

Bassetlaw Local Plan
Site Allocations: Landscape Study
November 2019



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —



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Bassetlaw District Council

NB: Report should be printed and viewed in A3 format



1 INTRODUCTION

INTRODUCTION

The landscape and natural environment of Bassetlaw is the most readily appreciated feature of the district and is influenced by many factors, including the underlying geology, climate, habitats, as well as human influence, both past and present.

While there are no statutory landscape designations (of national importance) occurring within Bassetlaw, approximately 98% of the district is classified as rural. Its distinctive and contrasting landscapes are highly valued and provide an attractive setting for towns and villages. Combined with good access to the wider region, this makes for a very desirable location. These circumstances generate significant pressures on the countryside to meet a range of demands and the Bassetlaw Plan therefore has an important role to play in ensuring that new development does not undermine these fundamental assets of the district.

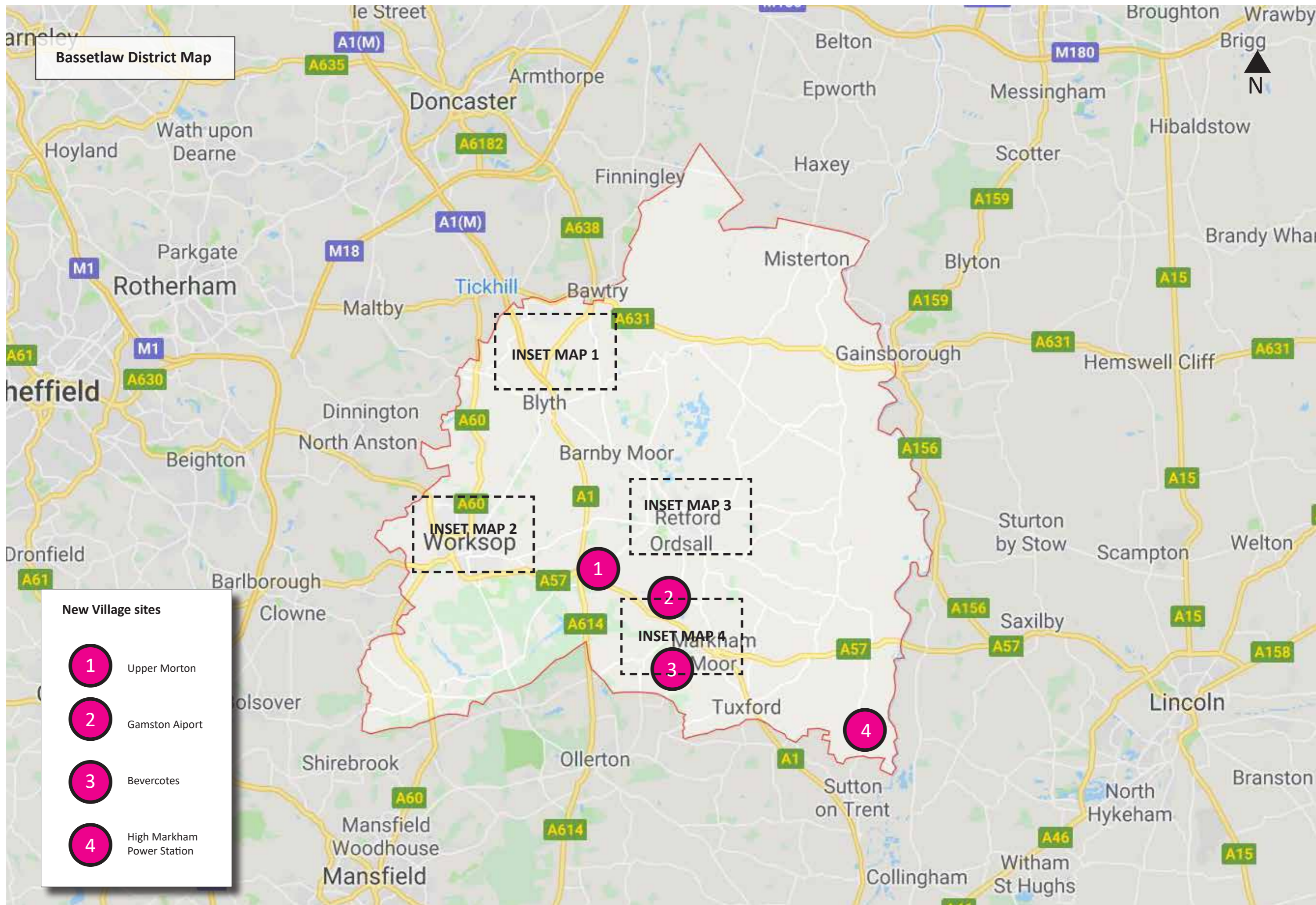
This evidence base report, which has been prepared in support of the emerging Bassetlaw Local Plan, examines a total 27 potential site allocations*. It explores the existing character and landscape value of each site, and assesses their development potential in terms of landscape considerations, with a view to protecting the district's most valued landscapes and directing development to those least sensitive, most appropriate sites.

For each of the 27 sites, a summary profile has been prepared, which brings together numerous pieces of evidence and discusses the main landscape issues, constraints and opportunities of the sites. Maps and photography are also provided, which complement the written commentary.

** **Site Allocations** are parcels of land that have been allocated through a plan to be developed for a particular use. A Local Plan will generally include allocated land for employment, housing and retail, but may also designate specific sites for other uses.*



2 SITE LOCATIONS MASTER MAPS

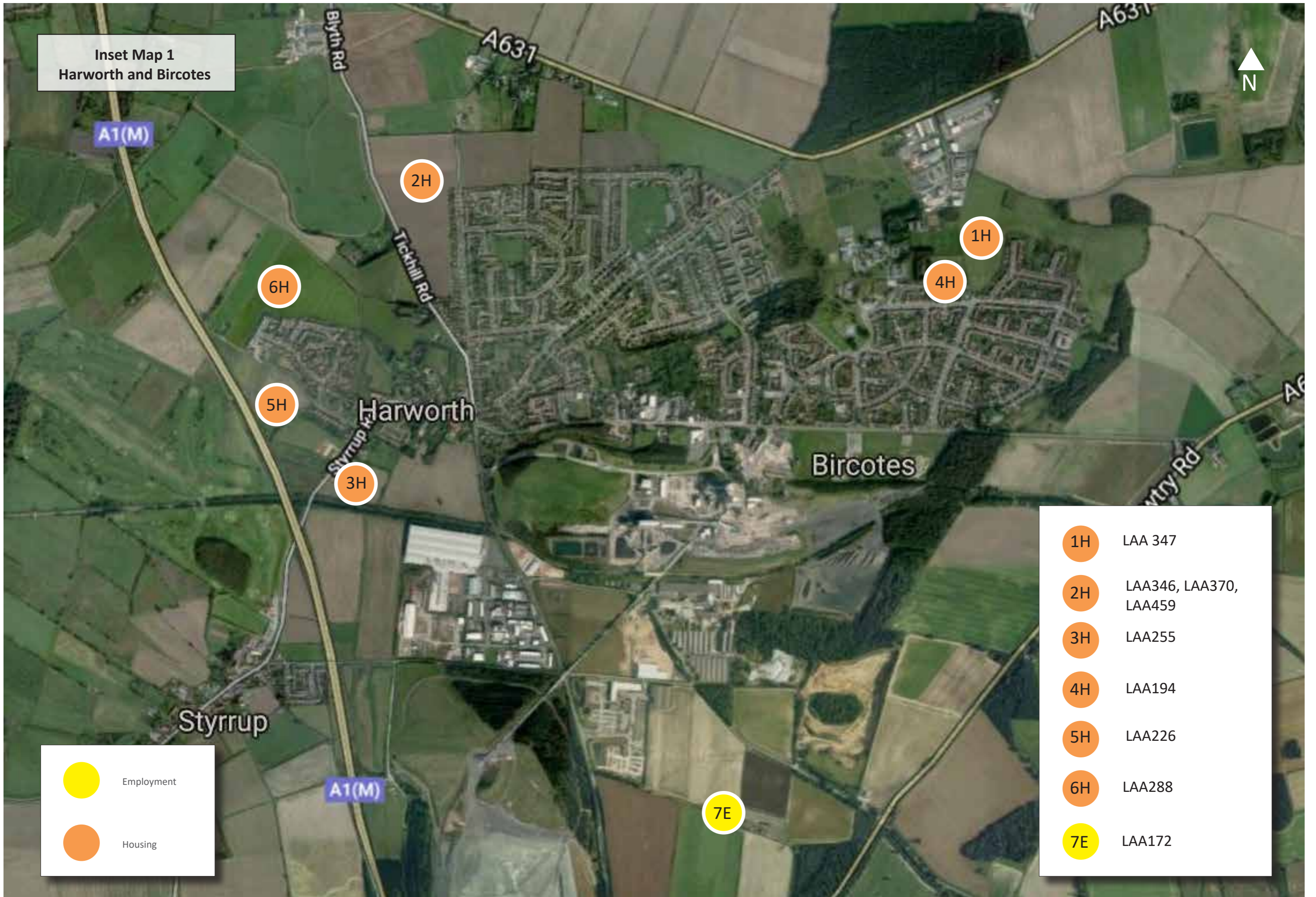


Bassetlaw District Map



- New Village sites**
- 1 Upper Morton
 - 2 Gamston Aiport
 - 3 Bevercotes
 - 4 High Markham Power Station

Inset Map 1
Harworth and Bircotes



● Employment

● Housing

1H	LAA 347
2H	LAA346, LAA370, LAA459
3H	LAA255
4H	LAA194
5H	LAA226
6H	LAA288
7E	LAA172



Worksop
Inset Map

8E	LAA388
11H	LAA210,LAA470
12H	LAA205,LAA210,LAA262, LAA279,LAA458,LAA460, LAA468,LAA469
13H	LAA365
14H	LAA206

●	Employment
●	Housing

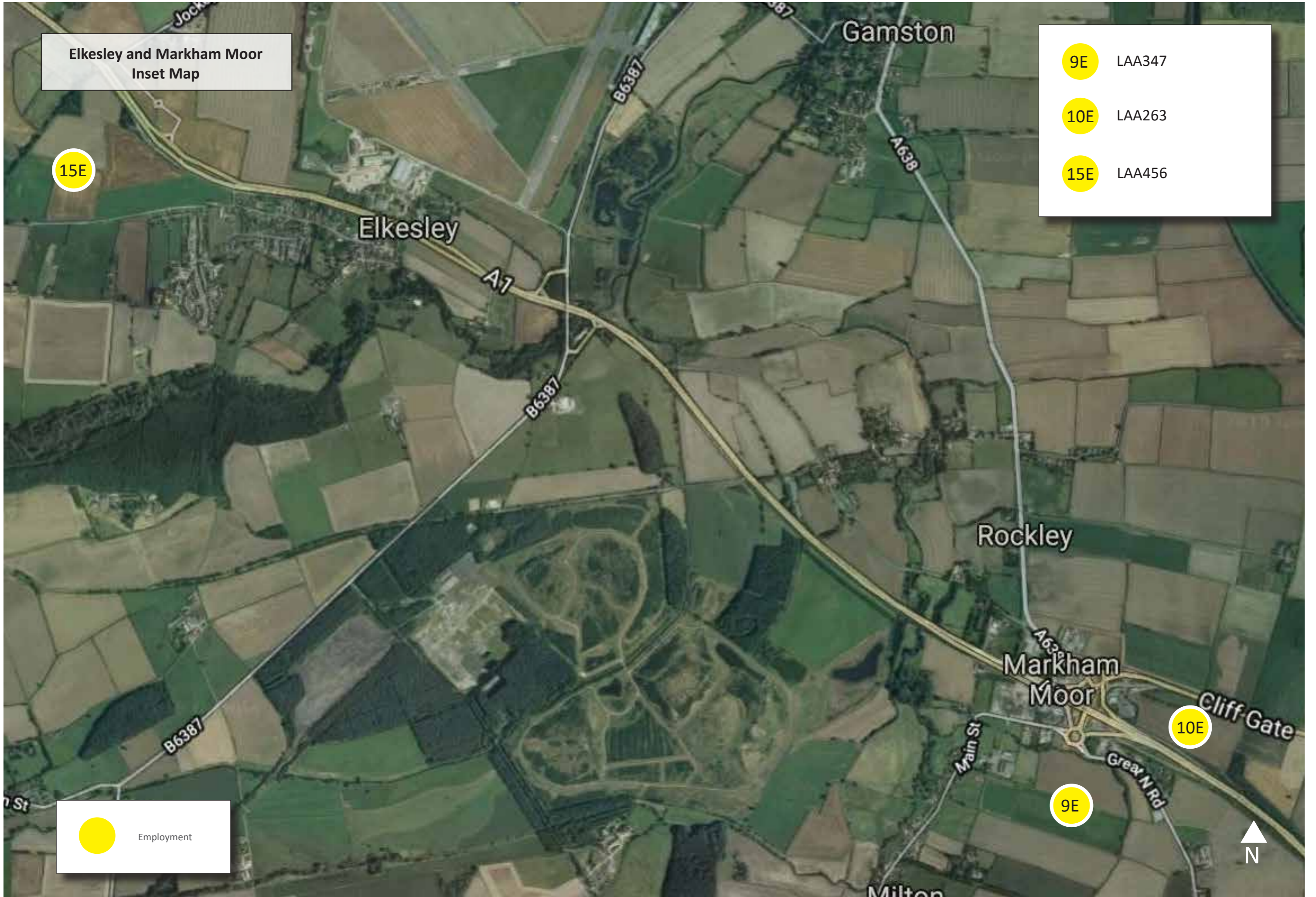
Retford
Inset Map



● Employment

● Housing

16H	LAA276
17H	LAA275
18H	LAA246, LAA247
19H	LAA249
20H	LAA012, LAA221
21H	LAA141
22E	LAA133
23H	LAA022



Elkesley and Markham Moor
Inset Map

- 9E LAA347
- 10E LAA263
- 15E LAA456

15E

Employment

10E

9E





3 SITE LANDSCAPE PROFILES

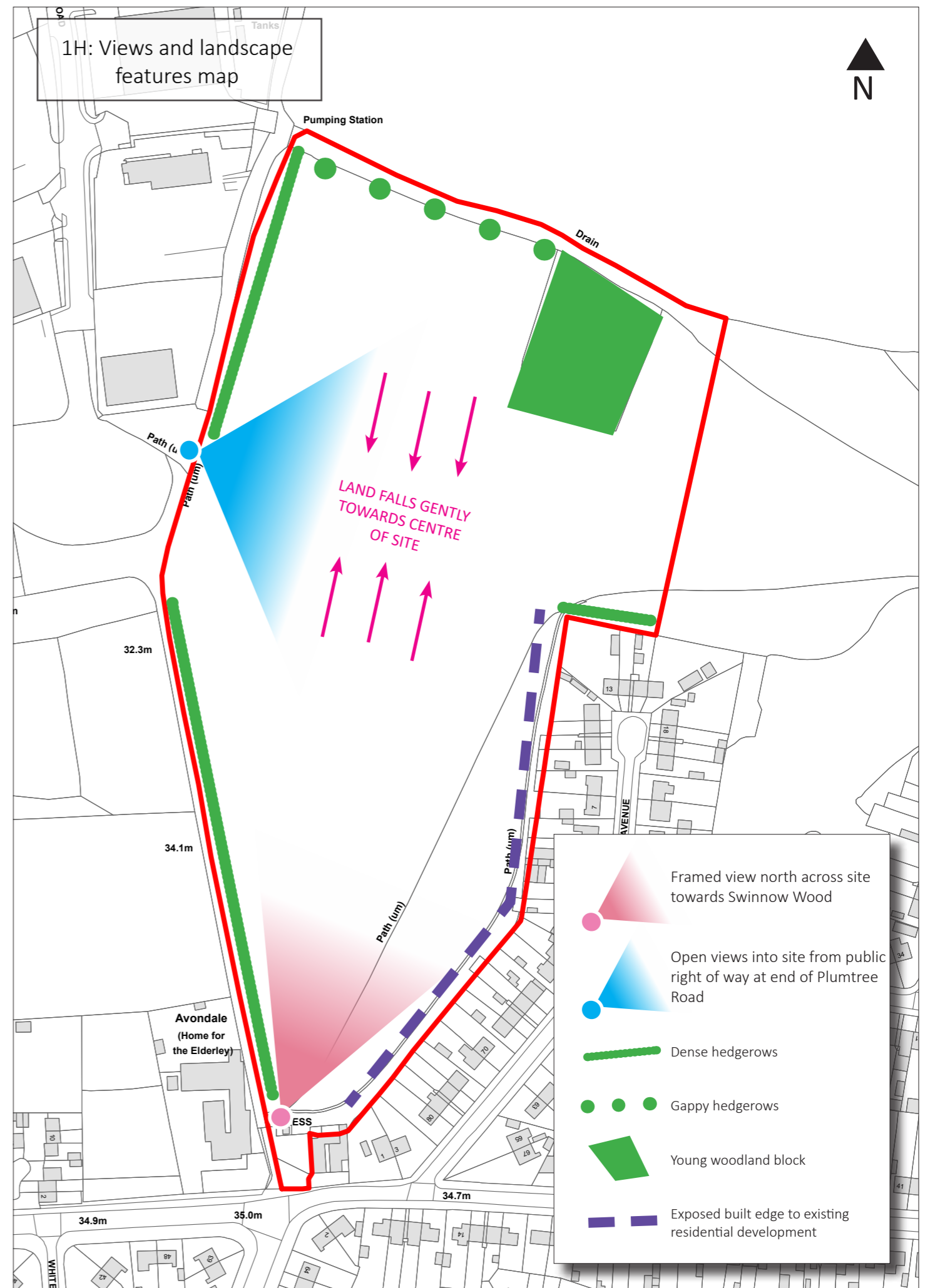
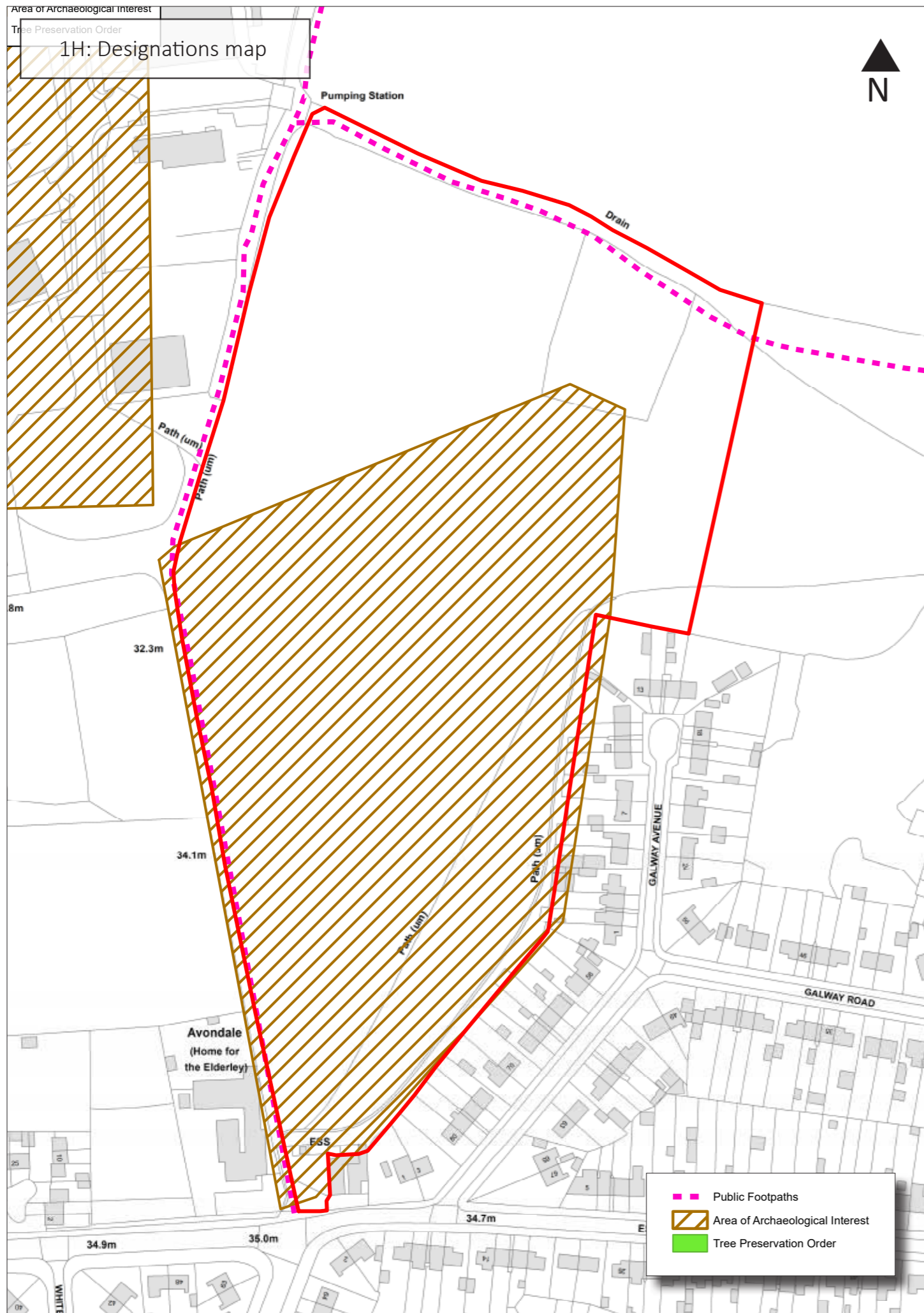


SITE 1H
LAA347
(BIRCOTES)

PROPOSED USE:
RESIDENTIAL

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
1H (LAA347)	29 July 2019	SK63412 92200	35m – 32m – 34.5m (north to south)
Landscape Character Assessment (2009) - Policy Zone(s)			
Idle Lowlands 11 - Create			
Current Use			
Agriculture (Arable) with southern section unused or in set-aside.			
Previous Use(s)			
Presumed Agriculture.			
Neighbouring Uses			
Residential to east (part) and south, agriculture to north and east (part) and industrial estate to north-west separated by a small woodland belt.			
Landscape features (e.g. trees, hedgerows, watercourses)			
Hedges on west and north boundaries, small woodland belt to north-west. Square block of trees/shrubs within site (game cover or post-industrial). No individual trees.			
Built forms			
None within site.			
Notable views to and from site			
<ul style="list-style-type: none"> - Longer views into site from road to north, but site appears to be enclosed on 2/3 sides by existing/adjoining housing. - Longer view into site from end of footpath adjacent to Site H4 in built up area. - Distant view out of site (east) to rolling farmland and woodland beyond, across slight valley within site. 			
Visual connectivity with surrounding roads, public rights of way, and residential developments			
<ul style="list-style-type: none"> - Longer view from Tickhill Road to north, partially obscured by topography. - Important views into and across site from public footpaths running across site west-east and alongside north-south. - Views into site from (slightly elevated) existing housing to East. Development would need to address potential amenity issues (overlooking) from these properties. 			
Topography			
Slightly elevated site, but the key feature is a small valley running west-east. The resultant crest/ridge to the north effectively obscures the site from road/footpath to the north. The potential benefits of this could be increased by restricting built development which would break the ridge line from the and strengthening existing planting.			

Strategic, national or local environmental designations
An area of archaeological interest covers approximately two thirds of the site.
Habitat connectivity
Poor at present, but potential to connect existing hedges, small woodland and square woodland/shrubs, linked with the need to maintain west-east views and the footpath.
Recreational connectivity
Good potential to improve existing north-south footpath, connecting the built-up area to the south to countryside (and employment area) to the north.
Development constraints or opportunities
<p>There are few high-level constraints, but:</p> <ul style="list-style-type: none"> - There is a need to address the relationship with existing houses (slightly elevated); - The longer view to the east should be maintained within development framework; - There is potential to reinforce planting close to the industrial estate, as part of an improved public footpath.
Conclusions
<p>Interesting landform and setting, with some features to preserve, but the location and topography mean that there are no substantive landscape objections to development, provided that it is well planned to address the relationship with ridge to north, existing housing to the east and there is maintenance of views/routes west-east across the site.</p> <p>A subsequent visit to Site 4H showed the potential to increase connectivity/functionality if the two sites could be considered comprehensively.</p>
Relationship with potential Green Gap
None.



Site 1H: Image gallery (LAA347)





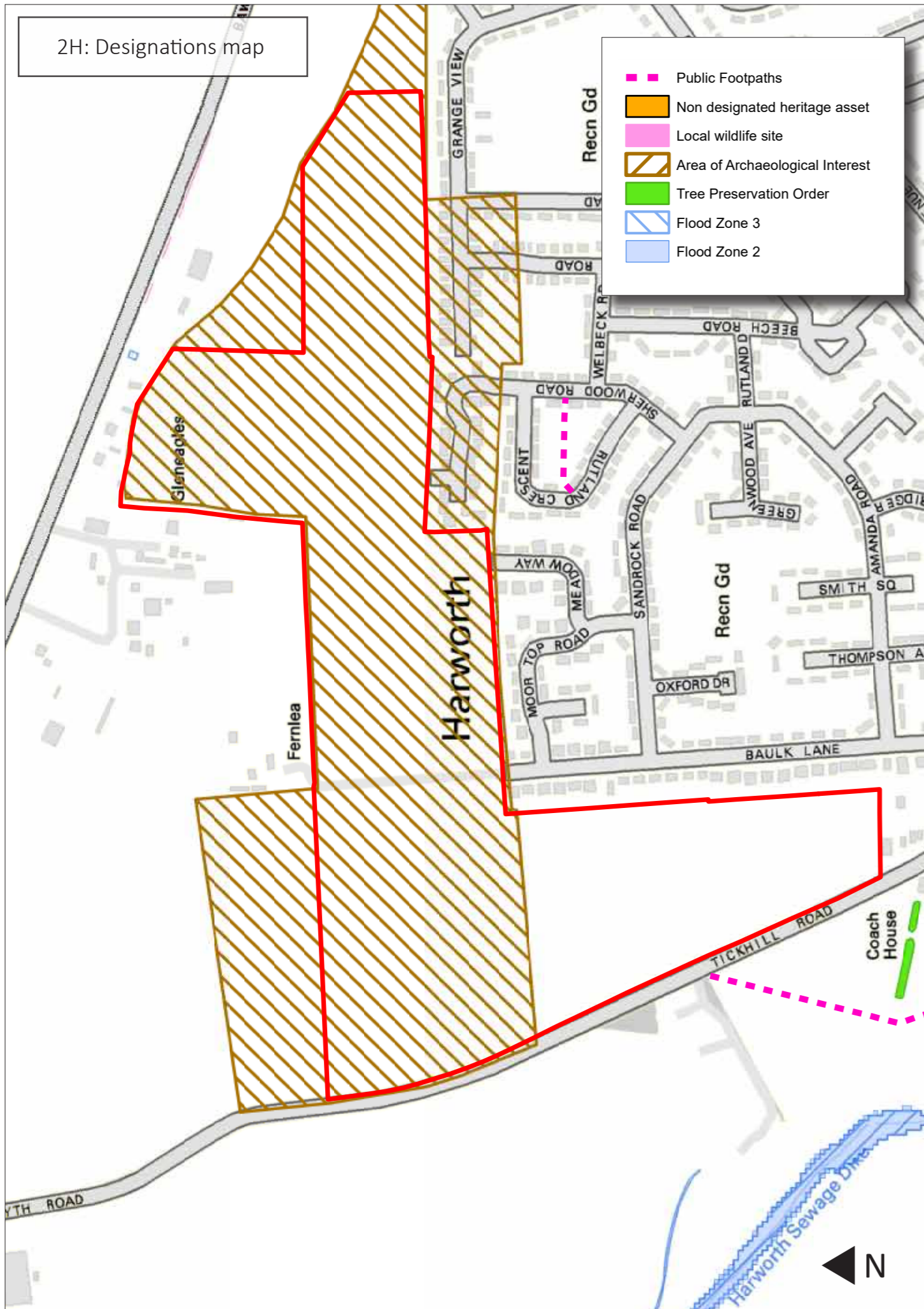
SITE 2H
LAA346, LAA370, LAA459
(HARWORTH)

PROPOSED USE:
RESIDENTIAL

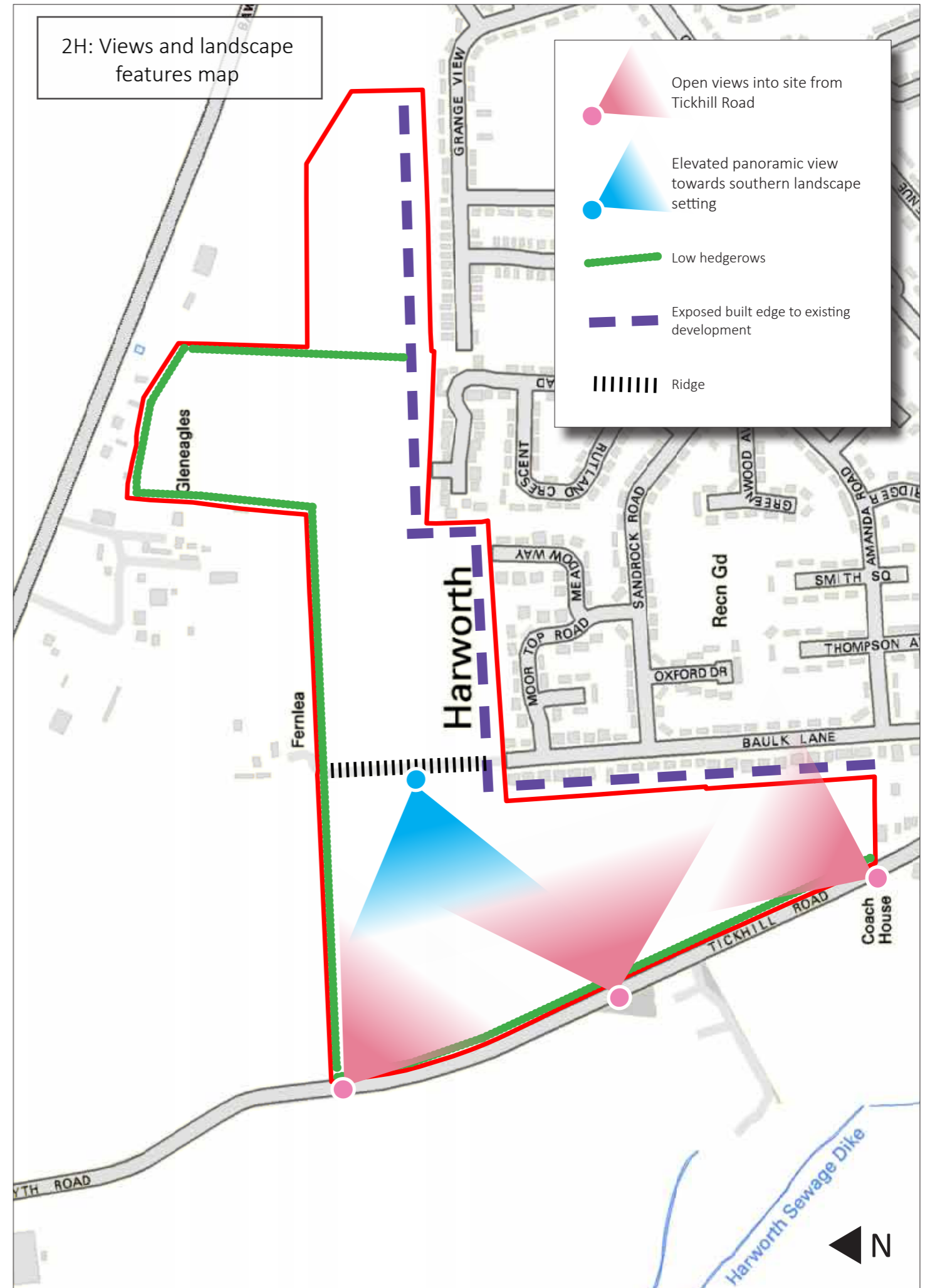
Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
2H(LAA346, LAA370, LAA459)	29 July 2019	SK61767 62507	18m – 33m (west to east)
Landscape Character Assessment (2009) - Policy Zone(s)			
Idle Lowlands 11 - Create			
Current Use			
Agriculture (Arable).			
Previous Use(s)			
Presumed Agriculture.			
Neighbouring Uses			
Residential to east and south, agriculture to west (across Blyth Road). Smallholdings (with older houses and farm buildings), equine uses and agriculture to north.			
Landscape features (e.g. trees, hedgerows, watercourses)			
Hedges on west and north boundaries, small woodland belt to north-west. Square block of trees/shrubs within site (game cover or post-industrial). No individual trees.			
Built forms			
None within site.			
Notable views to and from site			
<ul style="list-style-type: none"> - Views east from Blyth Road are limited by topography (an upward slope). - The resultant North-South ridge, across the site, would afford long views to the west towards The Dukeries. - View into the site from the north (Bawtry Road) are limited by hedges and topography. 			
Visual connectivity with surrounding roads, public rights of way, and residential developments			
<ul style="list-style-type: none"> -Existing houses on Baulk Lane enjoy long views to the west across the site. Other existing houses (e.g. Meadow Way, Grange View) and the older detached properties to the north enjoy short views into the site. -There are views North East upslope into the site from where the public footpath emerges onto Tickhill Road. 			
Topography			
The northern section of the site is elevated, and it falls relatively steeply to the west from the rear of Baulk Lane. East of this ridge, the land is flat and effectively obscured.			

Strategic, national or local environmental designations
An area of archaeological interest covers the entire site.
Habitat connectivity
The relatively paucity of hedgerows and the lack of trees, woodland or water features means that there is little existing habitat connectivity and only limited potential to increase connectivity as part of new development. The retention of land as open space on the slope to the west of Baulk Lane could enable habitat improvements in that part of the site.
Recreational connectivity
There are no public footpaths into the site at present, but development could provide an opportunity to link new and existing housing to the footpath to the west of Tickhill Road.
Development constraints or opportunities
The main landscape constraint is the visibility of the slope down to Tickhill Road/Blyth Road. Development on that slope would be visible from the road and from open land and public footpaths further to the west. The relations of new houses to existing residential areas to the south would also need to be considered. Although not strictly a landscape issue, access could be difficult and depending on the routes chosen, new roads may be visible from the wider area.
Conclusions
From a landscape perspective, there is development potential, but only on part of the site. Built development on the slope to the west of Baulk Lane, down to Tickhill Road and Blyth Road could be intrusive.
Relationship with potential Green Gap
None.

