

Sherwood

Policy Zone 29: Meden Vale and Church Warsop

POLICY: CONSERVE

Character Summary

The area is located south of Worksop, immediately between the Poulter valley, at the north, and the Meden valley at the south. The A60 runs north-south through the west and the B6034 runs north-south through the east; these roads are connected by the A616 which bisects the Policy Zone south-east to north-west. The village of Budby lies to the south-east, Cuckney and Norton are located towards the north-west. Church Warsop and Meden Vale lie at the south-western boundary.

Generally the landform is rounded and gently undulating, rising to a ridgeline north of Church Warsop before descending sharply in both the north and south towards the Rivers Poulter and Meden respectively. There are localised steep sections around the spoil heap [north-west of Meden Vale] where land has been worked, this has been restored to grassland. Views are mostly medium distance towards wooded skylines. Views of Welbeck Park are gained from the north and of built settlement from the south. Internal wooded areas create some enclosed views within the core of the Policy Zone.

The Policy Zone comprises mainly arable fields on the lower ground, woodland is evident at the ridgeline. The fringe of Welbeck Estate features in the east along with a corner of Clumber Park Estate [Carburton] in the far north-east. Remnants of historic features include avenues, clumps of trees and lodges. Broad Lane, a historic lane which possibly separated the two estates, runs east-west and is now part of the Robin Hood Way. Recreational activity is fairly low key in the area; horse riding, walking and cycling. Plantations are generally mixed and coniferous. Stone vernacular farmhouses, estate lodges and walls are characteristic of the area, however both Church Warsop and Meden Vale have a non-vernacular urbanising influence.

Sherwood – Policy Zone 29: Meden Vale and Church Warsop

PHOTOGRAPH



CHARACTERISTIC FEATURES

- Medium scale arable farmland.
- Intensive pig farming and a small amount of rough grazing.
- Lady Margaret Hall, part of the Welbeck Estate.
- Stone and red brick built farmhouses and dwellings.
- Coniferous and deciduous woodland blocks.

LANDSCAPE ANALYSIS

Condition

The landscape condition is good. There is a **coherent** pattern of elements and **few** detracting features within the Policy Zone, including low voltage power lines, agricultural sheds, the A616, and spoil heaps and the mineral railway associated with Welbeck Colliery. Overall this leads to a **visually unified** area.

Landuse is mainly medium scale arable farming with some rough grazing. A pig farm is located close to Meden Vale. Buildings tend to be of stone or red brick construction, though stone is more dominant. Lady Margaret Hall [stone built], part of the Welbeck Estate, lies within the Policy Zone. The urban estates of Meden Vale and Church Warsop are apparent and of modern non-vernacular style. The overall cultural integrity is considered **variable**.

The historic field pattern has declined due to mineral workings and the need to create larger arable fields, these are bounded by hawthorn hedgerows which are well trimmed although gappy in places. No hedgerow trees are apparent. The Policy Zone has moderate tree cover and combines mature woodland blocks with more recently planted areas of both deciduous and coniferous species. There is some heathland along field and woodland boundaries, acid grassland occurs along road verges and beneath woodland. There are no SINCs or other ecological designations within the Policy Zone. The ecological integrity has been assessed as **moderate** which gives a **coherent** habitat for wildlife/functional integrity. A **visually unified** area and **coherent** functional integrity gives a **good landscape condition** overall.

Sensitivity

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

Visibility is **high** due to the open views to wooded higher ground beyond the boundary of the Policy Zone and the **dominant** undulating landform. A **moderate** sense of place with **high** visibility results in **high landscape sensitivity** overall.

LANDSCAPE ACTIONS

Conserve

Landscape Features

- **Conserve** woodland blocks and reinforce as necessary.
- Seek opportunities to restore arable land to pasture.
- **Conserve** historic field pattern, restoring and reinforcing poor hedgerow boundaries where necessary.
- Seek opportunities to create areas of heathland where appropriate.

Built Features

- **Conserve** the rural character of the landscape by concentrating new development around the existing settlements of Meden Vale and Church Warsop. Create small scale woodland/tree planting to soften new development, preferably in advance of development.
- **Conserve** and respect the local vernacular of stone/ red brick construction in any new development.
- **Conserve** and respect the historic character and setting of Lady Margaret Hall and surroundings.
- Contain new development within historic field boundaries.

CONTEXT

Policy Zone: S PZ 29
Land Cover Parcel[s]: S36, S69

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:	Few
Visual Unity:	Unified
Ecological Integrity:	Moderate
Cultural Integrity:	Variable
Functional Integrity:	Coherent

Sensitivity High

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