

## Chapter 2: The Sherwood Regional Landscape Character Area



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Sherwood

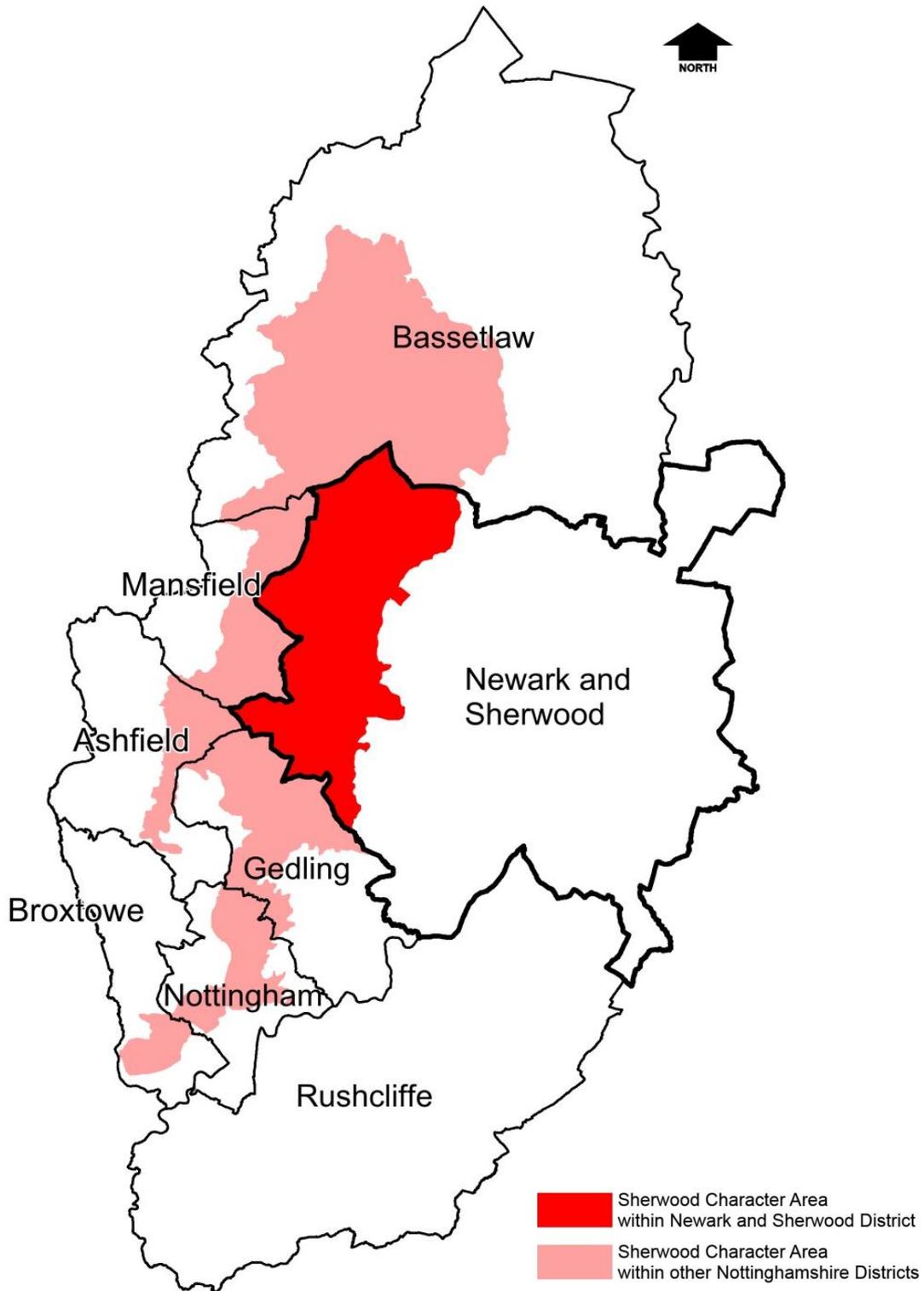
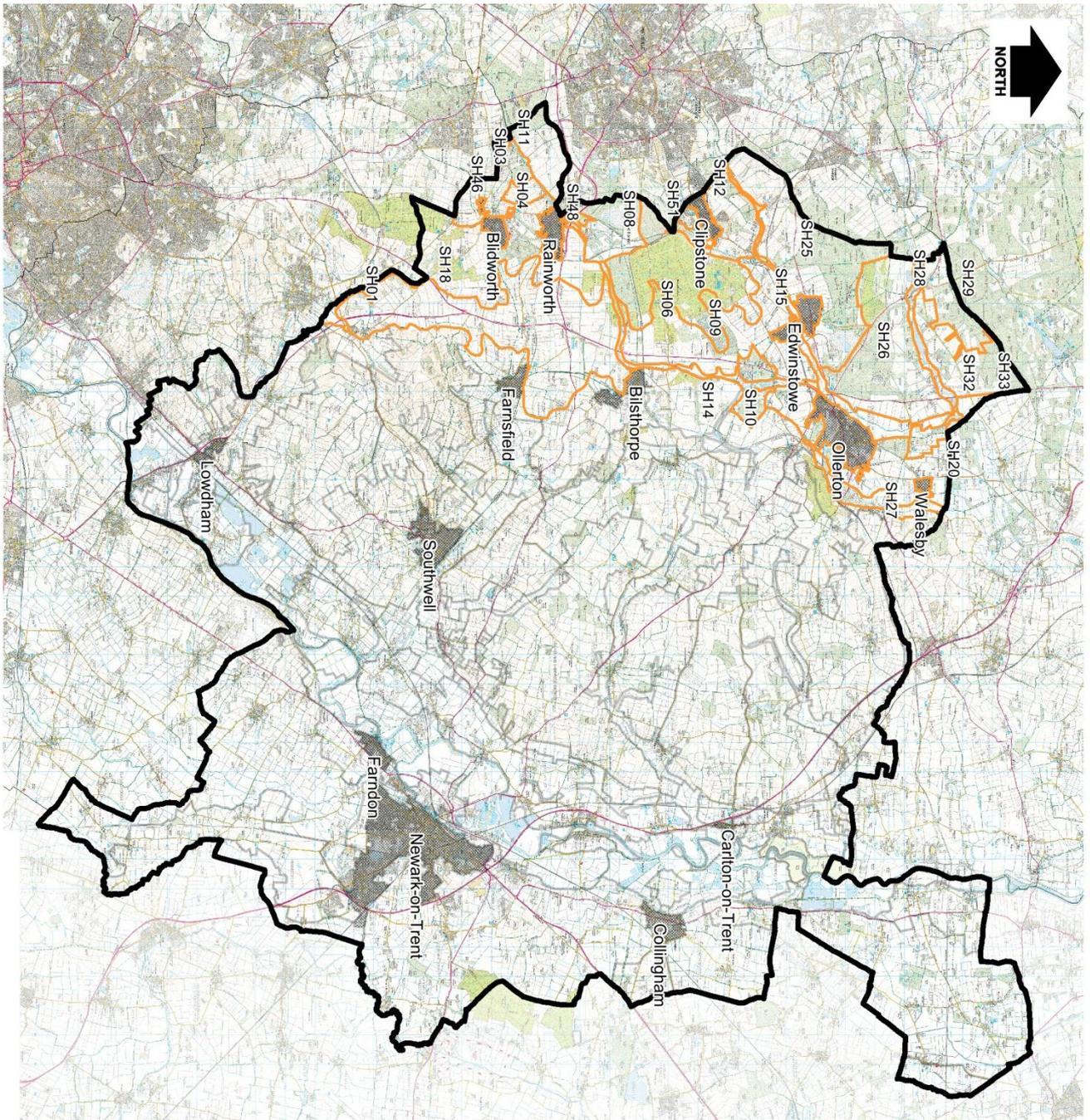


Figure 2.1 Sherwood Character Area within Nottinghamshire and Newark and Sherwood District

# Newark and Sherwood Landscape Character Assessment

## Sherwood



- Policy Zones within Sherwood within Newark and Sherwood District
- Other Policy Zones within Newark and Sherwood District
- Newark and Sherwood District Boundary
- Urban Areas within Newark and Sherwood District

Figure 2.2 Sherwood Character Area within Newark and Sherwood District

## 2.1 Physical and Human Influences

### 2.1.1 Introduction

The Sherwood Character Area region is entirely confined within Nottinghamshire and is characterised by a wide and diverse range of landscapes including the heartland of the historic Sherwood Forest and the extensive parklands and large estates of the Dukeries. The area, rich with historical, ecological and landscape features, is intrinsically linked to a number of historical themes including the internationally renowned Robin Hood legend. The region runs northwards from Nottingham to the lowlands of the River Idle. It is located between the heavily populated Magnesian Limestone Ridge and Nottinghamshire Coalfield regions to the west, and the more rural areas of the Mid-Nottinghamshire Farmlands region to the east.

The extent of Sherwood Character Area within the District of Newark and Sherwood is shown on Figure 2.1

### 2.1.2 The Shape of the Land

The region is closely associated with a broad belt of Permo-Triassic sandstones which, like the adjoining mudstones, run northwards through the length of Nottinghamshire and beyond into South Yorkshire. This belt of country, which averages 10-12 kilometres in width, narrows at its southern extremity where the outcrop thins and is faulted out along the Trent Valley. Towards the northern end of the outcrop, where the region passes into the Idle Lowlands, the Permo-Triassic bedrock is largely overlain by alluvial and fluvio-glacial drift. Within Sherwood itself the sandstones rise as a line of low hills along the eastern edge of the Magnesian Limestone Ridge. These hills dip gently eastwards, but due to the softness of the underlying rock they seldom assume the character of a bold escarpment.

The outcrop of Permo-Triassic sandstones covers nearly a quarter of the District and comprises two recognisable formations. The lower of these is the Lenton formation [formerly the Lower Mottled Sandstone] consisting of bright red, fine-grained sandstone with local clayey bands. The upper division, now called the Sherwood Sandstone formation [formerly the Bunter Pebble Beds], comprises a much greater thickness of brownish-red, coarse-grained sandstones with extensive beds of quartzite pebbles. These pebble beds and red sandstones, often showing well-developed current bedding, are frequently exposed in cuttings, sandpits and natural bluffs throughout the region. The loose-textured nature of both sandstones also makes them highly porous and as a consequence the land surface is prevailingly dry. The lower sandstone rests on an impervious bed of Permian Marl, however, and this forms the base of an extensive aquifer which has, since the mid-19<sup>th</sup> century, provided a major source of water supply.

The Sherwood Sandstone typically gives rise to a markedly undulating topography, which, apart from a few larger rivers, is characterised by a general absence of surface drainage. These rivers, include the Meden and Maun, which rise on the Magnesian Limestone Ridge and flow across the region in a general south-west to north-east direction before turning northwards into the River Idle. The reason these rivers maintain their flow is that their valleys lie just below the water table. All of these valleys are defined by narrow alluvial corridors, which in places open out into wide marshy flats. The latter are particularly well-developed below the confluence of the Meden and Maun where the wetland and water features contrast strongly with the dryness of the broad stretches of plateau-like country that separate the river valleys. The flanks of these low, rounded hills are nearly everywhere sculptured by numerous

dry valleys, thought to have been formed by the melting of snow at a time when the climate was much colder.

### 2.1.3 **Soils**

A range of soil types has developed within the region, the majority being well-drained sandy soils. Well-drained coarse loamy soils are found on the lower slopes of the dry valleys in accumulations of head [recent colluvium or wind-blown material].

On the eastern boundary of the region there are pockets of Mercia Mudstone; in these areas the soils are surface and ground water gleys. The soils have very slightly stony clay loam surface horizons, and cropping limitations are imposed by the heavy texture and soil wetness.