2H: Designations map



2H: Views and landscape features map



Site 2H: Image gallery (LAA346, LAA370, LAA459)





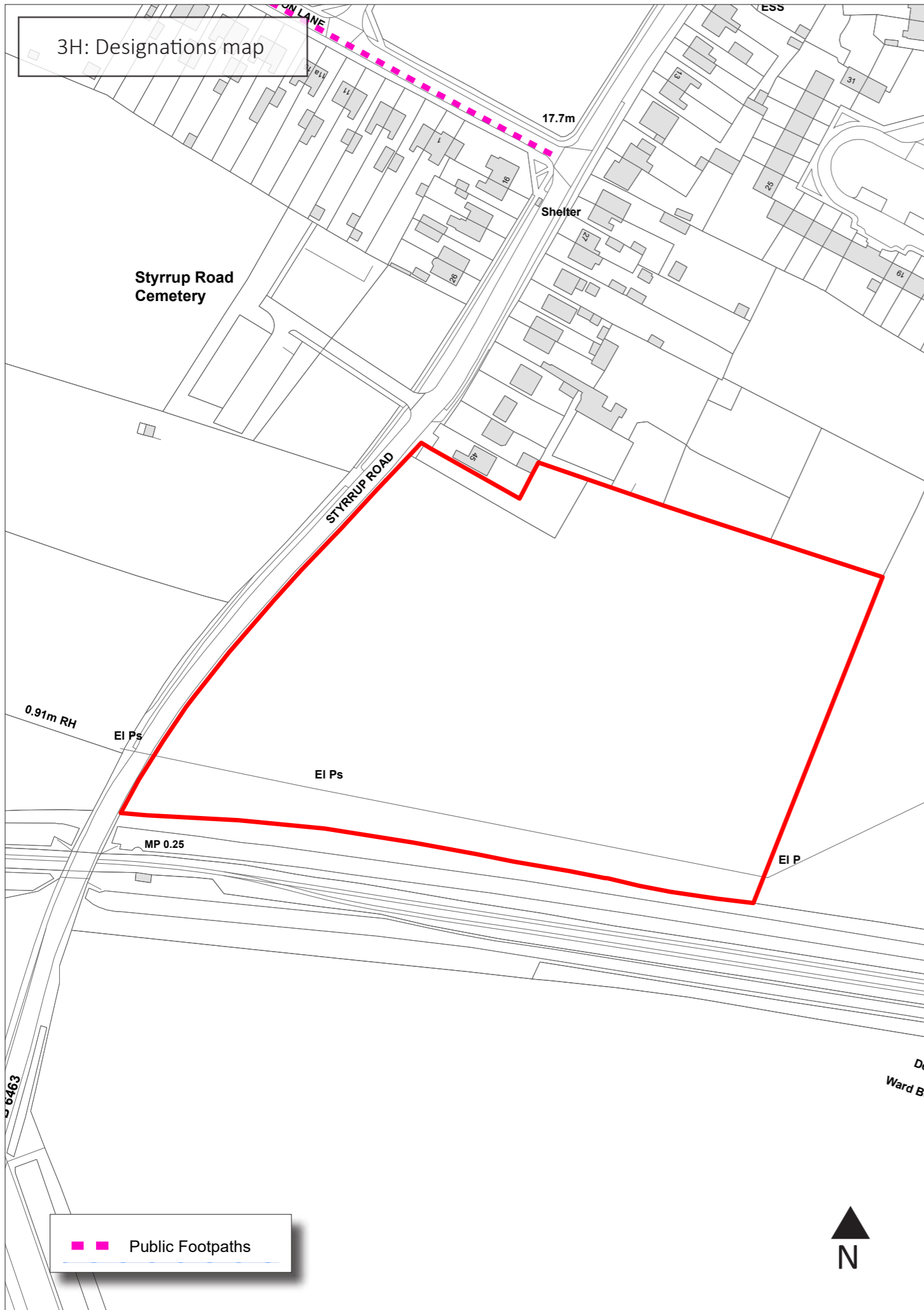
SITE 3H
LAA255
(HARWORTH)

PROPOSED USE:
RESIDENTIAL

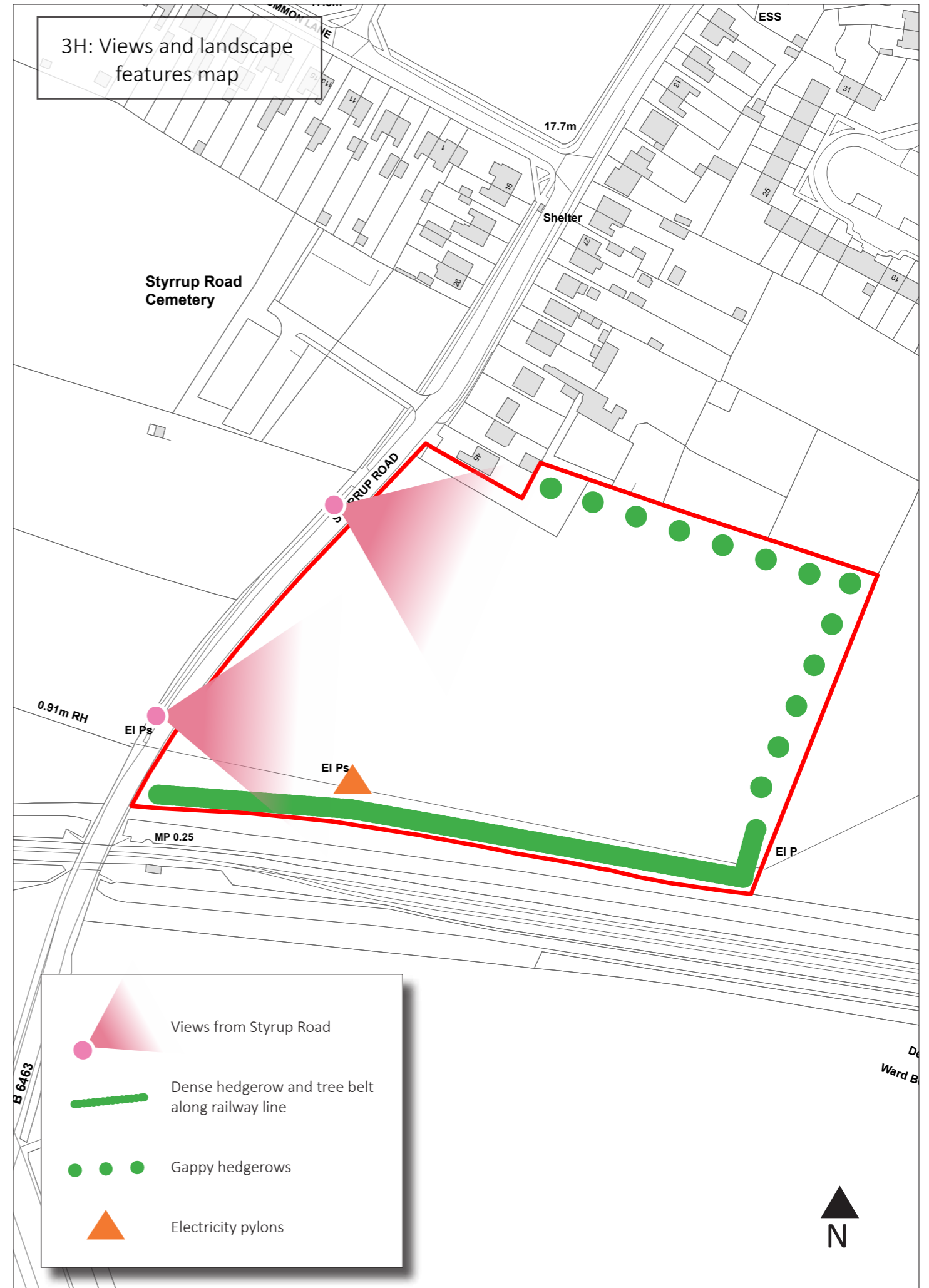
Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
3H (LAA255)	29 July 2019	SK61397 91332	20m -25m (South west to North east)
Landscape Character Assessment (2009) - Policy Zone(s)			
Idle Lowlands 11 - Create			
Current Use			
Agriculture (Arable).			
Previous Use(s)			
Presumed Agriculture.			
Neighbouring Uses			
Residential to the north, agriculture to west and east (part), cemetery to the north west and a former railway line (in cutting) to the south.			
Landscape features (e.g. trees, hedgerows, watercourses)			
Open boundary to the West (Styrrup Road) frontage, hedges on east and north boundaries, substantial hedge/shrub belt alongside railway. No individual trees			
Built forms			
No buildings within site but large power lines run West to East close to the southern boundary and minor power lines run across the north-eastern boundary (adjoining 45 Styrrup Road).			
Notable views to and from site			
<ul style="list-style-type: none"> - The large industrial building to the south-east is visible from the site over the hedge/shrubs/trees along the former railway line. - The former (now restored) colliery spoil heap can be seen in the distance to the east. <p>However, the site is effectively enclosed to the north and south by the former railway line and proximity to housing.</p>			
Visual connectivity with surrounding roads, public rights of way, and residential developments			
<ul style="list-style-type: none"> - No longer views into the site, the A1 is close, but site is not prominently visible from it. - The open western boundary means that the site is clearly visible from Styrrup Road. 			
Topography			
There is a slight fall from the south west to north east of the site, but the frontage is generally level.			

Strategic, national or local environmental designations
None.
Habitat connectivity
The wide planting alongside and within the former railway cutting creates reasonable habitat connectivity and opportunities for links to the open ground which would need to be retained under the power lines.
Recreational connectivity
Poor, there are no public footpaths within or close to the site and only limited potential for connections, using the footpath on Styrrup Road, to the wider network
Development constraints or opportunities
The larger power line close to the southern boundary (former railway) is a constraint that would need to be addressed in any layout for the site. Account would also need to be taken account of the minor power lines alongside 45 Styrrup Road and of the presence of that house.
Conclusions
The site is well related to the existing settlement and screened by planting alongside the former railway line. The presence of power lines close to that boundary, and adjoining 45 Styrrup Road, would need to be taken into account in any residential layout, but is not a fundamental constraint to development.
Relationship with potential Green Gap
None.

3H: Designations map



3H: Views and landscape features map



Views from Styrup Road

Dense hedgerow and tree belt along railway line

Gappy hedgerows

Electricity pylons

Site 3H: Image gallery (LAA255)

Looking east across the site from Styrrup Road, with the restored colliery spoil heap appearing in the distance.



Styrrup Road runs along the entirety of the western edge of the site.



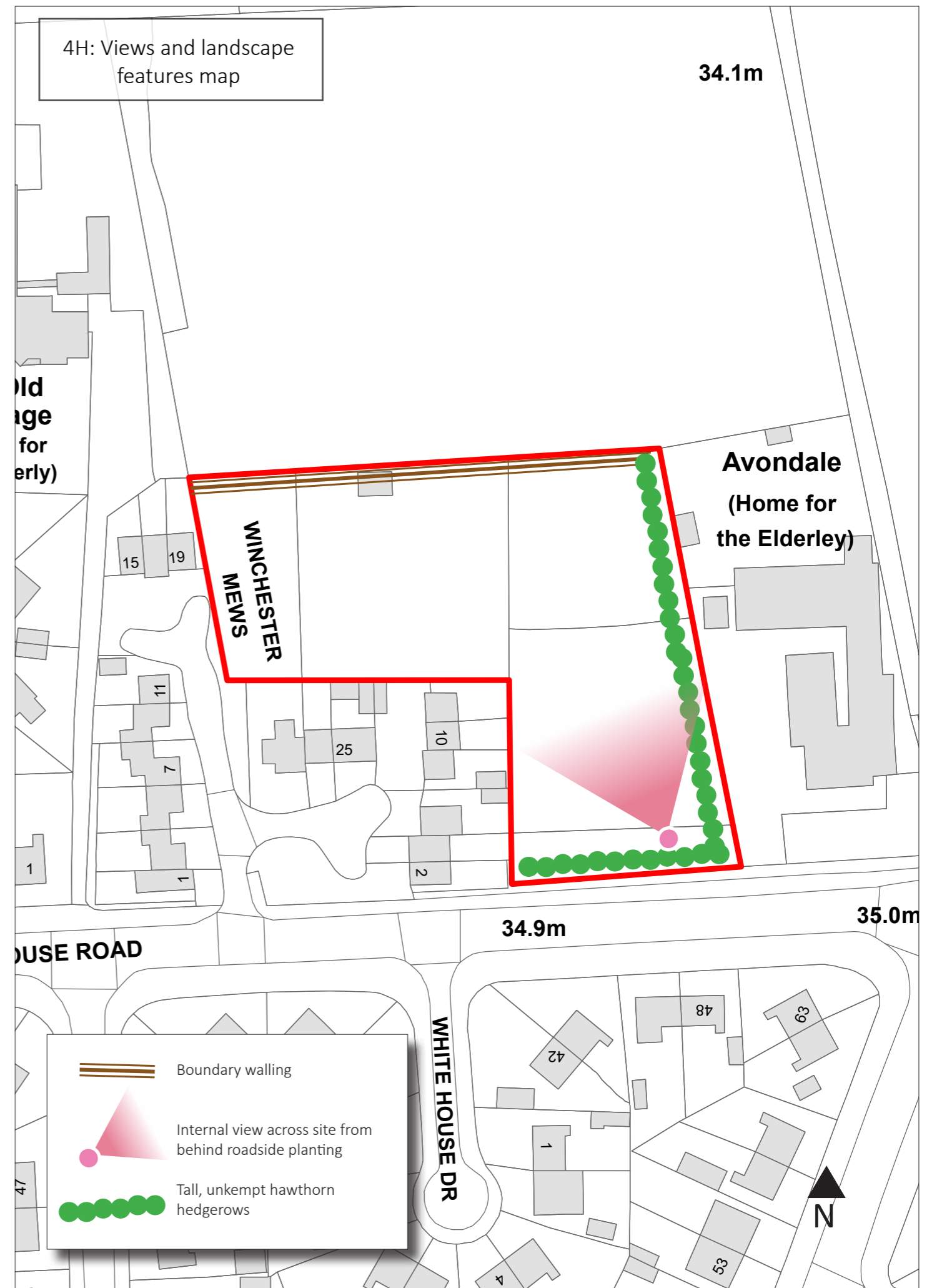
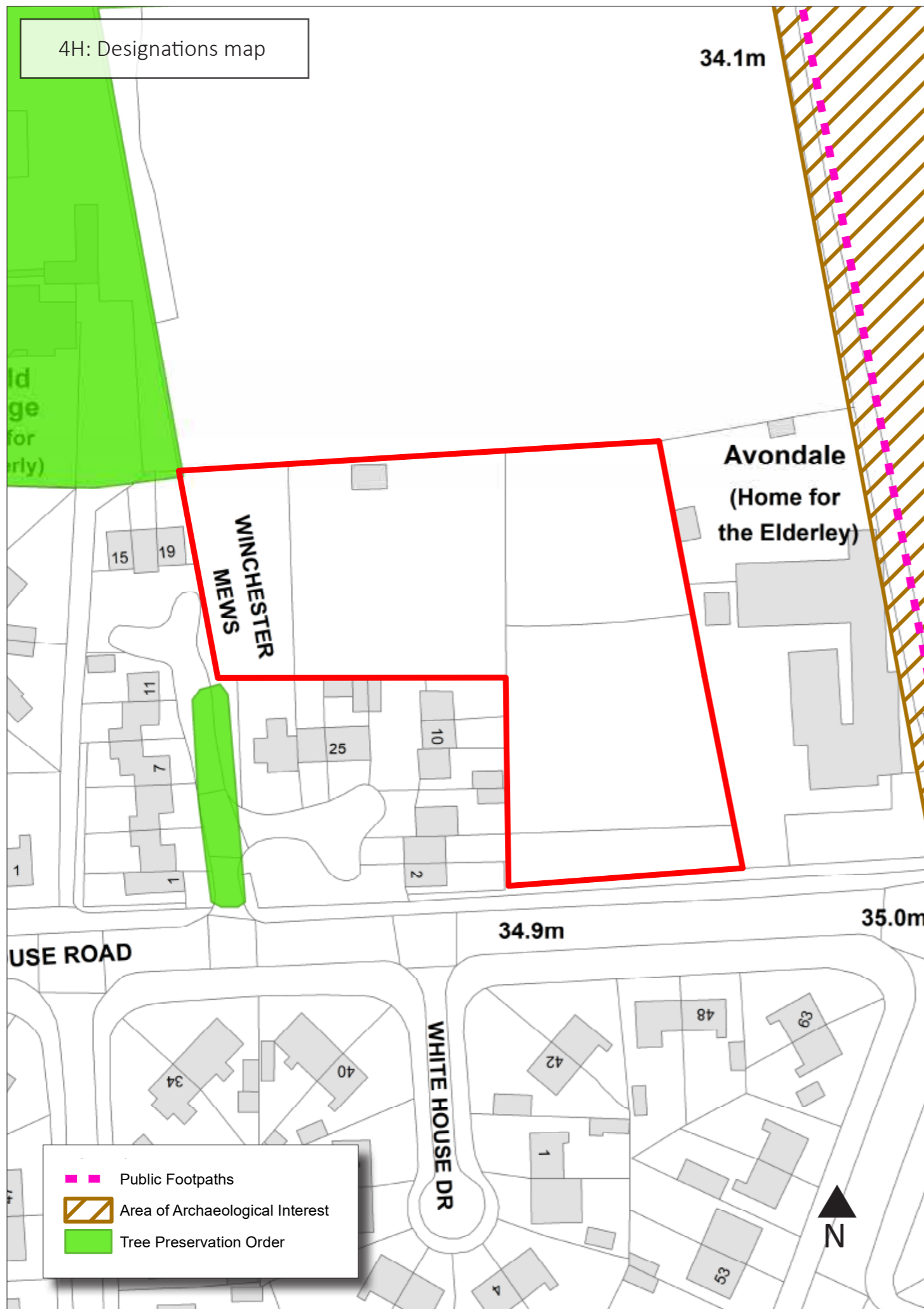


SITE 4H
LAA194
(BIRCOTES)

PROPOSED USE:
RESIDENTIAL

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
4H (LAA194)	29 July 2019	SK63317 92020	34m
Landscape Character Assessment (2009) - Policy Zone(s)			
Idle Lowlands 11 - Create			
Current Use			
Equestrian (horse grazing).			
Previous Use(s)			
Presumed equestrian/agriculture.			
Neighbouring Uses			
Residential to west (Winchester Mews) and south (Whitehouse Road), specialist residential (elderly persons) to the east and equestrian/agriculture to the north.			
Landscape features (e.g. trees, hedgerows, watercourses)			
Tall hedge on Whitehouse Road and lower hedges on parts of the east and west boundaries. Fences on the rear gardens of newer houses on Winchester Mews.			
Built forms			
A brick wall to the rear/northern boundary of the site.			
Notable views to and from site			
No significant or open views into or from the site, by virtues of the existing hedgerows.			
Visual connectivity with surrounding roads, public rights of way, and residential developments			
Currently obscured and visually disconnected from surrounding public spaces and routes. Development would be visible from Whitehouse Road, but within an existing built-up frontage.			
Topography			
The site is flat.			
Strategic, national or local environmental designations			
None.			
Habitat connectivity			
Very limited, with little potential for improvement.			

Recreational connectivity
Non-existent on site, but there is potential, using the Whitehouse Road footway to link to the existing south-north footpath, linking the built-up area to countryside and the employment area to the north off Bawtry Road.
Development constraints or opportunities
There is a need to take account of existing housing on the east and west boundaries, but this is not a significant constraint on development.
Conclusions
Other than the need to consider adjoining housing there are no landscape constraints. If additional land to the north at site 1H was to become available, Sites 4H and 1H could be considered comprehensively, leading to greater habitat and recreational connectivity potential.
Relationship with potential Green Gap
None.



Site 4H: Image gallery (LAA194)

The site is screened in views from White House Road by a dense, unkempt hawthorn hedgerow.



An internal view of the site from behind the dense roadside planting.





SITE 5H
LAA226
(HARWORTH)

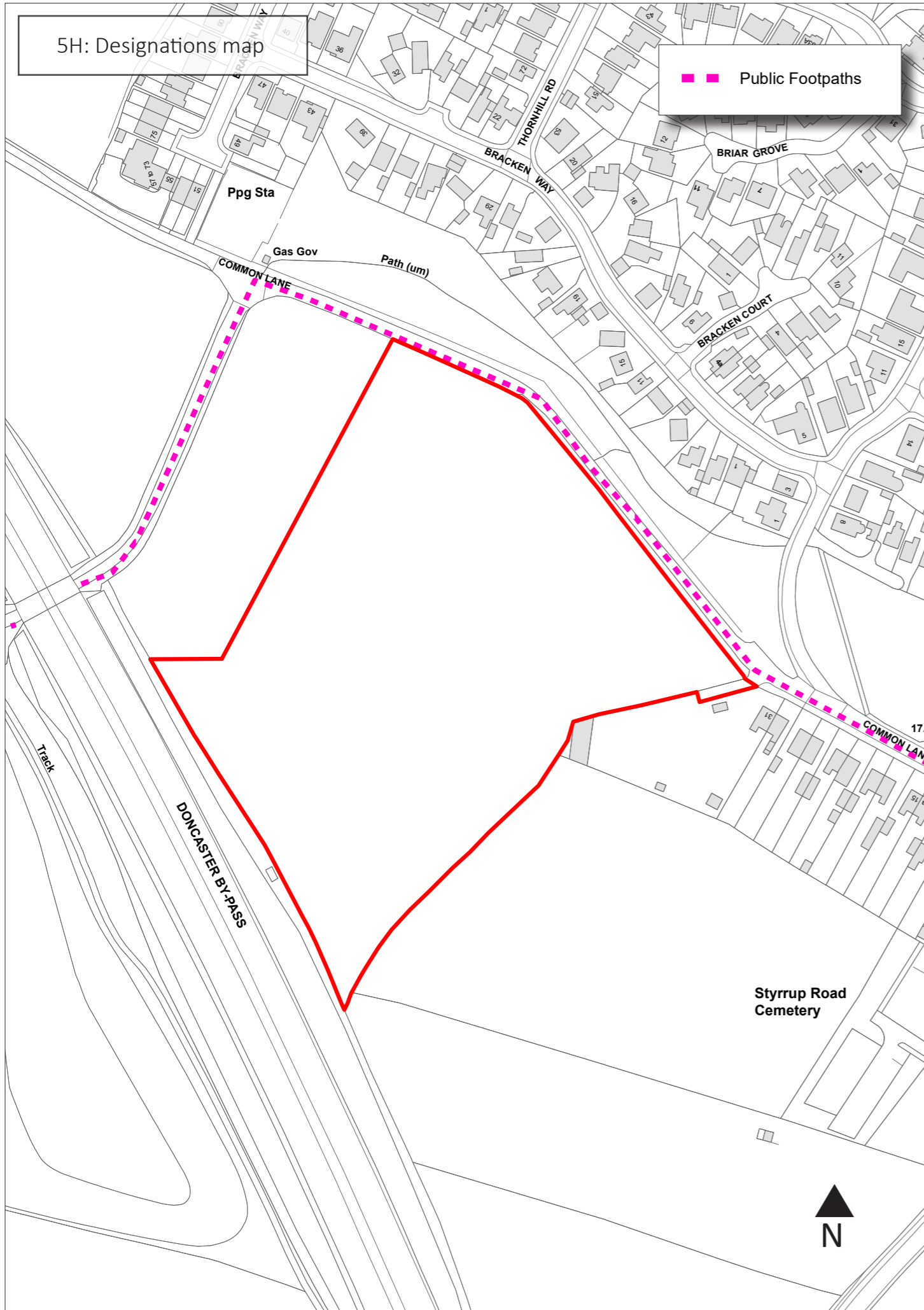
PROPOSED USE:
RESIDENTIAL

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
5H (LAA226)	29 July 2019	SK60907 91605	15m
Landscape Character Assessment (2009) - Policy Zone(s)			
Idle Lowlands 11 - Create.			
Current Use			
Agriculture rough pasture/arable set aside.			
Previous Use(s)			
Presumed Agriculture.			
Neighbouring Uses			
Residential to north and north-east including some new dwellings and open space at the end (right angle) bend on Common Lane. Agriculture to south east, A1 (on embankment) to west and agriculture to north west.			
Landscape features (e.g. trees, hedgerows, watercourses)			
Open boundary on Common Lane and Low Common frontages. Low hedge along base of A1 road embankment. Wooden fence on side and rear boundary of adjacent residential property (31 Common Lane). Wetland/small pond in low lying area at the southern tip/apex of the site. No individual trees on site.			
Built forms			
None within site.			
Notable views to and from site			
The site sits in a hollow and views out to the south and west are restricted by the A1 embankment. An elevated view over the site exists from the A1. Views into the site can also be gained from Low Common.			
Visual connectivity with surrounding roads, public rights of way, and residential developments			
Common Lane is a well-used Public Right of Way providing safe access under the A1 and the site would be clearly visible from it. The site is also visible to A1 traffic, especially travelling south.			
Topography			
The site is low lying and generally level, but with a slight slope towards the southern corner.			
Strategic, national or local environmental designations			
None.			

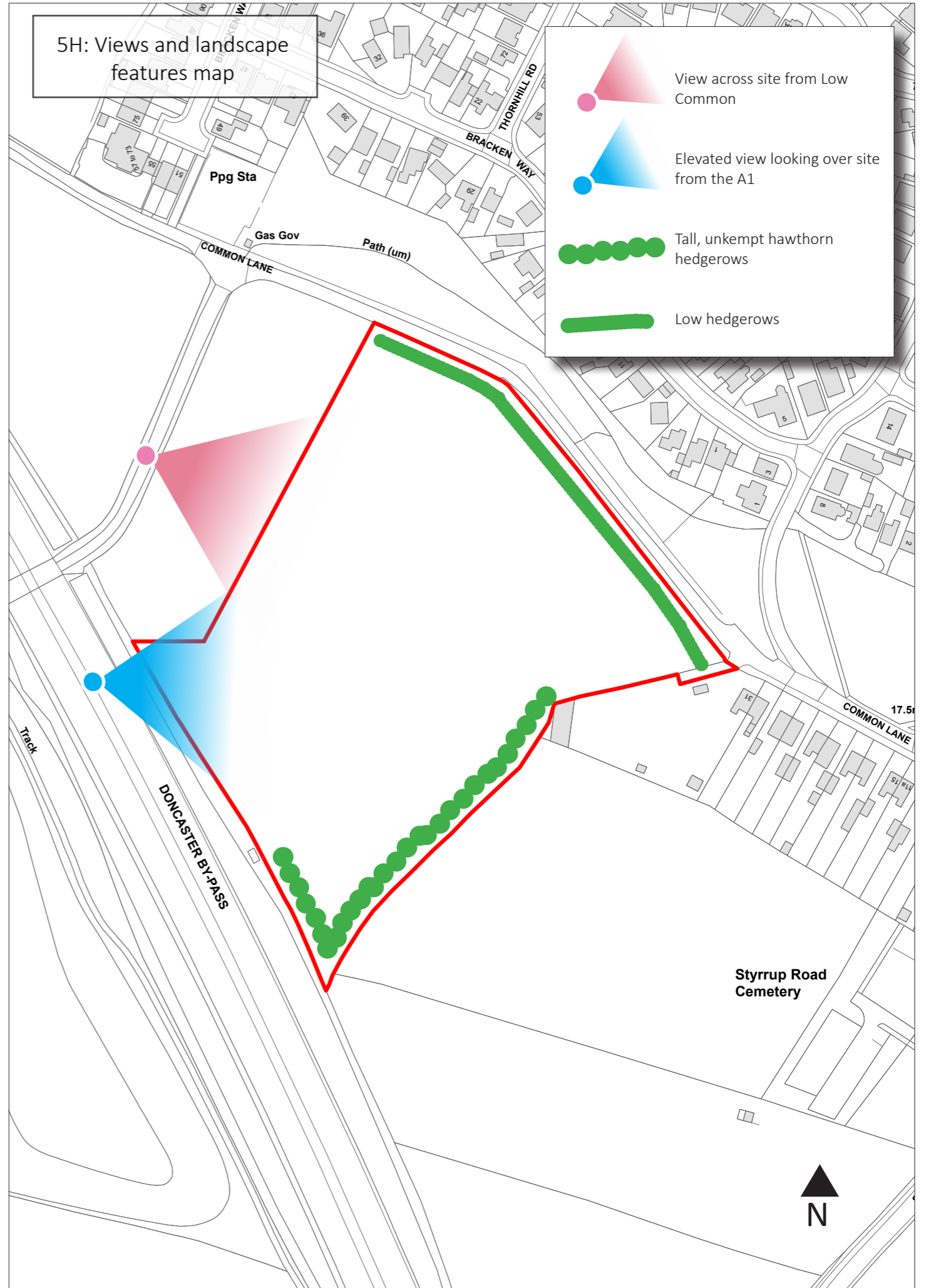
Habitat connectivity
Reasonable at present, linked to existing hedges and the A1 embankment, but connections further to the west are prejudiced by the presence of the road.
Recreational connectivity
Good potential linked to existing public rights of way and the open spaces linked to housing on the north side of Common Lane.
Development constraints or opportunities
The A1 poses a very considerable constraint, with significant visual and noise impacts. In terms of landscape, this may be manageable with appropriate design, but the opportunity will need to be considered alongside noise and air pollution and other amenity issues.
Conclusions
Landscape constraints are not insurmountable, but with other (non-landscape) issues the residential environment of this site, or a substantial part of it may be prejudiced.
Relationship with potential Green Gap
None.

5H: Designations map

Public Footpaths



5H: Views and landscape features map



Site 5H: Image gallery (LAA226)

Looking east across the site with the properties of Bracken Way appearing to the left.



The site is overlooked by the A1, which runs along its western edge.





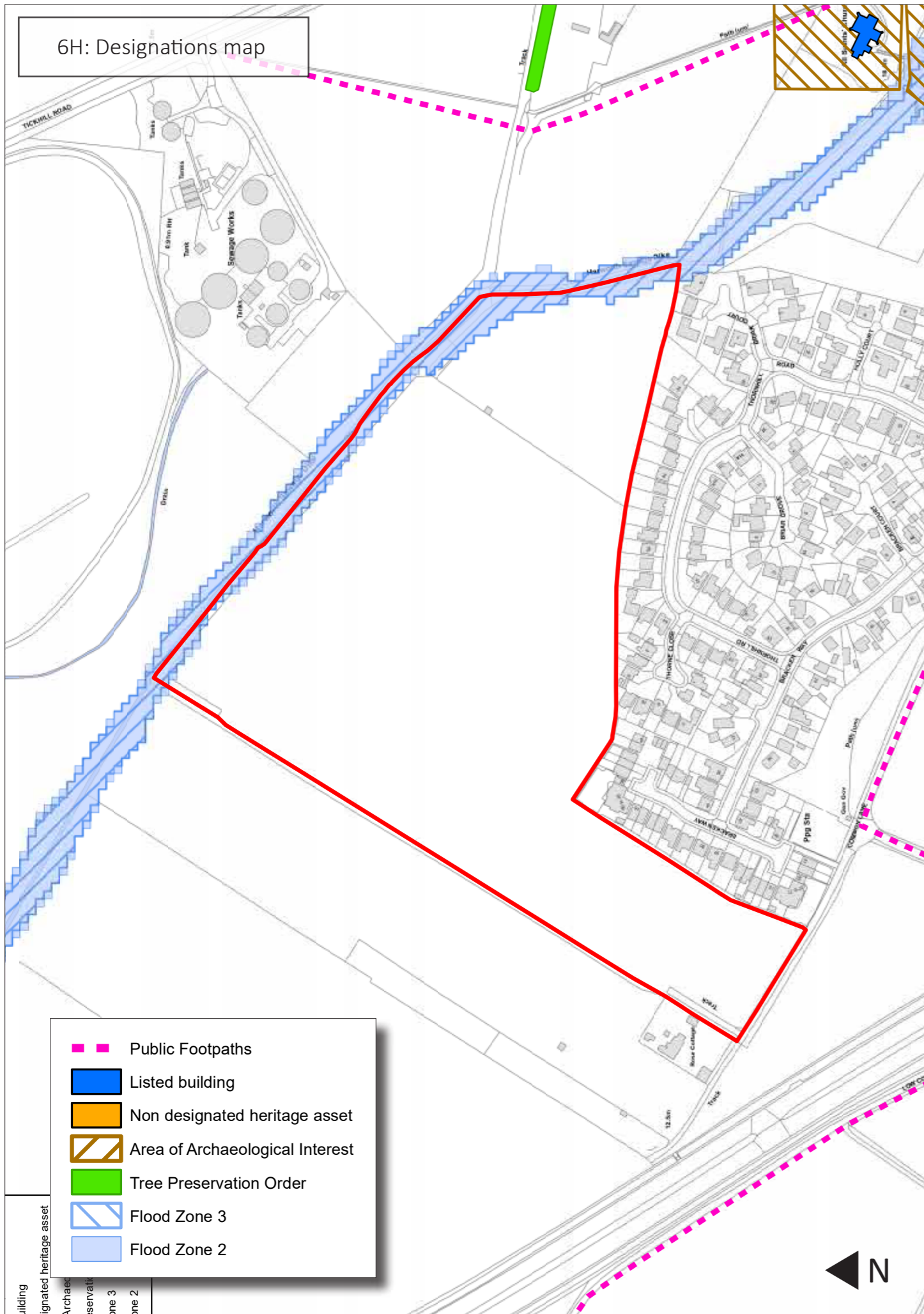
SITE 6H
LAA288
(HARWORTH)

PROPOSED USE:
RESIDENTIAL

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
6H (LAA288)	29 July 2019	SK60999 92005	10m (east) to 12m (west)
Landscape Character Assessment (2009) - Policy Zone(s)			
Idle Lowlands 11 - Create			
Current Use			
Agriculture (Arable).			
Previous Use(s)			
Presumed agriculture.			
Neighbouring Uses			
Recent residential to south, agriculture to west and north (with sewage works beyond). A single dwelling/smallholding (Rose Cottage) lies to the north-east fronting onto Common Lane with a linear rectangular field running north east behind it.			
Landscape features (e.g. trees, hedgerows, watercourses)			
Open field boundary to Common Lane, open field boundary to north-west including a ditch. Low hedge on north-east with larger ditch (the Harworth sewage dike). This forms an open field boundary to the east. The southern boundary comprises fences along rear boundaries of the houses/gardens on Thornhill Road and Bracken Way.			
Built forms			
None within site.			
Notable views to and from site			
<ul style="list-style-type: none"> - From Common Lane, there is a longer view south- east to the former colliery spoil heap (now restored). - There are long views from the site itself to the steeper slope running down from the built-up area of Harworth to Tickhill Road (B6463). - Long views towards the site can be gained from the public footpath located to the east. 			
Visual connectivity with surrounding roads, public rights of way, and residential developments			
<ul style="list-style-type: none"> - The site slopes gently north-east to the dike, which is in a shallow valley. It is visible, but not prominent from a public footpath to the east. - The site is also visible from the houses on Thornhill Road and Bracken Way. - The site is partially visible from the A1 road which runs around 50m from the south-western tip of the site on Common Lane, especially to traffic moving south. 			
Topography			
The site is low lying, with a gentle slope to the north-east, but this is not a significant landscape feature.			

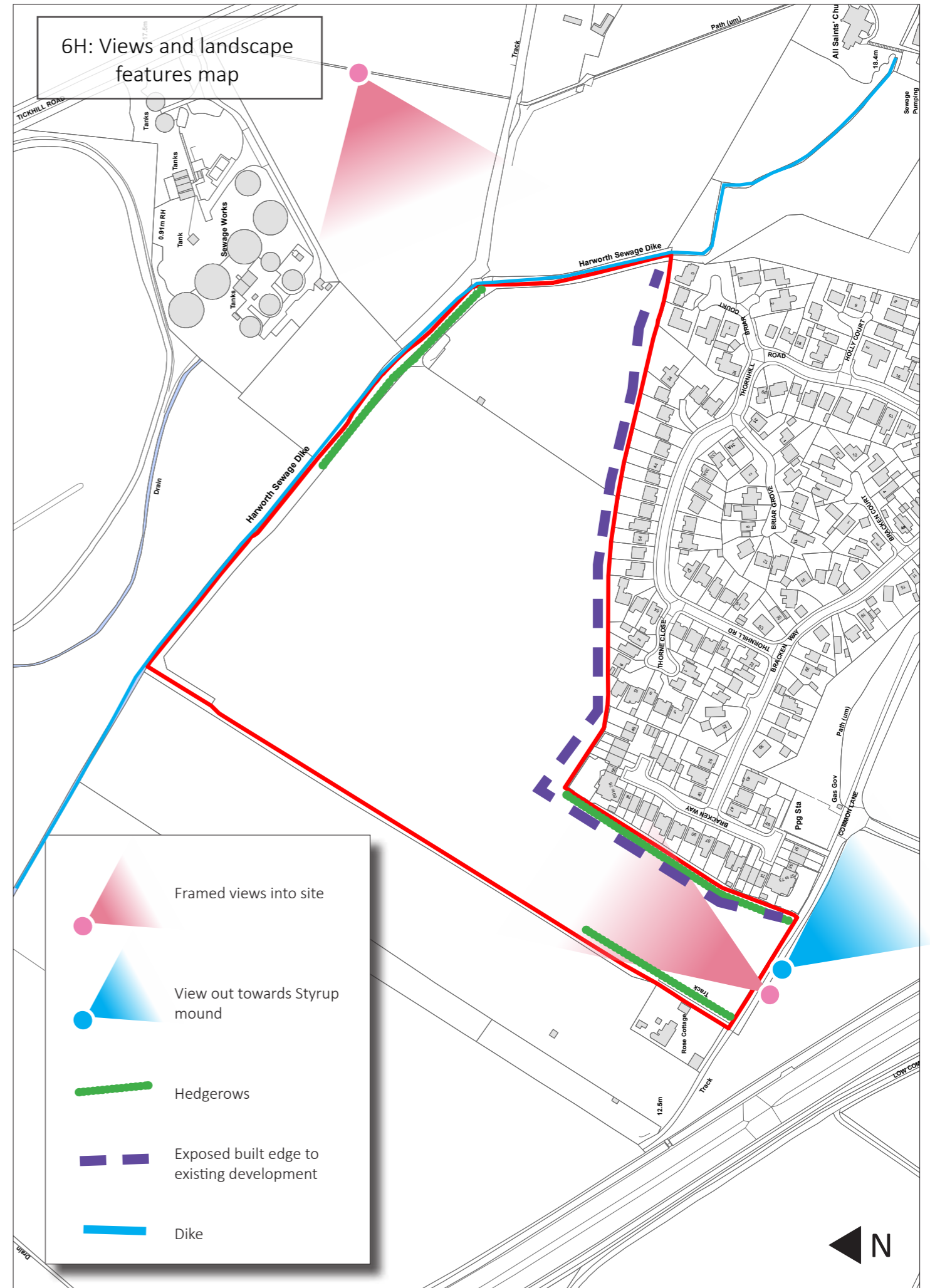
Strategic, national or local environmental designations
Strip along north eastern and eastern boundary of site is within Flood Zone 3.
Habitat connectivity
The dike and the associated hedgerow fulfil a limited role in habitat connectivity, which could be increased by planting/open space that is part of new development.
Recreational connectivity
There are no footpaths on or adjoining the sites which means that recreational connectivity is very limited.
Development constraints or opportunities
The line of the Harworth sewage dike (approx. 10m either side of the watercourse) is designated as a Flood Zone 3. Along with the habitat and landscape opportunities provided by the dike and the associated hedgerow, this would need to be taken account in determining the extent of development and in site layout.
The visual and noise impact of the A1 road may be a constraint on development on the Common Lane frontage.
Conclusions
There are landscape considerations in terms of the scale and extent of any new development which alongside the impact of the Harworth sewage dike and the A1 may restrict the acceptable extent of development. In addition, development would extend the built-up area into open countryside to the north. However, the site is not prominent in the wider area and some development could be accommodated without undue prejudice to the local landscape.
Relationship with potential Green Gap
None.

6H: Designations map



- - - Public Footpaths
- Listed building
- Non designated heritage asset
- Area of Archaeological Interest
- Tree Preservation Order
- Flood Zone 3
- Flood Zone 2

6H: Views and landscape features map



- ▲ Framed views into site
- ▲ View out towards Styrup mound
- Hedgerows
- - - Exposed built edge to existing development
- Dike

Site 6H: Image gallery (LAA288)



Looking north into the site from Common Lane with residential development to the immediate east. Rising land to the northeast forms a backdrop in this view of the site.



Looking south from site towards the the restored colliery spoil heap at Styrrup.



