

**Bassetlaw Landscape Character Assessment
Magnesian Limestone Ridge: ML PZ 14**

**Magnesian Limestone Ridge
Policy Zone 14: Nether Langwith**

POLICY: CONSERVE AND REINFORCE

Character Summary

The area is located south-west of Worksop, north of Mansfield and just west of the A60. Nether Langwith abuts most of the north-western and western boundaries, falling outside the Policy Zone at the west and within the Policy Zone at the north, south of which the A632 cuts east to west through the area. Cuckney Hay Wood abuts the majority of the east/south-eastern and south-western boundaries.

Landform slopes gently from higher ground in the west down towards the east with Nether Langwith slightly elevated in the north. Views are generally enclosed due to extensive woodland cover and surrounding settlement.

Land use is mainly arable fields, bound by intact hedgerows, with woodland blocks. Boon Hills Wood and part of Cuckney Wood [both SINC] extend across the middle of the area, Lady's Grove, also a SINC, lies along part of the southern boundary, Lord Stubbins Wood [designated ancient woodland, SINC and SSSI] lies immediately south of this. Mineral workings remain apparent in the south-east with some surrounding disturbed agricultural land associated with quarrying activity. Langwith Lodge is located on the north-eastern boundary beyond The Lake and adjacent woodland containing ponds. Three farmsteads are situated within the Policy Zone; Brook House Farm, Boon Hills Farm and Top Farm.

Magnesian Limestone Ridge – Policy Zone 14: Nether Langwith

PHOTOGRAPH



CHARACTERISTIC FEATURES

- Intensive arable farmland with some pasture and horse grazing.
- Nether Langwith Quarry in the south-east.
- Vernacular and non-vernacular [particularly at Nether Langwith] buildings and properties.
- Three main woodland blocks.
- The Lake and fishing ponds in the north-east corner.

LANDSCAPE ANALYSIS

Condition

The landscape condition is very good. There is a coherent pattern of elements with few detracting features, including low voltage power lines, the A632 and a quarry in the south-east. Overall this gives a **visually unified** area.

The landscape has lost some of its historic structure through the removal of hedgerows, quarrying in the south-east and the expansion of Nether Langwith. Hedgerow field boundaries have been allowed to deteriorate in the north, though elsewhere they appear robust and well maintained. Arable farmland is dominant and intensive, some pasture is evident and includes horse grazing. Buildings generally comprise red brick farmhouses with modern outbuildings, red brick properties, and stone buildings fronting the A632, more recent dwellings are set further back from the road. A number of buildings contained within the area are listed. The overall cultural integrity is **good**.

There are nine SINC's within the area of differing types of habitat. Tree cover is relatively low and is divided into three main blocks. It is mostly mature though there is some younger planting around the lake in the north-east and the fishing ponds. The ecological integrity has been assessed as **moderate** which gives a **strong** habitat for wildlife/functional integrity. A **visually unified** area combined with a **strong** functional integrity results in a **very good landscape condition** overall.

Sensitivity

Features that give the area local distinctiveness are **characteristic** of the Magnesian Limestone region and the continuity/time depth is **historic** [post 1600] giving a **moderate** sense of place.

Low visibility is afforded due to woodland at the south and east of the area and settlement at the north and west. The topography is considered to be **apparent**. A **moderate** sense of place with **low** visibility equates to **low landscape sensitivity** overall.

LANDSCAPE ACTIONS

Conserve and Reinforce

Landscape Features

- **Conserve** hedgerows and **reinforce** where they have become gappy and are in poor condition, particularly along roadsides. Seek opportunities to restore the historic field pattern/boundaries where these have been lost and introduce more hedgerow trees where appropriate.
- **Conserve and reinforce** the ecological diversity of the designated SINC's.
- **Conserve** permanent pasture and **reinforce** by seeking opportunities to restore arable land to pasture.
- **Conserve** existing woodland blocks and enhance visual unity of the Policy Zone through further appropriate tree and woodland planting.

Built Features

- **Conserve and reinforce** the sparsely settled and rural character of the landscape by concentrating new small scale development around Nether Langwith and existing development.
- Create woodland to contain and soften built development, preferably in advance of new development.
- Contain new development within existing field boundaries.
- **Conserve** the local built vernacular and **reinforce** in new development.

CONTEXT

Policy Zone: ML PZ 14
Land Cover Parcel[s]: ML26, ML27

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

Pattern of Elements: Coherent

Detracting Features: Few

Visual Unity: Unified

Ecological Integrity: Moderate

Cultural Integrity: Good

Functional Integrity: Strong

Sensitivity

Low

Distinctiveness: Characteristic

Continuity: Historic

Sense of Place: Moderate

Landform: Apparent

Extent of Tree Cover: Enclosed

Visibility: Low