### 2.1.4 **Landscape History**

The present landscape of the Sherwood region is dominated by the artefacts of aristocratic estates and agricultural reform, largely laid down in the 18<sup>th</sup> and early 19<sup>th</sup> centuries, and by those of late 19<sup>th</sup> and 20<sup>th</sup> century industry, particularly coal mining. This has been an area in which changes in land use, however long they took to effect, have been radical and clear cut, in contrast to the piecemeal evolution evident in other regions in Nottinghamshire. Underlying the long history of the Sherwood region, and a key determinant in the pattern of stability and change within it, is the essential character of its geology and resulting soils. The porosity of the Sherwood Sandstones and consequent fragility of the soils in general have placed limits upon the sustainability of farming here. Advances in agricultural methods from the 18<sup>th</sup> century until today may appear to have pushed out those limits but the qualities of the land continue to present agricultural challenges which can be overcome only at a cost, financial and environmental. It remains to be seen if this cost can be both supported and mitigated or if within the vastly complex modern economic structures there will be a reversion to land uses which respect the basic qualities of this region.

For a more detailed analysis of Sherwood's history refer to Appendix R.

## 2.2 Landscape Evolution and Change

### 2.2.1 Introduction

This section examines the main forces that have brought about change and evolution within the Sherwood region within Newark and Sherwood District over recent decades. It does this by discussing how the current structure and pattern of land use has developed, paying particular regard to agriculture, woodland, transport, urban/industrial development, mineral extraction and tourism. It also considers the trends and pressures that may produce landscape change in the future.

### 2.2.2 Agriculture



Historically, agriculture on the sandlands of the Sherwood region has had a more tenuous hold than in other parts of the district. Poor quality soils, with limited moisture retention properties, have created a relatively unstable base to the agricultural economy and this has, over the years, produced wide variations in the pattern and nature of land use. These instabilities have continued into the present century and, to an extent, are still present in the current agricultural system.

The sandstone areas are not generally capable of sustaining high quality pasture, and as a consequence most agriculturally productive land has been put to arable use. Before the Second World War arable land was mostly under fodder crops. The sandy soils, highly permeable parent rock and low rainfall averages meant that the chief management aim was to increase the water-holding capacity of the soil. This was done through liberal applications of farmyard manure, the turning in of green crops and the traditional practice of folding sheep in fields. Economic hardships experienced in the 1920s and 1930s led to the abandonment of many sandland farms. Many areas of present heathland originate from these abandoned landholdings.

Since the 1940s, technological innovations in agriculture have led to the development of intensive, high input agricultural systems. These systems have overcome many of the traditional constraints to agriculture and have, for the last few decades at least, placed the agricultural economy on a more secure footing. The widespread use of irrigation, coupled with heavy dressings of lime, potassium and phosphorus and also frequent seasonal applications of nitrogen, has ensured consistent yields at levels that were previously unobtainable.

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The principal crops of the region are cereals, particularly barley and wheat, with potatoes, sugar beet, oilseed rape, field beans, dry peas, carrots and linseed also being grown. Livestock operations are found within most of the parishes of the region. As already noted, there are a number of constraints to agricultural production, the severity of these constraints varying widely in response to physical factors such as soil type. Much of the arable land is easily worked; however, compaction and panning can occur if soils are worked too soon after heavy rain. There is also a danger of wind erosion, especially during spring and autumn. The generally low available water capacities of the sandland soils and relatively low rainfall average mean that yields are often lowered by drought.

The majority of agricultural land within the region is classified by MAFF as having moderate limitations to agricultural use. The higher quality soils, with sandy loam or loamy sand textures, have better moisture retention capacities and occur in the northern areas of the region. The lower quality agricultural land occurs extensively to the south of the Maun Valley where limitations are imposed by the susceptibility of soil to drought and the presence of pebbles.

The heavy reliance on fertiliser and irrigation inputs has created problems that now question the long-term sustainability of the current agricultural system. The Sherwood Sandstone outcrop overlies an extensive aquifer that is utilised as a public drinking water supply. There are concerns about the capacity of the aquifer to supply water for irrigation purposes and this is reflected in the limited availability of water abstraction licences. A more severe problem than this has been associated with the high inputs of nitrogenous fertiliser. Nitrate contamination of the aquifer has now exceeded statutory limits at a number of boreholes.

The problems associated with contamination of the aquifer have led to much of the region being designated as a Nitrate Vulnerable Zone [NVZ]. The NVZ scheme aimed to reduce nitrate levels by encouraging farmers to restrict applications of both organic and inorganic fertilisers. With regard to the NVZ scheme, it is doubtful that farming in the future will be significantly affected. There may, however, be little expansion in the area devoted to sheep and pigs because of reduced limits on organic manure.

### 2.2.3 Woodland/Tree Cover



The woodland cover of Sherwood Regional character area as a whole is higher now than for many centuries. In 1086 the greatest concentration of woodlands in the County lay within the Mid-Nottinghamshire Farmlands region, to the east. The Sherwood Sandstones were of secondary importance despite the presence of Sherwood Forest. The lowest levels of

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woodland cover are thought to have occurred in the 18<sup>th</sup> century largely as a result of clearance in the preceding centuries.

Landscape improvement, game preservation, timber production and fuel supply were the main reasons for increases in woodland cover during the 18<sup>th</sup> and 19<sup>th</sup> centuries. Landscape considerations were particularly influential, with many of the houses, parks and great estates being established on the agriculturally poor sandland soils. Planting was very elaborate and on a large scale, and preceded the laying out of the modern agricultural landscapes that we see today. Currently the Sherwood region is the most wooded part of the district, a large proportion of which is coniferous.

There are significant variations in the distribution and pattern of woodland across the region. These variations are one of the most important factors in determining its landscape character. The area north of the Maun Valley contains the remnants of the historic Sherwood Forest, and the edge of the Dukeries, along with the broad-leaved estate lands and the coniferous infill plantations established in the last 60 years.

The main sources of land for post-1920 woodland planting have come from agriculture and waste, the light sandy soils being easily converted to woodland. Plantations were established as large management units by both the Forestry Commission and private estates. Large-scale planting by the Forestry Commission began in the late 1920s and a fivefold increase in the area of predominantly pine woodland has occurred since that time. Many of these early plantations are now reaching economic maturity and will be progressively felled in a way that restructures the forest blocks to create greater ecological and visual diversity. There have been significant increases in woodland cover within the parkland areas, with the planting and extension of existing parkland trees and plantations. Smaller-scale gains in woodland cover have been made from the planting of former industrial areas and coal tips.



Three ancient woodlands, as identified by the 1990 English Nature Inventory of Ancient Woodlands, are found within the region. The areas identified as ancient woodland at Birklands, Bilhaugh and Buck Gates are remnants of the historic Sherwood Forest and contain the best examples of oak-birch woodland in the County, they are also designated SSSIs.

#### 2.2.4 **Transportation**

A number of major roads have had an impact upon the region, the most prominent being the A614, which runs in a north-south direction through much of the district, whilst the A617 cuts across the region in an east-west direction. A dense network of railway lines were developed to serve the needs of the coal industry. Contraction of this industry in recent decades has led to many of these becoming derelict. Some of these are being upgraded to form greenway routes for pedestrian cyclist and horse rider access to link in with the surrounding rights of way network.

#### 2.2.5 **Urban and Industrial Development**

The main urban areas within the Sherwood Area are Ollerton, Rainworth and Clipstone which are classified as 'Service Centres' within the Local Development Framework's Settlement Hierarchy. These settlements provide a range of local facilities and act as a focus for service provision to a large local population and rural hinterland. The smaller Principal Villages of Edwinstowe and Blidworth, which offer a good range of day to day facilities and act as a secondary focus for service provision, are also located in the Area.

In order to help encourage regeneration and to secure and support the roles of these settlements they have been identified as locations for future growth through the Local Development Framework. To facilitate this growth a series of site allocations have been made for a range of uses including residential, employment and retail.

The coal industry has played a central role in the economic life of large parts of the region, where much of the area was traditionally dependent upon mining employment. This also included the larger town of Worksop (in Bassetlaw District) as well as the numerous mining villages. The redevelopment of redundant collieries for appropriate uses has been encouraged, with green after uses, including agriculture, forestry and recreation, being the preferred approach for certain rural collieries and spoil tips.

#### 2.2.6 **Renewable Energy**

The United Kingdom is legally bound to meeting challenging targets for the generation of energy from renewable sources (15% by 2020) and the reduction of greenhouse gas emissions (to 34% below 1990 levels by 2020 and 80% by 2050). A framework of national policy, reflecting the need to increase the supply and usage of energy from low-carbon sources and to ensure that adverse impacts are satisfactorily addressed, has been put in place to help deliver these aims. Significantly, this carries the expectation that applications be approved, unless material considerations indicate otherwise, if their impacts (such as that on the landscape) are (or can be made) acceptable. Core Policy 10 'Climate Change' of the Core Strategy and Policy DM4 'Renewable and Low Carbon Energy Generation' in the Allocations & Development Management Development Plan Document's set out local planning policy on this issue.

Given this policy context there are likely to be future applications for renewable energy developments, such as wind-farms, in the Sherwood area. For instance a Wind Farm of five turbines with a height to tip of 125m and a rotor diameter of 82m has been granted planning permission for a 25 year operational period on the land at Lyndhurst, near Rainworth. Such structures have the potential to change the landscape character, with the power generation industry continuing, therefore, to be a dominant feature of the region.

### 2.2.7 **Minerals Extraction**

The principal mineral resources exploited in the region are deep-mined coal and Sherwood Sandstone. Both forms of extraction have had a considerable impact on the economy and environment of the region, particularly coal extraction.

Many of the pits in the region were established during the first half of the 20<sup>th</sup> century when technical advances in the mining industry enabled wider exploitation of the deep coal resource. A number of the pits were located next to existing villages and on green field sites in the more rural areas away from the main centres of population. This led to the enlargement of the existing villages and the creation of a number of isolated and free-standing mining communities.

A number of environmental issues are associated with coal extraction, particularly that of visual intrusion. The visual impact of mine-head developments and spoil disposal is enormous, with many spoil heaps being established prior to current planning legislation when little attention was given to environmental considerations. More recent permissions seek to minimise the visual impact of tipping through attention to grading and shaping details and so reduce the “engineered” appearance of many pit heaps. The Sherwood region has a naturally rolling landform; the opportunities to integrate pit heaps into the landscape are therefore perhaps greater than in certain other parts of the district. Priority is therefore given to the early reclamation of the external visible faces of pit heaps.

The premature closure of pits has had major environmental consequences for reclamation, as existing programmes can no longer be achieved. The County Council, UK Coal and the Forestry Commission are working together to develop new proposals to restore such spoil heaps to a mixture of forestry, heathland and public open space.

Sandstone extraction generally leaves a moderately deep void and little on-site material, and the options for infilling are limited due to the need to protect the aquifer. Low-level reclamation may be feasible; however, the resulting landform may be unsuitable both visually and in management terms. The area is unsuitable for agricultural after uses because of inherently poor soil types. Woodland and nature conservation after uses are often the most appropriate. Reclamation conditions are favourable for the establishment of native oak and birch woodland and also for the re-creation of heathland habitats.

### 2.2.8 **Tourism**

Sherwood Forest is one of the major tourist attractions in Nottinghamshire, attracting in excess of one million visitors each year. There are a number of tourist facilities, including a visitor centre at the Sherwood Forest Country Park, car parks and a number of surfaced footpaths. The Forestry Commission promotes public access within Sherwood Pines, a large block of woodland near Edwinstowe. Walking, cycling and horse-riding are the most popular activities. The presence of the Center Parcs holiday village, also near Edwinstowe, is a major tourist attraction. This complex remains one of the region’s largest employers. The tourism industry is likely to play an increasing role in the economy of the Sherwood region, particularly since the decline of the mining industry.

### 2.2.9 **Climate Change**

Research has identified trends and emerging patterns of global climate change. Within the UK, implications for climate change include:

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- Global temperature increases of between 1.8 and 4 degrees centigrade above the 1990s levels by the end of the 21<sup>st</sup> Century, with UK increases anticipated at 2 to 3.5 degrees by 2080.
- Greater warming in the South and East of the UK, rather than the West and North.
- Increasing temperatures resulting in milder winters and high summer temperatures.
- An increase in sea levels by 26-86 cm, by 2080. Extreme high water incidences 10 to 20 times more frequent, increasing coastal flood risks.
- Changes in rainfall patterns, with wetter winters and drier summers. The greatest changes are anticipated for the South and East of the UK, where summer rainfall could reduce by 50%, and snowfall reduced by 60 – 80% by 2080. **(1)**

These changes have the potential to impact on all other drivers for change in the future.