View into site from public footpath located to the east

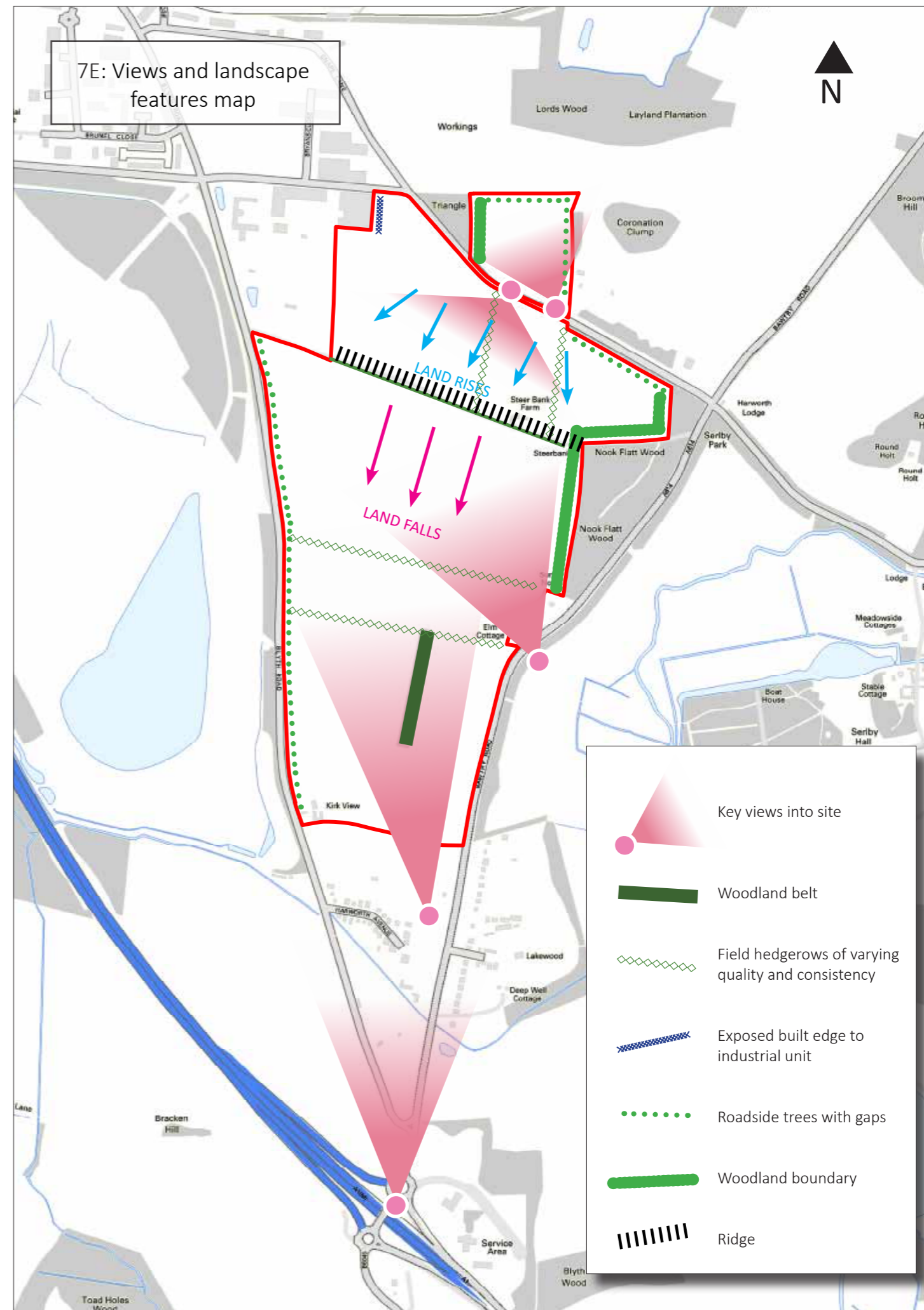
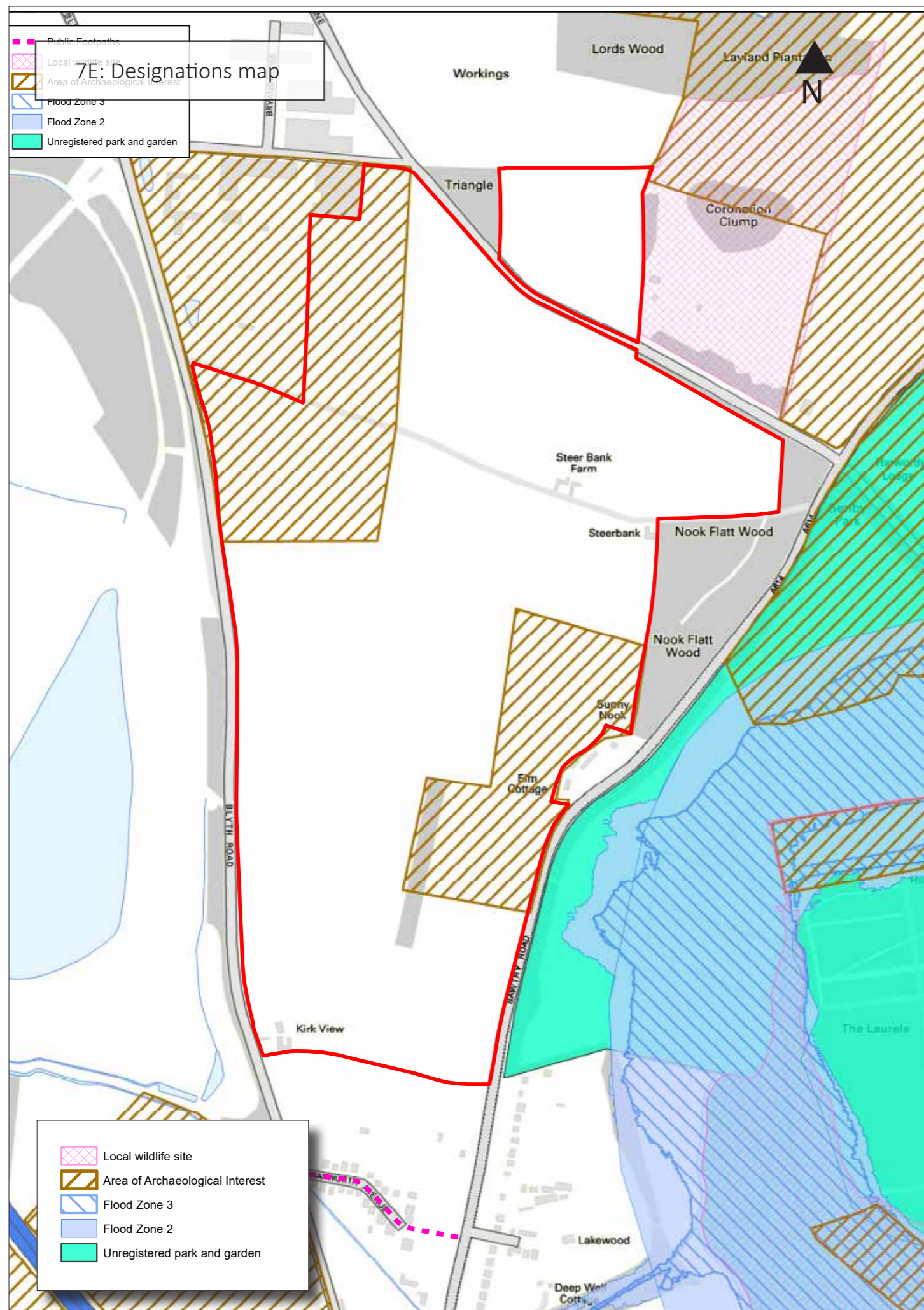


SITE 7E
LAA172
(BIRCOTES)

PROPOSED USE:
EMPLOYMENT

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
7E (LAA172)	29 July 2019	SK62455 89880	15m (south), 30-35m (west of Steer Bank Farm), 30m (north), 17m (east).
Landscape Character Assessment (2009) - Policy Zone(s)			
Idle Lowlands 11 - Create			
Current Use			
Agriculture (Arable) with southern section unused or in set-aside.			
Previous Use(s)			
Presumed Agriculture.			
Neighbouring Uses			
Woodland (triangle, Lords Wood and Coronation Clump) to the north. Restored former colliery spoil heap to the west, across Blyth Road, separated by an industrial estate in north-west corner fronted by Serlby Road.			
Agriculture to the east, across the A614 (Bawtry Road) with Nook Flatt Wood, south west of Steer Bank/Steer Bank Farm, but outside the site. Further south and adjoining are several houses (Sunny Nook and Elm Cottage), accessed directly off the A614.			
Agriculture (equine/grazing) to the south. A house and commercial operation (Kirk View Kennels/Cattery) adjoin, further south across two smaller fields is a small housing estate (Harworth Crescent – C20 bungalows).			
Further south, at the apex/junction of Bawtry Road/A1/A614, there is a new employment site (Symmetry Park).			
Landscape features (e.g. trees, hedgerows, watercourses)			
Large arable fields hedges, geometrically shaped and bounded by low hedges. Linear woodland divides the two most southerly of the large fields. There are substantial hedges, with mature trees along the Bawtry Road and A614 boundaries. The distinct topography of the site is an important landscape consideration (see Topography section).			
Built forms			
Steer Bank Farm (farmhouse and outbuildings) and Steer Bank (an individual house).			
Notable views to and from site			
<ul style="list-style-type: none"> - There are clear views of the northern section and the land rising up to the crest/ridge on the southern section, from Snape Lane. - There are long views across the southern part of the site from Blyth Roundabout and Bawtry Road. 			

Visual connectivity with surrounding roads, public rights of way, and residential developments
There are no public rights of way within or adjoining the site, but the northern parts of it are clearly visible from Snape Lane. The southern section is intermittently visible, particularly for pedestrians using the highway verge (there are no surfaced footways) from Blyth Road and the A614 (Bawtry Road). The top part of the southern site and all of the northern site are visible from Snape Lane. The southern section is visible from Blyth Roundabout, the A1 (especially for northbound traffic) and Bawtry Road.
Topography
The land rises 20 metres from the southern boundary up to a noticeable crest/ridge along which the access track to Steer Bank Farm runs west to east. The land then drops 5 metres or so to the north to Snape Lane. It then rises 5 metres or so again to the boundary of the northern section of the site. This means that from Snape Lane, the smaller northern section is very visible, rising up to the woods that lie beyond. The first third of the southern site is also prominent, rising up to the crest/ridge. From the southern part of the site, views to the north do not extend beyond the crest/ridge.
Strategic, national or local environmental designations
Areas of archaeological interest in the north west and south east parts of the site.
Habitat connectivity
Limited at present because of extensive arable fields and low narrow hedges, other than alongside the main road boundaries. There is potential for significant improvements, linking woodlands within and adjoining the site and using strengthened hedges and open space to provide new habitats and corridors.
Recreational connectivity
Limited at present. There is an opportunity to create a new links north to south across the site from Snape Lane to Blythe Road and then using the verge to make a connection to Symmetry Park and Harworth Crescent.
Development constraints or opportunities
Few high-level constraints. Need to address relationship with existing houses (slightly elevated). Maintain longer view to east within development framework. Potential to reinforce planting close to the industrial estate, as part of an improved public footpath.
Conclusions
This is a large site, probably with economic potential for employment and storage/distribution. However, topography means that the northern section and the area leading up to and sitting on top of the upper part of the southern section should remain undeveloped. Care will also be required in developing the southern section, for example through cut and fill and limited eaves heights to ensure that buildings are not intrusive when viewed for the A1 and the A1/Blythe Road/A614 junction.
Relationship with potential Green Gap
None.



Site 7E: Image gallery (LAA172)



Looking across the gently sloping, tree-lined plot north of Snape Lane.



The elevated northern end of the site can be viewed from Blyth Roundabout.



Regular tree planting lines Blyth Road, through which intermittent glimpses of the site can be obtained.



A long, handsome view over the site is available from the car park at Jayne's Place (cafe) on Bawtry Road.



Wooded raised-banks hug those north-eastern extents of the site that adjoin Blyth Road.



The woodland at Selby Park forms a handsome backdrop to the site in views looking east from its north-western corner.



The land rises from Snape Lane to form a ridge along the northern part of the site.



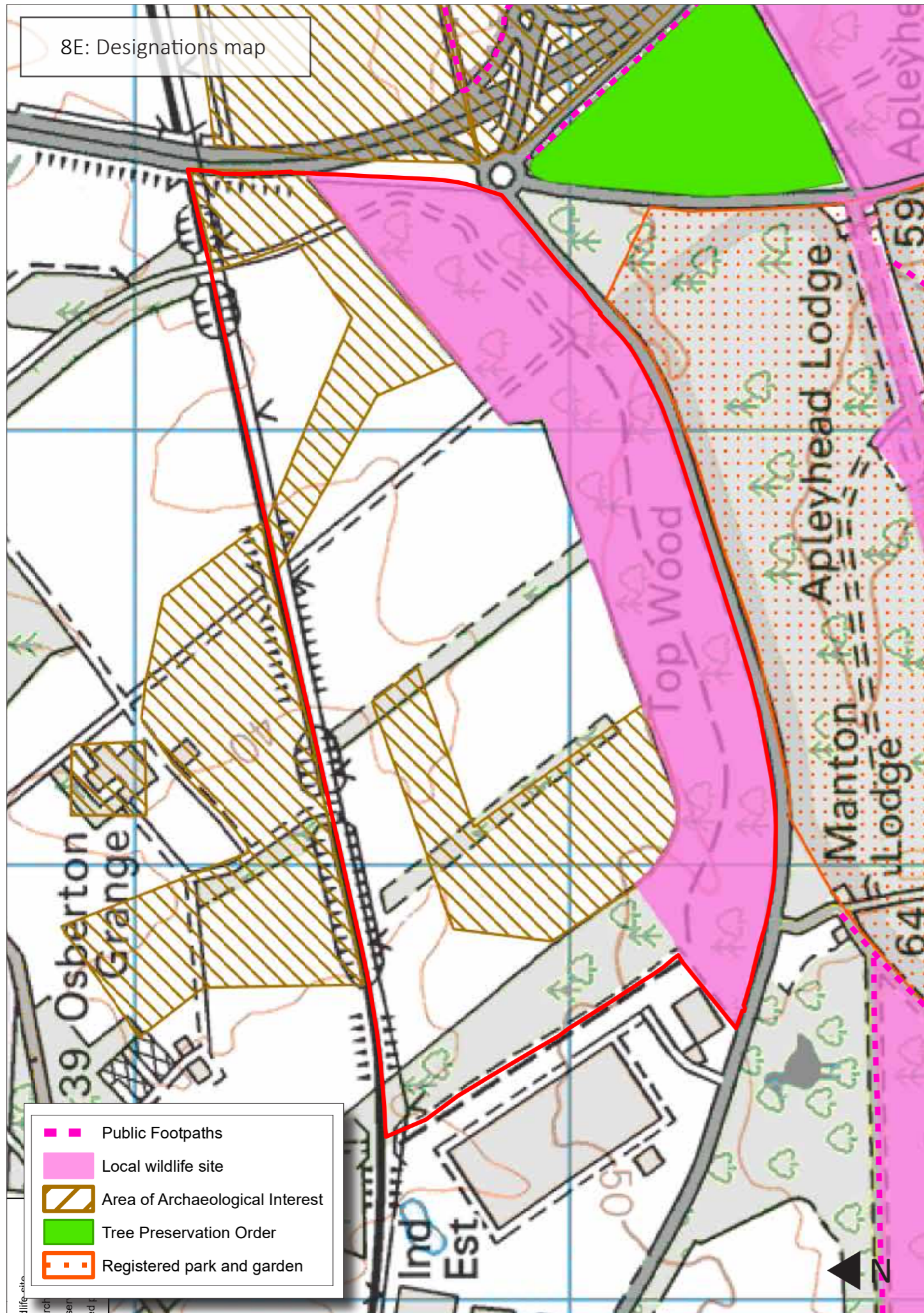
SITE 8E
LAA388
(WORKSOP)

PROPOSED USE:
EMPLOYMENT

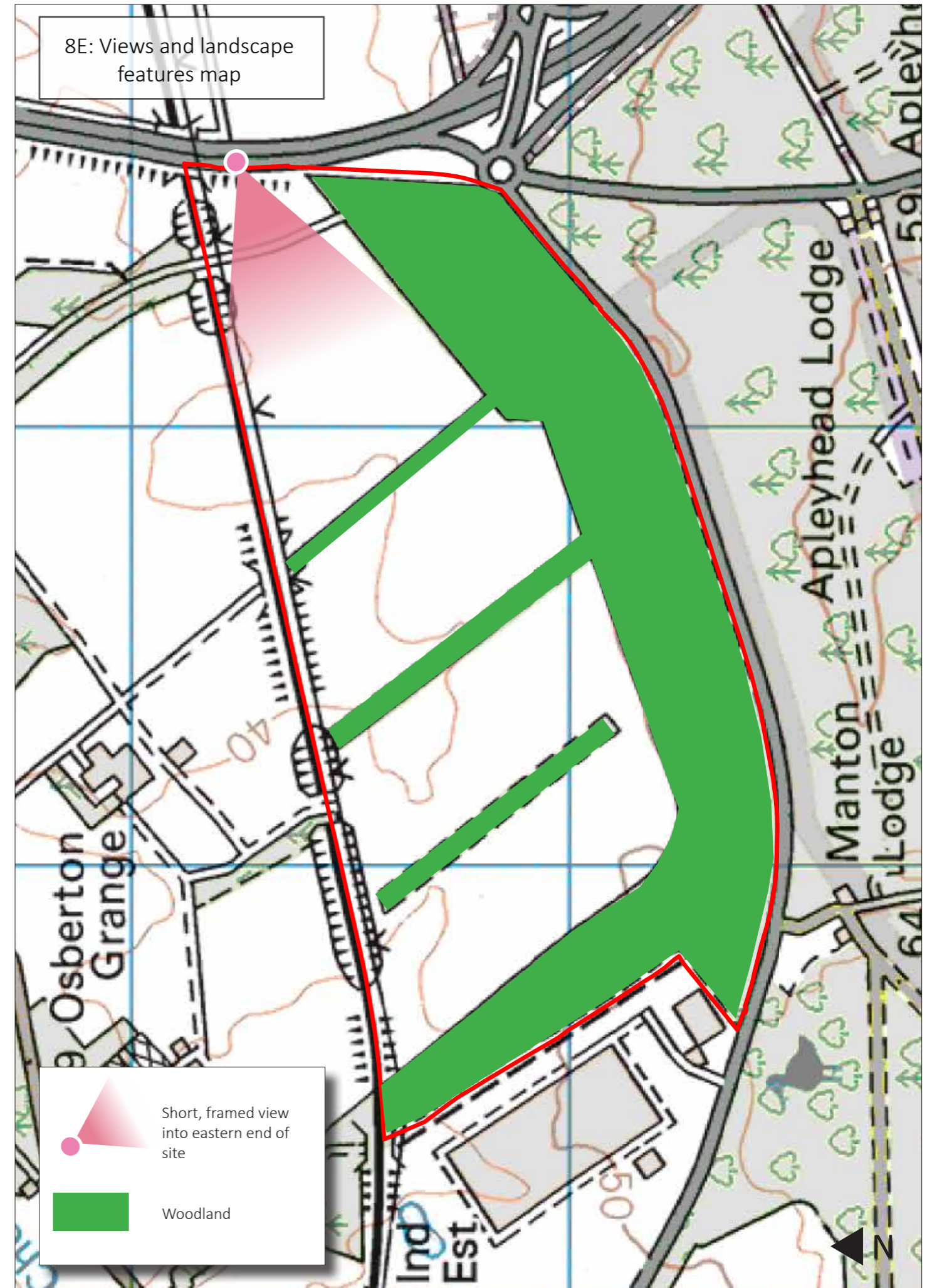
Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
8E (LAA388)	30 July 2019	SK63491 78307	43m (west) to 38m (east) over 2km.
Landscape Character Assessment (2009) - Policy Zone(s)			
Sherwood 40 – Conserve & Create.			
Current Use			
Agriculture and plantation woodland.			
Previous Use(s)			
Presumed Agriculture/Forestry.			
Neighbouring Uses			
Industrial estate (including large warehouse) to the west. Operational railway line to the north with agricultural beyond, including large farms and a nursery. Major A1/A57/A614 junction to the east with agriculture beyond. The A57 forms the southern boundary with plantation woodland beyond around Manton Lodge connecting to Clumber Park.			
Landscape features (e.g. trees, hedgerows, watercourses)			
The land falls 5 metres (west to east), but very gently and it can be regarded as flat from a landscape perspective. The northern half is in agricultural use with four large fields, three of which are separated by narrow woodland belts running NNW to SSE. There are also two hedgerows and a further hedge running west east alongside the railway line. To the west, but within the sites, there is a belt of woodland 150 to 200 metres wide on the western edge, separating the site from the existing industrial estate. To the south, also within the site is Top Wood, which is a substantial mature woodland 250 metres deep. There are no individual trees within the site. A watercourse runs through Top Wood and the middle of the most easterly field.			
Built forms			
None within site.			
Notable views to and from site			
There is no public access into or across the site. It is lower than the well wooded land to the south and the nearest higher ground to the north (Forest Hill Worksop at 69m) is over 4kms away to the north west. To the east, over the A1 viaduct which carries the road over the railway, there is a slight view towards the site's eastern corner. However, by virtue of topography and extensive woodland cover, there are no key important views to or from the site. Views of the structural woodland are, however, potentially attractive and important.			

Visual connectivity with surrounding roads, public rights of way, and residential developments
Views into the site, other than of Top Wood are very limited from both the A57 and the A1. In addition, the site is well screened from the B6079 which runs parallel to the site around 1km to the north. However, the site will be clearly visible from the railway line.
Topography
The sites is very gently sloping to the east but is level, without undulations.
Strategic, national or local environmental designations
Two areas of archaeological interest in the east and west parts of the site and a local wildlife site along the length of the southern end of the site.
Habitat connectivity
The A57 and the railway line are barriers, albeit that there is a possible agricultural underpass at the western tip of the site under the latter. However, the current habitat connectivity within this large site a may be regarded as good. At best, there may be potential for enhancement associated with development and at worst, there should be no reduction.
Recreational connectivity
This is poor because of the lack of public footpaths and access, although there may be informal use of Top Wood from a lay-by the A57 (eastbound).
Development constraints or opportunities
Few high-level constraints. Need to address relationship with existing houses (slightly elevated). Maintain longer view to east within development framework. Potential to reinforce planting close to the industrial estate, as part of an improved public footpath.
Conclusions
The site has development potential but there a number of key landscape considerations. Top Wood and the linked woodland on the western boundary are important for a landscape and habitat perspective. They would need to be retained and, if possible, enhanced with arrangements put in place for long term management, including potential thinning/felling and appropriate replanting. Screen planting and/or appropriate design alongside the railway line could also be considered. These measures would ensure that, similar to the existing development to the west, even large buildings would not have an unacceptably adverse landscape impact.
Relationship with potential Green Gap
None.

8E: Designations map



8E: Views and landscape features map



Site 8E: Image gallery (LAA388)



Views into the site are unavailable from the A57 due to the dense woodland planting along the entirety of the sites southern boundary



View into the site from the A1 to the east.

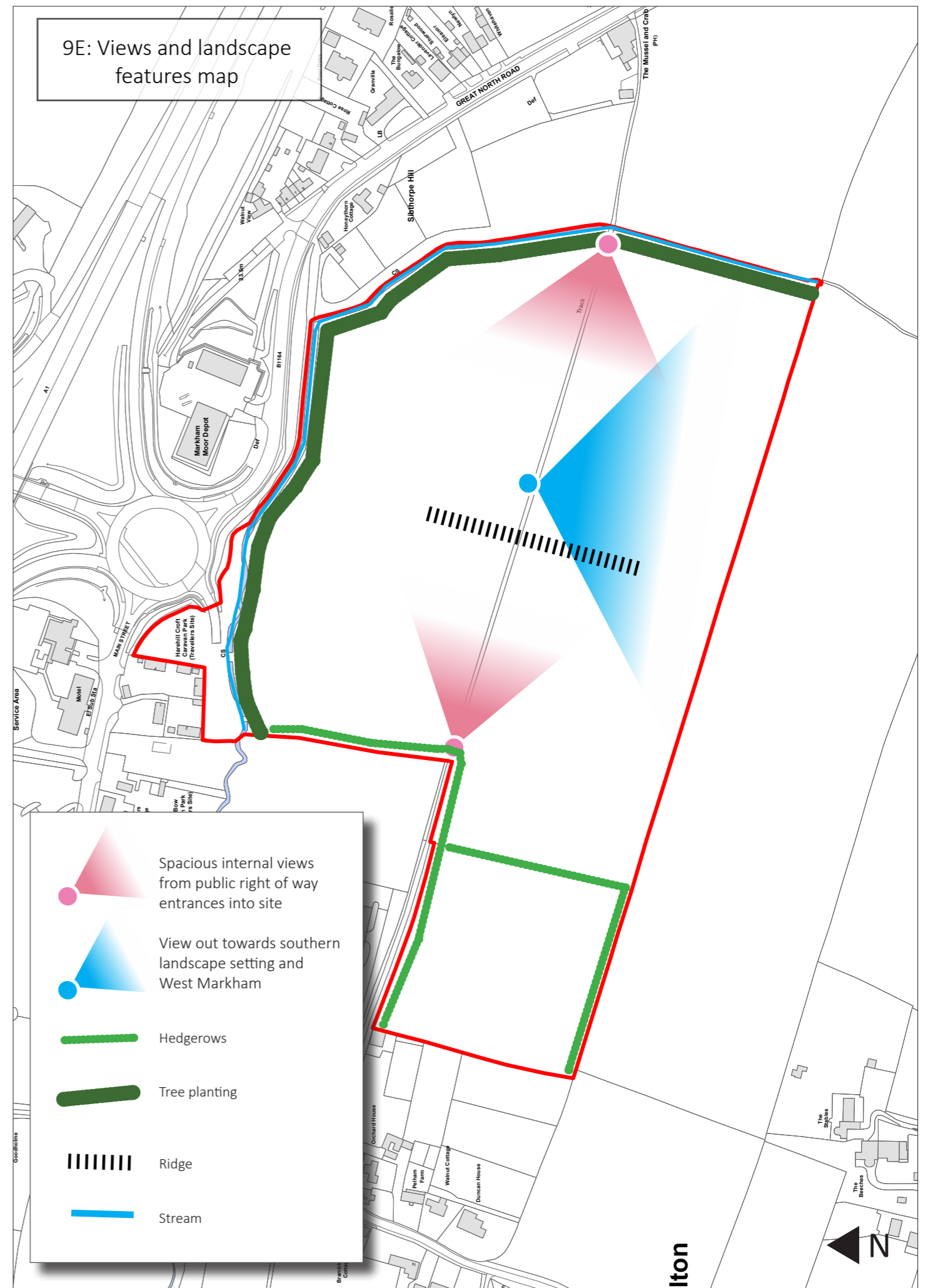
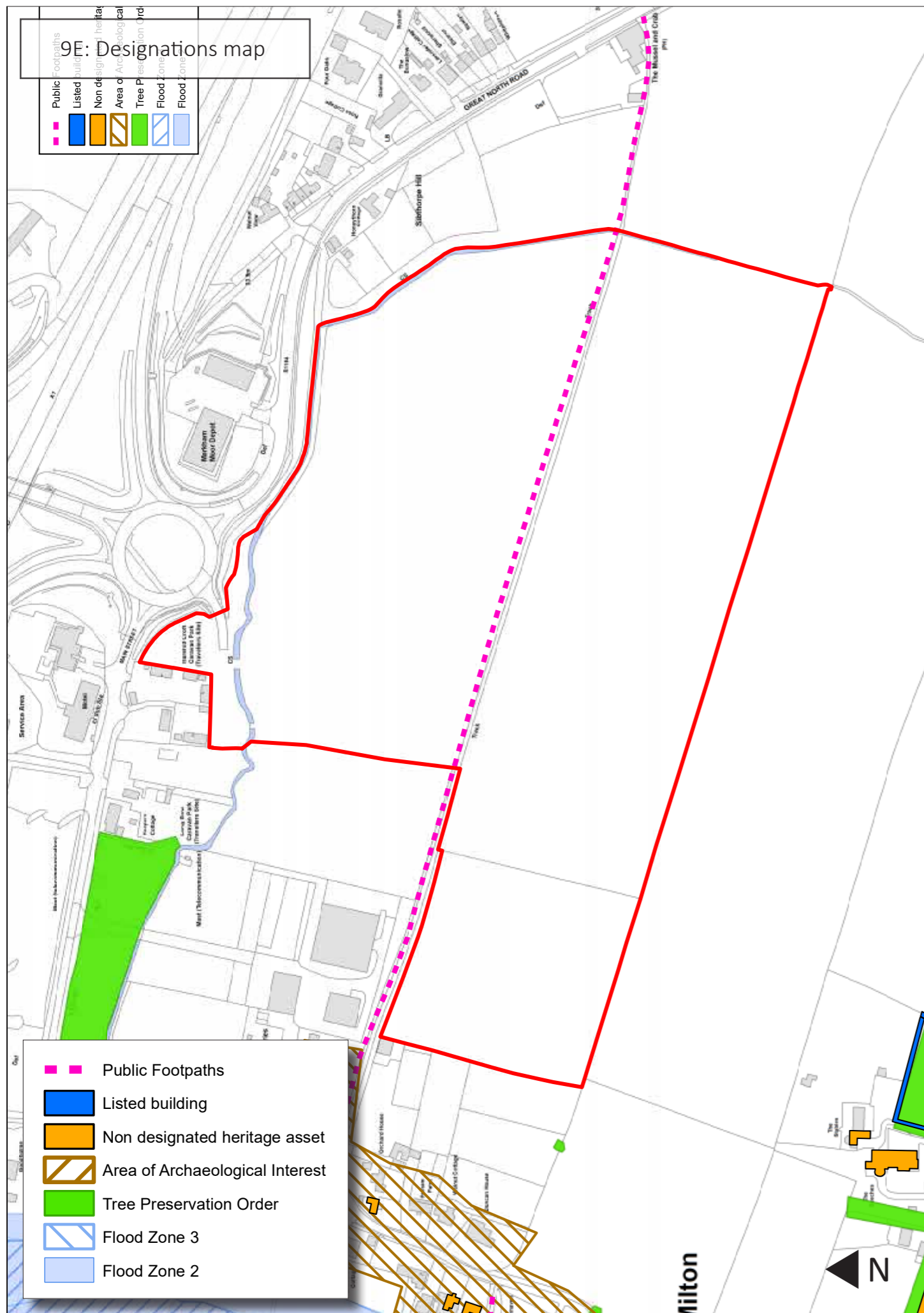


SITE 9E
LAA347
(MARKHAM MOOR)

PROPOSED USE:
EMPLOYMENT

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
9E (LAA347)	30 July 2019	SK71886 73312	25m (north) to 40m (south) 30m (west) to 35m (east)
Landscape Character Assessment (2009) - Policy Zone(s)			
Mid Nottinghamshire Farmlands 11 - Conserve & Reinforce. Sherwood 53 - Conserve (western section adjoins/part within).			
Current Use			
Agriculture (Arable).			
Previous Use(s)			
Presumed agriculture.			
Neighbouring Uses			
A1 junction and services to the north, with traveller caravan site off junction and Truckstop beyond. Residential to west (Milton village) across smaller fields and gardens. Agriculture to the south and east. Industrial estate to north-west separated by small woodland belt.			
Landscape features (e.g. trees, hedgerows, watercourses)			
A small stream runs across the northern tip of the site and around the eastern boundary. The site comprises two large and two smaller fields. Several long boundaries are open within the site but there are low hedges on the western boundary and a more substantial hedge along the stream to the north and east. There are no individual trees.			
Built forms			
None within site.			
Notable views to and from site			
There are several key views from within the site, upslope to Milton church and further distant views to West Markham. The upward slope north to south means that it is visible from a wide area to the north and west, including the main road (A57) and footpaths in the vicinity of Cliffe Gate and Beacon Hill (75m) and from the plateau to the west and south of East Markham (65m). A view can also be gained towards the site from the listed Church of All Saints at West Markham.			
Visual connectivity with surrounding roads, public rights of way, and residential developments			
<ul style="list-style-type: none"> - There is a public footpath east to west through the middle of the site running up to higher ground between Sibthorpe and Cleveland Hill Farm. There is another footpath in West Markham village and places where the public assemble at the village church and at Milton Church. The site has views up to each of these and can be viewed, at least in part, from them. - The upper part of the site is visible from the lane linking Milton and West Markham and all of it can be seen from points along Ollerton Road (B1164/Great North Road). - Views from the A1 are limited by topography and the major junction and associated services. 			

Topography
Rising from the flat land adjoining the small stream, the steeper upward slope running north to south across the site is an important landscape feature.
Strategic, national or local environmental designations
None.
Habitat connectivity
The small stream and hedgerow provide some connectivity, and this could be increased as part of landscaping associated with new development.
Recreational connectivity
The existing footpath network provides good connectivity.
Development constraints or opportunities
The topography, especially the slope on the site and the higher ground to the north, west and south, coupled with the presence of public footpaths, places of assembly and roads/lanes combine to create a substantial landscape-based constraint.
Conclusions
Topography, multiple long and short views and the proximity of attractive villages with Listed Buildings and the public right of way limit the development potential of this site.
Relationship with potential Green Gap
None.



Site 9E: Image gallery (LAA347)

Views across gently undulating landscape towards site from B1164.



Site screened in views from the Markham Moor Junction.



View from high point along public right of way looking south. View available of the Grade I listed Church of All Saints at West Markham and evenly spaced roadside trees of Milton Road.



View upon entering the site from the east via the public right of way.



The site appears in views from the grounds of the Grade I listed Church of All Saints at West Markham.

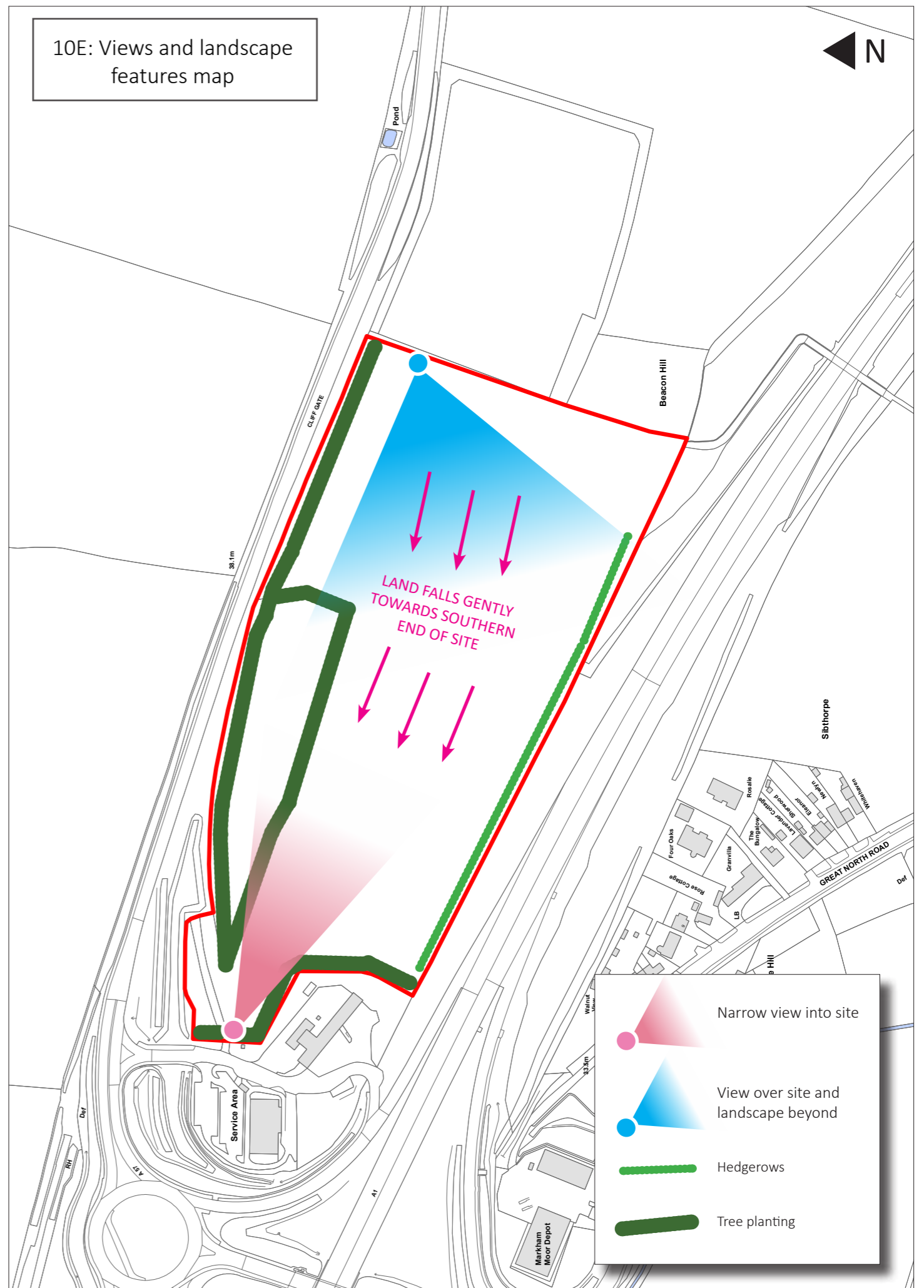
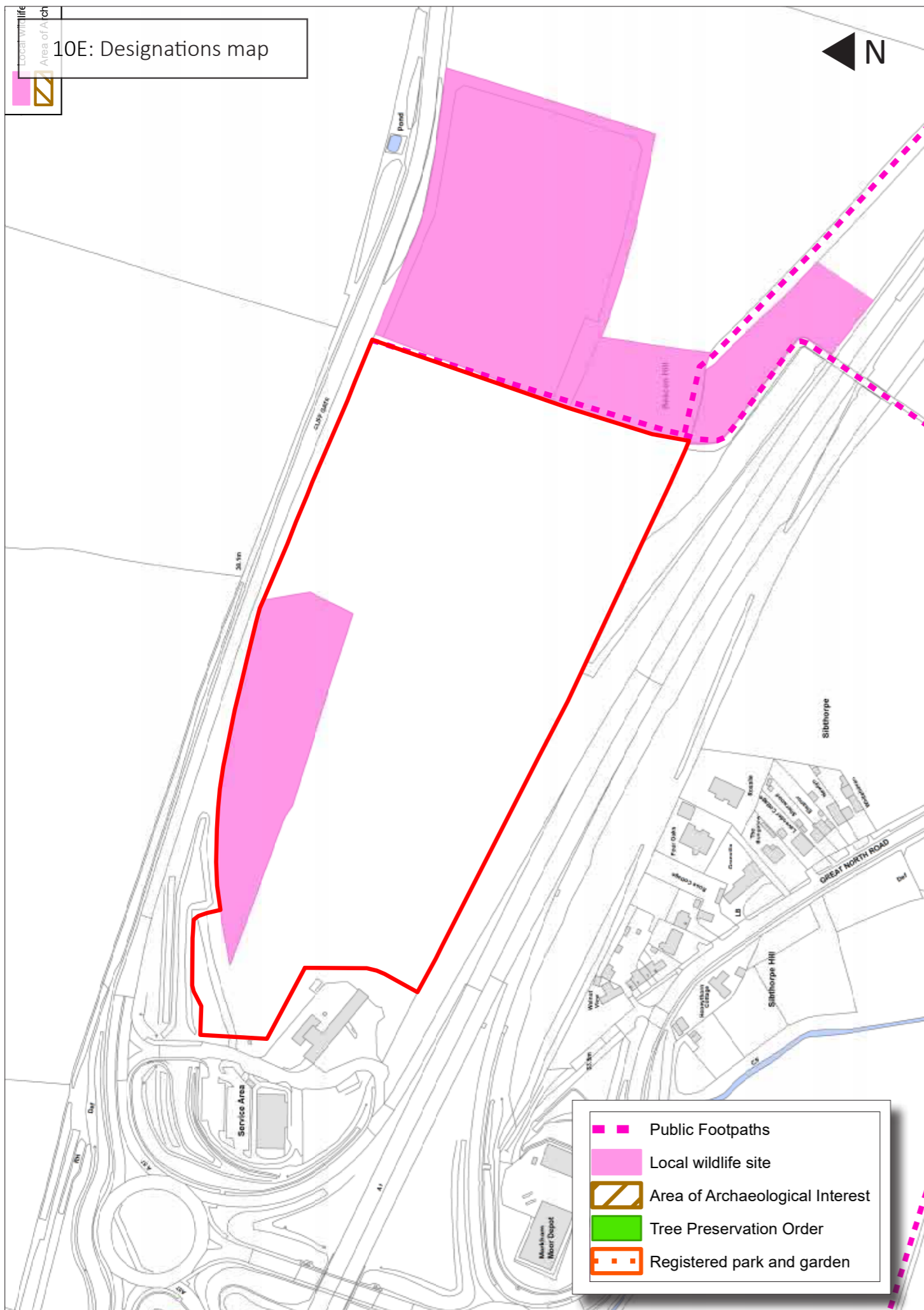


SITE 10E
LAA263
(MARKHAM MOOR)

PROPOSED USE:
EMPLOYMENT

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
10E (LAA263)	30 July 2019	SK 72281 73645	30m (west) to 53m (east).
Landscape Character Assessment (2009) - Policy Zone(s)			
Mid Nottinghamshire Farmlands 11 - Conserve & Reinforce.			
Current Use			
Agriculture (Arable) including some rougher land (possibly fill associated with roadworks) in the north western section of the site.			
Previous Use(s)			
Presumed agriculture.			
Neighbouring Uses			
Highway infrastructure and junction to the south and west with commercial residential and agricultural further beyond. Service area and hotel to the west. Agriculture to the east and north (across the A57).			
Landscape features (e.g. trees, hedgerows, watercourses)			
Tall hedges on the A1 and A57 boundaries and alongside the services/hotel. Open boundary and small woodland alongside the eastern boundary. Trees and shrubs encircle the rougher ground within the site. No other individual trees.			
Built forms			
None within site.			
Notable views to and from site			
Longer views can be obtained from the higher eastern part of the site, especially to the south and east towards higher ground in Sherwood and the Dukeries. The lower western sections are encircled by the A57, A1 and the service area, which means that views are limited.			
Visual connectivity with surrounding roads, public rights of way, and residential developments			
<ul style="list-style-type: none"> - Views from the A1 and the A57 are limited owing to boundary hedgerow and trees planting. - A public footpath runs north-south alongside the eastern boundary of the site providing views into the elevated eastern part of it and gives a panorama to the west and south. The path crosses the A1 on a high-level footbridge, connecting to Sibthorpe and Milton (across Site E9). 			
Topography			
The rising ground west to east is an important landscape feature, connected to the east to the flat-topped Beacon Hill at 75m.			

