattern by containing new development within historic enclosed boundaries.
- **Conserve** the traditional architectural style and construction materials/methods in new development.

CONTEXT

Policy Zone: ML PZ 12
Land Cover Parcel[s]: ML19, ML20, ML21

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

Sensitivity	High
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Distinctiveness:	Unique/Rare
Continuity:	Ancient
Sense of Place:	Very Strong
Landform:	Apparent
Extent of Tree Cover	Enclosed
Visibility:	Low

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