The issues of the most relevance to the landscape character of **Sherwood** include:

#### **Built Development:**

- Increased development on land away from locations such as river corridors and low lying areas that are at risk from flooding.
- Sustainable design and layout of new development to result in less use of water, energy and raw materials.

#### **Infrastructure:**

- Pressure for renewable energy infrastructure, such as wind turbines to reduce emissions.
- Demand for new riverine defence works in response to tidal surges and high waves.

#### **Minerals and Waste:**

- Reducing the amount of waste land filled and increasing the amount of waste recycled and composted.

#### **Agricultural and Land Management:**

- Increased risk of river flooding and loss of land as a result of rising sea levels and coastal erosion.
- Changing weather conditions leading to longer growing seasons and the ability to grow different types of crops.
- The introduction of energy crops to provide an sustainable source of fuel.
- Gradual changes in flora and fauna in response to warmer, wetter conditions and more disturbed weather patterns.

**Forestry and Woodland:**

- Sustainability of forest tree species may alter due to changes in climatic conditions.
- Lengthy period of drought and dry conditions may lead to an increased risk of upland forest fire.

**Tourism and Recreation:**

- Increased number of visitors to the countryside due to higher temperatures.

(1) [www.defra.gov.uk/environment/climatechange/about/ukeffect](http://www.defra.gov.uk/environment/climatechange/about/ukeffect)

## 2.3 Species List - Sherwood

The following list includes native tree and shrub species that are commonly found within the **Sherwood** and are suitable for inclusion in planting schemes. These are important for determining the area's regional character. A range of native species may also be appropriate to particular locations or sites. In these cases professional advice should be sought.

All plant material should be of local provenance or at least of British origin. The document 'Using local stock for planting native trees and shrubs' - Forestry Commission - Practice Note August 1999 by George Herbert, Sam Samuel and Gordon Patterson; provides guidance in this respect. A list of suppliers is provided on the Flora Locale website – [www.floralocale.org](http://www.floralocale.org)

<b>TREES</b>	Botanical name	Woodlands	Hedges	Hedgerow trees	Wet areas/ streamsides
Alder (Common)	<i>Alnus glutinosa</i>				■
Ash	<i>Fraxinus excelsior</i>		□	■	■
Birch (Downy)	<i>Betula pubescens</i>	□			
Birch (Silver)	<i>Betula pendula</i>	■	□	□	
Cherry (Wild)	<i>Prunus avium</i>		□	□	
Crab apple	<i>Malus sylvestris</i>		□		
Elm (English)	<i>Ulmus minor var. vulgaris</i>		□		
Elm (Wych)	<i>Ulmus glabra</i>	□	□	□	

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Maple (Field)	<i>Acer campestre</i>		■	□	
Oak (Common)	<i>Quercus robur</i>	■	■	■	
Oak (Sessile)	<i>Quercus petraea</i>	□		□	
Rowan	<i>Sorbus aucuparia</i>	□		□	
Willow (Crack)	<i>Salix fragilis</i>				■
Willow (White)	<i>Salix alba</i>				□

<b>SHRUBS</b>	Botanical name	Woodlands	Hedges	Hedgerow trees	Wet areas/ streamsides
Broom	<i>Cytisus scoparius</i>	□	□		
Dogwood (Common)	<i>Cornus sanguinea</i>		□		
Gorse	<i>Ulex europaeus</i>	□	□		
Hawthorn	<i>Crataegus monogyna</i>	□	■	□	□
Hawthorn (Midland)	<i>Crataegus laevigata</i>		□		
Hazel	<i>Corylus avellana</i>	□	■		
Holly	<i>Ilex aquifolium</i>	□	■		
Rosa (Dog)	<i>Rosa canina</i>	□	□		

■ Dominant species

□ Other species present

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## 2.4 Visual Character of the Landscape

### 2.4.1 Introduction

The character of the Sherwood region is strongly influenced by a number of factors. The high level of woodland cover and strong heathy character provide a reminder of the formerly extensive areas of forest and “waste”. A range of features combine to produce a distinctive and sometimes unified landscape; these include rolling landform, scattered areas of grass, bracken and heather heathland, excellent examples of lowland oak/birch woodland, large mature coniferous forests, enclosed arable farmlands, narrow river corridors and ornamental parklands.

The undulating landform ensures views of varying distance. Frequently these are of well-wooded skylines; however, in the more open arable areas they are often confined to the crests of the dry valleys. The arable farmlands are, in places, totally devoid of tree cover with the geometric patterns of low hawthorn hedgerows imparting a distinctive, but rather uniform character to the landscape. To the north of the region, farmland becomes the most dominant landscape element; the extent and pattern of woodland cover is markedly different from the landscapes located further south. Scattered pockets of parkland add diversity to the landscape, creating a strong historical sense of place.

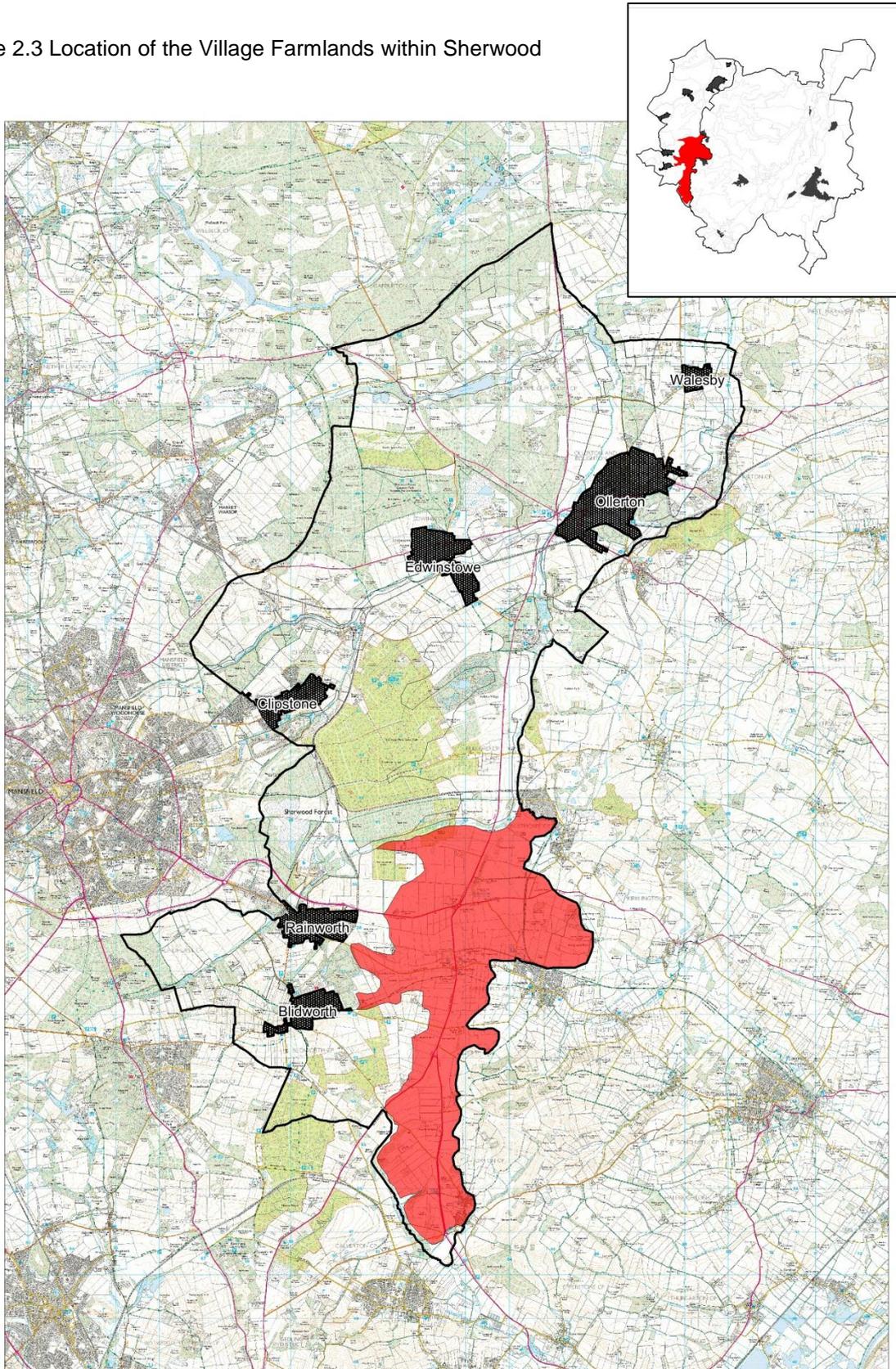
The **Sherwood Region** can be subdivided into seven distinct landscape character types of which six occur in Newark and Sherwood. These are the:

- Estate Farmlands
- Wooded Estatelands
- Village Farmlands
- Meadowlands with Plantations
- Meadowlands
- Wooded Farmlands

These have been classified generically which means that, theoretically, the landscape types could occur at any location within the country where there are similar physical resources and historical patterns of land use. In reality the landscape types possess a distinctively local character, because they share the broad characteristics of the regional character area, or represent a particular aspect of that character.

Sherwood: Village Farmlands

Figure 2.3 Location of the Village Farmlands within Sherwood



## Newark and Sherwood Landscape Character Assessment Sherwood Village Farmlands



This is a gently rolling, in places industrialised agricultural landscape characterised by a traditional pattern of small villages and farms. It has the following characteristic features:

- Gently rolling topography
- Medium to large-scale semi-irregular field pattern
- Views framed by rising ground and woodland edges
- Nucleated settlement pattern of small red brick villages
- Mining settlements with associated pit heaps and railway lines

### Landscape description

These landscapes are located along the eastern margin of the **Sherwood** region, straddling the geological boundary between the Sherwood Sandstone and the lower part of the Mercia Mudstones group (formerly the Keuper Waterstones). The landscapes have a transitional character, sharing attributes of both the **Sherwood** region and the **Mid-Nottinghamshire Farmlands**. The division between the two regions is marked by the rising Mudstone escarpment which provides a visual frame to the east. The clay soils of this landscape have prevented the colonisation of hedgerows and roadside verges by bracken, gorse and broom species. The heathy character associated with other parts of the **Sherwood** region is therefore absent from the *Village Farmlands*.

These are enclosed, predominantly arable farmland landscapes with medium to large-scale field patterns, set upon a generally undulating but locally level landform. The woodland pattern is relatively varied with a dispersed pattern of small-scale deciduous and mixed species woodlands. Although woodland is an important feature, there is not generally a strong sense of wooded enclosure, farmland being the dominant component of this landscape. Longer-distance views are, however, framed by woodland edges to the west. The principal woodland species are Oak, with the inclusion of introduced species of Beech, Sweet chestnut, Scots pine and Sycamore.

Hedgerows are low, trimmed and predominantly hawthorn. They are mostly intact but are gappy in parts. There are few mature trees within the hedgerows. Hedgerows become more mixed towards the foot of the clay escarpment along the eastern boundary of the landscape, which also coincides with a slight increase in the number of hedgerow trees.