Strategic, national or local environmental designations
Local wildlife site in north west part of site.
Habitat connectivity
Connectivity is good just outside the site on Beacon Hill, but otherwise it is limited. There is potential for a new connection south to the rough ground within the site and this would be a significant improvement.
Recreational connectivity
Poor at present, because there are no footpaths on the site. However, there is potential for a new link between the hotel/services to the footpath to the east as part of any landscape or habitat framework within a new development.
Development constraints or opportunities
The steeply sloping nature of the site and the presence of a footpath and local wildlife sites represent landscape and nature conservation-based constraints.
Conclusions
Owing to the site topography, with any new development at the top of the slope likely to be visually intrusive, and habitat considerations, comprehensive development of the site may not be possible. However, it may be possible for a smaller development focussed on the western and southern two-thirds of the site to be accommodated from a landscape perspective at the same time as providing opportunities for improved habitat and recreational connectivity.
Relationship with potential Green Gap
None.



Site 10E: Image gallery (LAA263)



Boundary trees screen views into the site from Cliff Gate.




A gated access at the western end of the site allows for a narrow view into site.



The western end of the site has an enclosed and secluded character with dense planting along its boundaries.



The elevated eastern end of the site, accessible via a public right of way, is more exposed and offers expansive long distance views across the wider southern and western landscape setting.



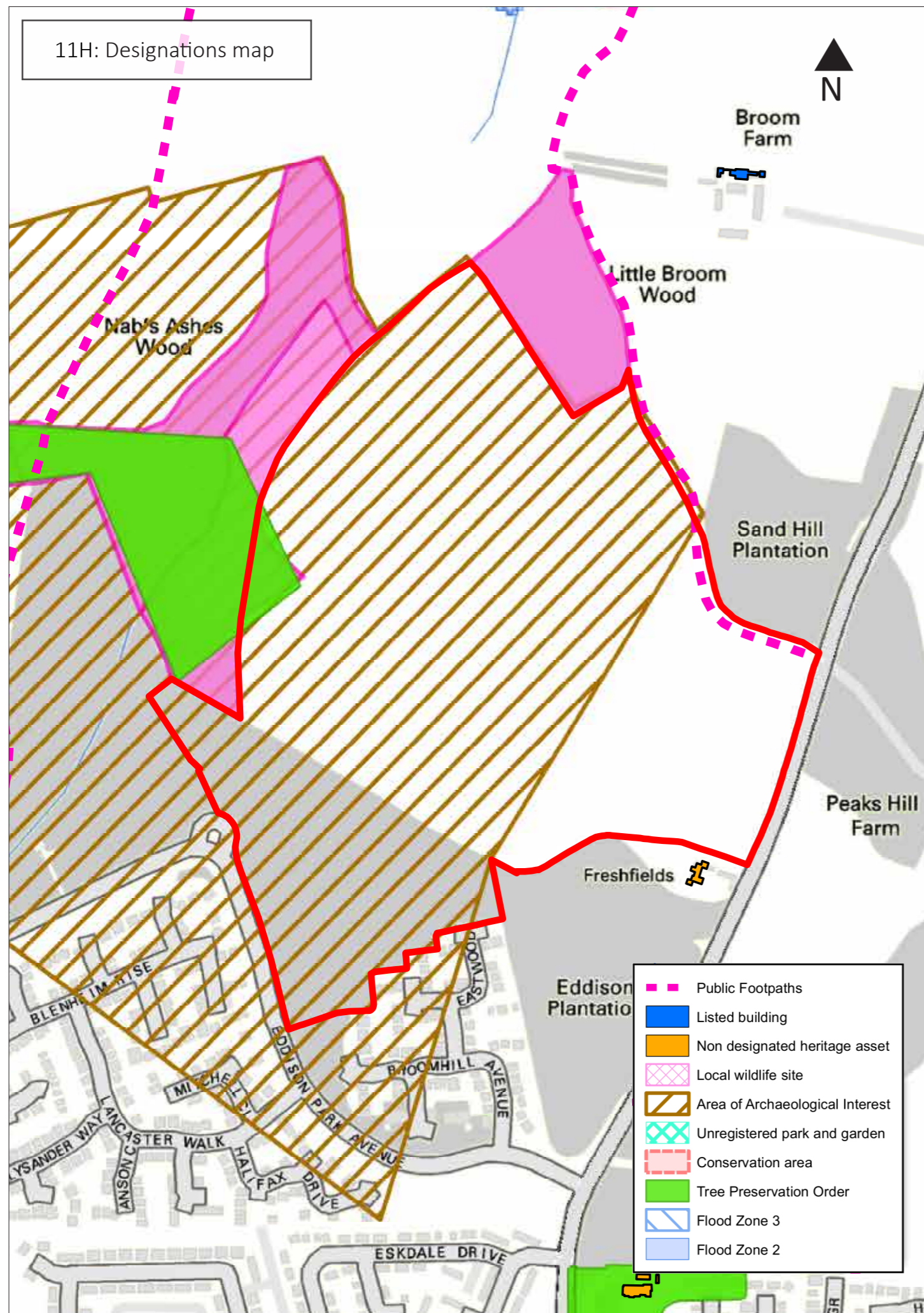
SITE 11H
LAA210, LAA470
(WORKSOP)

PROPOSED USE:
RESIDENTIAL

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
11H (LAA210,LAA470)	30 July 2019	SK 58598 82278	35m (west) to 45m (east), 43m(-south) to 34m(north)
Landscape Character Assessment (2009) - Policy Zone(s)			
Idle Lowlands 12 Conserve & Reinforce.			
Current Use			
Agriculture (Arable). Four woods adjoin the site (Cocked Hat Wood, Sand Hill Plantation, Little Broom Wood and Eddison Plantation). There is recent residential development immediately south west, off Eddison Park Avenue.			
Previous Use(s)			
Presumed agriculture.			
Neighbouring Uses			
Agriculture and woodland to the west, north & east. Residential to south.			
Landscape features (e.g. trees, hedgerows, watercourses)			
It is a complex and interesting landscape, undulating, and after a slight ridge up from Carlton road, there is a general fall to a small valley the West. The field adjoining Eddison Avenue is relatively level. The four woods provide a framework around the site and there is an additional clump of trees in the larger field which adjoins Carlton Road. There is a low hedge on that boundary and the site is clearly visible from the road. There is a scant hedge, with intermittent larger blackthorn trees/shrubs on the field fronting Eddison Avenue.			
Built forms			
None within site.			
Notable views to and from site			
Key views into the site include those from Carlton Road, which runs along the eastern edge of the site, from the listed Broom Farmhouse, numerous points along the public right of way that leads to Carlton in Lindrick, and from the residential developments to the west at Eddison Park Avenue.			
Visual connectivity with surrounding roads, public rights of way, and residential developments			
A bridleway runs along the north-western boundary, from Carlton Road to Carlton in Lindrick to the north. Broom Hill Farmhouse and outbuildings lie north of the site, beyond this bridleway. The site can be seen clearly from Eddison Avenue, Carlton Road and from the bridleway. From both, it is an unspoilt rural landscape which is part of the wider countryside to the north of Worksop. There are very slight long views (e.g. from Broom Farm and Owday Lane – further north) that are constrained by virtue of topography and woodlands. The lower level field, off Eddison Park Avenue, is more detached from the rural landscape and is effectively linked to the recent residential development.			

Topography
The rolling topography contributes to a complex and interesting landscape rising up from Carlton Road, and then sloping to a small valley.
Strategic, national or local environmental designations
A TPO affects a small part of the western side of the site (part of a larger TPO). An area of archaeological interest covers the western part of the site and a small area designated as a local wildlife site.
Habitat connectivity
Good, with only short sections of open land between the four woodlands, with some further connectively provided by ditched and hedgerows .
Recreational connectivity
The bridleway is a good link to open countryside but there are no footpaths within the site and limited potential to connect through to Eddison Avenue, without extensive development.
Development constraints or opportunities
The landscape and rural character of the majority of the site which, linked to similar land to the north, comprises countryside to the north of Worksop, is a constraint on the location and scale new development.
Conclusions
The character and landscape quality of the majority of the side, west and north-west of Carlton Road, is such that extensive development is not desirable. However, further south land running down to Eddison Avenue is capable of development without detriment to the remainder of the site to the north. This could include retained woodlands and a strengthened wildlife corridor with planting and watercourse improvement to link Eddison Plantation and Cocked Hat Wood.
Relationship with potential Green Gap
It adjoins a potential Strategic Green Gap to the north of Worksop.

11H: Designations map



11H: Views and landscape features map



Site 11H: Image gallery (LAA210,LAA470)

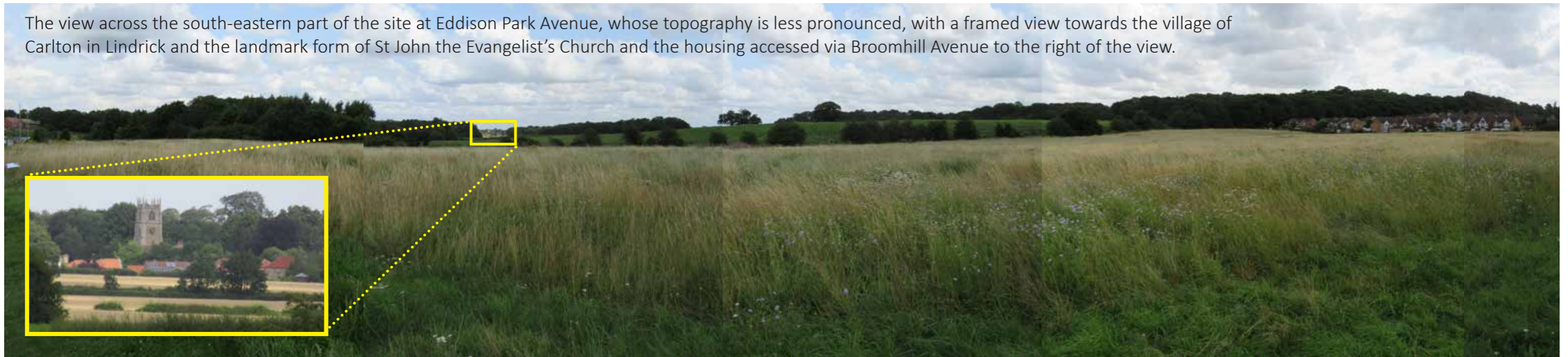




Looking into the site from Carlton Road the sites wooded edges are particularly prominent.



From the Grade II listed Broom Farmhouse a slight aspect can be gained towards the site.



The view across the south-eastern part of the site at Eddison Park Avenue, whose topography is less pronounced, with a framed view towards the village of Carlton in Lindrick and the landmark form of St John the Evangelist's Church and the housing accessed via Broomhill Avenue to the right of the view.



The site has an open frontage on to Carlton Road.



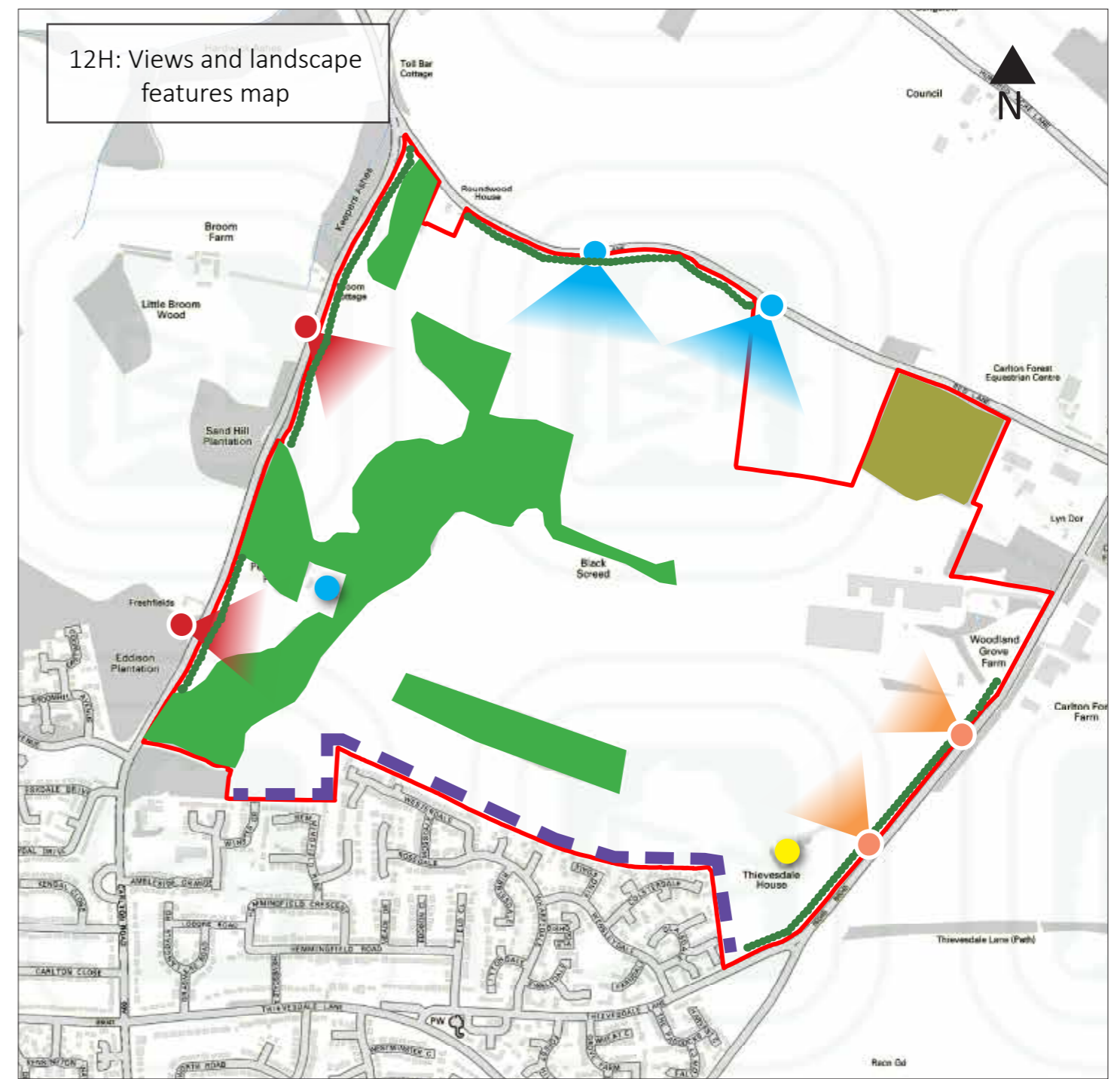
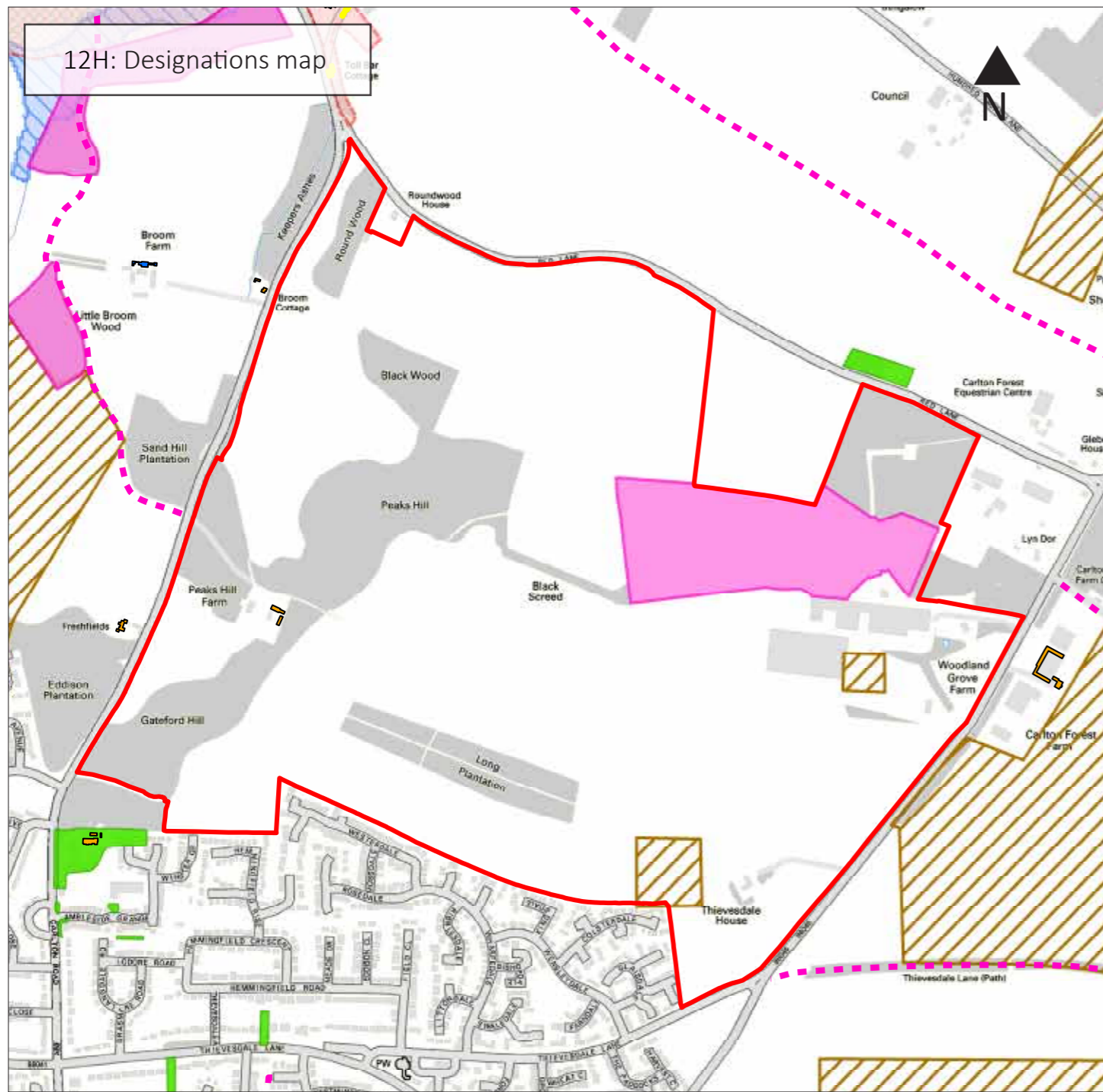
SITE 12H

**LAA205, LAA210, LAA262, LAA279, LAA458, LAA460, LAA468, LAA469
(WORKSOP)**










**PROPOSED USE:
RESIDENTIAL**

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
12H (LAA205, LAA210, LAA262, LAA279, LAA458, LAA460, LAA468, LAA469)	30 July 2019	SK 59462 82238	75m (south) to 38m (north), 68m (west) to 41m (east).
Landscape Character Assessment (2009) - Policy Zone(s)			
(East) Sherwood 37 Create. (West) Idle Lowlands 12 Conserve & Reinforce.			
Current Use			
Agriculture (arable) but with several large woods (Gateford Hill, Peak Hill, Black Wood, Round Wood and Long Plantation).			
Previous Use(s)			
Agriculture, possible past mining/quarrying on adjoining land to the east.			
Neighbouring Uses			
Residential to the south. Agriculture further beyond, to the west north and east, across Carlton Road (A60), Red Lane and the B6045 (Blyth Road). Industry to north-east corner.			
Landscape features (e.g. trees, hedgerows, watercourses)			
Gateford Hill, Peaks Hill and Black Wood are contiguous, running north/south with the topography along the ridge and slope in the western (highest) section of the site. In addition, they have frontages on the slope running along Carlton Road. Round Wood (which is ovoid) is in the north-west corner of the sites stands alone, as does Long Plantation, which is rectilinear, in the south.			
There is a low hedge along the open sections of the western boundary (Carlton Road). Other than Round Wood, there is a similar hedge long the northern boundary (Red Lane) which become more substantial around the industrial estate (outside the site). This continues south along Blyth Road, but thins again beyond the developed areas.			
The fields within the site are large and rectilinear with low hedges as boundaries. There is an open feel to the landscape, especially on higher ground in the West and North parts of the site. The rear boundaries of the housing estate to the south are a mixture of fencing and hedges.			
Built forms			
Peaks Hill Farm and Thievesdale House.			
Notable views to and from site			
The site is elevated, comprising rising land to the north of the built-up area of Worksop. The importance of views from the roads around the site are noted below. From the site itself, there are views from the higher ground south across Worksop and West to open countryside. The houses on the "Yorkshire" estate to the south do not relate to, or give access to the site, but properties enjoy an open aspect to the north, particularly from upper floors.			

Visual connectivity with surrounding roads, public rights of way, and residential developments
The views of the site from Blyth Road are of unspoilt countryside with mixed farming and woodland running upslope to higher land. For motorists on Red Lane, there are clear views looking south over the site across higher ground. The low hedges and elevated nature of the route give similar intermittent open views from the southern section of Blyth Road (A60) and upslope from Thievesdale Lane. Views from Carlton Road are more limited, owing to the dense woodland planted that dominates the western side of the site.
Topography
The site is elevated with a ridge running south/north across the western section, rising to a plateau in the north section. The slope east from Carlton Road is noteworthy.
Strategic, national or local environmental designations
Two small areas of archaeological interest and a local wildlife site within the site.
Habitat connectivity
Good within woodland at Gateford Hill, Peak Hills and Black Wood but otherwise limited at present. There is potential to connect to other woods and to improve existing hedges, possibly as part of a landscape framework associated with a limited new development.
Recreational connectivity
Poor at present, but there are potential opportunities associated with development to improve links to Worksop and the wider network, providing an alternative to the currently busy roads.
Development constraints or opportunities
Topography, linked with the large size of the site, extending north into open countryside, prominence from roads/open views and the presence of several substantial mature woodlands, all represent constraints.
Conclusions
A combination of topography, the landscape value of existing woodlands and the extent to which the site extends north into open countryside, suggest that only a limited development in the middle and southern sections of the site could be achieved without an overall adverse landscape impact. However, care should be taken to respect topography, retain woodlands and if possible improving connectivity.
Relationship with potential Green Gap
No, but adjoins a potential Strategic Green Gap, East and North of Worksop.



-  Public Footpaths
-  Listed building
-  Non designated heritage asset
-  Local wildlife site
-  Area of Archaeological Interest
-  Unregistered park and garden
-  Conservation area
-  Tree Preservation Order
-  Flood Zone 3
-  Flood Zone 2

-  Open views across northern half of site
-  Short views terminated by woodland
-  Intermittent views into site through breaks in hedgerows
-  Hedgerows interspersed with stretches of tree planting
-  Mature woodland block
-  Dwelling (Thievesdale House)
-  Farm (Peaks Hill Farm)
-  Exposed built edge to existing development
-  Semi-mature woodland block

Site 12H: Image gallery (LAA205, LAA210, LAA262, LAA279, LAA458, LAA460, LAA468, LAA469)



Views into the site from Carlton Road are dominated by substantial woodland belts stood on rising land.



A view into the site from a field entrance on , within which a distant views emerges of the upper extents of St John the Evangelist's Church in Carlton in Lindrick.



Blyth Road slopes downhill as it approaches the site, with intermittent views available into the site along the way.



A view into the site from Red Lane reveals its mixture of arable and woodland coverage.



Employment uses lie outside the sites north-eastern extents.



Where roadside tree planting subsides, views are then available into the site from Blyth Road.



Residential areas to the south generally turn their back on the site and there is little visual connection between the two.



Low hedgerows enclose the site along its southern edge to Blyth Road.



SITE 13H
LAA365
(WORKSOP)

PROPOSED USE:
RESIDENTIAL

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
13H (LAA365)	30 July 2019	SK56436 81610	52m across.
Landscape Character Assessment (2009) - Policy Zone(s)			
Magnesian Limestone Ridge 8 - Create.			
Current Use			
Pasture (horse grazing).			
Previous Use(s)			
Presumed agriculture/grazing.			
Neighbouring Uses			
Residential to south-east (small street of older detached properties). A57 (dual carriageway and major junction) to the west and Gateford Road (B6041 dual carriageway) north east, with agriculture. Small scale agriculture/grazing over Gateford Toll Bar to south east with some modern dwellings. There is a bus stop on the B6041.			
Landscape features (e.g. trees, hedgerows, watercourses)			
Substantial hedge with trees alongside A57. Lower (gappy) hedge alongside B6043. Low, but well-maintained hedge on Gateford Toll Bar beyond houses. The rear boundaries of houses comprise fencing and hedges. No individual trees.			
Built forms			
Stables.			
Notable views to and from site			
Views from within are limited owing to the boundary planting, adjoining housing and low-lying character of the site. The only open view into the site is from Gateford Road, which sits above the site.			
Visual connectivity with surrounding roads, public rights of way, and residential developments			
There are no public rights of way within the site, but Gateford Toll Bar is a walking and cycling route and the site can be seen through the field entrance south west of the houses. There are open views across the site from the B6043.			
Topography			
The site is level and slightly lower than the adjoining major roads.			
Strategic, national or local environmental designations			
None.			
Habitat connectivity			
Limited at present, with little potential for improvement.			

Recreational connectivity
Gateford Toll Bar is an important connection between Worksop and Shireoaks, including the canal, marina, restored spoil heap, local employment and shopping, connecting the built-up area to countryside (and employment area).
Development constraints or opportunities
There are no significant landscape-based constraints.
Conclusions
There are no landscape constraints that would prohibit development. Other potential constraints, such as possible highways and noise issues, can likely be overcome through good design and mitigation measures.
Relationship with potential Green Gap
None.





13H: Designations map

-  Public Footpaths
-  Listed building
-  Non designated heritage asset
-  Local wildlife site
-  Area of Archaeological Interest
-  Unregistered park and garden
-  Conservation area
-  Tree Preservation Order
-  Flood Zone 3
-  Flood Zone 2

Gateford Common



13H: Views and landscape features map

-  Narrow view into site
-  View over site from Gateford Road
-  Hedgerows
-  Tree planting

Gateford Common

53.8m



Site 13H: Image gallery (LAA365)

Views over the site can be obtained from Gateford Road.



Hedgerows enclose the southern frontage on to Gateford Toll Bar.



A band of trees edge the long western side of the site.



A constrained view of the site is available through the field entrance on Gateford Toll Bar.



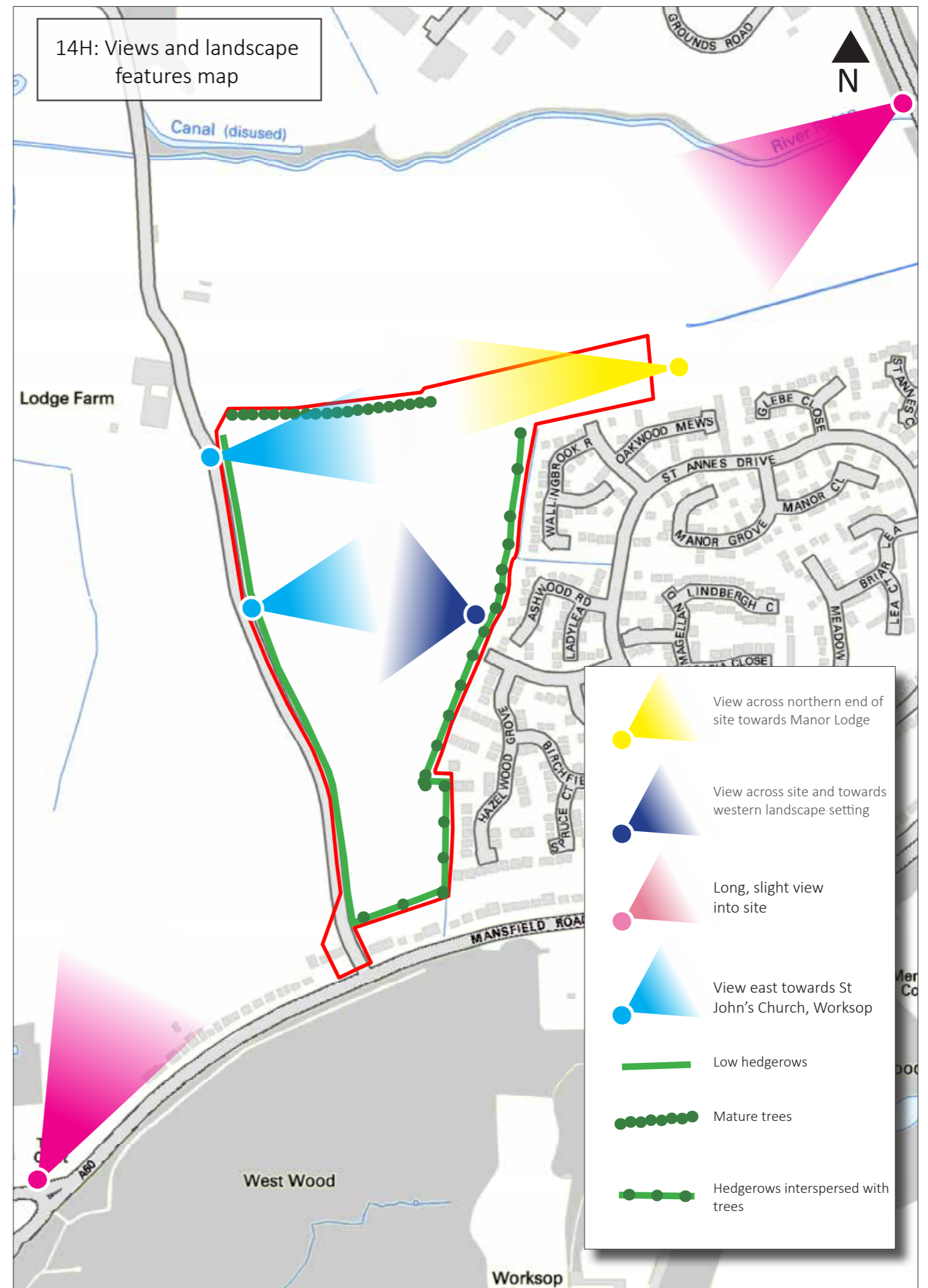
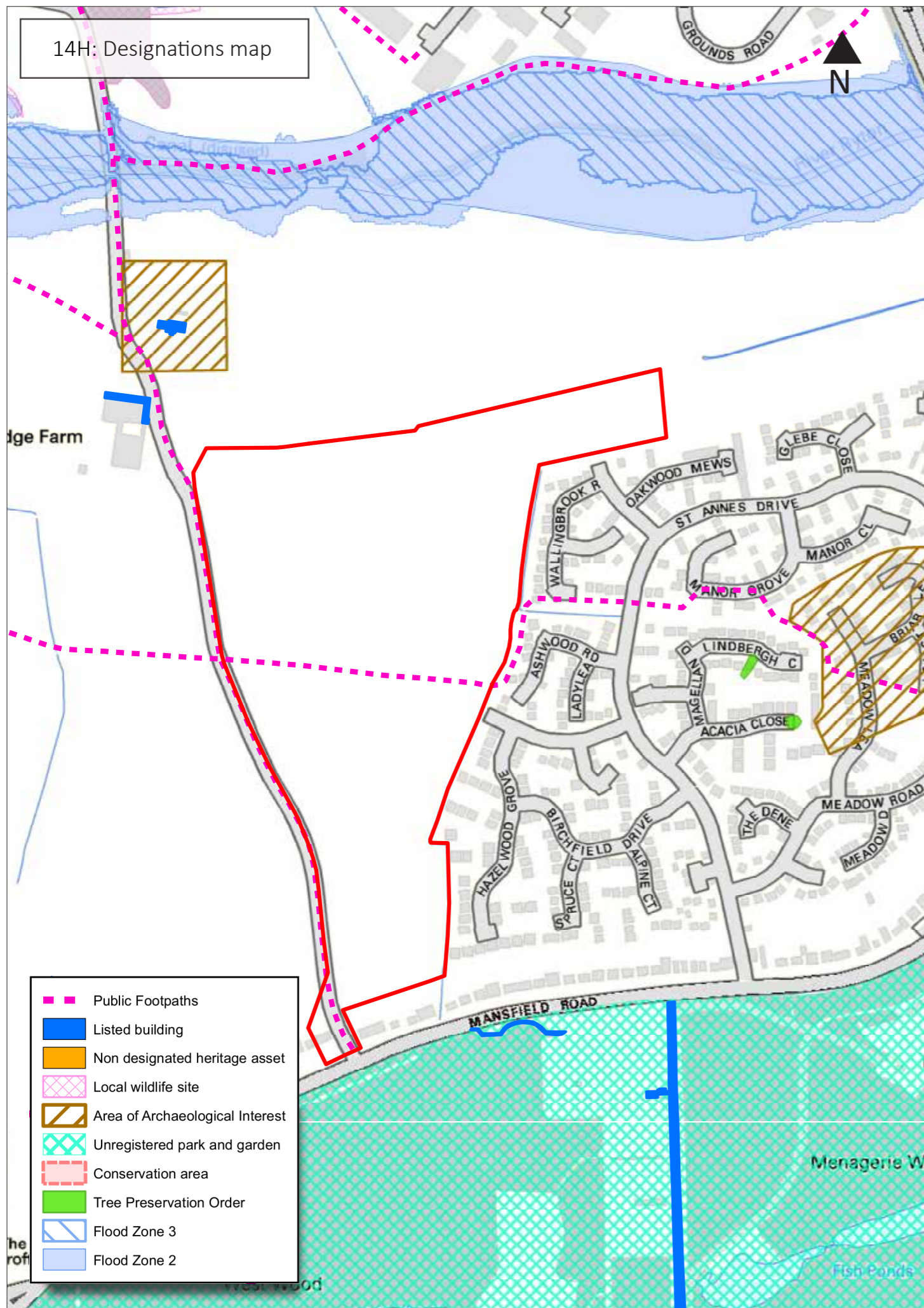


SITE 14H
LAA206
(WORKSOP)

PROPOSED USE:
RESIDENTIAL

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
14H (LAA206)	30 July 2019	SK56701 78800	49m (south) to 39m (north) and 43m (west to east).
Landscape Character Assessment (2009) - Policy Zone(s)			
Magnesian Limestone Ridge 11 - Conserve & Reinforce.			
Current Use			
Agriculture (Arable).			
Previous Use(s)			
Presumed agriculture.			
Neighbouring Uses			
Residential to east (a large late C20 estate, forming the built-up edge of Worksop). 1950s ribbon residential development to the south (along the A57). Agriculture to the west, running up to railway line with industry and former Shireoaks Colliery beyond. West Wood and Worksop Manor to south, across the A57. Open space/play area adjoins NE corner of site. Listed Manor Lodge and farm buildings to north.			
Landscape features (e.g. trees, hedgerows, watercourses)			
- The site slopes gently south to north down to a ditch along to the valley of the River Ryton. The site comprises three complete large fields and part of a fourth. The fields, and a track (PROW) running south to north through the site, are enclosed by hedges with some larger trees and shrubs. Those along the track are taller/denser. No individual trees. The boundaries of the residential properties to the East and South comprise hedges and fences.			
Built forms			
Traditional stone wall along northern boundary.			
Notable views to and from site			
The site topography and large-scale means that there are extensive views of the site. It can be partially seen in slight views from the A57 to the north-east and the A60 to the south-west. Local views into the site can be gained from the public right of way to the west and the playground to the north-east.			
Visual connectivity with surrounding roads, public rights of way, and residential developments			
The site is bisected by two public rights of way. The first is a path running west to east, leading into the extensive housing estate and the second is the track running north to south which extends through to Rhodesia, the Chesterfield Canal and Shireoaks. There are several viewpoints along these walking routes. There are also viewpoints into the site from the A57 leading into Worksop (south west tip of the site); from the same road at Meadow Holme (on embankment over the River Ryton); from the footpath immediately south of the superstore, and the A60 to the south-west.			