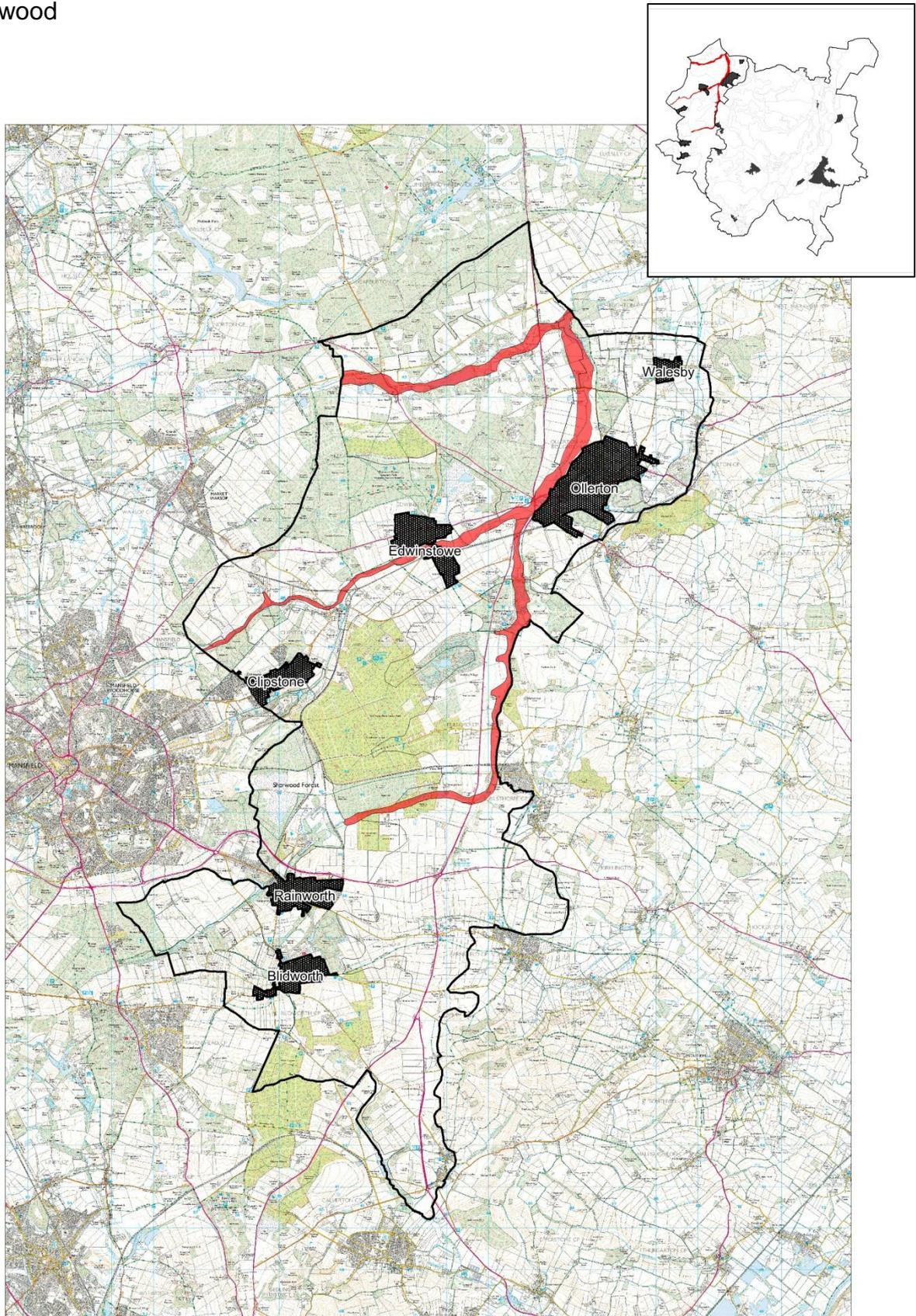
## Newark and Sherwood Landscape Character Assessment Sherwood Village Farmlands

Small nucleated red brick villages form an important component of the landscape's overall character. Most are located to the east of the area with Oxton to the south retaining its traditional rural character. Urban and industrial developments associated with the coal mining industry also have had an impact, with active and derelict sites located around Bilsthorpe. The influence of the mining industry creates a strong link with the character of the wider areas of the **Sherwood** region.



**Sherwood: Meadowlands with Plantations**

Figure 2.4 Location of Meadowlands with Plantations within Sherwood



## Newark and Sherwood Landscape Character Assessment Sherwood Meadowlands with Plantations



This is a narrow pastoral river corridor landscapes, confined in places by riparian trees and woodlands. It has the following characteristic features:

- Meandering river channels, sometimes defined by woodland edges
- Permanent pastures and flood meadow
- Fringing alder, willows and riparian scrub
- Alder and willow carrs
- Mine sites, pit heaps and urban edges

### **Landscape description**

These landscapes are formed by the river corridors of the Maun, Meden and Rainworth Water. The river valleys are defined by narrow alluvial deposits. Surrounding landscapes often have a large impact on the river corridors due to their very narrow and linear nature.

Significant areas of river corridor have been retained under grassland; in these areas the unity of the landscape is at its greatest. Permanent grasslands and flood meadows are characteristic features of river valley landscapes, providing a strong sense of place and feeling of naturalness, particularly where they are associated with fringing alders, willows and scrub. Areas of pasture are found along all of the river corridors with the most extensive at Perlethorpe along the Meden.

Arable cultivation has encroached to riverside edges in all of the river corridors, particularly along the Maun where almost 60% of its reach is flanked by arable land. The character of these areas has been severely fragmented, especially where there is little bankside vegetation. In places the narrow river channels exist as solitary features providing the only evidence of the river corridor. The river channels become more dominant landscape features when fringed by well-defined lines of alder, willow and riparian scrub.

The river channels flow through closed canopy woodland in a number of places, particularly along stretches of the Meden, and Maun. The woodlands are mainly broad-leaved, although Rainworth Water flows through dense coniferous plantation at Clipstone Forest. Many of the rivers have woodland running along one side of the channel, in places on relatively steep

## Newark and Sherwood Landscape Character Assessment Sherwood Meadowlands with Plantations

banks. The presence of bankside woodland often helps define the river channel, especially in the more open arable areas.

Alder and willow carrs are found at a number of locations, the largest established along the Maun, and Meden. Associated with areas of marshy vegetation, these features impart a strong, unspoilt, and unified character to the river corridors.

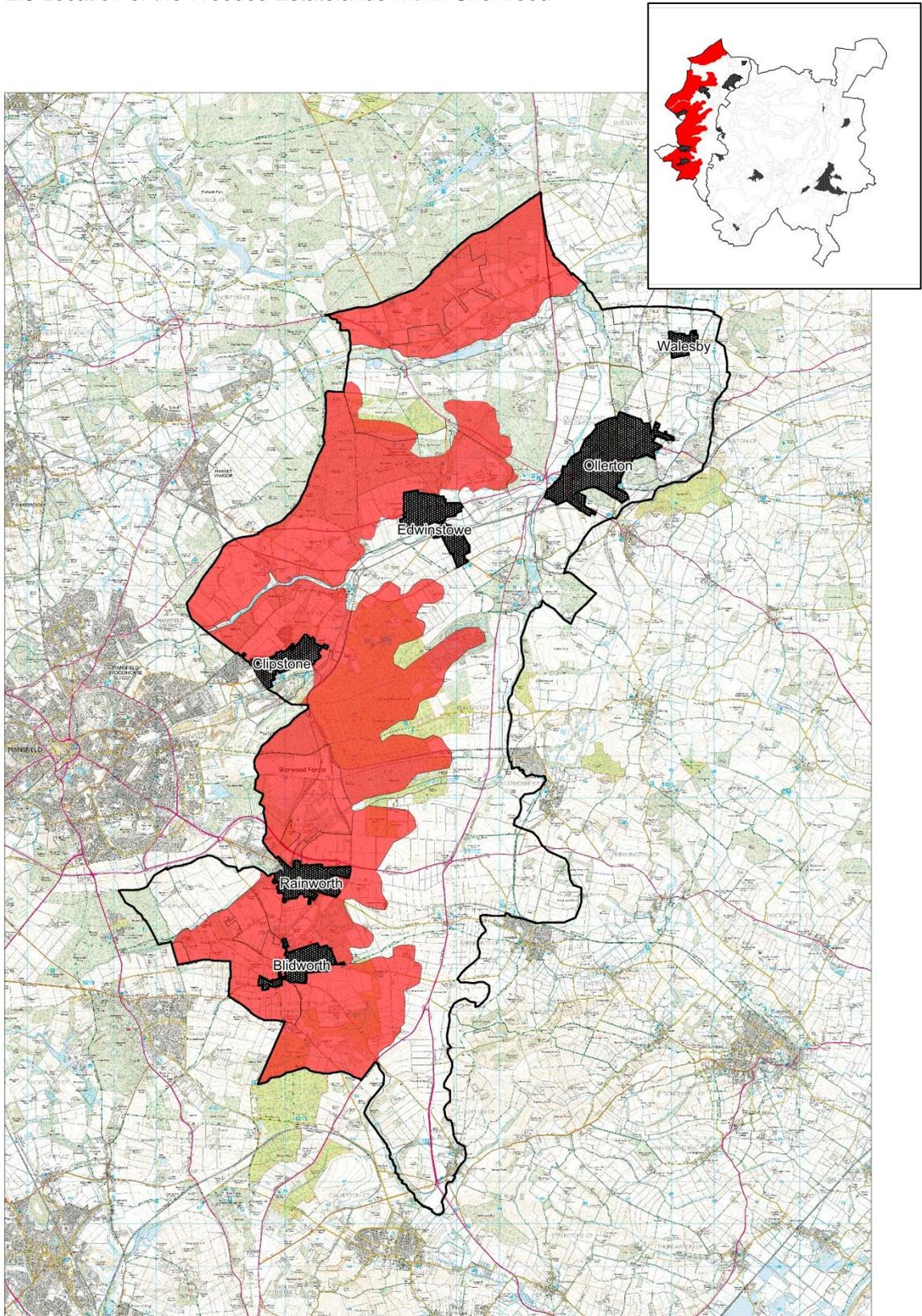
The river corridors are integral and central elements of many of the parkland landscapes. The moving water combines with ornamental tree plantings and permanent pastures to create unified, tranquil landscapes. The Meden flows through the heart of the *Forest Estate* lands landscape, feeding the man-made lakes at Thoresby.

The Maun, and Meden rivers flow across the central areas of the Sherwood Sandstone, passing through landscapes that are essentially heathy in character. In places this character extends into the river corridors, reflected in the presence of acidic grassland, gorse, broom and birch scrub. The New England/Robin Hood Cave area is the most extensive of such landscapes.

Urban and industrial influences are experienced along parts of all of the river corridors, which often result in a fragmented character, particularly along the main urban fringes, and in areas adjacent to colliery sites. Although there is little built development within the river valleys themselves, they are susceptible to the impact of surrounding developments due to their narrow and linear nature.

**Sherwood: Wooded Estatelands**

Figure 2.5 Location of the Wooded Estatelands within Sherwood



## Newark and Sherwood Landscape Character Assessment Sherwood Wooded Estatelands

A heavily wooded and sparsely settled landscape characterised by a heathland character along road verges, disused mineral lines and woodland rides with large fields framed by woodland edges. It has the following characteristic features:

- Undulating landform
- Sparsely settled and largely inaccessible
- Views framed by woodland edges
- Extensive broad-leaved, mixed and coniferous woodlands
- Extensive areas of unenclosed heath
- Unfenced minor roads

### Landscape description



The landscape has a unified and intact character composed of a number of landscape elements, including extensive coniferous and broad-leaved woodland, ornamental parklands with man-made lakes, commercially managed agricultural estatelands and an undulating landform. It is situated between Budby in the north and the northern edge of Sansom Wood in the south.

## Newark and Sherwood Landscape Character Assessment

### Sherwood Wooded Estatelands

The *Wooded Estatelands* have an undeveloped character with few roads and a very low resident population. Outside of the larger settlements such as Edwinstowe, and Rainworth the only built developments to be found are located at the estate villages of Perlethorpe and a number of scattered farm buildings and lodge houses.

The strong heathy character of the sandstone is a major component of the landscape imparted by relatively extensive areas of grass and bracken heath and the widespread occurrence of acidic grassland, bracken, broom and gorse along woodland edges, rides and roadside verges. The presence of bracken, gorse and broom species is instrumental in producing the strong heathy character of the landscape. These species are found widely on roadside verges, woodland edges, railway embankments, derelict land sites and old sand quarries, and in many hedgerows.

The open nature of the heaths is reinforced by the unfenced character of minor roads in the area. Smaller areas of heath also occur as clearings within the more densely planted woodland. Heather-dominated heath is limited in extent with some areas of heath found within Thoresby Park, and Budby Forest North.