Topography
The southern section of the site is slightly elevated and more prominent in external views towards the site. Lower land towards the valley of the River Ryton at northern end of site.
Strategic, national or local environmental designations
None.
Habitat connectivity
This is good along the south to north public right of way and across the river valley to the north of the site. There is potential to retain and enhance connectivity, including working along existing hedges as part of a landscape framework for any new development.
Recreational connectivity
The two public rights of way provide important opportunities to link to the Chesterfield Canal and countryside to the west and north west. Complementing habitat work, there is potential to retain and enhance recreational connectivity as part of a landscape framework for any new development.
Development constraints or opportunities
It will be important to retain and enhance the public rights of way and to respect the views into and out of the site, especially the higher ground in the south near the A57 and the valley of the River Ryton to the north. The relationship with existing housing will also need to be considered.
Conclusions
There are significant landscape constraints to a development covering all the site, but there is scope for a more limited development, development adjoining recent housing, in parts of the central and southern sections of the site respecting and improving public rights of way, the (wider) valley of the River Ryton, maintaining views and the amenity of existing housing.
Relationship with potential Green Gap
None.



Site 14H: Image gallery (LAA206)



The site is bisected by a footpath that knits into a wider network of public rights of way.



The spire of the Grade II listed Church of St John in Worksop is a distinct features appearing in several views looking east from the site.



A traditional dry-stone wall runs along part of the sites northern boundary.



Looking west from the public right of way as it exits the residential environment of Ashwood Road illustrates the gentle rise in the land, with West Wood appearing prominently to the left of the view.



The Grade I listed Manor Lodge appears from a wooded setting in views looking west across the northern part of the site from the playground at a bac



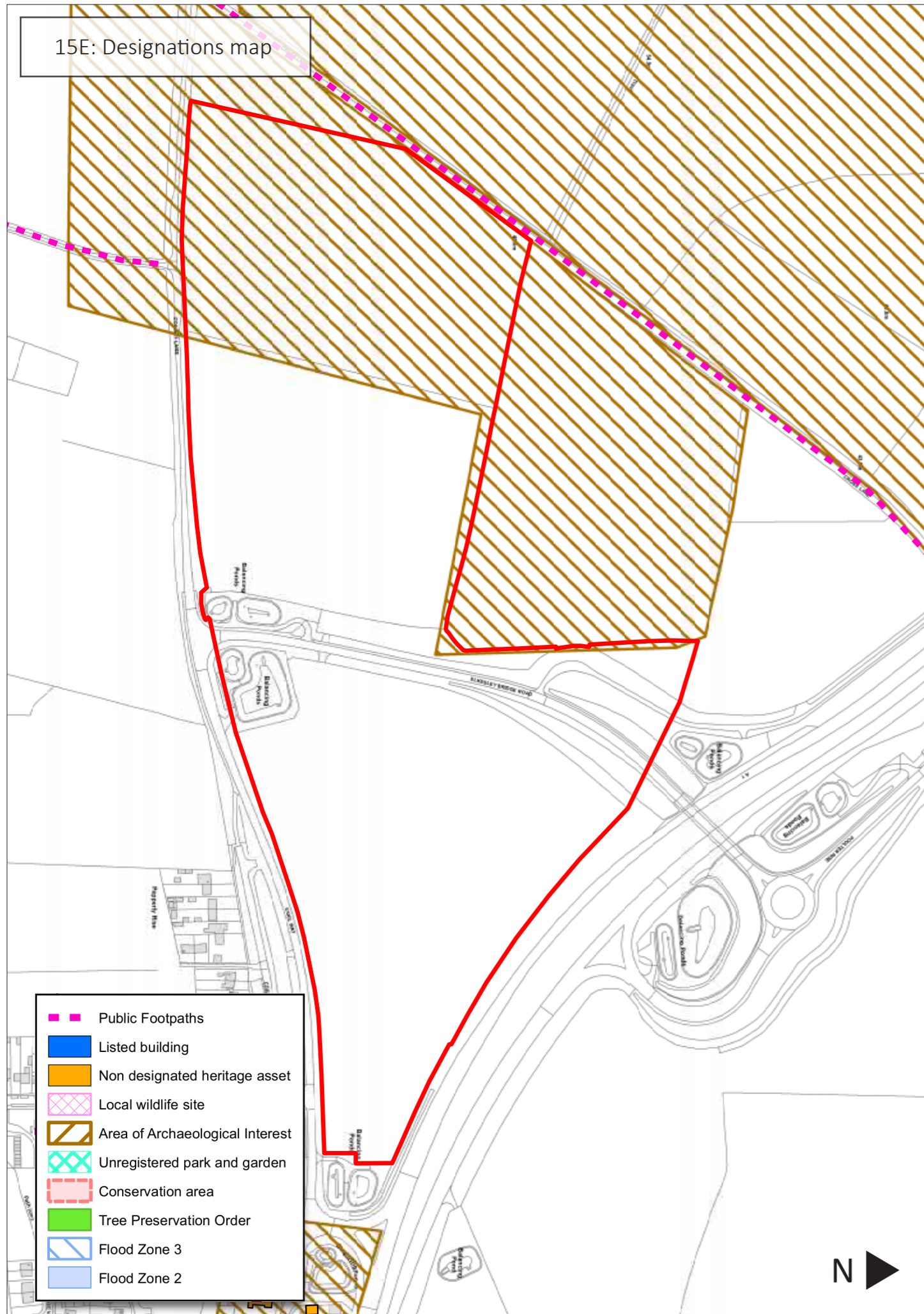
SITE 15E
LAA456
(ELKESLEY)

PROPOSED USE:
EMPLOYMENT

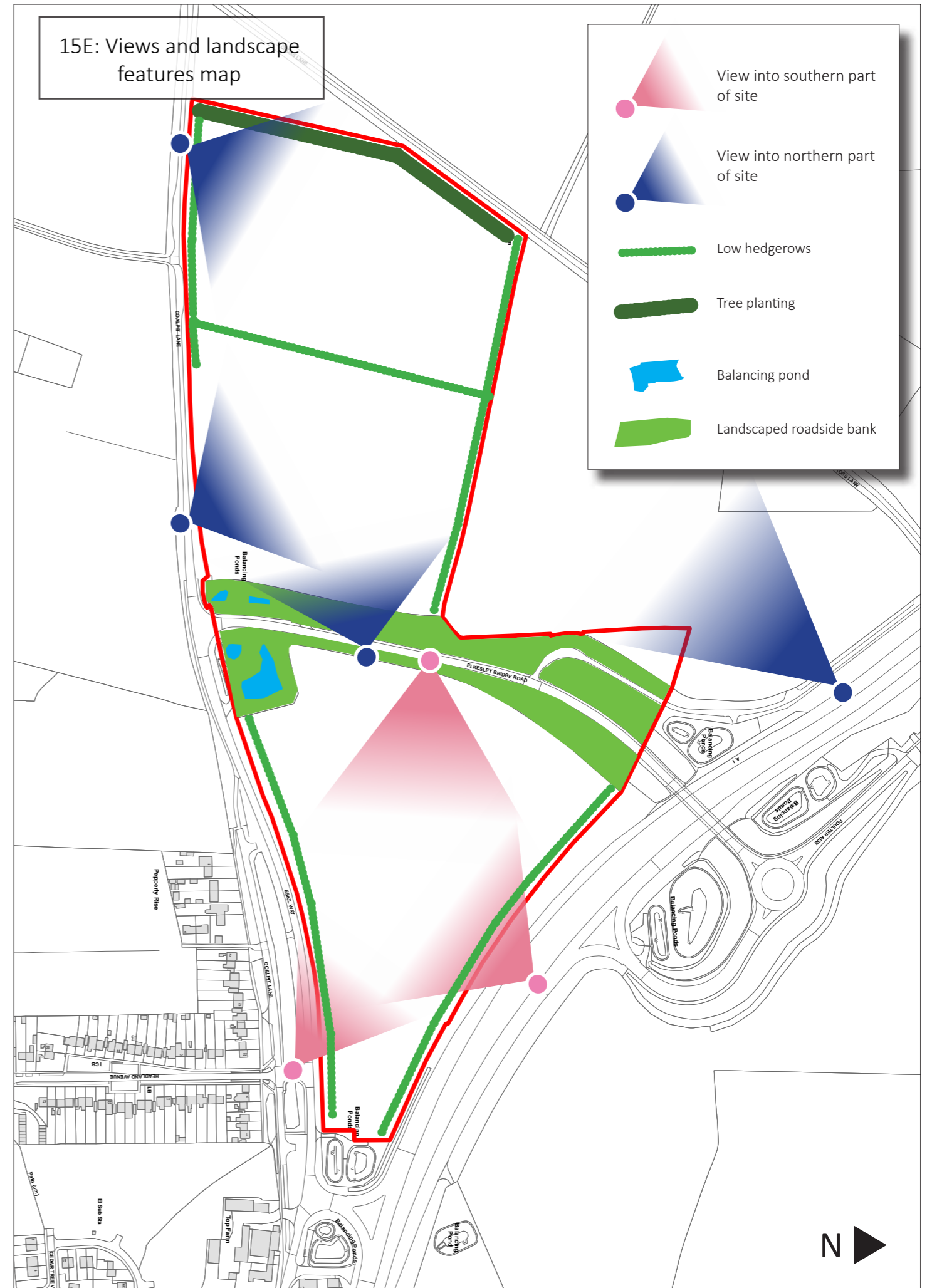
Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
15E (LAA456)	30 July 2019	SK 67973 75753	(West Section) 37m (S) to 4m (N) and (East Section) 17m (W) to 31m (E)
Landscape Character Assessment (2009) - Policy Zone(s)			
Sherwood 40 - Conserve & Create.			
Current Use			
Agriculture (Arable) with southern section unused or in set-aside.			
Previous Use(s)			
Presumed agriculture.			
Neighbouring Uses			
Residential (edge of Elkesley village) to south-east on Coalpit Lane frontage. Otherwise agriculture to all sides, albeit impacted upon by A1 and junction. Small triangular woodland to the south west (outside site).			
Landscape features (e.g. trees, hedgerows, watercourses)			
Low, gappy hedges between the five fields on the site and along Coalpit Lane. Recent (immature) planting around the A1 junction and along edges of Elksley Bridge Road. No individual trees on the site.			
Built forms			
None within site.			
Notable views to and from site			
There are multiple views into the site from the adjoining road network and from higher ground to the south and west of the site. Views out from the site are limited, especially at the northern end, owing to the site topography and the impact of the A1 embankment and the new junction.			
Visual connectivity with surrounding roads, public rights of way, and residential developments			
There is a byway (Cross Lane) which forms the western boundary of the site and is open to all traffic including walkers and cyclists, but this appears to be truncated by the A1. There are views across the site from the A1, the new junction, Coalpit Lane and houses in Elkesley. Views out of the site across the A1 are generally open and rural.			
There is land to the South of Elkesley comprises Spitfire Hill, Crookford Hill and Broom Hill and the valley of the River Poulter. Several public rights of way cross this area, including the Robin Hood Way. The land is wooded, but with open areas that likely provide longer views towards the site.			

Topography
The triangular eastern part of the site is generally flat, only rising slightly at its western end. The western part of the site has a more pronounced topography, the land rising up from Coalpit Lane and notably elevated above the A1.
Strategic, national or local environmental designations
An area of archaeological interest within west part of the site.
Habitat connectivity
Limited at present, but the new junction planting and Cross Lane, with small woodlands at either end, is significant. There is little potential for new development to add to this.
Recreational connectivity
Cross Lane leads to a good footpath network, including the Robin Hood Way, south of the site and Elkesley.
Development constraints or opportunities
The new junction gives an opportunity for employment development which may be attractive commercially. However, the exposed character of the site and its partially elevated topography would mean that large buildings in this location would be visually prominent.
Conclusions
The site is constrained by virtue of location and topography and combined with the rural character of the surrounding landscape, there is limited potential for new development, especially the sort of larger storage and distribution uses/buildings which may be commercially attractive in this location.
Relationship with potential Green Gap
None.

15E: Designations map



15E: Views and landscape features map



Site 15E: Image gallery (LAA456)



View over eastern part of the site from Elkesley Bridge Road.



View along landscaped eastern edge of western part of the site from Elkesley Bridge Road.



The site is open and exposed in views from Coalpit Lane.



Elkesley Bridge Road rises up from Coalpit Lane and severs the site into two distinct parts.



Looking south from the A1 towards the western end of the site.



The site has a strong visual connection with the western extents of Elkesley, as demonstrated in this view from the entrance to Headland Avenue.

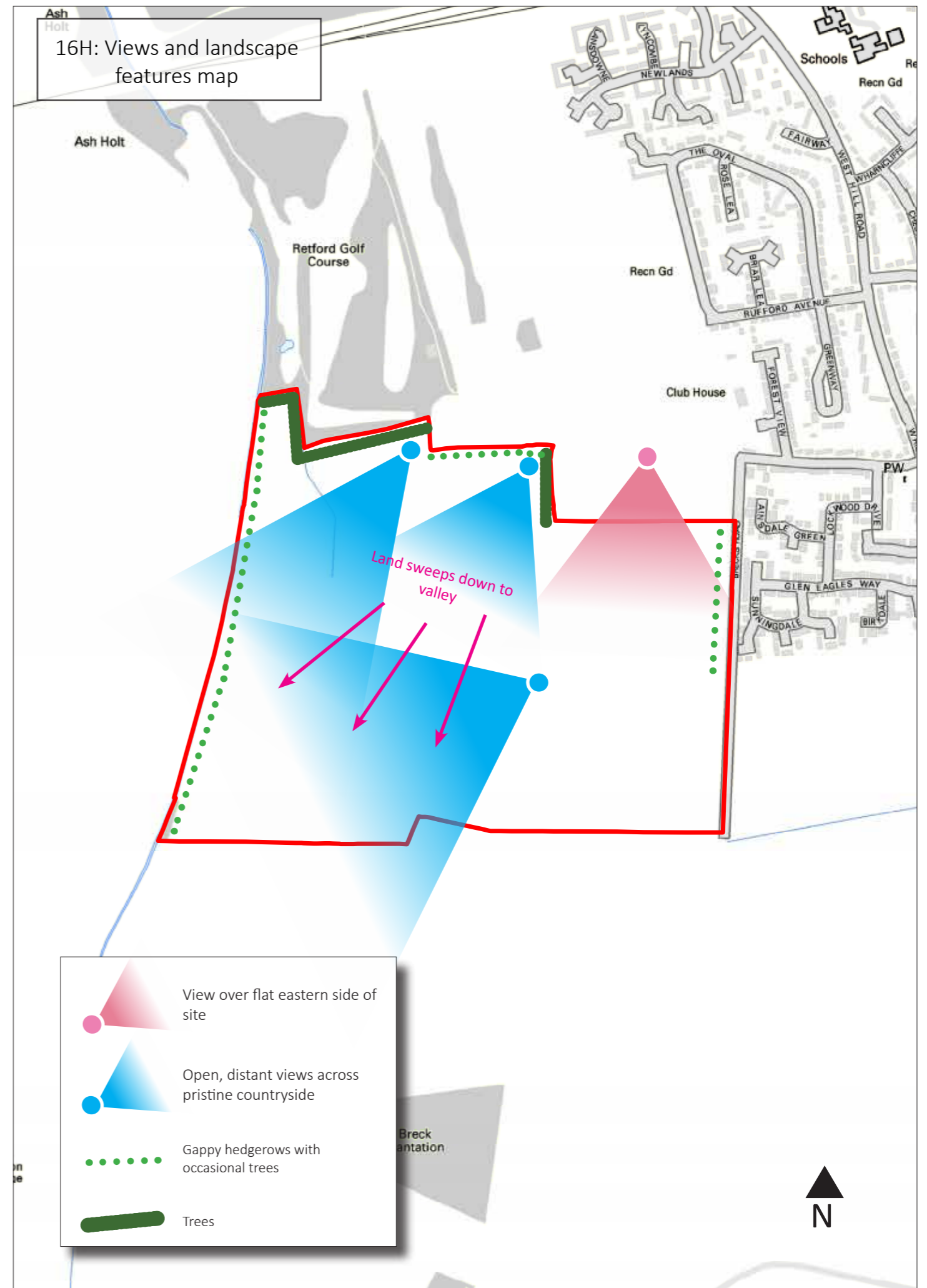
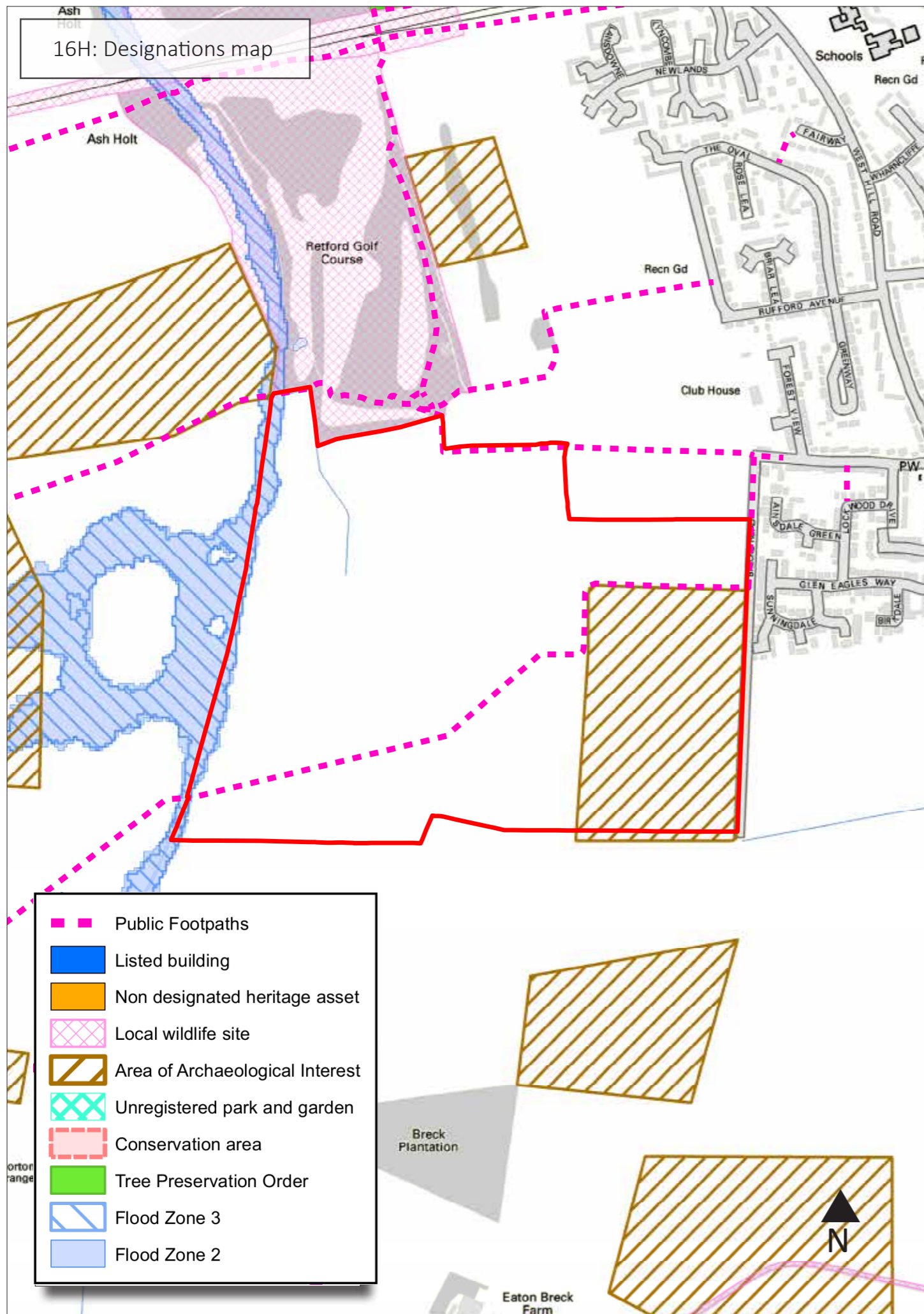


SITE 16H
LAA276
(RETFORD)

PROPOSED USE:
RESIDENTIAL

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
16H (LAA276)	31 July 2019	SK69327 78937	33m (East) to 20m (West) and 31m (North) to 31m (South)
Landscape Character Assessment (2009) - Policy Zone(s)			
Sherwood 40 - Conserve & Create.			
Current Use			
Agriculture (Arable).			
Previous Use(s)			
Presumed agriculture.			
Neighbouring Uses			
Residential to east (part), golf and woodland to north, agriculture to south-east, south and west.			
Landscape features (e.g. trees, hedgerows, watercourses)			
The sites is effectively a single (very) large field, subdivided by tracks, ditches and cropping patterns. On the west, south and (lower) east boundaries, there are thin hedges with occasional trees/shrubs. The north western boundary is the edge of Whisker Hill Wood and the northern boundary (Golf Club practice area) is a more substantial hedge. The eastern boundary (along Brecks Road) is a hedge enclosing and unmade road running behind the residential development .			
Built forms			
None within site.			
Notable views to and from site			
The elevation and west facing slope on the site provides extensive views to the west and south, towards Clumber Park in the far distance. Within the site, there are views south-west across a valley and south along the slope/ridge to countryside beyond.			
Visual connectivity with surrounding roads, public rights of way, and residential developments			
There are two public rights of way that engage with the site. One runs along the northern boundary, splitting into three at Whisker Hill (running west into open countryside, north through woodland and east through the golf course). The other runs west from Brecks Road and then south west, bisecting the site and connecting into a wider network in open countryside. Owing to the topography, these routes present several open and attractive views to the west and south. Gaps in hedgerows result in a limited degree of visual connectivity with a number of those dwellings that adjoin the north-eastern corner of the site.			

Topography
The eastern side of the site is relatively flat and elevated. At the western side of the site, with land sweeps downhill from north to south, with the southern parts of the site occupying a small valley.
Strategic, national or local environmental designations
Narrow strip along western boundary is within Flood Zone 3. An area of archaeological interest is within the eastern part of the site.
Habitat connectivity
On site connectivity is poor, but the woodland on Whisker Hill and the small valley beyond form a good habitat. However, development would not necessarily improve connectivity unless it included swathes of landscaping.
Recreational connectivity
The two footpaths and the multiple connections beyond give a high level of recreational connectivity. This could be a benefit to a new residential development.
Development constraints or opportunities
The attractive landscape and openness of the site and the fact that development would intrude into open and pristine rural countryside are significant constraints.
Conclusions
The site is an attractive landscape that provides a handsome, distinctly rural setting on the edge of the built-up area of Retford and connects into an extensive area of open countryside west and south of Retford.
Relationship with potential Green Gap
Yes – land south and west of Retford.



Site 16H: Image gallery (LAA276)



The flat eastern third of the site can be viewed from the public footpath that runs through the grounds of Retford Golf Club (whose grounds fall outside of the site boundaries), but planting along field boundaries screens the larger western parts of the site in this view.



Stepping out of the golf club grounds into the site via the public footpath reveals an impressive open, long distance view across arable fields, which terminates with a generously wooded skyline.



The views found looking south and south-west from along the public footpath are of a distinctly pure and uncompromised rural character.



Exiting the sheltered, wooded environment of the western end of the golf club grounds via the public footpath the walker is presented with a dramatic and particularly pristine landscape view.



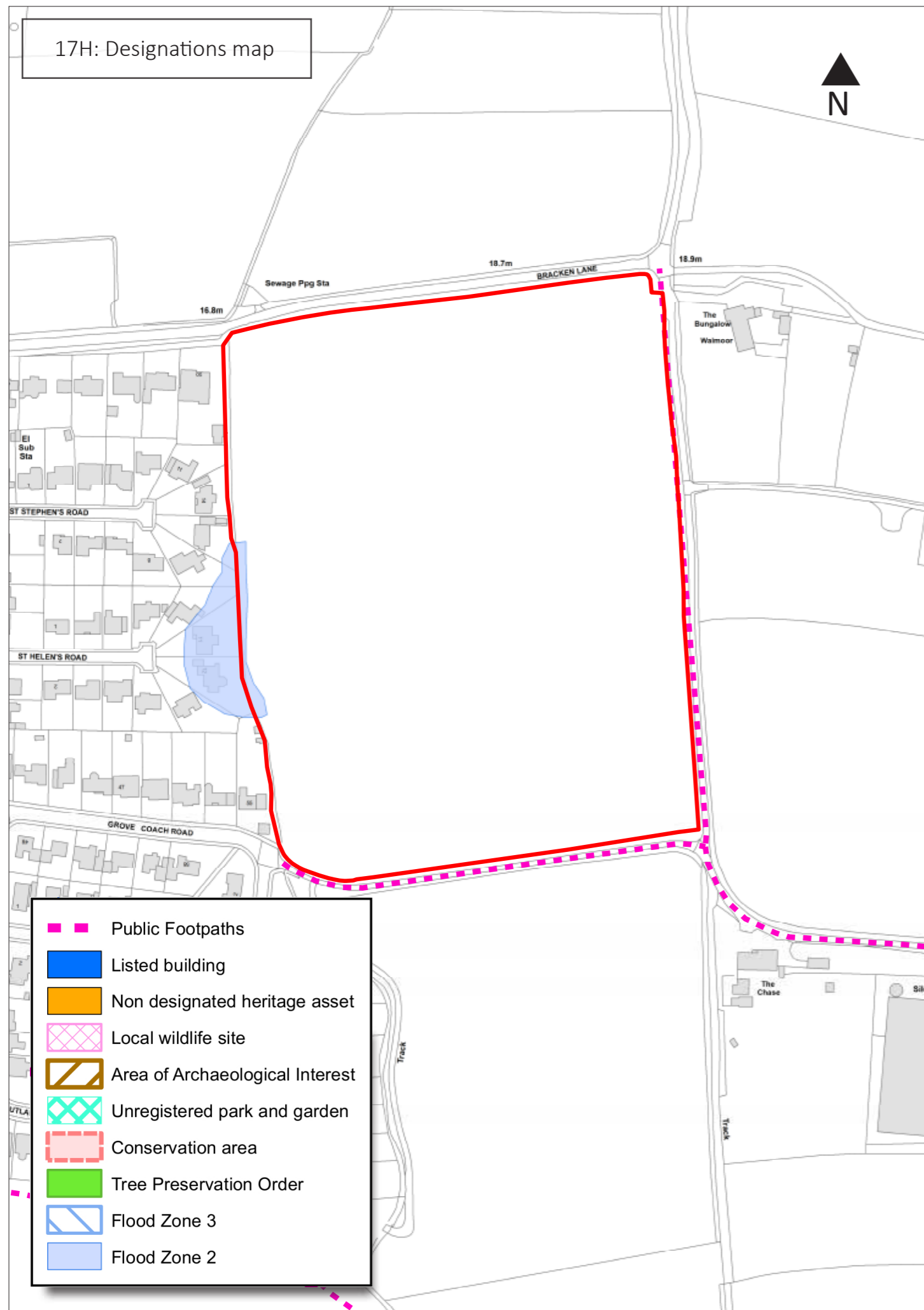
SITE 17H
LAA275
(RETFORD)

PROPOSED USE:
RESIDENTIAL

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation	Site Area
17H (LAA275)	31 July 2019	SK 72216 80023	18m (level site)	BDC TO CONFIRM
Landscape Character Assessment (2009) - Policy Zone(s)				
Mid Nottinghamshire Farmlands 4 - Conserve .				
Current Use				
Agriculture (pasture/silage).				
Previous Use(s)				
Presumed agriculture.				
Neighbouring Uses				
Agriculture to north, east and south. Residential to west.				
Landscape features (e.g. trees, hedgerows, watercourses)				
A level site set within a landscape of small rectangular fields, possibly older meadows, in a flat-bottomed valley to the east of Retford. The north, east and south boundaries comprise thick, tall hedges. The boundary with residential properties to the West is a mixture of hedges and fences alongside a ditch. No individual trees.				
Built forms				
None within site.				
Notable views to and from site				
Tall hedges and existing housing largely limit views both from and into the site. In views looking east and south from within the site, the rising land to the east and woodlands of Eaton Wood and Gamston Wood appear above the boundary hedgerows and form distinct, more distant landscape features. East of the site is higher land that forms part of a ridge running south from Clarborough to Durham Hill, Grove and beyond to East Markham. This wider topography means that the site, as part of the open flat-bottomed valley to the east of the built-up area of Retford, is visible in distant views from the east.				
Visual connectivity with surrounding roads, public rights of way, and residential developments				
There are no connections from the adjoining residential area (St Stephen's Road and St Helen's Road). However, some residents can likely gain views across the site and to higher land beyond. Views into and from the site from the adjoining roads and paths are limited because of the size of the hedges.				
Topography				
The site is flat.				

Strategic, national or local environmental designations
None.
Habitat connectivity
This is good at present along existing hedges and the ditch. This could be prejudiced by built development.
Recreational connectivity
Good by virtue of the public rights of way and the proximity to Retford to the east and open countryside to the west.
Development constraints or opportunities
Development would extend the built-up edge of this part of Retford further into open countryside, clearly into the flat land of the valley. The wider area (north, east and south) is currently in open agricultural use.
Conclusions
The flat topography of the site and its impressive boundary hedgerows are characteristics that lend themselves to the development in a relatively low-key, visually unobtrusive manner. However, the site forms part of an extensive tract of land to the east and south of Retford that displays a particularly distinct and handsome rural character, which could be harmed by the development of this site.
Relationship with potential Green Gap
Yes - land east and south of Retford.

17H: Designations map



17H: Views and landscape features map



Site 17H: Image gallery (LAA275)





Views out from within the site towards the immediate setting are limited by the boundary hedgerows.



From the north western corner of the site the rising landscape to the east can be seen, as can the distant woodlands of Eaton Wood and Gamston Wood to the south.

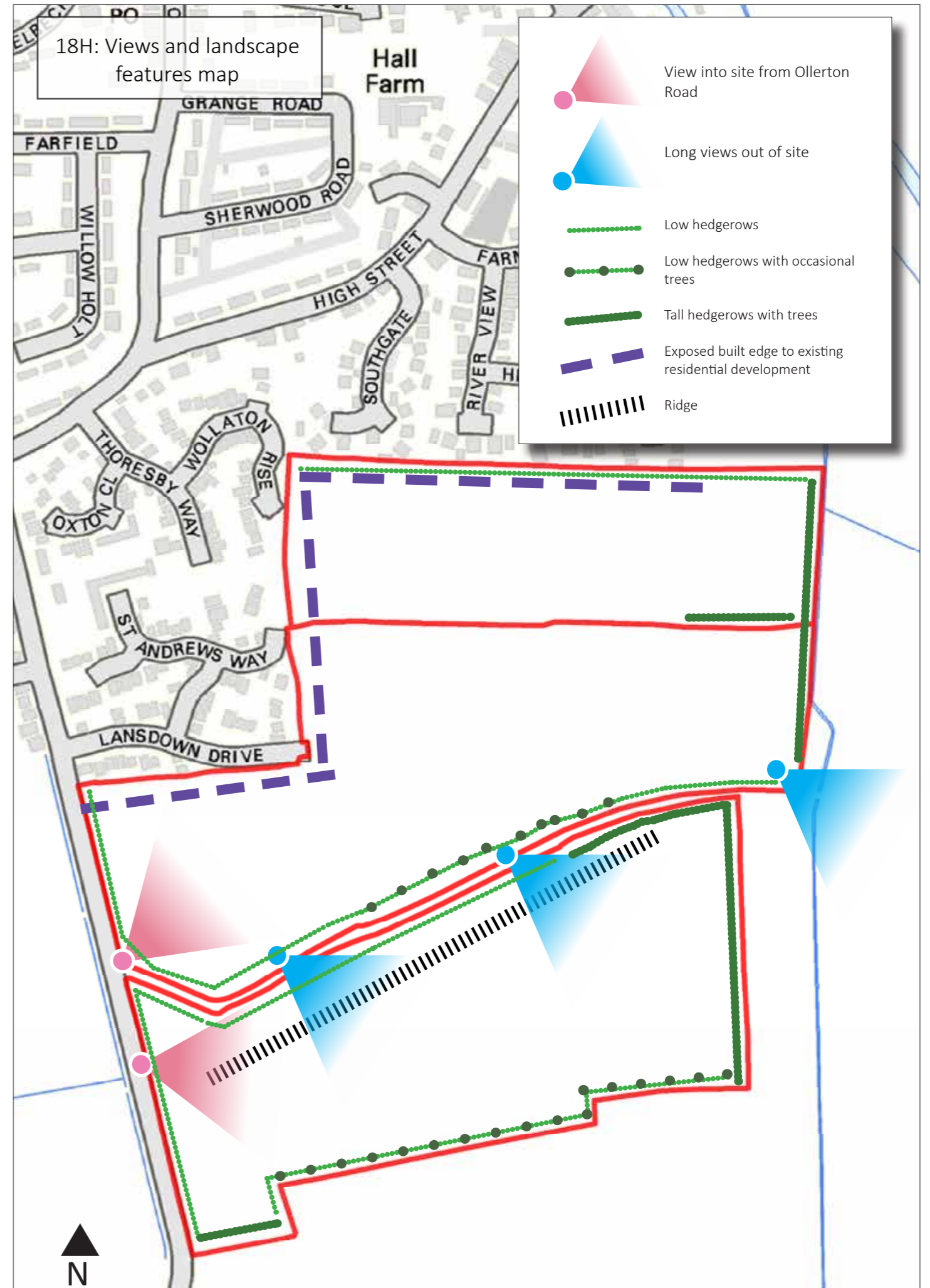
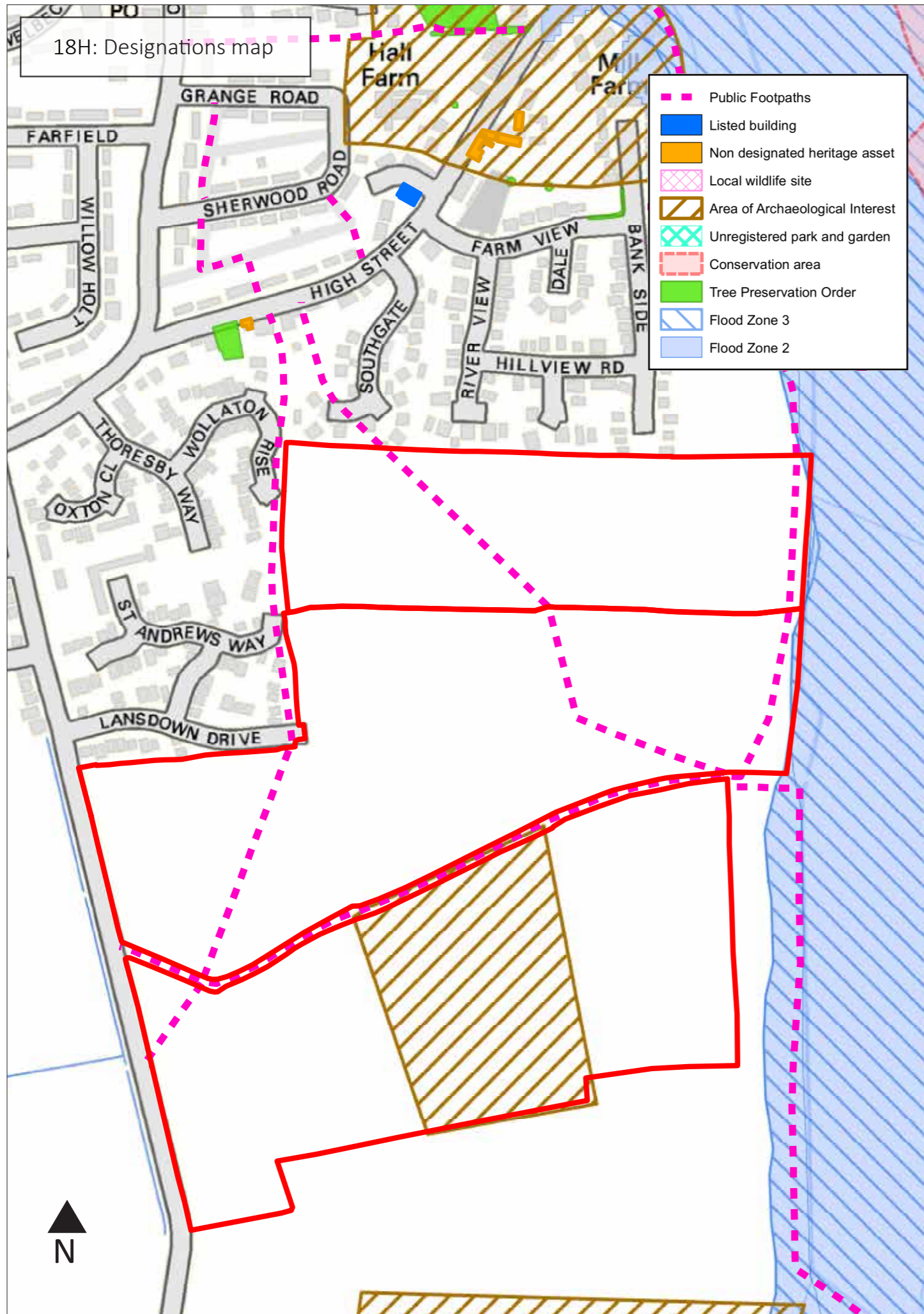


SITE 18H
LAA246, LAA247
(RETFORD)

PROPOSED USE:
RESIDENTIAL

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
18H (LAA246, LAA247)	31 July 2019	SK 70733 79127	6m (east) to 30m (east) and 16m (SE) to 26m (NW)
Landscape Character Assessment (2009) - Policy Zone(s)			
Sherwood 57 - Conserve and Create.			
Current Use			
Agriculture (arable).			
Previous Use(s)			
Presumed agriculture.			
Neighbouring Uses			
Residential to north and west (part). Agriculture to east and south.			
Landscape features (e.g. trees, hedgerows, watercourses)			
The site comprises three large broadly rectilinear, fields. There is a strong hedge, with some trees to the east where the land falls to the Idle Valley and the boundary, comprising a public right of way / farm track, between two of the fields is similar. Other hedges, alongside Ollerton Road and between the field are low and very gappy. There are no individual trees on the site. The long (double right-angled) boundary with the housing to the north, is a mixture of fences and hedges. The southernmost of the three fields has a more complex boundary and does not run all the way to the valley bottom. The hedge alongside Ollerton Road is thicker, but low. The southern boundary is a low hedge but with a good number of trees in it.			
Built forms			
None within site.			
Notable views to and from site			
The western part of the site is level and sits on a plateau extending across Ollerton Road (to Site H21) and to the south, which is part of an extensive tract of open countryside. The eastern section slopes down to the Idle Valley, which is also a tract of open land. The southern field, with a frontage to Ollerton Road, extends the plateau. This means that there are views into and out of the site and there are longer views to the south and east.			
Visual connectivity with surrounding roads, public rights of way, and residential developments			
There are five public rights of way. Three of these emerge from the housing estate and run north/south across the site. A fourth runs along the track between the central and southern fields. The fifth footpath runs alongside or a short distance away from the eastern boundary of the site, lower down in the valley, intersecting with three others. Combined with topography, these routes present several important and attractive views to the east, south and south west, within and well beyond the site.			