Extensive coniferous plantations, mixed woodlands and smaller-scale broad-leaved woodlands are distributed throughout the landscape. The woodlands are of variable size and structure, collectively producing a landscape with a well-wooded character. The woodlands often have long sinuous edges that enclose and frame the open farmland areas. The strong sense of wooded enclosure is enhanced by the rolling landform which creates frequent views of wooded skylines, of rolling pine forests and of other woodlands. The general pattern, therefore, is that of a patchwork of alternating areas of dense woodland and open farmland.

Large coniferous plantations dominated by Corsican and Scots pine have been established throughout the landscape, the largest of which is Clipstone Forest. Much of the woodland is now high forest and reaching economic maturity. Attempts were made in the past to soften harsh coniferous edges by the establishment of hardwood belts along woodland edges and rides; oak, birch, sweet chestnut, beech and sycamore are the more common species planted, with birch predominating. This practice has allowed acidic grassland, bracken, gorse, broom and in parts heather understoreys to establish along edges and rides. This contributes to the dry heathy character of the landscape, particularly along the farmland margins. There are, however, still many harsh coniferous edges to be found, particularly along the eastern sides of the main plantations. The extensive Forest Enterprise woodlands are currently being restructured to create more ecologically and visually diverse landscapes, so this effect will be mitigated over the coming years.

Broad-leaved woodlands generally occur on a smaller-scale. Oak and birch are the principal species, although sweet chestnut, ash, beech and sycamore are also found. The largest concentration of broad-leaved woodlands is located in the Bilhaugh area. The Birklands and Bilhaugh area represents the last vestige of the historic Sherwood Forest. It consists of sessile and pedunculate oak, birch and pine species. The open canopy forest is closely associated with extensive mosaics of grass, bracken and heather heathland. Ancient stag-headed oaks are a particular feature of interest within the forest area.

The impact of the coal industry on the landscape cannot be over-emphasised. This is not only evident along the urban fringes of the larger towns but also throughout many of the more rural areas. The impact of each pit site varies in relation to local factors such as topography and screening. A number of pits are reasonably well screened by mature coniferous woodland. However, others are much more prominent, especially where mining villages have been

## Newark and Sherwood Landscape Character Assessment

### Sherwood Wooded Estate lands

established adjacent to the pitheads. The winding gear, processing plants, railway lines and pit heaps impose a strongly urban/industrial character on otherwise rural areas.

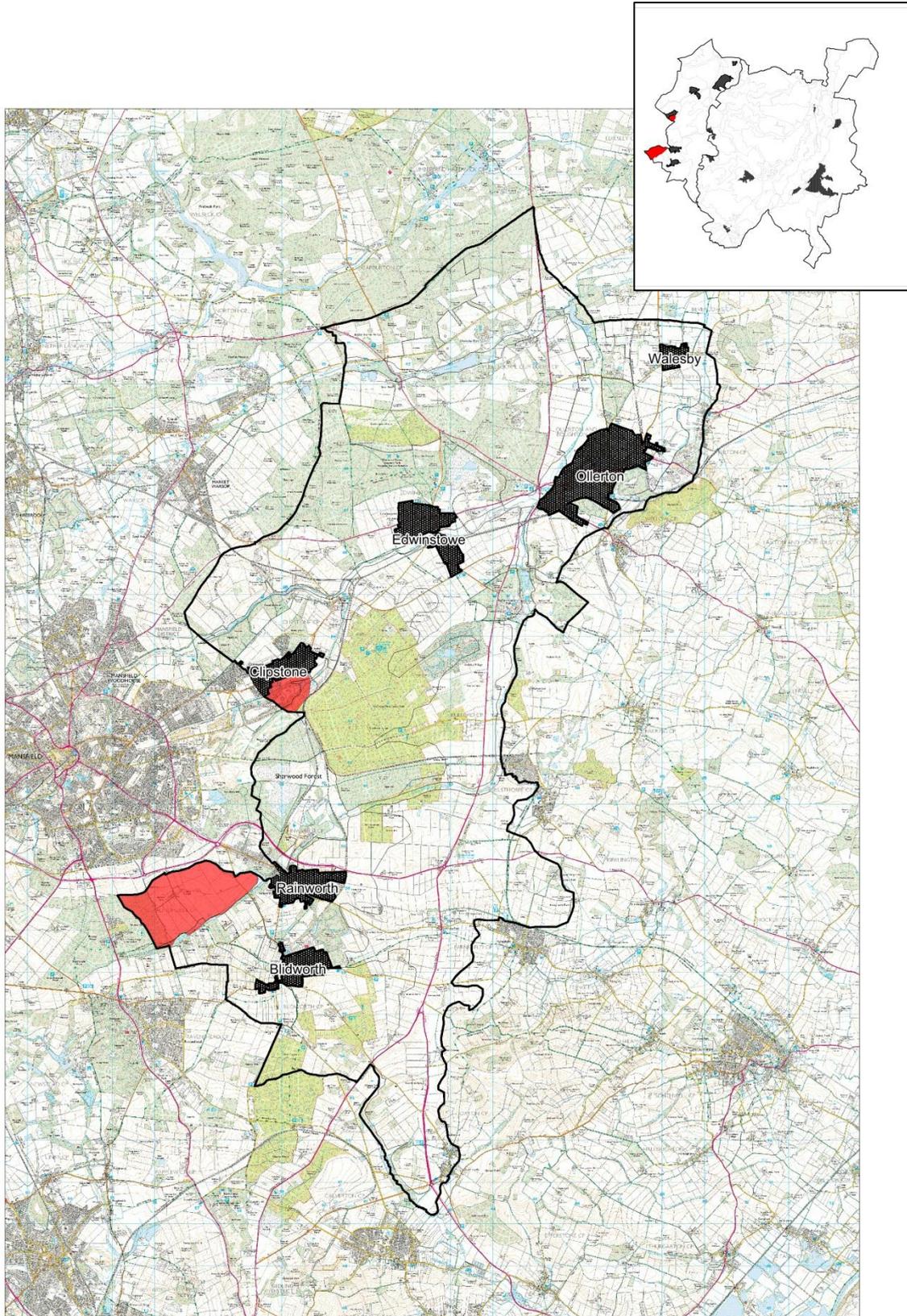
The pit heaps are the most visible legacy of the coal industry. Restoration standards are variable, with many pit heaps displaying unnatural and engineered landforms. The sheer size of many of the heaps means that they often loom over surrounding landscapes, dominating skylines for some distance. As the surrounding farmland areas are almost exclusively arable, the restoration of pit heaps to grassland after uses can sometimes make these features even more visible. The pit heaps often have a very stark and barren appearance. Restoration to woodland after uses has also been carried out widely but at present few plantings have reached sufficient maturity to improve local landscapes. Areas of heathland have regenerated naturally on certain pit heaps, usually where they are adjacent to existing areas of heathland.

Most of the open areas are characterised by arable farming. Fields are generally defined by woodland edges although there are areas with enclosed rectilinear field patterns to be found locally. The rolling landform enhances the strong sense of wooded enclosure in these areas. Although pastoral landscapes are not widespread they are found locally; the most significant area is located at the estate village of Perlethorpe, where a relatively extensive undulating pastoral landscape of improved sheep pasture is enclosed by blocks of coniferous and broad-leaved woodlands. Perlethorpe, with its red brick and black tile buildings, imprints a distinctive character on the area, enhanced by the river Meden which flows immediately to the north of the village.

The area to the south of Blidworth is the only significant pastoral area. Situated on steeply sloping ground, it has an intimate and varied character composed of enclosed, small-scale irregular-shaped fields containing unimproved grassland fields. Hedgerows are fuller than in the surrounding arable areas and are species-rich. The presence of bracken, gorse and broom in hedgerows and roadside verges gives the area a distinct heathy character. There is one ornamental park, Thoresby Hall, characterised by mature lime, sycamore, yew, Scots pine, Wellingtonia, sweet chestnut, beech and ancient oak trees.

**Sherwood: Wooded Farmlands**

Figure 2.6 Location of Wooded Farmlands within Sherwood



## Newark and Sherwood Landscape Character Assessment Sherwood Wooded Farmlands



This is an undulating, well-wooded and in places industrialised landscape characterised by large arable fields, pine plantations and remnants of semi-natural woodland and heath. It has the following characteristic features:

- Dissected undulating topography
- Frequent views of wooded skylines
- Strong heathy character reflected in the widespread occurrence of bracken, gorse and broom species
- Geometric pattern of large-scale arable fields
- Planned layout of straight roads
- Neatly trimmed hawthorn hedgerows
- Large pine plantations
- Mining settlement and associated spoil heaps
- Scrubby semi-natural woodland and heaths with ancient-stag headed oaks

### **Landscape description**

The landscape has a distinctively rolling and undulating landform and an intensively farmed, well-wooded and strongly heathy character. Industrial influences associated with the coal industry are apparent with the restored pit heaps now incorporated into Vicar Water Country park. Within Newark and Sherwood District it covers a relatively small area west of Harlow Wood, and the eastern end of Vicar Water Country Park.

The undulating nature of the landform provides views of varying distance: towards the bottom of the dry valleys, views are relatively confined; on the crests, views are of longer distance. They can sometimes be panoramic.

## **Newark and Sherwood Landscape Character Assessment**

### **Sherwood Wooded Farmlands**

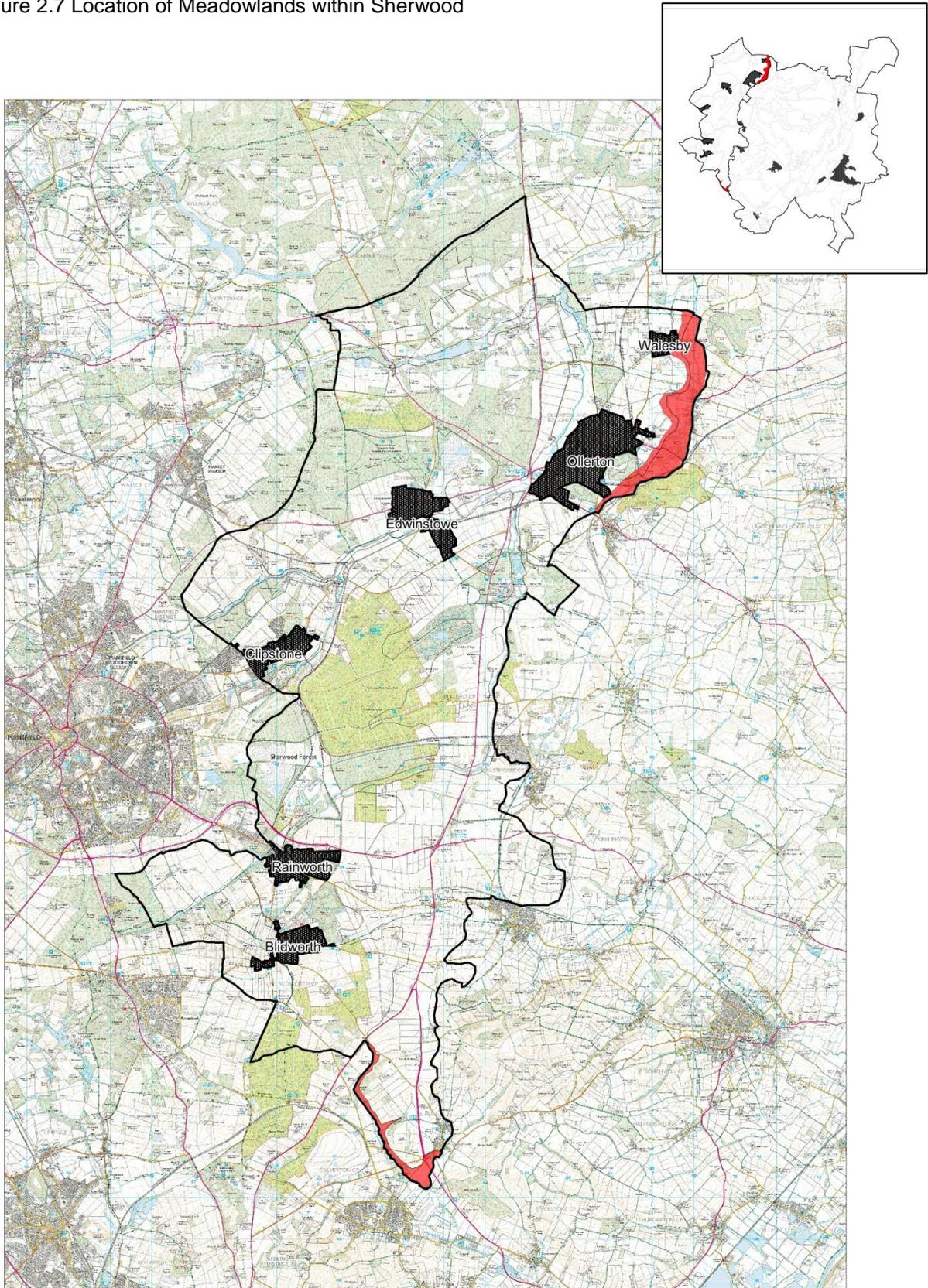
Despite the impact of the coal industry, there is still a strong sense of continuity in the landscape imparted by the rolling landform, the large area of woodland cover, heathy vegetation and the regular enclosure pattern of hedged fields.

The farmland of this landscape is almost entirely arable, with a regular geometric field pattern constructed from low, trimmed and predominantly hawthorn hedgerows. The rectilinear hedgerows are rarely tall enough to obscure views and the straight lines give an impression of conformity and order which is, however, “softened” by the rolling nature of the landform; this gives a curvilinear appearance to the otherwise regimented hedgerows. The absence of hedgerow trees in the landscape is particularly pronounced.

Urban influences in the form of residential edges, industrial estates, mine sites and pit heaps are experienced along the urban fringes of the main towns on the western side of the region, which include Kirkby-in-Ashfield, Sutton-in-Ashfield and Mansfield.

**Sherwood: Meadowlands**

Figure 2.7 Location of Meadowlands within Sherwood



## Newark and Sherwood Landscape Character Assessment

### Sherwood Meadowlands

The Meadowlands is an open landscape characterised by a rectilinear pattern of fields and roads bounded by neatly trimmed hawthorn hedges. It has the following characteristic features:

- Meandering river channel often defined by sinuous riparian tree cover along the water course.
- Neatly trimmed hawthorn hedges, in places with gorse, broom and bracken
- Red brick and pantile Sparsely settled with scattered farmhouses
- Former coillery site and urban edges apparent

#### **Landscape description**

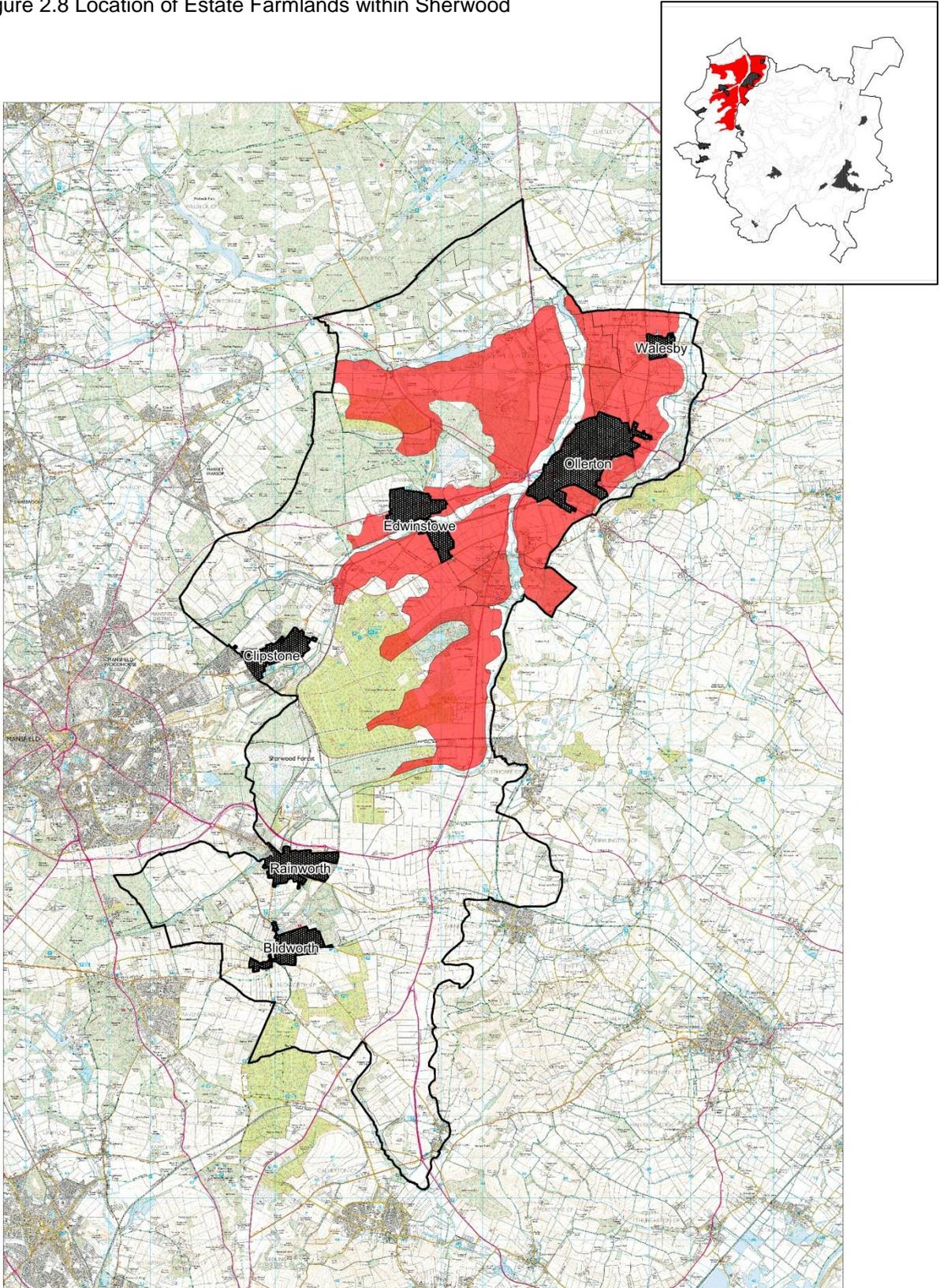
This landscape is centred on two areas within Newark and Sherwood, to the east of Boughton incorporating the low lying ground around Boughton Dyke and Bevercotes Breck east of Walesby and to the south of the District, in an area incorporating land along the Dover Beck and Oxton Bogs.

The landscape to the south contains the narrow river corridor of the Dover Beck flanked by deciduous wet woodland and riparian tree cover around Oxton Bogs. Long sinuous woodland edges lie along the boundaries of this landscape with some coniferous plantation woodland to the north east of the Beck. Around the valley Boughton Dyke is a strong belt of riparian vegetation which defines the water course. Some permanent and improved pasture and flood meadowland lie adjacent to this water course with more industrial and commercial development lying closer to road corridors.

Settlements and buildings in the landscape are associated with the dispersed pattern of farmsteads, the western edge of Kirton and the industrial estate and sewage works south east of Boughton.

Sherwood: Estate Farmlands

Figure 2.8 Location of Estate Farmlands within Sherwood



## Newark and Sherwood Landscape Character Assessment Sherwood: Estate Farmlands



This is an enclosed, gently rolling estate landscape characterised by an ordered pattern of fields, roads and woodlands. It has the following characteristic features:

- Isolated brick-built farmsteads and estate cottages
- Large-scale rolling topography
- Views enclosed by wooded skylines
- Estate plantations and belts of trees
- Large arable and grass fields
- Low-cut hawthorn hedges
- Straight roads with wide grass verges

### **Landscape description**

The *Estate Farmlands* is a planned estate landscape in the northern western part of Newark and Sherwood District. The *Estate Farmlands* is characterised by discrete blocks of woodland ranging in size from small coverts to larger field-sized plantations. These woodlands are a dominant and unifying element, defining both the scale and pattern of the landscape. Most have been planted with a mixture of broad-leaved and coniferous species, including ash, oak, sycamore, Scots pine and larch. The larger plantations are linked by belts of trees which together with the associated areas of parkland, these trees have the effect of creating a sequence of large spaces framed by woodland edges. Middle-distance views are nearly everywhere enclosed by wooded skylines, an impression reinforced by the relatively subdued nature of the underlying topography.

## Newark and Sherwood Landscape Character Assessment Sherwood: Estate Farmlands



Like the rest of **Sherwood**, the *Estate Farmlands* are characterised by sandy, free-draining soils which originally supported a dry heathland habitat, until this was enclosed and improved for agriculture during the 18th and 19th centuries.

Enclosure of this waste resulted in the distinctive pattern of large geometric fields and straight roads that can be seen today. The large-scale pattern of hedged fields generally complements the scale and pattern of woodland cover, creating a well-ordered and visually unified landscape. Field boundaries are nearly everywhere defined by low-cut hawthorn hedges, while most of the roads are bounded by wide grass verges. In places these verges retain a remnant heathy vegetation, reflected in the occurrence of roadside bracken and gorse.

Newark and Sherwood Landscape Character Assessment  
Sherwood Policy Zones

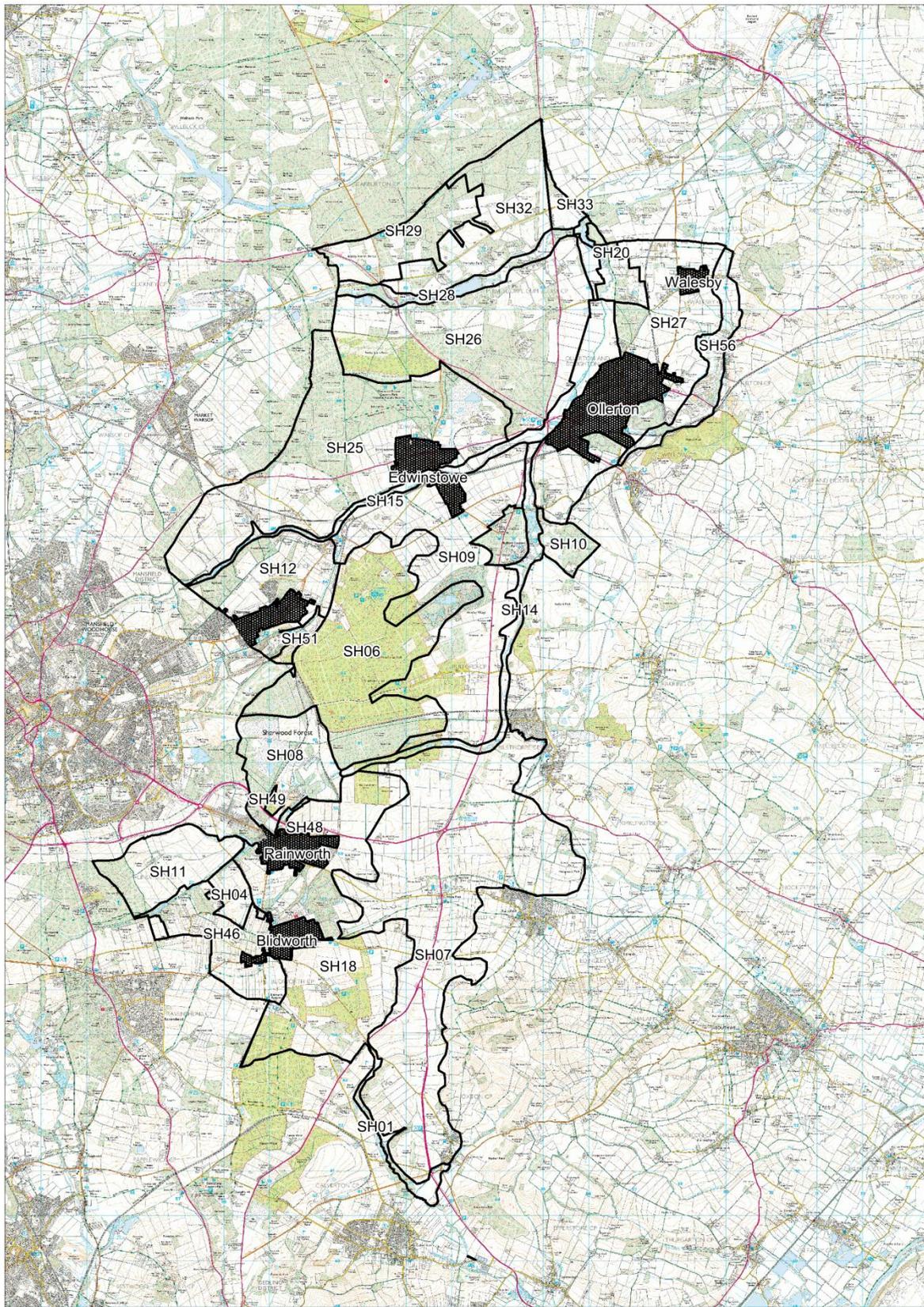


Figure 2.9 Policy Zones within Sherwood

## **2.5 Landscape Policy Sheets**

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**Sherwood Policy Zone S PZ 1: Oxton Bogs Meadowlands**  
**Policy: Restore and Create**

This Policy Zone consists of the narrow valley of the Dover Beck. The PZ varies in height from 95 metres at its northern end at Darcliff Hill to 45 metres at its southern end near Calverton Lido.