Topography
Part of the site is elevated, forming part of a plateau to the south of Retford leading to an extensive area of open countryside and the remainder slopes down towards the Idle Valley. The topography around the track between the central and southern fields is rolling and forms a small valley.
Strategic, national or local environmental designations
None.
Habitat connectivity
The lack of planting and watercourses restricts the habitat connectivity on the site, but the fact that it is part of an extensive tract of open countryside is a positive quality. The hedgerow trees along the southern boundary and footpath corridors also contribute to existing habitat connectivity. Planting as part of a development could improve connectivity, but this may be at the expense of landscape quality.
Recreational connectivity
This is good because of the number of footpaths linking the built-up area with countryside to the west, south and east. Extensive development is likely to detract from rather than enhance these routes.
Development constraints or opportunities
The southern half of the site clearly extends into open countryside and is part of an attractive plateau landscape around this part of Retford, with extensive views. The eastern section of the site extends into an open valley. Both of these are significant constraints. The northern part of the site (the western portion) is more closely related to housing on two sides of a rectangle.
Conclusions
In landscape terms, development of the whole site, including the southern fields would extend into open countryside and detract from the quality and character of the area. A partial development connected to the existing housing to the north and including planting/landscaping to the south alongside the footpath/track could be accommodated without an unacceptably adverse impact on the wider area.
Relationship with potential Green Gap
Yes - land east and south of Retford.



Site 18H: Image gallery (LAA246, LAA247)





A hedgerow enclosed track leaves Ollerton Road and cuts eastwards across the site.



The southern proportion of the site, as viewed from Ollerton Road.



The exposed, hard edge of the properties of Lansdown Drive (left) contrast with the expansive natural landscape that occupies the remainder of the view.



Looking east from the from the centre of the site, the land falls away, down into the lower ground that hugs the banks of the River Idle, which runs east of the site.



The site is crossed by a network of public rights of way.



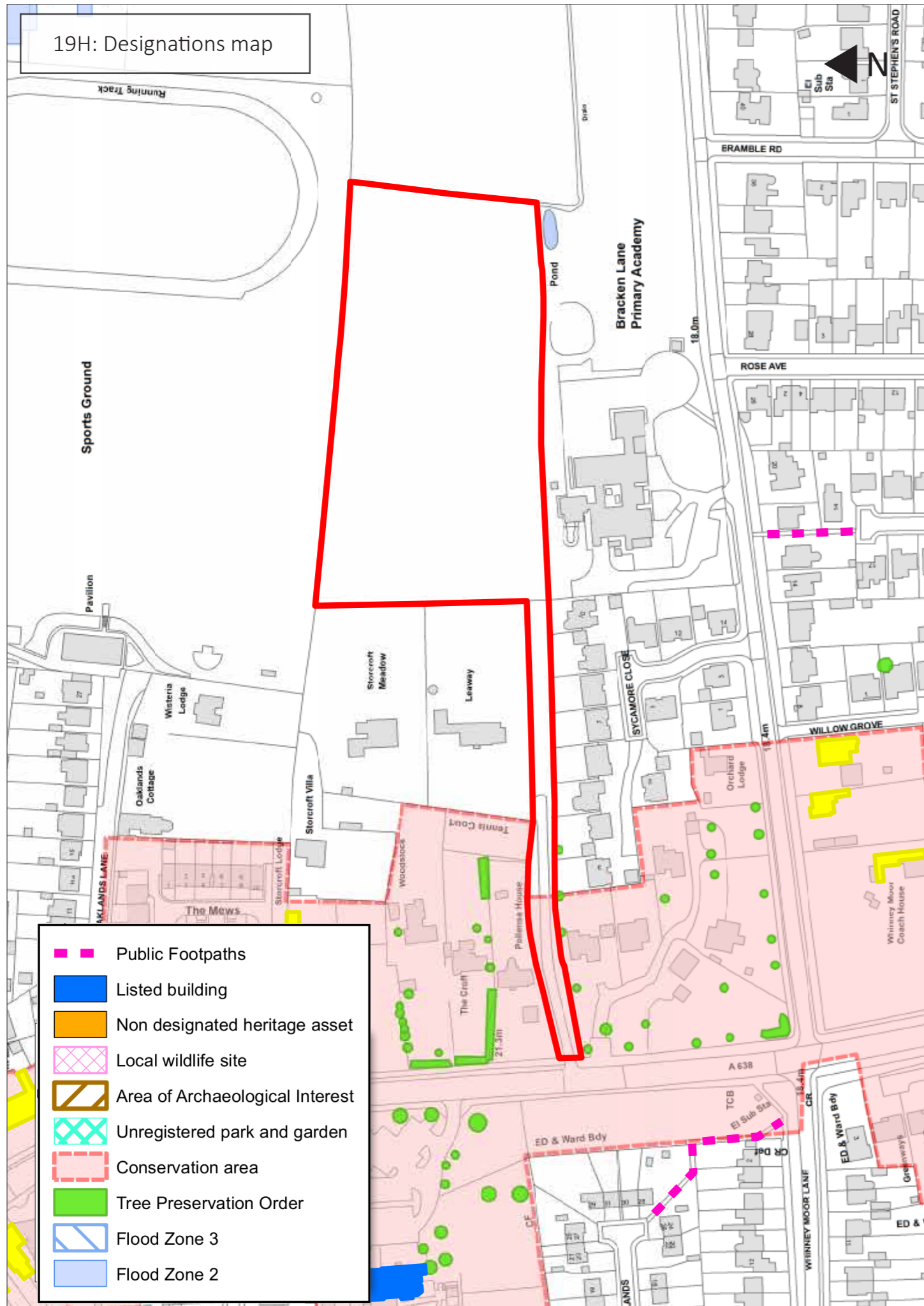
SITE 19H
LAA249
(RETFORD)

PROPOSED USE:
RESIDENTIAL

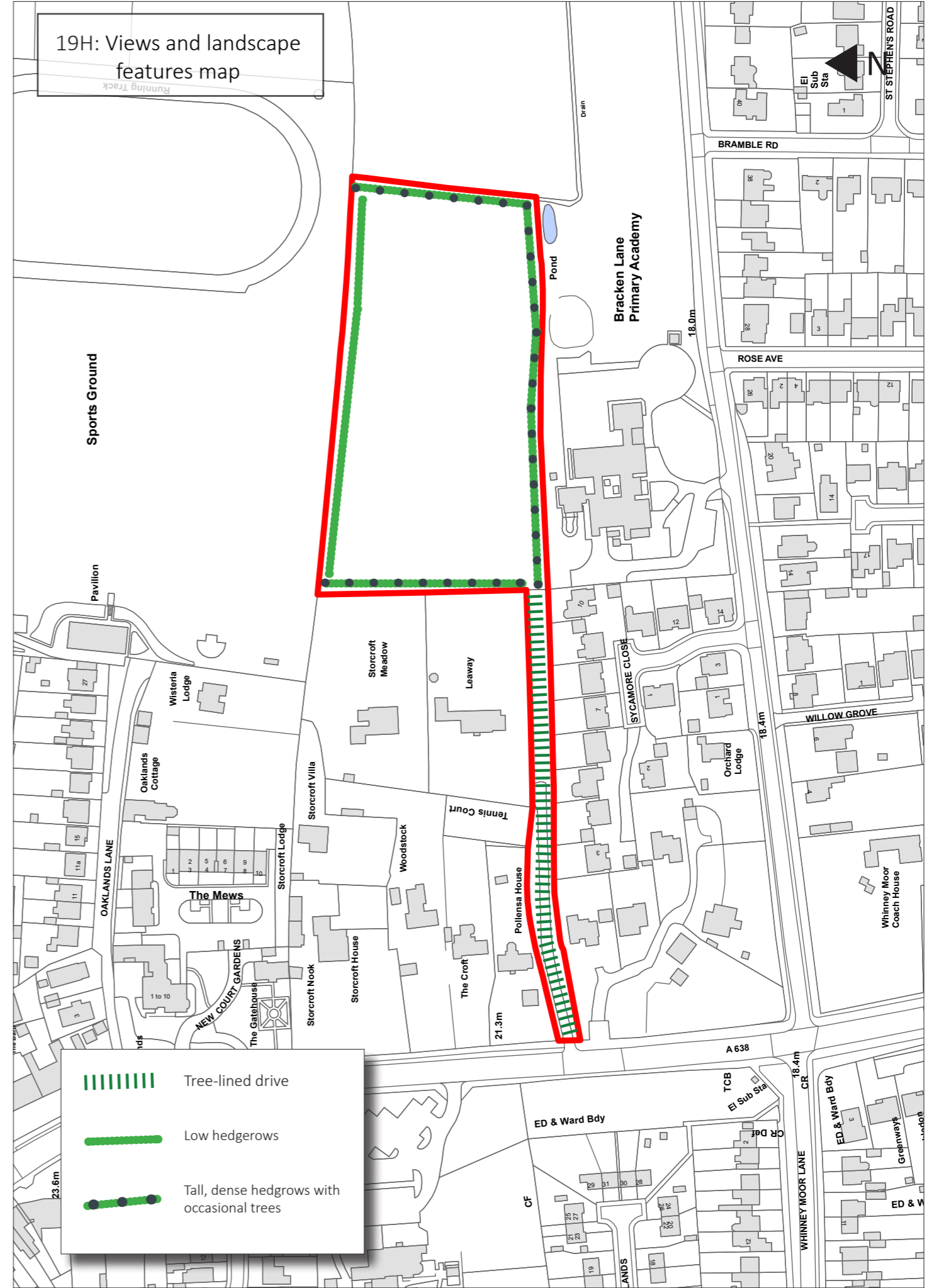
Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
19H (LAA249)	31 July 2019	SK71421 80151	18m (level site)
Landscape Character Assessment (2009) - Policy Zone(s)			
Uncategorised. Adjoins Mid Nottinghamshire Farmlands 4 - Conserve.			
Current Use			
Agriculture – grazing, but possibly unused at present. Access via narrow drive off London Road.			
Previous Use(s)			
Presumed agriculture.			
Neighbouring Uses			
Residential either side of drive and east of site boundary (older detached in large plots to north/east, more recent infill – detached in smaller plots to south). Primary school with playing field to south, sports ground to north. Agriculture (pasture) to east.			
Landscape features (e.g. trees, hedgerows, watercourses)			
Consistent hedgerows with some trees along west, south and east boundaries. Lower hedgerows along the north boundary. Individual trees along the access drive.			
Built forms			
None within site.			
Notable views to and from site			
Views south and east from the site are be limited by the Primary School and a tall hedges. Views from the north are more open, owing to the spacious character of the sports ground, but are still partially screened by hedgerow planting.			
Visual connectivity with surrounding roads, public rights of way, and residential developments			
There are no public rights of way or roads within or adjoining the site, and this, combined with the positioning of the school and boundary hedgerows, means that views from publicly accessible areas are very restricted.			
Topography			
The site (along with H17/LAA275 to the south) is part of flat low-lying land crossed by ditches to the immediate east of Retford. Small rectangular fields, in grazing, are surrounded by taller hedges, creating an enclosed landscape within each. However cumulatively they form an extensive area of (possibly old) meadows that have a distinct character.			
Strategic, national or local environmental designations			
The junction with London Road and a length of the access are within a Conservation Area. There are 5 TPO trees alongside this access.			

Habitat connectivity
The land could be regarded as part of a mosaic of meadows, interested by ditches, given a good degree of habitat connectivity. Trees and hedgerow planting are of habitat value.
Recreational connectivity
Poor - there are no public rights of way or public road leading to, crossing or adjoining the site.
Development constraints or opportunities
Access, specifically a possible need to remove trees to enable vehicles to use it could alter the landscape of the current drive off London Road. Development would extend the built-up edge of this part of Retford into open countryside. The wider area is currently in predominantly open uses (two farms, a sports ground and a primary school with adjoining playing fields and the grounds of larger older detached houses).
Conclusions
The sites backland location, flat topography, good boundary hedgerows and strong relationship with the adjoining urban context are characteristics that would help facilitate development in a relatively low-key, visually unobtrusive manner. However, access presents a challenge, particularly without the loss of existing tree planting, which stand within a conservation area and include a number of TPOs.
Relationship with potential Green Gap
Yes - adjoining land east and south of Retford.

19H: Designations map



19H: Views and landscape features map



Site 19H: Image gallery (LAA249)



From Bracken Lane the site is screened behind a combination of dense bands of hedgerow and the buildings of Bracken Lane Primary School.



The narrow tree-lined access to the site from London Road.



Views into the site from north are surprisingly limited despite the open character of the playing fields, with boundary hedgerows effectively screening the site.





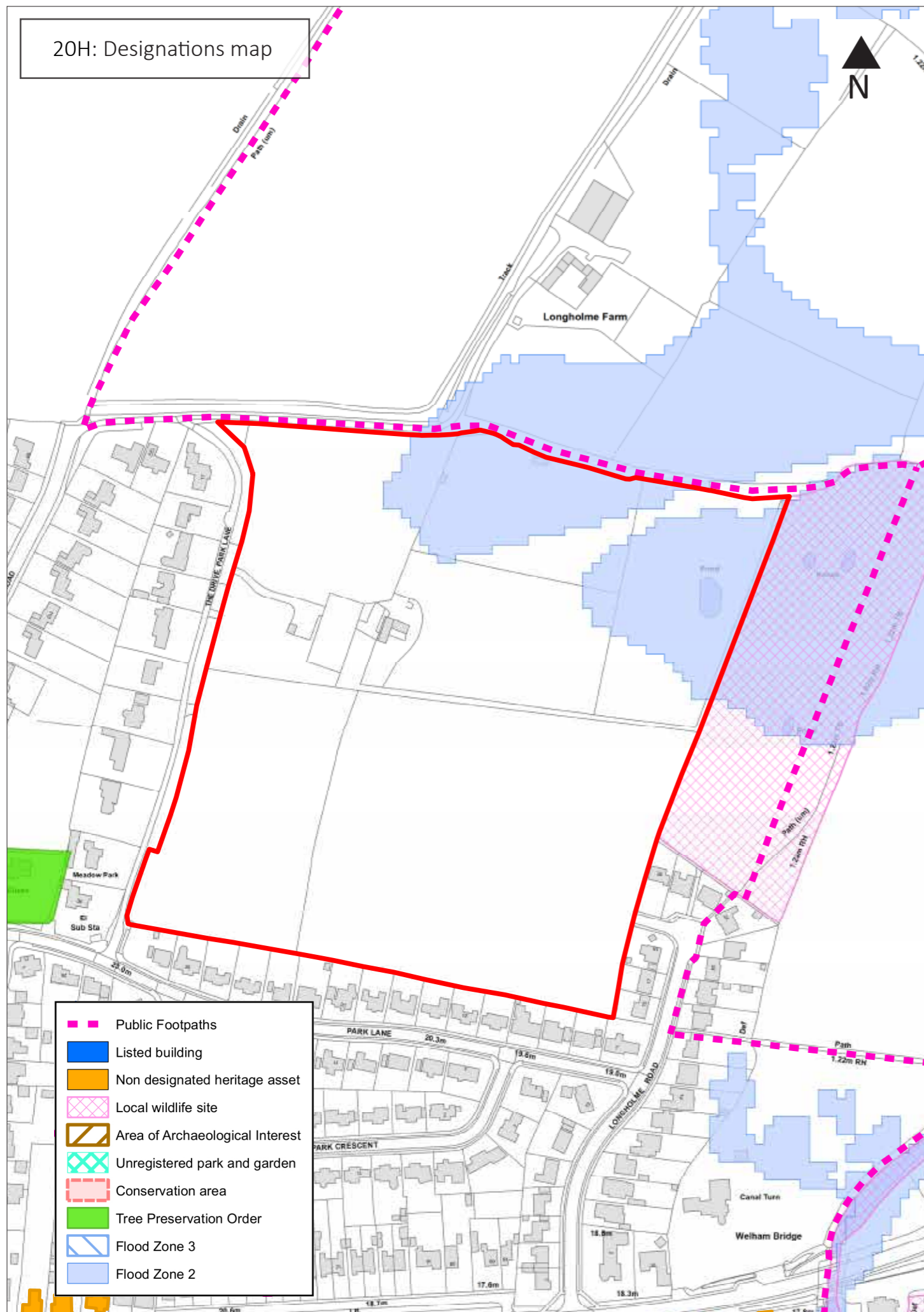
SITE 20H
LAA012, LAA221
(RETFORD)

PROPOSED USE:
RESIDENTIAL

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
20H (LAA012, LAA221)	31 July 2019	SK 71576 82131	23m (south-west) to 14m (north-east), 23m (west) to 19m (east)
Landscape Character Assessment (2009) - Policy Zone(s)			
Idle Lowlands 8 - Conserve.			
Current Use			
Agriculture pasture/grazing and paddocks) with field behind Park Lane (uncultivated).			
Previous Use(s)			
Presumed agriculture.			
Neighbouring Uses			
Residential to west, south and south east. Agriculture to north and east.			
Landscape features (e.g. trees, hedgerows, watercourses)			
Hedges on west and north boundaries, small woodland belt to north-west. Square block of trees/shrubs within site (game cover or post-industrial). No individual trees. A small pond lies within the sites north-eastern extents.			
Built forms			
Possible dwelling (accessed by a drive off The Drive, Park lane – private), two stables in paddock south of Longholme Farm.			
Notable views to and from site			
Views out to the immediate setting are limited by virtue of the backland location and the adjacent housing and boundary hedgerows. However, there are long distance views towards Castle Hill Wood to the south-east. There are views into the site from the end of Longholme Lane to the east, from the The Drive to the west, and Bigsby Road to the north. In distant views the site is not prominent and appears largely enclosed by housing.			
Visual connectivity with surrounding roads, public rights of way, and residential developments			
The site is visible through the field entrance at the bend in Bigsby Road, however, along much of this track the substantial hedge forms an effective screen. The site is most visible turning head at the end of Longholme Road in the adjoining housing estate and from the footpath which emerges near that point and crosses an adjoining field outside the site. Longer views from the wider footpaths network and other roads are limited.			
Topography			
The site slopes gently south-west to north, falling slightly to the south-east towards the canal. Otherwise there are no real discernible topographic features, within or adjoining it.			

Strategic, national or local environmental designations
Northern part of site is within Flood Zone 2.
Habitat connectivity
The existing hedges provide reasonable habitat connectivity, especially alongside the track to Longholme Farm. If this is retained and enhanced as part of any development connectivity would be strengthened.
Recreational connectivity
This is reasonable, providing links into the town and countryside.
Development constraints or opportunities
The existing boundary hedges and a small pond in the north-east corner of the site are landscape features which should be retained but there are no other constraints to development.
Conclusions
There are some landscape related features to retain in and around the sites, e.g. footpaths and hedges. However, the location, with housing adjoining much of the site boundaries, and the topography means that a carefully designed small scale development may be possible.
Relationship with potential Green Gap
No - Close to, but not within, land south of Retford.

20H: Designations map



20H: Views and landscape features map



Site 20H: Image gallery (LAA012, LAA221)



The view into the site from the end of Longholme Road, with the rear elevations of those dwellings that stand along Park Lane appearing on the left.



The view looking north into the site from the entrance to The Drive. The sloping topography means that only the upper roof profile of the small grouping of equestrian buildings can be seen in this view.



Looking into the south-eastern corner of the site from Bigsby Road, with the distant Castle Hill Wood appearing along the distant horizon.



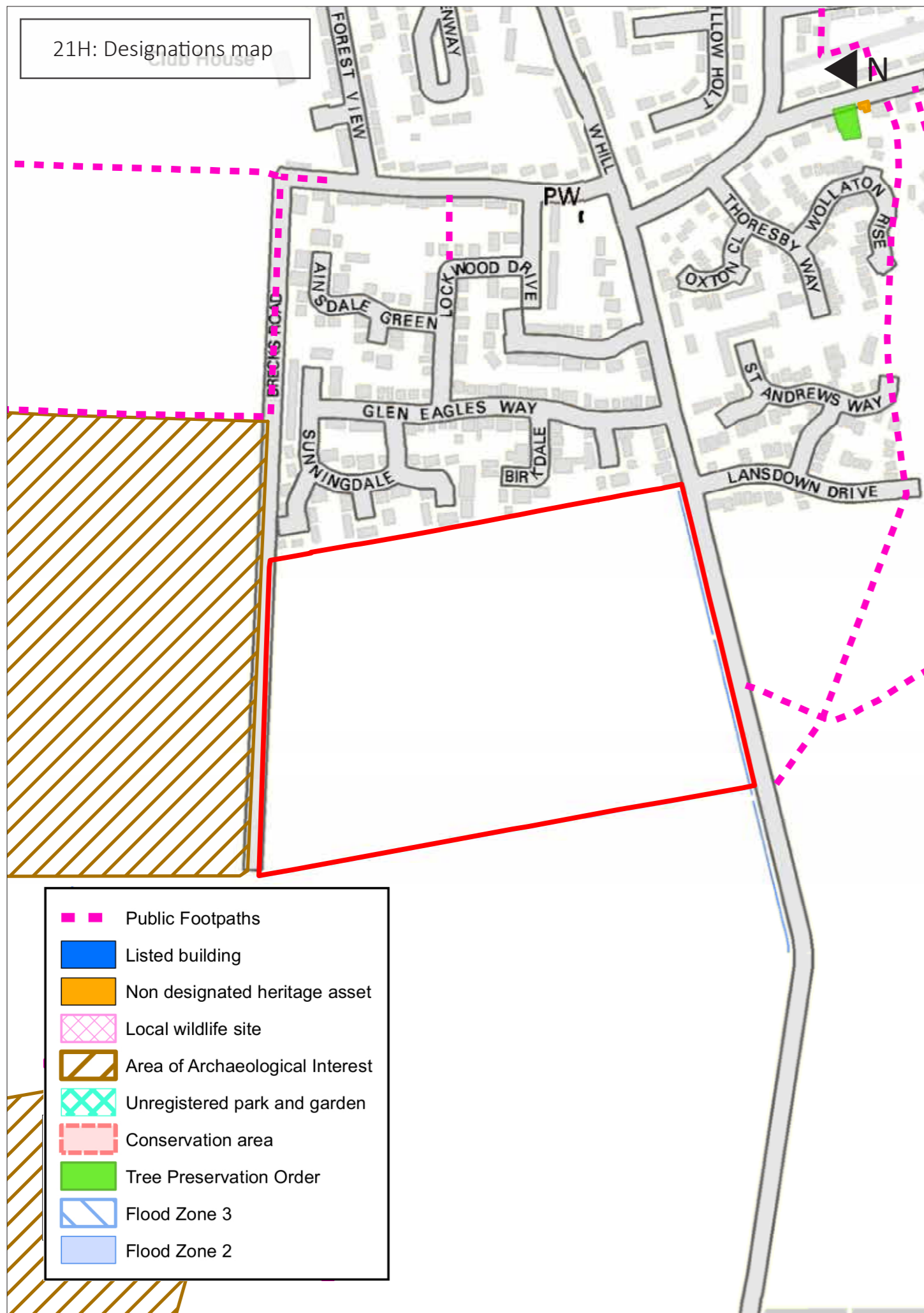
SITE 21H
LAA141
(RETFORD)

PROPOSED USE:
RESIDENTIAL

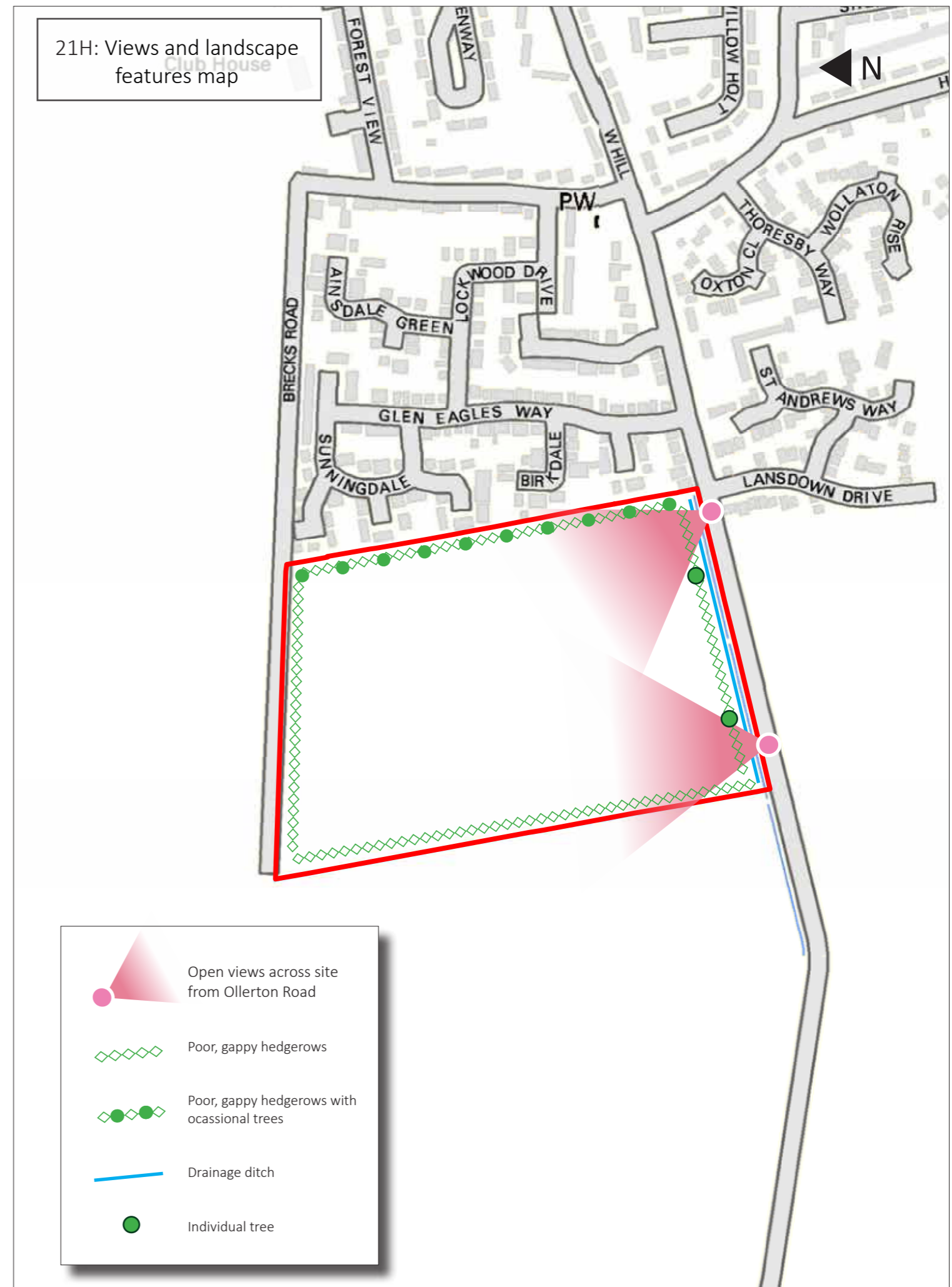
Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
21H (LAA141)	31 July 2019	SK 69933 78795	30m (west) to 32m (east)
Landscape Character Assessment (2009) - Policy Zone(s)			
Sherwood 57 - Conserve and Create.			
Current Use			
Agriculture (Arable) .			
Previous Use(s)			
Presumed agriculture.			
Neighbouring Uses			
Residential to north. Agriculture to west, south and east.			
Landscape features (e.g. trees, hedgerows, watercourses)			
The site comprises a single, large rectangular field. The northern (residential) boundary is edged by fences, hedges and occasional trees. The east boundary is formed by Ollerton Road, parallel to which flows a small drainage ditch. The west boundary is edged by an extension of Brecks Road (a farm track rather than a public right of way). The hedges on these boundaries and the south field edge are low and gappy. No individual trees within the site, but there are two standalone specimens along Ollerton Road.			
Built forms			
None within site.			
Notable views to and from site			
The site is level and sits on a plateau which means that views into and out of it are largely unrestricted, aside from views looking north from within the site, which are limited by residential development.			
Visual connectivity with surrounding roads, public rights of way, and residential developments			
There are no public rights of way on the site, but two footpaths emerge onto Ollerton Road near the south corner of the site, from where the site is prominent with extensive views to the across it. Though the southern end of Brecks Road is not a public rights of way, it is likely to be used informally, and from this track, the open views across the site can also be obtained. Many of the existing houses to the north will have access to open views cross the site.			
Topography			
The site is flat but elevated, forming part of a plateau to the south of Retford leading to an extensive area of open countryside, falling gently to the Idle Valley to the south and east and west to lower ground between the Golf Club and Morton Grange.			

Strategic, national or local environmental designations
None.
Habitat connectivity
Poor, with little potential for improvement related to development.
Recreational connectivity
Poor, with little potential for improvement related to development.
Development constraints or opportunities
The elevation and flatness of the site and the fact that it extends clearly into Retford's southern open countryside setting creates a significant constraint to development.
Conclusions
The prominence of the site, as part of an extensive tract of open countryside mean that development would result in an adverse landscape impact.
Relationship with potential Green Gap
Yes - land east and south of Retford.

21H: Designations map




21H: Views and landscape features map



Site 21H: Image gallery (LAA141)



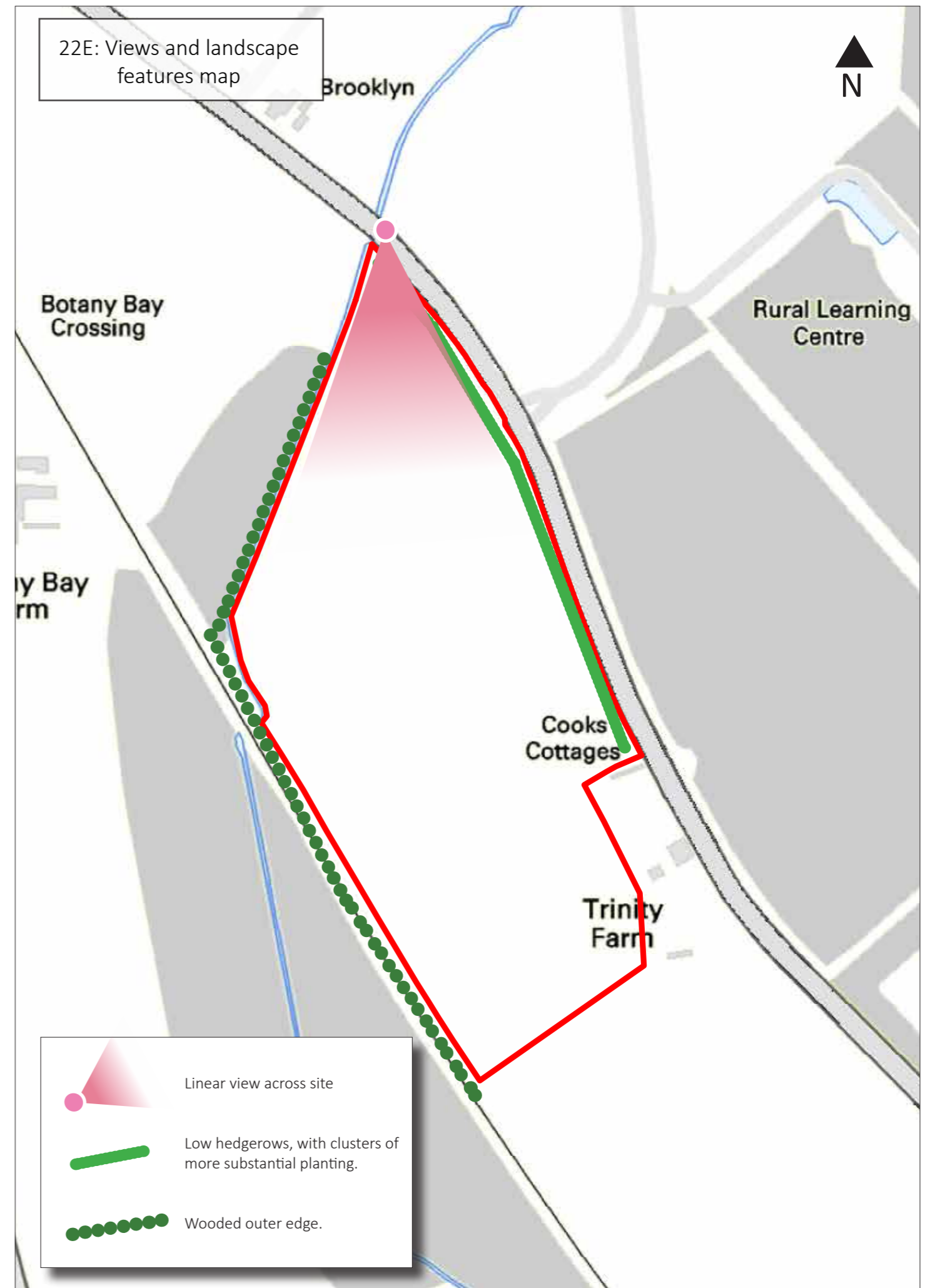
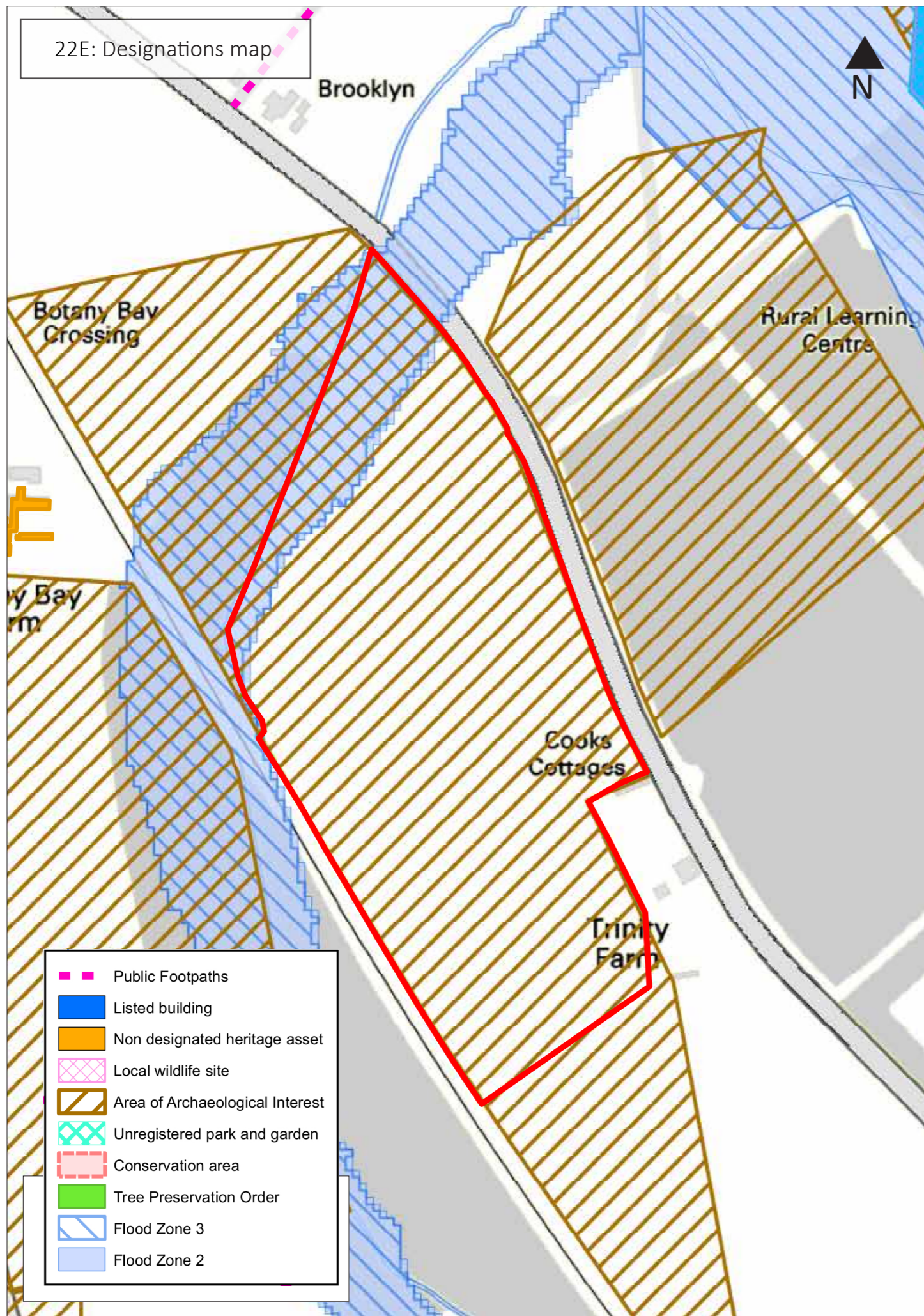


SITE 22E
LAA133
(RETFORD)

PROPOSED USE:
EMPLOYMENT

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
22E (LAA133)	31 July 2019	SK68355 82975	14m (level NW – SE across site).
Landscape Character Assessment (2009) - Policy Zone(s)			
Idle Lowlands 09 - Conserve & Reinforce.			
Current Use			
Agriculture (Arable) with some sections unused or in set-aside.			
Previous Use(s)			
Presumed agriculture.			
Neighbouring Uses			
The sites is enclosed by the railway line (with woods and open land beyond to the south-west) and the A638 (North Road). There is a level crossing (Botany Bay Crossing) on the more minor road which forms the extreme north-eastern boundary of the site. To the south west there is designated employment land and a retained farmhouse and short terrace of houses. The Idle Valley Nature Reserve lies across the A638 and to the south of that is an employment area. Large pylons cross land to the south of the site.			
Landscape features (e.g. trees, hedgerows, watercourses)			
A tongue of woodland wraps around the north-eastern edge of the site, and also provides a wooded backdrop to the railway line that encloses the eastern side of the site. Hedgerows, generally low, run along the long, western frontage on to North Road.			
Built forms			
Small pumping station.			
Notable views to and from site			
Views into the site can be gained from along North Road, the most expansive of which is looking south from the northern tip of the site, which offers a view across the entire site. Views looking east from the site are obscured by the railway line and lengths of taller hedges and trees			
Visual connectivity with surrounding roads, public rights of way, and residential developments			
There are no public rights of way within or adjoining the site, but it the site is visible from the A638 and would also be viewable to passengers travelling on the railway line.			
Topography			
The site is flat.			