Land use in the area consists of a coniferous plantation woodland at Darcliff Hill. Thorndale Plantation is a deciduous woodland through which the Dover Beck flows and collects into a series of ponds within the woodland which vary seasonally in level. The remainder of the area is under intensive arable production or improved permanent pasture. At the extreme northern end Oakmere Park Golf Course encroaches into the area. At the southern end of the valley, close to the village of Calverton there is an area of urban fringe use on Bonner Lane; this includes a sewage works, a caravan and camping site with permanent chalets and a lido with associated restaurant and car parking.

Thorndale Plantation consists of Oak dominated woodland to its southern end, also Lime, Horse Chestnut and Birch. The central section contains Oak, Birch and Pine and also Cherry with Willow and Alder in the wetter areas. The northern valley area is a wetter with Alder and Willow Carr. Field boundary hedges are mostly Hawthorn and are grown out in places and open at the base.

There is limited permanent residential settlement in the area this includes isolated farms such as Salterford Farm and Beanford Farm. On the Sanderson Map of 1835 much of the area was unenclosed heath land to the east of the Dover Beck therefore much of the field pattern and woodland is of more recent origin.

Threats to the area include the extension of the golf course to the north, and the expansion of urban fringe uses of Calverton in the south. Other threats include the flooding of the river valley or lowering of the water table so that the wet woodland is lost.

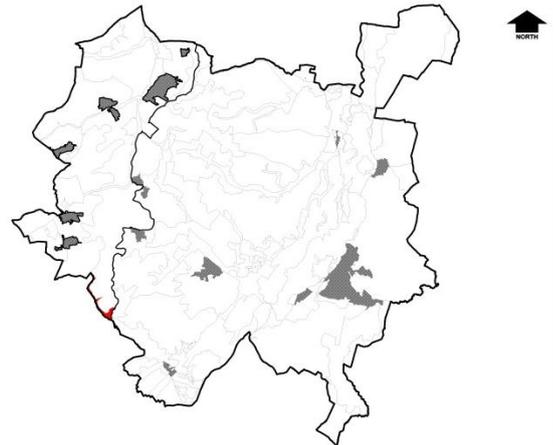
**S PZ 1 Oxton Bogs Meadowlands**

**PHOTOGRAPH**



**CONTEXT**

NCC Landscape Type: Meadowlands  
 Policy Zone: S PZ 1  
 Landscape Character Parcel: LCP 14



**CHARACTERISTIC VISUAL FEATURES**

- Gently undulating topography
- Narrow wooded valley of the Dover Beck
- Coniferous plantation woodland – Darcliff Hill
- Deciduous mixed species woodland – Thorndale Plantation
- Intensive arable farming
- Improved permanent pasture adjacent to isolated farms
- Urban fringe development
- Heath land character, apparent on road verges

**LANDSCAPE ANALYSIS**

**Landscape Condition**

The Landscape Condition is defined as **Moderate**

The area has a **coherent** pattern of elements mainly woodland and arable fields, there are **some** detracting features to the south of the area these include urban fringe development such as a caravan and camping site with permanent chalets, a lido with associated restaurant and car parking, and a sewage treatment works surrounded by palisade fencing. Overall this gives a **visually coherent** area. Thorndale Plantation is designated as a SINC - Ref 1/56, for its aquatic plant and invertebrate communities. In ecological terms the woodland and wetlands provide a **moderate** habitat for wildlife. Cultural integrity is **variable** in that the land use pattern has changed since Sanderson's plan of 1835 when the area was unenclosed heathland but some of this underlying healthy character

**SUMMARY OF ANALYSIS**

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

**Newark and Sherwood Landscape Character Assessment  
Sherwood**

is still apparent.

A **visually coherent** area with a **coherent** functional integrity gives a **moderate** landscape condition.

**Landscape Sensitivity**

The Landscape Sensitivity is defined as **Moderate**

The components of the landscape are **characteristic** of the Sherwood LCA. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall.

The landform is **apparent** with **enclosed** areas of woodland giving a **low** visibility of features within the PZ. There are views out from the edges of the woodland to the urban edge of Calverton.

A **moderate** sense of place and a **low** visibility leads to a **low** landscape sensitivity overall.

**Sensitivity**

**Moderate**

Distinctiveness: Characteristic

Continuity: Historic

Sense of Place: Moderate

Landform: Apparent

Extent of Tree Cover: Enclosed

Visibility: Low

**LANDSCAPE ACTIONS – Conserve and Create**

**Landscape Features**

- Seek opportunities for converting arable land to permanent pasture
- Conserve and enhance the ecological diversity of deciduous woodland, particularly wet woodland
- Retain and enhance river channel diversity and marginal aquatic vegetation
- Identify opportunities for conserving and restoring areas of heath land and Oak woodland.
- Avoid use of exotic tree species in any extension of golf course to the north

**Built Features**

- Conserve the sparsely settled character of the river corridor.
- Screen urban fringe uses to the south by incorporating native species planting to blend into adjacent areas in any new development.

**Condition**

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESTORE & CREATE	RESTORE
	Low	Moderate	High

**Sensitivity**

**Sherwood Policy Zone S PZ 4: Rainworth Lodge Wooded Estatelands**  
**Policy: Conserve and Restore**

This is a steeply sloping area which drops from a high point of 151 metres on Cross Lane to the south of the area, to 100 metres in the valley of Rainworth Water.

The land use consists of intensive arable farming for the production of cereals and oil seed rape. There are also areas of improved permanent pasture used for grazing of horses and these fields have been subdivided using temporary fencing materials to form smaller paddocks. To the northern edge is an area of mature deciduous woodland surrounding an area of unimproved pasture with isolated mature trees adjacent to the residential property Rainworth Lodge. A minor road, Cross Lane, crosses the area to the south and the narrow valley of Rainworth Water forms the northern boundary. The area is bounded to the east by Blidworth Lane linking Blidworth to Rainworth.

The area of deciduous woodland is dominated by Oak and also includes Scot's Pine. The road boundary hedgerows are strong particularly to the north of Cross Lane and consist mostly of Hawthorn with some Holly, and also include mature trees such as Ash, and Oak. Field boundary hedgerows are of much poorer quality and are generally gappy or grown out Hawthorn; the hedgerows contain isolated mature trees - Ash, Oak, and Scot's Pine. The underlying heath land character is evident in the road verges where Bracken and Gorse are present.

The historic pattern of small fields shown in the Sanderson Plan of 1835 has been degraded by the removal of field boundaries in this area particularly to the south of Cross Lane.

Built features within the Policy Zone include Rainworth Lodge - an isolated residential property of red brick with a slate roof. Cottage Farm has a rendered red brick farm building with a slate roof with modern agricultural storage buildings to the north east of the farm. A former sand and gravel quarry on the western boundary has now been used for light industrial development.

Threats to the area include further removal of field boundaries due to agricultural intensification and further breaking down of the field pattern due to the creation of horse paddocks. Threats also include the possible expansion of the small industrial area on the site of the former quarry, and flooding within the valley of Rainworth Water.

S PZ 4 Rainworth Lodge Wooded Estatelands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Wooded Estatelands  
 Policy Zone: S PZ 4  
 Landscape Character Parcel: S 10



CHARACTERISTIC VISUAL FEATURES

- Strongly undulating topography
- Medium sized arable fields used for cereal production and Oil seed rape
- Improved pasture used for grazing horses
- Deciduous woodland dominated by Oak with Scot's Pine
- Isolated farms and detached houses
- Gappy and grown out field boundary hedgerows of Hawthorn with mature trees – Ash, Oak
- Stronger road boundary hedgerows of Hawthorn with Holly as well as mature trees – Ash, Oak
- Heath land character apparent to road verges

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **Moderate**

The area has a **unified** pattern of elements in that the majority of the area is arable fields with a small area of deciduous woodland to the north. There are **few** detracting features these include busy minor roads which surround the PZ and the light industrial use of the former quarry site, overall the area is **strongly visually unified**. Overall this is a **weak** habitat for wildlife due to its lack of connectivity. Cultural integrity is **poor** in that the Sanderson pattern has been degraded by

SUMMARY OF ANALYSIS

Condition Moderate

Pattern of Elements:	Unified
Detracting Features:	Few
Visual Unity:	Strongly unified
Ecological Integrity:	Weak

**Newark and Sherwood Landscape Character Assessment**  
**Sherwood**

the removal of field boundaries and this process is continuing due to the further subdivision of these areas to form horse paddocks. There are limited buildings within the area but those residential buildings present are red brick which has been rendered over, with slate roofs.

A **strongly visually unified** area with a **very weak** functional integrity gives a **moderate** landscape condition.

Cultural Integrity: Poor  
Functional Integrity: Very Weak

**Landscape Sensitivity**

**Sensitivity High**

The Landscape Sensitivity is defined as **High**

The components of the landscape including the apparent heathland character of the area are characteristic of the Sherwood LCA The time depth is historic (post 1600) giving a **moderate** sense of place.

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

The strongly undulating land form falling to the low point of Rainworth Water and the limited amount of woodland within the PZ give a **high** visibility of the area from in and out of the PZ. There are panoramic views of the area and the land to the north from Cross Lane; these include views of the coniferous wooded ridge lines north of Rainworth.

A **moderate** sense of place and a **high** visibility give this area a **high** landscape sensitivity.

**LANDSCAPE ACTIONS – Conserve and Restore**

**Landscape Features**

- **Conserve** the ecological diversity of the deciduous woodland around Rainworth Lodge
- **Conserve** mature trees within road edge hedgerows and field boundaries
- **Restore** field boundary hedgerows where these are in poor condition of have been removed
- **Create** opportunities for restoring heath land where appropriate

**Built Features**

- **Conserve** the remaining field pattern by locating new small scale development within the existing field boundaries
- Promote measures for reinforcing the traditional character of farm buildings using vernacular building styles
- Promote careful siting of agricultural buildings

**Condition**

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE
	Low	Moderate	High

**Sensitivity**

**Sherwood Policy Zone S PZ 6: Pines Wooded Estatelands**  
**Policy: Conserve and Reinforce**

This Policy Zone consists of an area almost entirely covered by woodland which is bounded by the valley of Rainworth Water to the south. The area is gently undulating with a height range of between 60 to 105 metres.

The major land use is as commercial forestry plantations, mostly Scot's Pine and Corsican Pine. Most of this area is publicly accessible and forms a recreational centre known as Sherwood Pines. To the east of the area is the residential Center Parcs Holiday Village which is only accessible to visitors to this facility. There is an area of intensive arable farmland on the northern edge of the area. There is a disused railway line to the west and south. There are many tracks within the forest area but no major roads.

The conifer woodlands are mainly Scot's Pine with broad leaved edges of Beech, Sweet Chestnut, Oak and Birch. Field boundary hedgerows to the north are low, gappy and in poor condition, with fencing in places to fill the gaps.

The area has a heathland character with patches of heathland and acid grassland within the woodlands and the majority is designated as a BioSINC, ref 1/90 Clipstone Forest Area –'An expanse of mostly coniferous forestry within which occur numerous ephemeral heathland habitats of botanical and vertebrate zoological interest'. Within the Center Parcs site heathland is managed to achieve biodiversity objectives. There is also heathland present along the disused railway line. Sanderson's Plan of 1835 shows this area as unenclosed heathland.