Strategic, national or local environmental designations
Area within north west part of site within Flood Zone 3. An area of archaeological interest covers the entire site.
Habitat connectivity
Good at present along the railway line, tongue of woodland and ditch. However, this could be retained within a landscape framework a part of any development.
Recreational connectivity
Limited at present to the footway of the A638, alongside the site.
Development constraints or opportunities
The existing landscape unexceptional, but it is flat and low -lying, with only low planting along North Road. This means that larger employment buildings, particularly with regard to eaves height could be visible from and prominent from the main road. Such buildings would also be similarly prominent from the railway.
Conclusions
The landscape constraints are not insurmountable, provided that the layout and design of any development respond to its linear/narrow dimensions, retains and enhance existing planting (and the ditch) and has regard to the potential adverse landscape impact that large industrial building could have (in terms of scale and massing).
Relationship with potential Green Gap
No.




Site 22E: Image gallery (LAA133)



Looking south across the site from its most northerly point, with the swathe of woodland that characterises the western edge of the site enclosing the view.



North Road provides a boundary to the sites eastern edge. Hedgerows along the road are generally low, with only occasional short stretches of more substantial planting, and resultantly, regular views into the site are attainable from North Road.

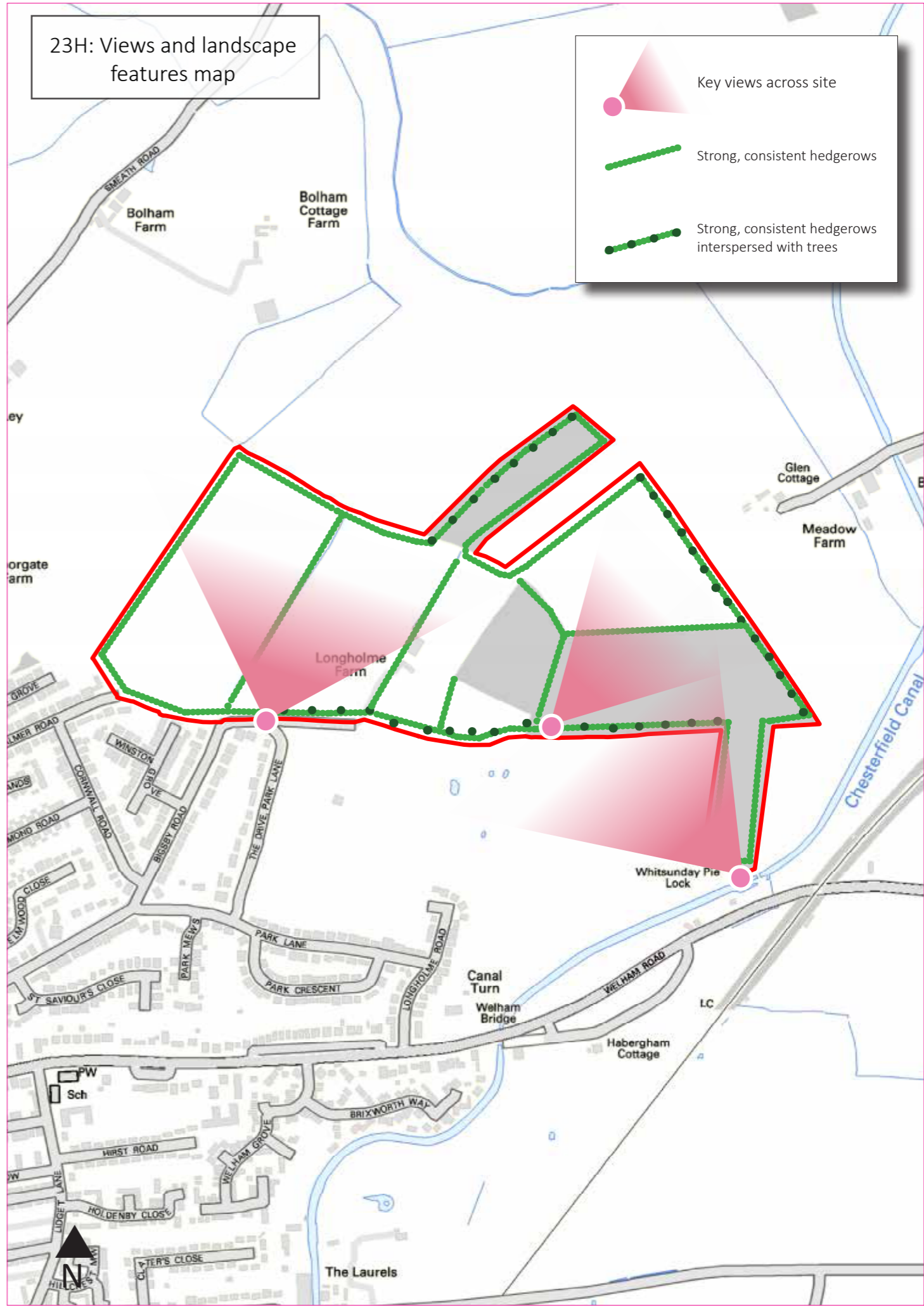
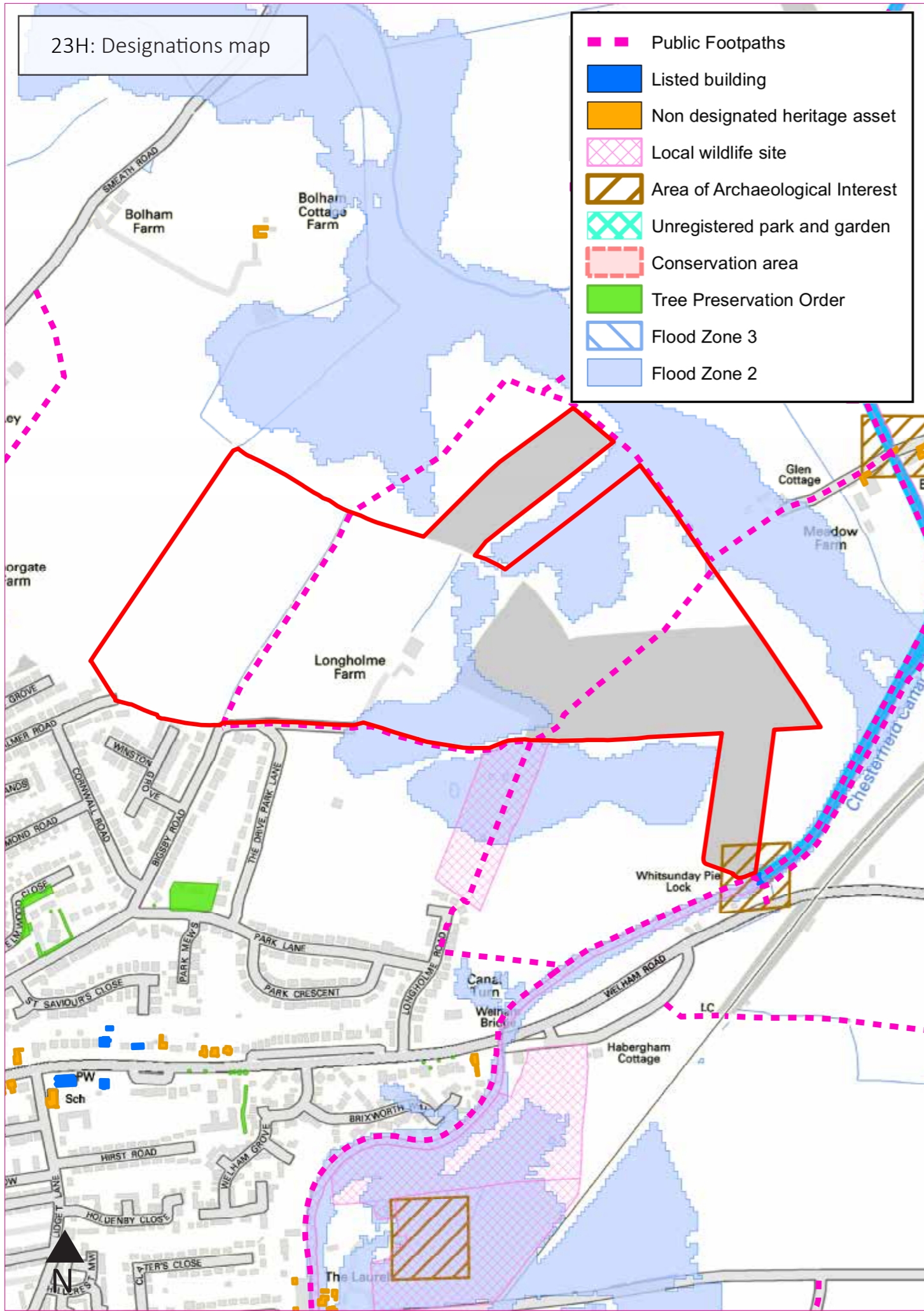


SITE 23H
LAA022
(RETFORD)

PROPOSED USE:
RESIDENTIAL

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
23H (LAA022)	31 July 2019	SK71737 82449	13m (west) to 15m (east), relatively flat.
Landscape Character Assessment (2009) - Policy Zone(s)			
Sherwood 57 - Conserve and Create.			
Current Use			
Agriculture (Arable) and farm includes a campsite.			
Previous Use(s)			
Presumed agriculture.			
Neighbouring Uses			
Open countryside to west, north, east and south (part). Residential to south-west corner. Canal with lock bridge at south-east corner.			
Landscape features (e.g. trees, hedgerows, watercourses)			
The site includes 8 rectilinear fields of assorted shapes and sizes. Most are separated by hedges, but one or two field boundaries are open. The hedges are substantial, especially along the track which runs west/east to the south of Longholme Farm. Some trees grow along hedgerows, but there are none within the fields. There are several drainage ditches.			
Built forms			
Longholme Farm.			
Notable views to and from site			
<p>The site is part of an extensive tract of open countryside to the north and east of Retford, and has a relatively strong degree of visual connectivity with this wider landscape. Owing to the high number of public rights of way in and around the site, there are multiple views into and out of the site, including from:</p> <ul style="list-style-type: none"> - The Whitsunday Pie Lock bridge - Bigsby Road; and - The public right of way that runs behind Clover Ley Farm to the north-west. <p>A ridge (The Bank and Market Hill) can be seen in the distance to the east at Claborough and Welham. This rises to 60m and there are several roads and public footpaths, giving views to the west, including glimpses of the site.</p>			

Visual connectivity with surrounding roads, public rights of way, and residential developments
There are two footpaths crossing the site and just to the south, there is a public right of way along the Chesterfield Canal footpath and to the north-west behind Clover Ley Farm, and there is a visual connection with the site from all of these routes. The site is visible from these footpaths, the A620 and to passengers using the railway line
Topography
The site is low lying and generally level and whilst the landscape is unexceptional, it is an important element of an extensive area of open countryside to the north and east of Retford, including the corridor of the Chesterfield Canal.
Strategic, national or local environmental designations
Central part of site is within Flood Zone 2. A small area of archaeological lies in south east corner of site.
Habitat connectivity
This is reasonable present, by virtue of hedgerows and ditches. A landscape framework within a new development could provide further opportunities, but this would be at the expense of the currently open landscape.
Recreational connectivity
This is good at present, related to the footpath network and the nearby canal towpath.
Development constraints or opportunities
The site is dislocated from the built-up area of Retford and is part of an extensive area of open countryside. The low-lying landscape gives rise to longer views from several public rights of way. These factors are a substantial constraint on development.
Conclusions
The open countryside which the site forms an integral part of is an important feature and development would have an adverse impact on its landscape quality.
Relationship with potential Green Gap
Yes - land north-east of Retford.



Site 23H: Image gallery (LAA022)



A wide panoramic view is available across the western half of the site from the housing development at Bigsby Road. The view has a generally wooded horizon, with higher ground appearing in the north-east. The Grade I listed St Peter's Church in Hayton emerges as a distant landmark structure within the view.




Across much of the site mature trees are interspersed along the field hedgerows.

The site can be viewed from the Grade II listed Whitsunday Pie lock bridge on the Chesterfield Canal.



Dense hedgerows sever the site visually from Bigsby Road as it approaches Longholme Farm.





SITE 1NV
LAA453, LAA455
(UPPER MORTON)

PROPOSED USE:
NEW VILLAGE

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
1NV (LAA453, LAA455)	11 August 2019	SK 65911 78109	47m (north), 35 m (east), 18m (south) and 40 m (west, adjacent to A1 junction).
Landscape Character Assessment (2009) - Policy Zone(s)			
Sherwood 40 - Conserve & Create. Sherwood 57 - Conserve & Create.			
Current Use			
Agriculture (arable) and the B6420 Mansfield Road.			
Previous Use(s)			
Presumed Agriculture.			
Neighbouring Uses			
Countryside, agriculture and woodland to the north (beyond railway line) and east. Extensive area of mature woodland immediately to the west (Apleyhead Wood) and agriculture to the west and south of the A1. A large electricity substation with buildings and plant is located just outside the site, (at the north eastern apex) adjacent to a level crossing on the B6420.			
Built forms			
<p>The A1, including a road junction connecting it to the B6420, forms the western and south western boundary of the site. A railway line forms the northern edge, but this adjoins the site. The B6240 (Mansfield Road) transects the site in a north easterly- south westerly direction. There are two farm complexes within the site, Morton Hill Farm and Upper Morton. These are both accessed from the B6240 and have individual farm roads leading to them. There are also two isolated houses on the site - Morton Hill Cottage which is accessed from a byway a short distance to the west of the B6420 and Foreman Cottage which is accessed from the farm road to Morton Hill Farm.</p> <p>There are three lines of pylons crossing the site. One line runs parallel to the north west side of the B6420 for part of its length site and then crosses the road to the east side and runs parallel to a second line on a north-south alignment. The third line crosses the site from east to west just south of the railway line. There is a wind turbine close to Upper Morton.</p>			

Landscape features (e.g. trees, hedgerows, watercourses)
<p>Generally, this is an area of largely rectilinear medium size arable fields, although there are two larger fields to the south and east of the B6420. The fields to the north west of the B6420 and to the north of the byway which crosses the site from east to west between the A1 and the B6420 are enclosed by substantial and continuous hedges. The fields to the east of the B6420 generally feel more open with lower and thinner hedges.</p> <p>Following recent major improvements at the junction of the A1, B6420, A57 and A610 there has been new hedge planting and post and rail fencing along the B6420 from the A1 junction to approximately the access road to Upper Morton. There has also been new planting within the site adjacent to the new slip roads and roundabout which formed part of the junction improvements. The remainder of the length of the B6420 within the site is bounded by hedges. A byway crosses the site from the B6420 very close to the junction with the A1 which then connects to the B6420 again further to the east. From the access point close to the A1 junction it is accessible to vehicular traffic but once it turns east it is a narrow dirt track. On the south side, along the length to its junction with the B6240 it is lined with a mixture of Oak trees (125 No.) with around 40 Hawthorn and Blackthorn. A good hedge runs along the north side. Approximately halfway along the byway intersects with a broad grassy track which is lined with large hedges and leads north to Morton Hill Farm.</p> <p>To the north of the byway and to the east of the grassy track leading to High Morton Farm is a roughly circular area of well-established woodland on a slight mound. It comprises conifers with broad leafed trees around the edge. The hedges in the part of the site to the north of the byway also contain the occasional tree. Morton Hill Farm is also screened by trees around the edge of the farm complex. In the area to the south and east of the B6420 are two small areas of woodland immediately adjacent to Upper Morton which effectively screen it in views from the B6420. There is also a linear wood to the east of Upper Morton and some individual trees in the field bounded by the farm road to Upper Morton and the A1.</p>
Visual connectivity with surrounding roads, public rights of way, and residential developments
<p>Large parts of the site are clearly visible from the A1 which forms the long west and south western boundary to the site. The A1 is slightly elevated above adjacent ground levels and although the side of the road is enclosed by a hedge this is low.</p> <p>Views into the site from the B6420 are more restricted as for much of its length it is enclosed by substantial hedges. The exception to this is at the southern end closer to the A1 junction where the junction improvements have had an impact. New hedges have been planted which will eventually form a screen but currently the site to both the north and south of the B6420 feels open.</p> <p>There are clear views across parts of the part of the site to the west of the B6420 from the byway and views south across the eastern part of the site from the bridleway leading to Ordsall.</p> <p>There is a PROW through an area of woodland (Apleyhead Wood) to the west of the A1 which runs in part adjacent to the A1. The wood itself is also an area of access land. Partial views of the site and the higher land to the east can be gained from this but they are compromised by the intervening A1.</p>

Notable views to and from site
<p>- Long, open views across and beyond the site from the junction of the bridleway and the B6240 in an east/south easterly direction towards the higher land to the south and east of Retford.</p> <p>- Shorter views westwards from the site towards the woodland alongside the west side of the A1. This woodland is on rising land and views out of the site in this direction are stopped by the topography.</p>
Visual connectivity with surrounding roads, public rights of way, and residential developments
<p>Large parts of the site are clearly visible from the A1 which forms the long west and south western boundary to the site. The A1 is slightly elevated above adjacent ground levels and although the side of the road is enclosed by a hedge this is low.</p> <p>Views into the site from the B6420 are more restricted as for much of its length it is enclosed by substantial hedges. The exception to this is at the southern end closer to the A1 junction where the junction improvements have had an impact. New hedges have been planted which will eventually form a screen but currently the site to both the north and south of the B6420 feels open.</p> <p>There are clear views across parts of the part of the site to the west of the B6420 from the byway and views south across the eastern part of the site from the bridleway leading to Ordsall.</p> <p>There is a public right of way through an area of woodland (Apleyhead Wood) to the west of the A1 which runs in part adjacent to the A1. The wood itself is also an area of access land. Partial views of the site and the higher land to the east can be gained from this but they are compromised by the intervening A1.</p>
Topography
<p>The site gradually rises from the lowest point in the south east (approximately 35 m) up in an approximately north westerly direction to Morton Hill Farm and also up in a westerly direction to the A1 to approximately 40m. The part of the site to the south and east of the B6420 feels almost flat with the most discernible slope up being north of the byway leading up to Morton Hill Farm at approximately 47m.</p>
Strategic, national or local environmental designations
<p>An area of archaeological interest covers the majority of the site.</p>

Habitat connectivity
<p>The A1, railway line and B6420 are barriers. However, the habitat connectivity within the western portion of this large site can be considered good. The tree edged byway which connects to the broad grassy track leading to Morton Hill Farm and the area of woodland nearby are features within the site which already provide some good habitat connectivity. The linear wood in the eastern part of the site is also a valuable feature in terms of habitat connectivity. The presence of the A1 along the western and south western boundaries of the site, the railway line along the northern boundary limit potential to improve connectivity to areas outside the site. The B6420 divides the site into two parts and impedes habitat connectivity between these and any development could seek opportunities to find ways of lessening the impact of this. The routes of the power lines crossing the site could provide the opportunities for improved habitat connectivity in this area as part of a landscape framework.</p>
Recreational connectivity
<p>The public access to off road routes within the site is limited. There is a byway providing a connection from close to the A1 junction to the B6420. This continues in an easterly direction in the form of a bridleway which leads to Ordsall. This part is just outside the site boundary. The byway is potentially an attractive walking/cycling route but at its western end, close to the A1, its connectivity to the public right of way to the west of the A1 has been severely impacted upon by the major junction improvements. The B6420 is unrestricted through the site and traffic moves at speed. There is no specific provision for either pedestrians or cyclists. If a railway station was provided as part of the overall development, recreational connectivity would be increased for recreational walkers and cyclists.</p>
Climate change mitigation
<p>The large size of the site presents opportunities for 40% or so of the overall area (say around 120 Hectares) could be given over to open land uses including retaining the existing 10 ha or so of existing woodland). If this enabled 50% or a further 50 hectares of woodland to be planted, 26,000tonnes of CO2 could be sequestered over a 100 period. (Calculation based on work by Forest Research and the Woodland Carbon Code). However, the calculation varies according to the type of wood land and management regimes.</p> <p>In addition, to the carbon sequestration benefits of planting, focusing the new woodland along the A1 would have other landscape and amenity related benefits, including:</p> <ul style="list-style-type: none"> - Acting as an acoustic barrier, in tandem with appropriate fencing and mounds. - Providing a visual screen to the new development. - Maintaining the rural feel of this section of the A1, mirroring the presence of the extensive Clumber Park and Dukeries related woodlands to the west of the road.

Development constraints or opportunities

The presence of the A1 and to a lesser extent, the railway line would be a constraint in terms of the noise and air pollution which they create which could impact upon the layout. The three power lines crossing the site would be a constraint that would need to be addressed in any layout for the site.

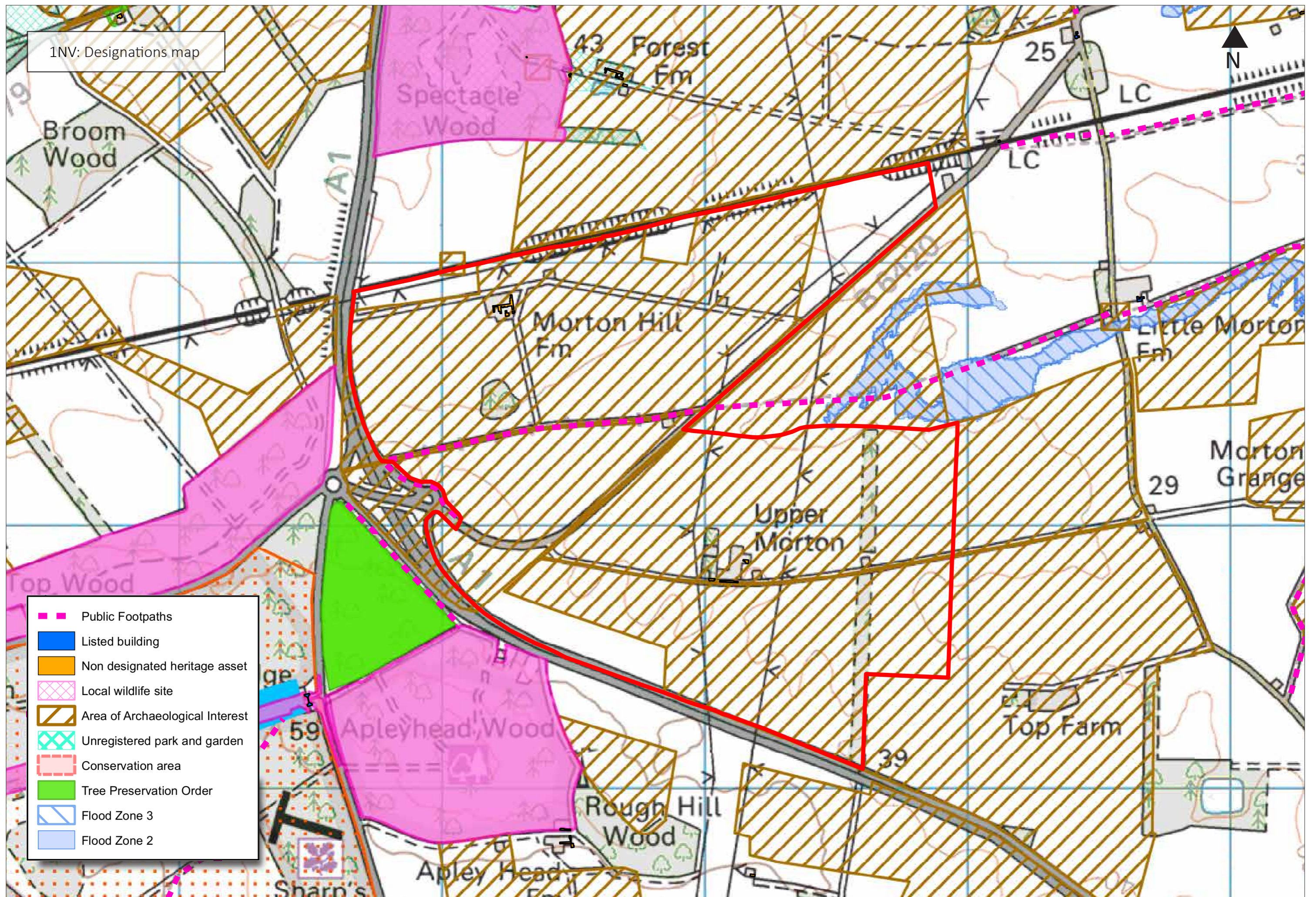
The tree and hedge edged byway which links to the wide grassy track bordered by substantial hedges leading to Morton Hill Farm is an important landscape feature and is also significant for both habitat and recreational connectivity and should be maintained and capitalised upon. The linear wood in the eastern part of the site and the area of woodland to the north of the byway present opportunities for habitat creation and areas of open space and should be incorporated into a landscape/biodiversity plan for any development.

Conclusions

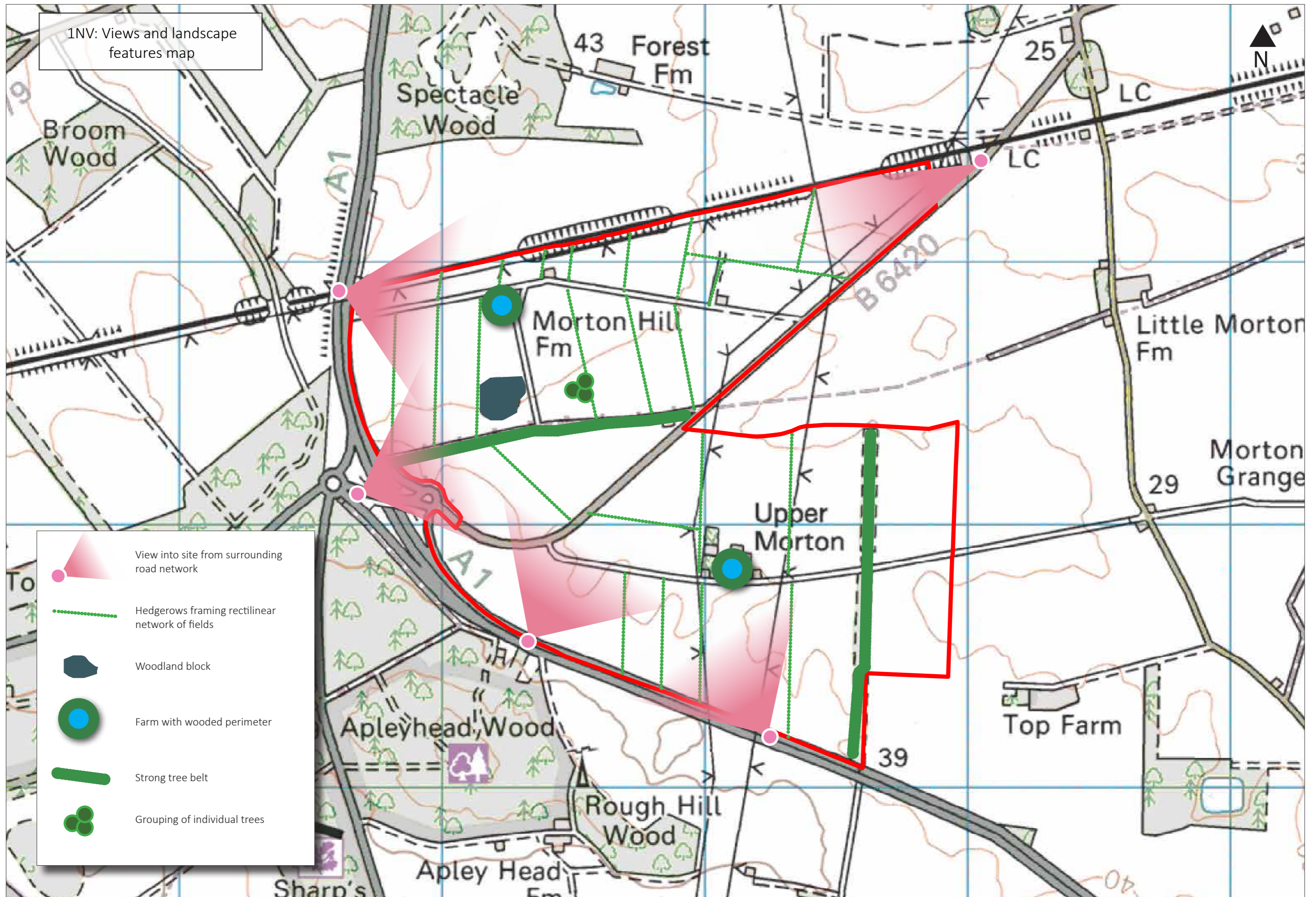
Other important aspects of creating a sustainable new settlement in this location will need to be considered by the District Council. In terms of landscape, especially given the large size of the site and the scope for extensive (multi-purpose) tree planting and landscaping, it should be possible to undertake a development that is not overly visually intrusive. A well-planned landscape and open space framework could also improve habitat and recreational connectivity and address at least in part the climate change impact of built development.

Relationship with potential Green Gap

No.



1NV: Views and landscape features map



- View into site from surrounding road network
- Hedgerows framing rectilinear network of fields
- Woodland block
- Farm with wooded perimeter
- Strong tree belt
- Grouping of individual trees

Site 1NV: Image gallery (LAA453, LAA455)





An elevated view of the site can be gained from the bridge at the A1 junction, within which the continuous tree belt that cuts east-west across the site appearing particularly prominent.



A series of long, rectilinear fields characterise the northern half of the site.



Arable fields bounded by low hedges with occasional trees characterise the site at Morton.



Mansfield Road is bounded by strong hedgerows which limit views into the site from the immediate eastern setting.



As it approaches the A1 junction, Mansfield Road begins to display a more open edge, permitting views into the site.



The rising landscape at the northern side of the site.



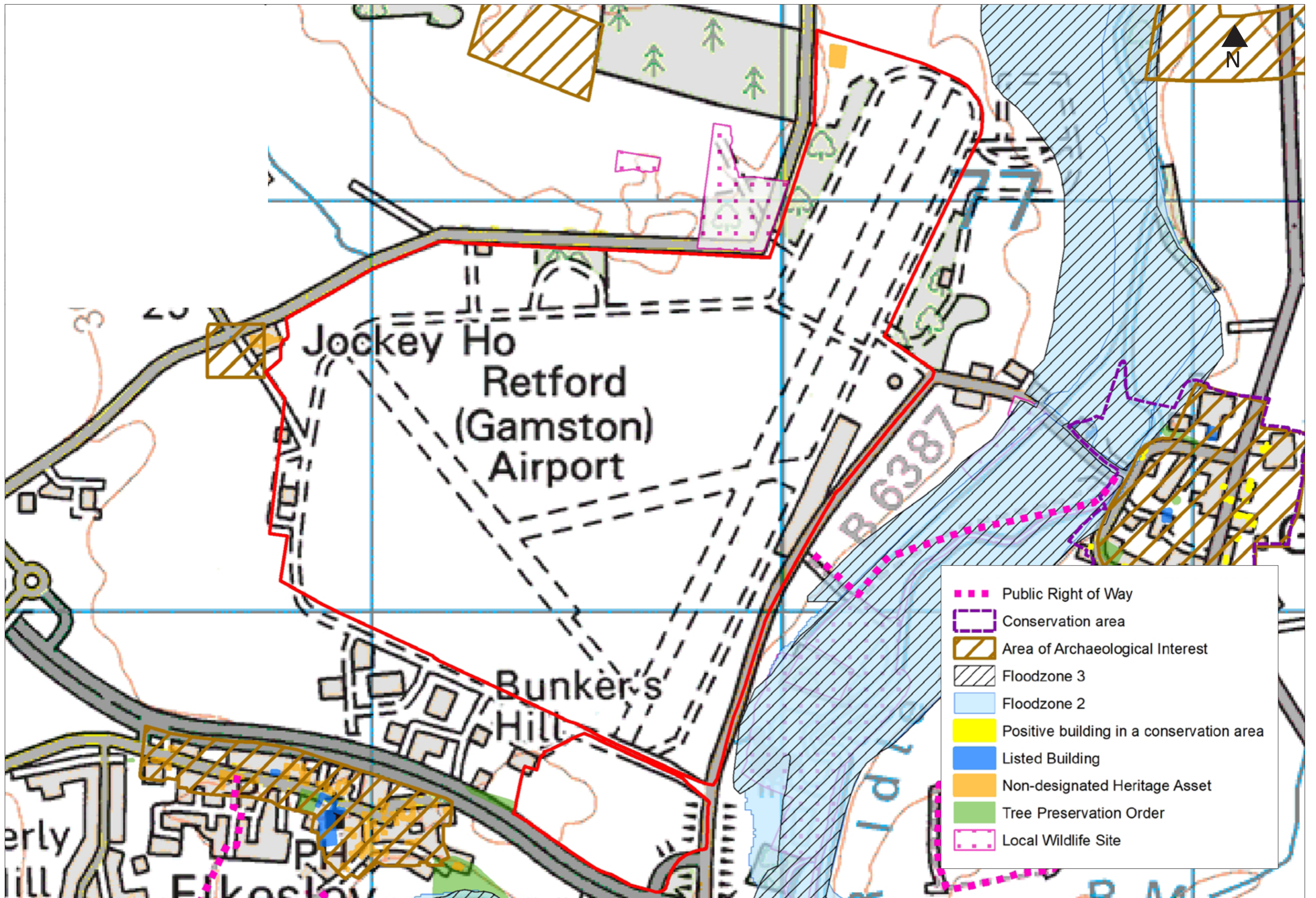
SITE 2NV
LAA432
(GAMSTON AIRPORT)

PROPOSED USE:
NEW VILLAGE

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
2NV (LAA432)	11 August 2019	SK 69262 76249	Largely level site between 22m and 25m rising slightly to the northern end to approximately 30m and to eastern edge to 25m.
Landscape Character Assessment (2009) - Policy Zone(s)			
Sherwood 40 - Conserve & Create.			
Current Use			
The airfield is level and largely comprises open land. Other than the airfield related buildings and associated car park, the runways, apron and perimeter road the site is in arable agricultural use. The west side of the B6387 which forms the eastern boundary of the site is formed by an almost continuous hedge with the occasional tree. There is a small area of woodland at the northern end of the site, adjacent to Brick Yard Road. The Brick Yard Road boundary of the site is formed by a hedge. In the south eastern corner of the site a row of hedgerow trees subdivides the fields running east-west.			
Previous Use(s)			
Presumed Agriculture.			
Neighbouring Uses			
Countryside/agriculture and an area of woodland to the north. Countryside/agriculture to the west. An industrial estate (Elkesley Park) is located to the south of the airfield. Beyond that is the A1 and to the south of that Elkesley village. A small car repair business and a terrace of houses are also accessed by the road which provides access to the industrial estate. To the east of the B6387 is the River Idle valley, including a nature reserve. On the east side of the River Idle valley, slightly to the north is Gamston village.			
Landscape features (e.g. trees, hedgerows, watercourses)			
The airfield is level and largely comprises open land. Other than the airfield related buildings and associated car park, the runways, apron and perimeter road the site is in arable agricultural use. The west side of the B6387 which forms the eastern boundary of the site is formed by an almost continuous hedge with the occasional tree. There is a small area of woodland at the northern end of the site, adjacent to Brick Yard Road. The Brick Yard Road boundary of the site is formed by a hedge. In the south eastern corner of the site a row of hedgerow trees subdivides the fields running east-west.			
Built forms			
There are buildings on the east side of the site adjacent to the B6387 (Ollerton Road) associated with the airfield use. These include a large hangar (12,000 sq m), control tower and various buildings occupied by a flying school and other aviation related small businesses. There are two operational runways on the airfield. A now unused runway is being used for external storage. A perimeter road runs around the airfield.			

Notable views to and from site
The topography is such that the site sits in an area of gently undulating land which in the vicinity does not rise significantly above the site and this restricts views into and out of the site. There are no key views to or from the site which are sufficiently significant to warrant mention.
Visual connectivity with surrounding roads, public rights of way, and residential developments
The B6387 has a strong hedge line along the site boundary which contains views into and out of it from the east side. It is visible from vantage points on Brick Yard Lane but as part of an almost flat wider landscape. The site is also clearly visible as part of a wide view from the recently completed grade separated junction from the A1 at Elkesley and development would change the current generally rural character of the view. In terms of existing housing there is a short row of terraced housing on the south side of the site (in the area known as Bunkers Hill) referred to in the Neighbouring Uses which is adjacent to the site boundary.
Topography
The majority of the site is level but rises slightly to the north and east and the topography does not impose any significant constraints.
Strategic, national or local environmental designations
None.
Habitat connectivity
Due to the combination of the use as an airfield, combined with arable agriculture, this is limited at present but a landscape framework as part of a comprehensive development would provide the opportunity for substantial habitat connectivity across the site, possibly including the Idle Valley meadows, but these lie across the B6387.
Recreational connectivity
Due to most of the site being an operational airfield recreational connectivity is currently poor. There is a public footpath leading from B6387 eastwards along the River Idle valley connecting to the eastern edge of Gamston. Potential exists to connect the site to this public right of way. Although Elkesley is in close proximity to the site to get to the village necessitates taking a very circuitous route by road to the north of the airfield due to the presence of the A1 and it would be very difficult to improve this.
Climate change mitigation
The large size of the site (est. 200 hectares), coupled with the need to address ground means that up to 40% or so of the overall area (say around 80 Hectares) could be given over to open land uses. If this enables 50% or 40 hectares of woodland to be planted and managed including the small wood at the north of the site, 20,800 tonnes of CO ₂ could be sequestered over a period of 100 years. (Calculation based on work by Forest Research and the Woodland Carbon Code). However, the calculation varies according to the type of woodland and management regimes.

Development constraints or opportunities
There are no significant landscape constraints for this site other than considering the retention of existing hedgerows and the limited amount of existing woodland. This could be enhanced as part of a landscape framework for the site which should also look at improving habitat connectivity within the site.
Conclusions
Several other important aspects of creating a sustainable new settlement in this location will need to be considered by the District Council. However, in terms of landscape, it may be possible to undertake a development that is not visually intrusive and that, with a well-planned landscape and open space framework, can improve habitat and recreational connectivity and address at least in part the carbon impact through tree planting.
Relationship with potential Green Gap
No.



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Site 2NV: Image gallery (LAA432)



A view across the distinctly flat airfield from its internal perimeter road.



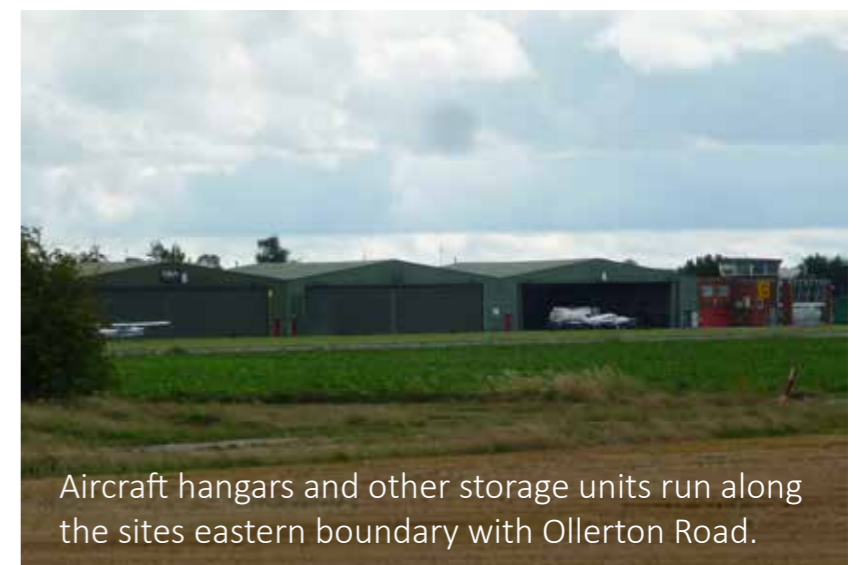
The site entrance at Dover Bottom.



Looking east along the southern stretch of the airfield's internal road reveals a view towards the industrial buildings that lie outside the site's southern boundary and a wooded skyline in the far distance.



A long distance view can be gained towards the site from recently completed junction from the A1 at Elkesley, with a foreground of open agricultural fields.



Aircraft hangars and other storage units run along the site's eastern boundary with Ollerton Road.

The River Idle is a key landscape feature to the east of the site.



One of several ancillary accesses into the site.



Landing strips run diagonally across the site, bisecting the areas of grass that make up the remainder of the site area.



Open views are available towards the site from Brick Yard Road.



SITE 3NV
LAA431
(BEVERCOTES)

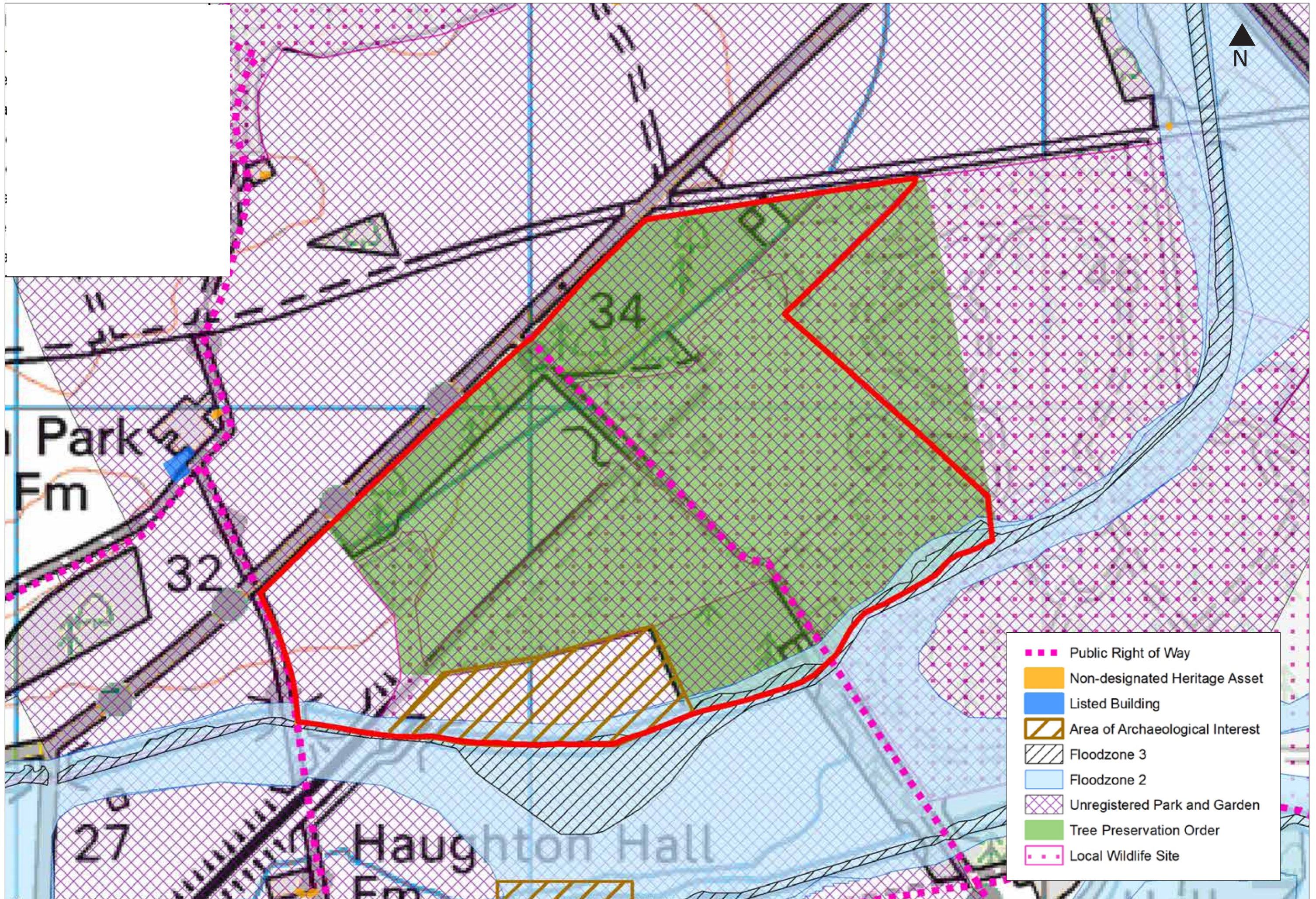
PROPOSED USE:
NEW VILLAGE

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
3NV (LAA431)	11 August 2019	SK 69323 737795	32m in north west along B6387. River Meden is at 23m.
Landscape Character Assessment (2009) - Policy Zone(s)			
Sherwood 35 - Conserve & Reinforce.			
Current Use			
Former colliery (closed in 1993) and woodland. Two arable fields on the west and south edges of the site.			
Previous Use(s)			
Colliery and woodland.			
Neighbouring Uses			
<p>The north western boundary of the site is formed by the B6387 and the land beyond is in agriculture use (arable and pasture) with Haughton Park Farm set back from the road and accessed by a farm road. To the south west and south the land is in agricultural use (arable and pasture) in and around the broad valley of the River Meden and River Maun. Immediately to the south of the River Maun is Lound Hall which is a Grade II listed building which is used as a nursing home. To the east and south east of the site is an area known as Bevercotes Pit Wood which was created in the early 2000s as part of a spoil heap restoration project by Nottinghamshire County Council and the Forestry Commission, following the pit closure. It is a large area of mixed broadleaf and conifer woodland (approx. 115 ha) with some areas of open land, some wetland with a system of tracks looping through it. There is public access to this area but no public rights of way. A hill has been created in the north eastern part of the wood which rises to approximately 50m. Bevercotes Pit Wood is leased by the Forestry Commission and public access is available across the site under their by-laws.</p>			
Landscape features (e.g. trees, hedgerows, watercourses)			
<p>The edge of the site along the B6387 is heavily wooded with screen planting. Towards the northern edge of the site, alongside the former colliery road Cypresses have been planted on the east side and Poplars on the west side. The Cypresses form a tall and very dense screen. Alongside the road further to the south there is an avenue of trees and to the east and west of the road in this part of the site are areas of long-established mature woodland which were not impacted upon by the mining operations. Part of the south eastern boundary of the site is formed by the River Meden which is crossed by a narrow road bridge. The parts of the site which were cleared following the colliery closure are naturally regenerating. There are two large arable fields on the south-west and western boundaries of the site, adjoining the River Meden, the Holly House farm access track and the B6387. Around 50 hectares (55%) of the site is woodland, some mature and some resulting from natural regeneration. However, areas of this woodland may fall within committed planning approvals for commercial development</p>			

Built forms
No buildings. A private road bisects the site which connects the B6387 in the north west to a road leading to Lound Hall and Bevercotes village to the south of the site. Part of the road is elevated on a bridge type structure above the parts of the site to the east and west which were formerly in colliery use. All the colliery buildings have been cleared but some evidence of the line of a former railway line and the foundations of former colliery remain.
Notable views to and from site
The surrounding topography is quite rolling and so long-distance views towards the site are limited. However, in closer vicinity the site is visible, in almost all directions, and the site presents itself as part of a larger wooded area, which together with Bevercotes Pit Wood, is part of the rural character of the area which derives from the mix of agriculture, woodland and scattered villages. Views from within the site are limited by the extent of woodland cover and well-established screen planting. However, there is a view out of the site over the pastures which forms the Meden and Maun valley towards Haughton Hall Farm from the southern edge of the site, adjacent to the River Meden. The open arable field in the south-west and southern corners of the site offer views out and can be seen from the adjoining road and footpath.
Visual connectivity with surrounding roads, public rights of way, and residential developments
<p>Views of the wider site from the B6387 alongside the site boundary are obscured by established screen planting. There are glimpsed views of the site from the minor roads to the south around Bevercotes village. As referred to in the previous section close to the private road running north-south through the site (which is also a bridleway) there are views out of the site next to the River Meden, to the south/west across pasture in the Meden and Maun river valleys towards Haughton Hall Farm.</p> <p>There is a public footpath running east-west from Lound Hall towards Haughton Hall Farm, which connects to the Robin Hood Way which leads north from Haughton Hall Farm to the B6387. The topography is such that there are views across to the site from these PROWs, including the arable field to the SW otherwise, it appears more or less as belt of continuous woodland. However, some of these trees could be removed under the extant permission and development proposals for employment uses or as part of large-scale residential development.</p> <p>Bevercotes Pit Wood has public access along several permissive tracks and within young woodlands, although this access has not as yet been formally designated. There are views from this area to towards the cleared part of the site east of the access road. However, the restored site is low with gently rounded slopes on the former spoil heaps, rising from 30m up to 45m. Consequently, they do not offer wide views across adjoining areas. The enclosed nature of the public site is also increased by the presence of mature planting on the south and east boundaries of the potential new village site. The access track to Haughton Hall Farm (from the B6387) is also a public right of way, forming part of the Robin Hood Way. The former colliery areas of the site are screened by woodland, but the arable fields are clearly visible. The public right of way runs north on rising ground, increasing views of these fields. The combination of roads and public rights of way means that the site can be seen sitting in the wider landscape, particularly from the west and the south.</p>

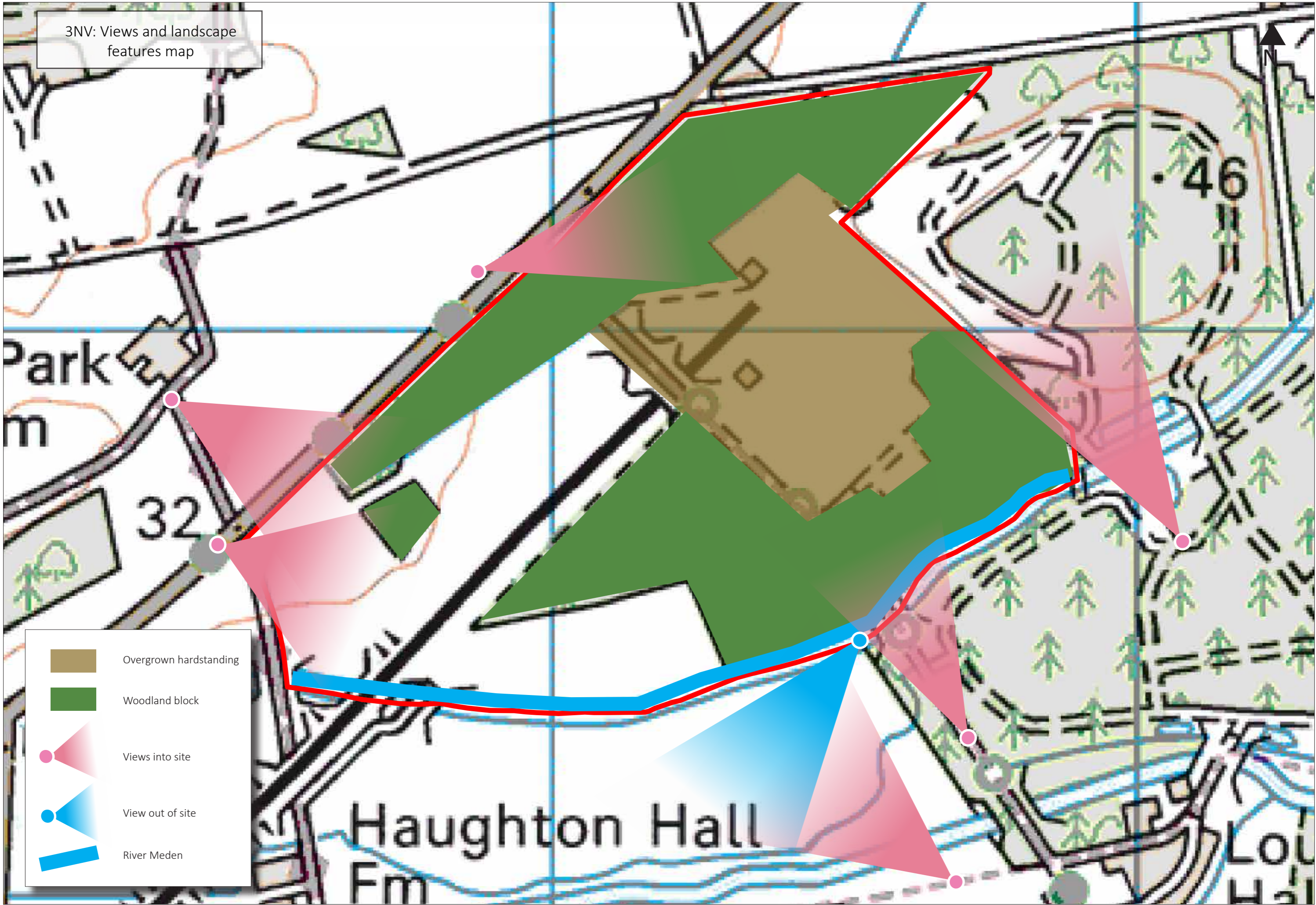
Topography
The natural landscape slopes down from north-west to south east but in the areas where there was colliery buildings and infrastructure, the land has been altered to lower the natural ground levels and create a level site.
Strategic, national or local environmental designations
The entire site is an unregistered park and garden. Majority of the site is covered by a TPO. Southern edge of site is within Flood Zones 2 and 3. An area of archaeological interest lies to the southern edge of the site. A local wildlife site covers a large proportion of the site.
Habitat connectivity
The site has excellent habitat connectivity within it as a consequence of the significant areas of established woodland and the River Meden running along part of the southern boundary. The substantial natural regeneration occurring in the cleared parts of the site is also an asset to habitat connectivity. There is also strong habitat connectivity to the recently created Bevercotes Pit Wood.
Recreational connectivity
The site is reasonably well connected and a bridleway runs north-south through the site connecting on to public footpaths to the south, close to Lound Hall. National Cycle Route 647 also runs through the site, primarily along the route of the bridleway. However, recreational connectivity could be enhanced by connecting to Bevercotes Pit Wood and by improving access to the existing woodland within the site which is informal.
Climate change mitigation
The existing woodland on the site (around 50 Hectares) means that 26,000tonnes of CO2 could be sequestered over a 100-year period. (Calculation based on work by Forest Research and the Woodland Carbon Code). The calculation varies according to the type of woodland and management regimes. However, it should be noted that this mitigation is from existing woodland and that the area of that may be reduced in order to enable planned large-scale residential development on the remainder of the site. It is not reasonable to count existing planting, including the adjoining Bevercotes Pit Wood against the climate change impact of a new development. Only additional areas of newly planted woodland should be used in the calculation. The potential for extensive new tree planting to sequester a significantly increased amount of carbon is, therefore, limited.



Development constraints or opportunities
The construction of the colliery just over 50 years ago resulted in a radical change to the landscape of both this site and the land adjacent to the east which is now Bevercotes Pit Wood. The colliery involved the removal of a significant area of established woodland but other areas of more mature woodland, notably in the south eastern and south western parts of the site were retained. Woodland to the south of the B6387 was also retained and supplemented by screen planting. The woodland on the site is important in the landscape and any significant removal to accommodate significant development would be very damaging to the landscape in the vicinity. The established woodland areas are also important for habitat connectivity and have further recreational potential.
The cleared areas of the site present less of a constraint in landscape terms as they are well screened by existing woodland, other than from the east (Bevercotes Pit Wood). However, the inclusion of the two large arable fields in the potentially developable area increases landscape sensitivity, clearly extending into attractive open countryside.
Conclusions
Several other important aspects of creating a sustainable new settlement in this location will need to be considered by the District Council. The landscape and conservation value of the existing woodland on the site, coupled with the connectivity to Bevercotes Pit Wood, could be compromised by the development of a large new village (say up to 40 hectares/1200 dwellings) on the cleared/vacant parts of the site with the necessary infrastructure links between them. Coupled with other sustainable development considerations, this may outweigh the economic and social benefits of a new settlement in this location.
As noted in the constraints and opportunities section, the inclusion of two arable fields increases landscape sensitivity, clearly extending potential development into attractive open countryside.
Relationship with potential Green Gap
No.



- Public Right of Way
- Non-designated Heritage Asset
- Listed Building
- Area of Archaeological Interest
- Floodzone 3
- Floodzone 2
- Unregistered Park and Garden
- Tree Preservation Order
- Local Wildlife Site

3NV: Views and landscape features map



-  Overgrown hardstanding
-  Woodland block
-  Views into site
-  View out of site
-  River Meden

Site 3NV: Image gallery (LAA431)

The River Meden forms the southern boundary to the site.



Tall and dense woodland planting encloses the sites more open central parts.



View over the western half of the site from the elevated bridge structure that crosses the site, which reveals a expansive area of cleared land enclosed by mature woodland.



Views looking south from along the River Meden at the southern edge of the site reveal a distinctly rural landscape, devoid of built forms and hosting areas of woodland and hedgerows with bands of mature tree planting.



Looking north across the pastures which forms the Meden and Maun valley towards the densely wooded southern edge of the site.



The land to the east is host to Bevercotes Pit Wood.




Looking from the across open farmland towards the western end of the site.



The entrance route into the site is heavily wooded on either side and has a strong sense of enclosure.



The site is knitted into a network of public rights of way.



SITE 4NV
LAA347
(HIGH MARNHAM POWER STATION)

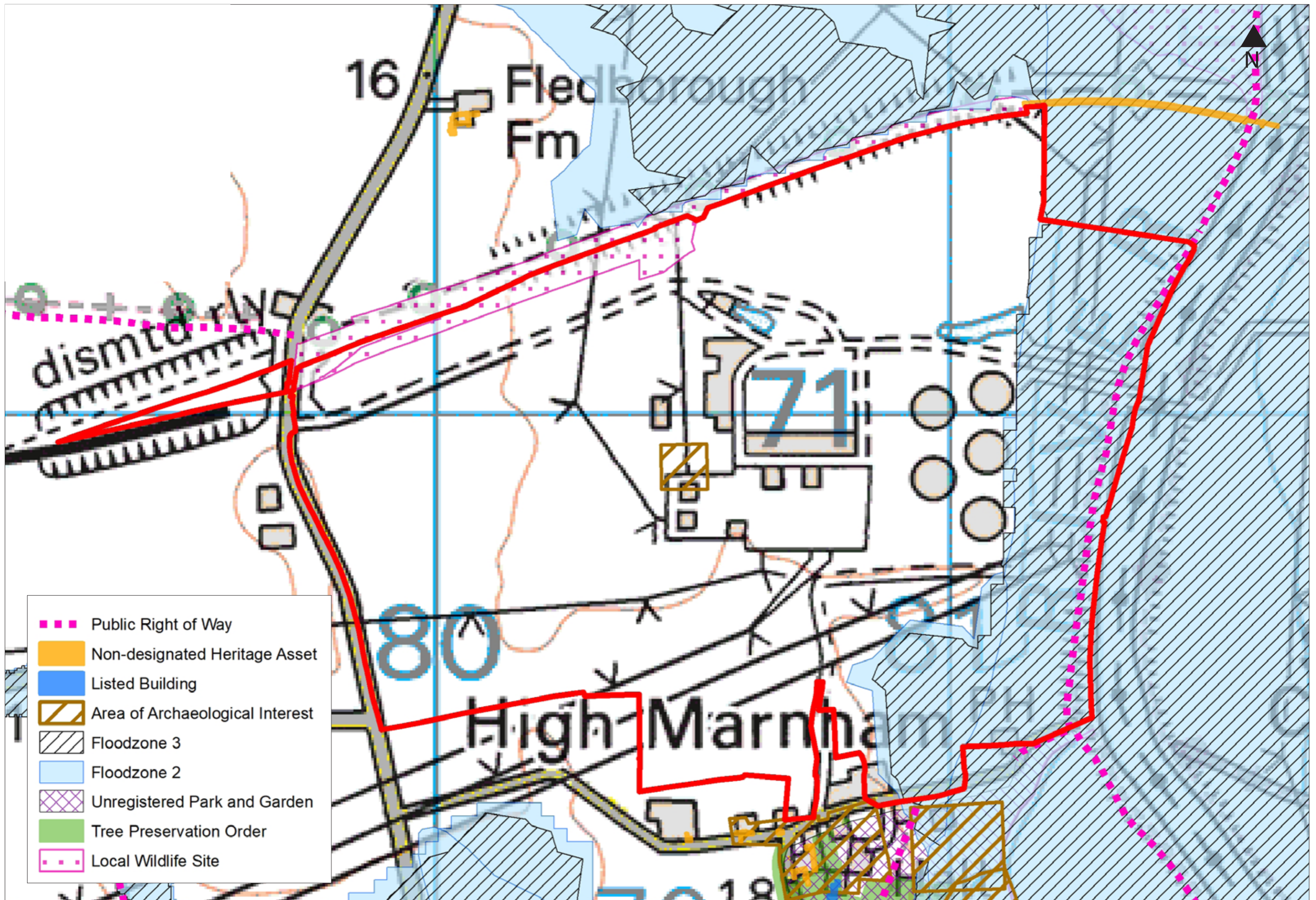
PROPOSED USE:
NEW VILLAGE

Site Reference	Survey date	Grid Reference (approximate centre)	Elevation
4NV (LAA347)	30 July 2019	SK 80554 70704	21m (west) to 5.5m (east – riverside) and 9m (north) to 18m (south).
Landscape Character Assessment (2009) - Policy Zone(s)			
Old Power Station excluded. Farmland covered by: - Trent Washlands 21 - Conserve & Reinforce; and - Riverside in 48 - Conserve.			
Current Use			
Former Power Station and Agriculture (arable with some small field in pasture).			
Previous Use(s)			
Presumed Power Station and Agriculture.			
Neighbouring Uses			
Countryside/agriculture to the west, north (beyond former railway line and sidings) and east (across the River Trent), High Marnham village to south and countryside/agriculture to south-west corner, across Hollowgate Lane. Just outside the northern boundary of the site, the line of the former railway which is now a cycling and walking route, provides one of the infrequent opportunities to cross the Trent, using the Trent Viaduct.			
Landscape features (e.g. trees, hedgerows, watercourses)			
A linear woodland, scrubby but dense, runs either side of the former railway line and sidings. There is screen planting, comprising hedges and large trees around the former power station generation buildings and cooling tower hedges, including over-mature Poplar and Cypresses. There is a small meadow, part screened by Willow and Black Poplar, on damp low lying ground in the south east corner of the site, across from the Brownlow Arms car park. The regularly shaped arable fields, all but one of which are medium sized rather than large, are enclosed by hedges many of which are gappy, but include some mature trees. The River Trent and its raised banks form the eastern boundary to the site. Maps indicate the presence of wetlands at the north-eastern corner of the site.			

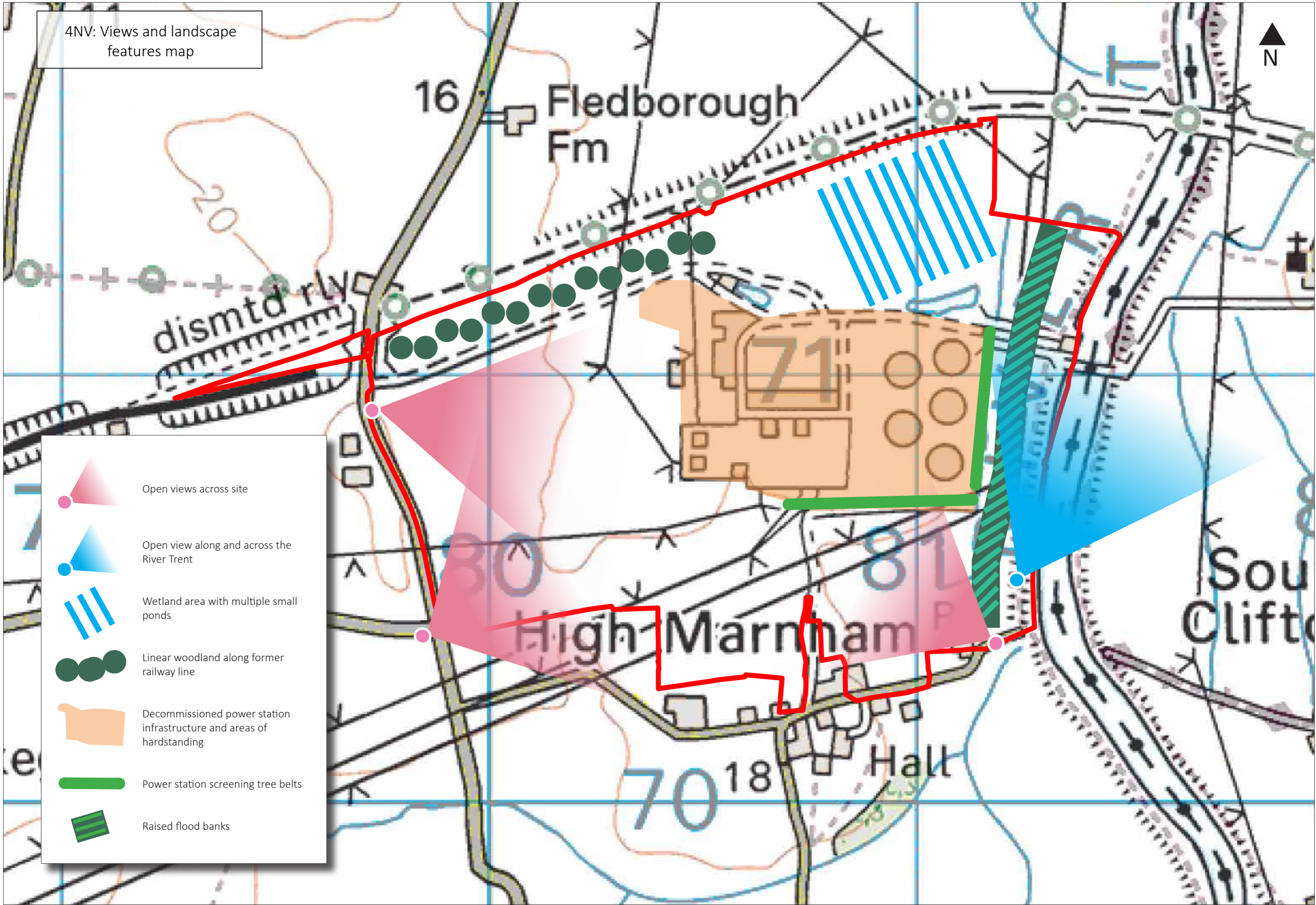
Built forms
The power station has been demolished, but a substantial transfer station remains. This is served by 5 no. high voltage power lines, carried by large pylons, which cross the southern and eastern parts of the site. Areas of hard surfacing remain including those associated with power generation, the former sidings and the coal handling area. Other than pylons, there are no buildings or structures on the 11 no. arable fields which comprise the western and southern parts of the site. There is a substantial flood bank running alongside the River Trent and there is car parking and access associated with the use of the river by boaters. In High Marnham, there is a standalone caravan park and another caravan/camping site adjoining the large car park of the local pub, the Brownlow Arms. For the most part these adjoin rather than being within the site.
Notable views to and from site
<ul style="list-style-type: none"> - There are views into the site from the west which would be reflected/reversed from the slightly higher ground in the centre/south west quadrant. - There are views north along the Trent Valley, including the eastern section of the site, from the Brownlow Arms car park. - There are attractive views across the River Trent from the eastern side of the site. - There are likely views from the gently rising land to the east across the valley, which will need further consideration and assessment in the event of development being put forward. - The combination of topography (with the gentle slope down towards the river) and trees/hedgerows means that views out of the site to the north, south and west are restricted.
Visual connectivity with surrounding roads, public rights of way, and residential developments
There are several (minor) roads leading to the site, including Polly Taylor's Road (west), Main Street (north) and Holme Lane (south). Others, Hollowgate Lane (to High Marnham) and the southern section of Main Road, provide the west and south boundaries to the site. There is a footpath and cycle route (route 647 of the National Cycle Network) along the former railway line which forms the northern boundary of the site, but this is in well wooded cutting until it emerges to cross the Trent Viaduct. There is a public footpath along the top of the Trent flood bank on the eastern boundary of the site and the Trent Valley Way runs alongside the opposite bank. To the north, this connects to North Clifton and across the A1133 up to higher ground (18m). To the south it turns east, up gently rising land, to South Clifton along Trent Lane. There is a local public footpath running north from Low Marnham to High Marnham emerging in the village, close to the riverside car park. However, there are no Public Rights of Way within the site. This combination of lanes and footpaths means that the site can be seen from all directions, however, the views are restricted by trees, hedges and topography at several points, especially by the planting along the whole length of the former railway line to the north.

Topography
The western half of the site, which rises to 21m, is raised slightly above the Trent Valley which lies at 9m. The south-west quadrant is also higher than that to the north east. Otherwise it is gently undulating, but with a large flat area in the north east quadrant where the former generation buildings and cooling towers were located.
Strategic, national or local environmental designations
Eastern part of the site is within Flood Zone 3. A small area of archaeological interest sits in the centre of the site and a local wildlife site runs along the northern boundary.
Habitat connectivity
This is limited at present, but the former railway line and sidings, with substantial natural regeneration occurring, are an asset, as is the riverside. A comprehensive development, with an extensive landscape framework could provide opportunities for substantial habitat connectivity across the site
Recreational connectivity
This is good at present because of the former railway line, the Trent Viaduct, other footpaths and the Trent Valley Way. These provide potential for the encouragement of walking and cycling. It is however pertinent that at present, shops, education and health facilities and employment are in towns some distance away and not necessarily served by the footpath and cycleway.
Climate change mitigation
The large size of the site, coupled with the need to address ground conditions and limits on the developable areas, if some of the power lines/pylons are retained means that up to 40% or so of the overall area (say around 50 Hectares could be given over to open land uses). If this enables 50% or 25 hectares of woodland to be planted, 13,000 tonnes of CO2 could be sequestered over a 100 period. (Calculation based on work by Forest Research and the Woodland Carbon Code). However, the calculation varies according to the type of woodland and management regimes.
Development constraints or opportunities
The development of the power station resulted in a radical change to the landscape only 60 years ago, but it included some landscaping and planting within the site which is now mature. In addition, the site is low lying and the undulating topography within it and on land to the west and south, means that buildings on the site would not necessarily be prominent in the wider landscape. However, there are other important non-landscape issues that need be considered.
Today, although care would be needed in terms of design and layout, there is not an overwhelming landscape constraint on new development for primarily residential uses. In particular, as both industrial and landscape features, the presence of so many larger pylons and power management infrastructure on the site means that site layouts would be compromised such that a landscape sensitive development is unlikely to be achievable.

Conclusions
Several other important aspects of creating a sustainable new settlement in this location will need to be considered by the District Council. However, in terms of landscape, it may be possible to undertake a development that is not visually intrusive and with a well-planned landscape and open space framework, could improve habitat and recreational connectivity and address, at least in part, the carbon impact through tree planting.
In order to achieve this potential, it is assumed that all or the majority of the existing overhead lines, pylons and energy infrastructure on the site can be removed prior to redevelopment.
Relationship with potential Green Gap
No.



4NV: Views and landscape features map



- Open views across site
- Open view along and across the River Trent
- Wetland area with multiple small ponds
- Linear woodland along former railway line
- Decommissioned power station infrastructure and areas of hardstanding
- Power station screening tree belts
- Raised flood banks

Site 4NV: Image gallery (LAA347)



A wide, panoramic view across the site is available from the main road to the west, within which the power station and associated infrastructure intermittently punctuate the skyline.



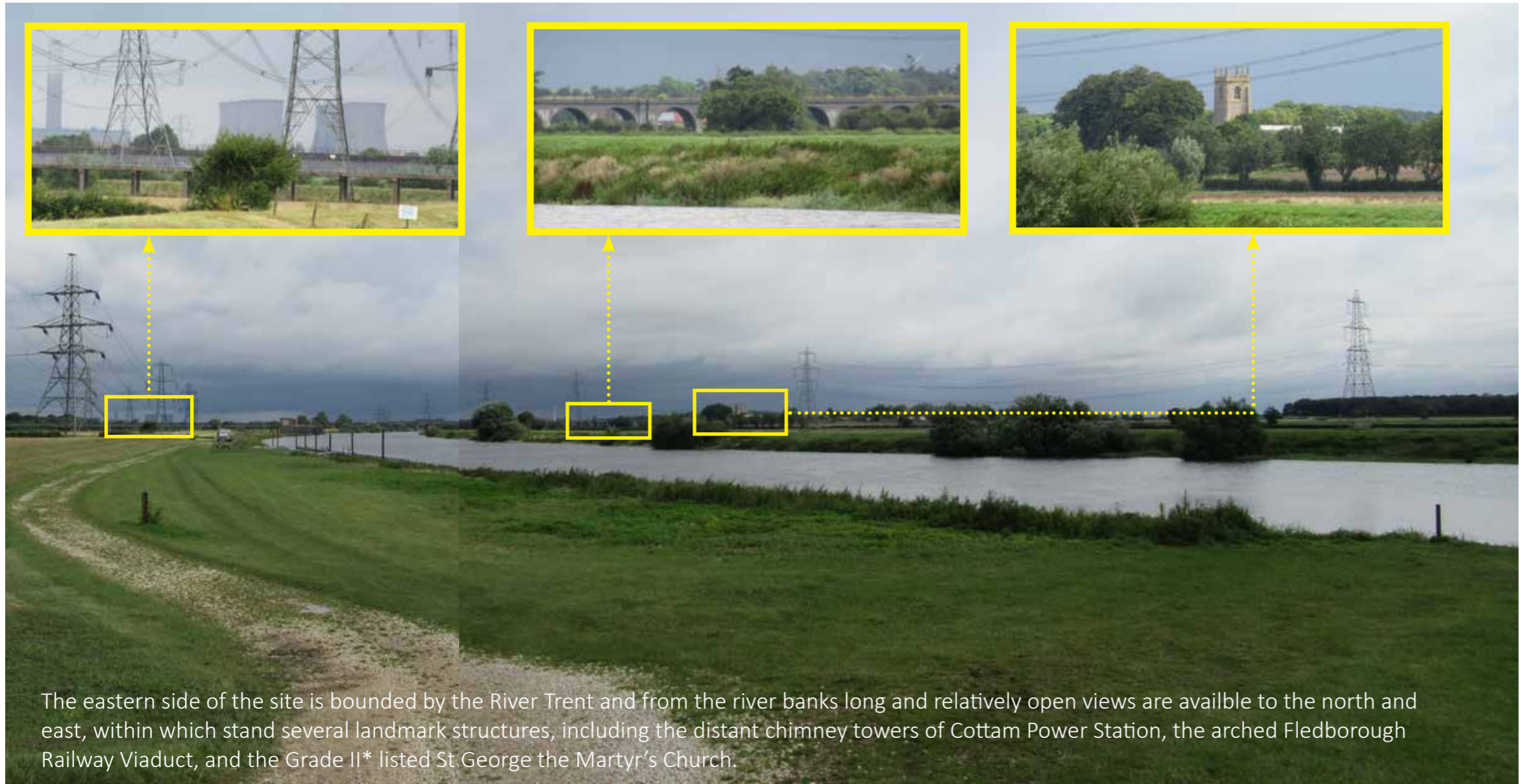
Looking north-west from the raised banks of the River Trent is a spacious, multifaceted view that includes expanses of arable farmland corseted by low hedgerows with occasional trees and hosting imposing parades of electricity pylons. Providing a backdrop to the central part of the view is a stretch of tall and mature tree planting.



The site appears prominently from the junction with Polly Taylor's Road.



There are views into the site from the The Brownlow Arms Public House and surrounding campsite.



The eastern side of the site is bounded by the River Trent and from the river banks long and relatively open views are available to the north and east, within which stand several landmark structures, including the distant chimney towers of Cottam Power Station, the arched Fledborough Railway Viaduct, and the Grade II* listed St George the Martyr's Church.



National Cycle Network Route 647 runs to the immediate north of the site.