Built features include the Forestry Commission headquarters within the woodland, which are of modern construction. The Center Parcs development contains the central recreational facility buildings including a church, swimming pool complex, restaurant and bowling alley, as well as holiday cottages around an artificial lake. The only other building outside the above areas is Blooms Gorse Farm which is a listed building.

Views within the area are generally restricted by woodland except at the very northern edge of area.

Threats to the area include clear felling of forestry areas or major expansion of the recreational facilities of Sherwood Pines Forest Park or Center Parcs. Lack of management of the clearings of acid grassland within the woodland areas will lead to scrubbing over of these heath land areas with subsequent loss of biodiversity.

**S PZ 6 Sherwood Pines Wooded Estatelands**

**PHOTOGRAPH**



**CONTEXT**

NCC Landscape Type: Wooded Estatelands  
 Policy Zone: S PZ 6  
 Landscape Character Parcel: S19



**CHARACTERISTIC VISUAL FEATURES**

- Gently undulating topography
- Coniferous forestry plantations with broadleaved margins
- Intensive arable farming to northern area with poor quality hedgerows
- Heath land character apparent as acid grassland within woodland areas and along disused railway lines
- Center Parcs Holiday Village contained within the area including residential holiday village complex
- Sherwood Pines recreational facilities contained within the area
- One Isolated farm within the area.

**LANDSCAPE ANALYSIS**

**Landscape Condition**

The Landscape Condition is defined as **Very Good**.

The area has a **unified** pattern of elements and **few** detracting features, these include pylons and electricity poles; this gives a **strongly visually unified** area. The majority of this area is designated as a BioSINC ref 1/90 Clipstone Forest Area ‘an expanse of mostly coniferous forestry within which occur numerous ephemeral heathland areas of botanical and vertebrate zoological interest’. This mosaic of coniferous woodland, heathland and acid grassland gives the area a **strong** ecological integrity Cultural integrity is **variable** in that the original heath land landscape has been obliterated by plantation forestry but remnants of this survive as the heathland.

**SUMMARY OF ANALYSIS**

**Condition Very Good**

Pattern of Elements:	Unified
Detracting Features:	Few
Visual Unity:	Strongly unified
Ecological Integrity:	Strong
Cultural Integrity:	Variable

**Newark and Sherwood Landscape Character Assessment**  
**Sherwood**

Overall this gives a **strong** functional integrity.  
A **strongly visually unified** area with a **strong** functional integrity / habitat for wildlife gives a **very good** landscape condition

Functional Integrity: **Strong**

**Landscape Sensitivity**

**Sensitivity Low**

The Landscape Sensitivity is defined as **Low**

Distinctiveness: **Characteristic**

The components of the landscape are **characteristic** of the Sherwood LCA. The time depth is generally **historic** (post 1600) giving a **moderate** sense of place overall. There is evidence of the pre forestry heathland character in the presence of heathland and acid grassland within the woodlands and along rides and disused railway lines.

Continuity: **Historic**

Sense of Place: **Moderate**

The undulating landform is **apparent** with the major areas of woodland giving this area an **enclosed** character giving a **low** visibility of features in and out the PZ.

Landform: **Apparent**

Extent of Tree Cover: **Enclosed**

A **moderate** sense of place and a **low** visibility leads to a **low** landscape sensitivity overall.

Visibility: **Low**

**LANDSCAPE ACTIONS Conserve and Reinforce**

**Landscape Features**

- **Conserve** the ecological diversity of acid grassland and heath land throughout the area.
- **Conserve** areas of deciduous woodland within the forested areas
- Replace field boundary hedgerows to the northern area where these have been lost or degraded
- **Create** opportunities for restoring heath land where appropriate

**Condition**

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE

**Built Features**

- In the northern area, **conserve** the existing field pattern by locating new small scale development within the existing field boundaries
- Promote measures for reinforcing the traditional character of farm buildings using vernacular building styles.
- Promote sensitive design and siting of agricultural buildings
- Within the woodland area, any expansion of the recreational and leisure facilities with associated built features should respect the landscape character of the setting within the woodland.

Low                      Moderate                      High

**Sensitivity**

NB: Where one criterion is 'very good' this pushes the policy description into the next highest category.

**Sherwood Policy Zone S PZ 7: Oxton Village Farmlands**  
**Policy: Conserve and Create**

This Policy Zone consists of an area which stretches from Oxton in the south to Bilsthorpe in the north. The area is gently undulating with a height range of between 70 to 90 metres along the A614 corridor and with a high point of 104 metres at Rufford Forest Farm.

The major land use in the area consists of intensive arable farming for the production of cereals and sugar beet. There is also large scale vegetable production particularly of carrots and potatoes, some of which are grown under polythene to produce early crops. There are associated package and storage facilities for vegetable growing, e.g. Inkersall Grange Farm. There is also intensive pig production to the north of Farnsfield. Field sizes are generally large. There are small areas of pasture, as well as parkland around village of Oxton. Recreational facilities include Oakmere golf course which lies to the west of the area and Lockwell Hill Outdoor Activity Centre to the east of the A614 at the northern end of the PZ. The A614 runs north to south through the area and is a major tourist route linking the City with the north of the County. The A617 crosses from east to west. A disused mineral railway line also crosses from east to west and another railway line to the east has been converted into the Southwell Trail, a long distance walking and cycling route.

There is a concentration of leisure activities around White Post Farm, including the Wonderland Leisure Park and White Post Public Farm, together with other facilities such as a Garage, Public House and Restaurant,

There is very little woodland within the area. There are small patches of deciduous woodland such as Godson Plantation to the south, Flowers Wood and Rook Wood to the north. There are small areas of short rotation coppice adjacent to the A614, as well as recent planting on the golf course. There are small patches of conifer woodland such as Foulds Plantation, Gorse Covert to the south and Damstead Plantation, the southern edge of Clipstone forest, to the north. Field boundary hedgerows are generally poor, gappy, and Hawthorn. There are isolated hedgerow trees – Oak and Ash. Road hedge boundaries are variable but in most areas are Hawthorn, again with mature hedgerow trees, mostly Oak. The area has an underlying heathland character and this is expressed by appearance of Bracken in road verges and along the disused railway lines, some of which are heathland register sites.

The historic field pattern in the Sanderson Plan of 1835 is still recognisable but has been broken down by removal of field boundaries due to agricultural expansion.

Built features include mostly isolated farms with core buildings of red brick. Many farms have modern agricultural buildings around their perimeter. The village of Oxton is contained within the area which has traditional red brick and pantiled roofed core. There are long open views to the coniferous wooded ridgelines of Sherwood to the east and north.

Threats to the area include expansion further of leisure activities at White Post Farm, further break down of field pattern by removal of hedgerows due to agricultural intensification and expansion of urban centres of Bilsthorpe and Farnsfield into the area.

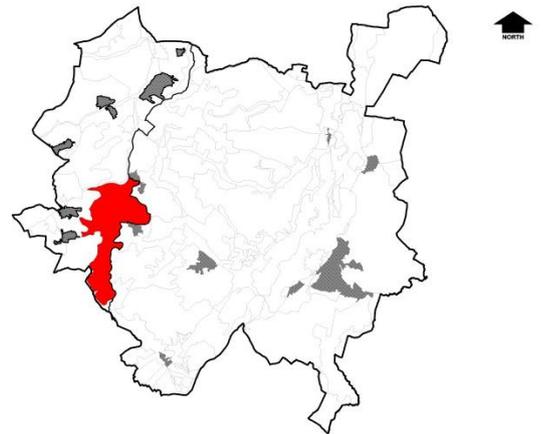
**S PZ 7 Oxton Village Farmlands**

**PHOTOGRAPH**



**CONTEXT**

NCC Landscape Type: Village Farmlands  
 Policy Zone: S PZ 7  
 Landscape Character Parcel: S3, S4, S15, S16, S73



**CHARACTERISTIC VISUAL FEATURES**

- Gently undulating topography
- Intensive arable farming in large geometric fields
- Small patches of deciduous and coniferous woodland
- Poor internal field boundaries, stronger road hedge boundaries with isolated mature trees mainly Oak to both.
- A614 runs north to south, A617 east to west
- Isolated farms of red brick core with modern agricultural buildings
- Heathland character, apparent to road verges, heathland species present along disused railway lines
- Settlement of Oxton with historic red brick and pantiled core.
- Concentration of leisure facilities at White Post Farm at the junction of A614/A617

**LANDSCAPE ANALYSIS**

**Landscape Condition**

The Landscape Condition is defined as **Moderate**

The area has a **coherent** pattern of elements mainly large geometric arable fields with only small areas of deciduous and coniferous woodland. There are **some** detracting features; these include busy roads including the A614, and A617 and commercial activity around White Post Farm. Overall this gives a **visually coherent** area.

There is one designated site in the area, BioSINC ref 2/541 - Farnsfield disused railway - 'A sizeable linear habitat of dry grassland and scrub'. Overall this is a **moderate** habitat for wildlife although connectivity is reduced by poor hedgerows in places and busy roads.

**SUMMARY OF ANALYSIS**

**Condition Moderate**

Pattern of Elements: Coherent

Detracting Features: Some

Visual Unity: Coherent

Ecological Integrity: Moderate

Cultural Integrity: Variable

**Newark and Sherwood Landscape Character Assessment**  
**Sherwood**

<p>Cultural integrity is <b>variable</b> in that the land use pattern is of the Sanderson’s Plan of 1835 has been degraded by removal of hedgerows. Fragments of deciduous woodlands that were present in the Plan remain as well as isolated vernacular farm buildings.</p> <p>A <b>visually coherent</b> area with a <b>coherent</b> functional integrity/habitat for wildlife gives a <b>moderate</b> landscape condition.</p>	<p>Functional Integrity:                      Coherent</p>																								
<p><b>Landscape Sensitivity</b></p> <p>The Landscape Sensitivity is defined as <b>Moderate</b></p> <p>The components of the landscape are <b>characteristic</b> of the Sherwood LCA. The time depth is <b>historic</b> (post 1600) giving a <b>moderate</b> sense of place overall.</p> <p>The undulating landform is <b>apparent</b> with <b>intermittent</b> areas of woodland and hedgerow giving a <b>moderate</b> visibility of features in and out of the PZ. There are long views along the A614 corridor towards the coniferous woodlands to the north and west.</p> <p>A <b>moderate</b> sense of place and a <b>moderate</b> visibility leads to a <b>moderate</b> landscape sensitivity overall.</p>	<p><b>Sensitivity                      Moderate</b></p> <p>Distinctiveness:                      Characteristic</p> <p>Continuity:                              Historic</p> <p>Sense of Place:                        Moderate</p> <p>Landform:                                Apparent</p> <p>Extent of Tree Cover                      Intermittent</p> <p>Visibility:                                 Moderate</p>																								
<p><b>LANDSCAPE ACTIONS – Conserve and Create</b></p>	<p><b>Condition</b></p>																								
<p><b>Landscape Features</b></p> <ul style="list-style-type: none"> <li>• <b>Conserve</b> the ecological diversity of small deciduous pre-Sanderson woodlands throughout the area</li> <li>• <b>Conserve</b> and <b>reinforce</b> field boundary and road hedgerows where these have become degraded or lost</li> <li>• <b>Create</b> opportunities for restoring areas of heath land where appropriate</li> <li>• <b>Create</b> small deciduous woodlands where appropriate</li> </ul> <p><b>Built Features</b></p> <ul style="list-style-type: none"> <li>• <b>Conserve</b> the integrity and rural character of the landscape by concentrating new developments around the existing urban fringe of Bilsthorpe and Farnsfield</li> <li>• <b>Create</b> small scale woodland/tree planting to soften new development, preferably in advance of development</li> <li>• <b>Conserve</b> the existing field pattern by locating new small scale development within the existing field boundaries</li> <li>• Promote measures for reinforcing the traditional character of farm buildings using vernacular building styles.</li> <li>• Promote sensitive design and siting of agricultural buildings</li> <li>• Conserve the historic red brick and pantiled roofed core of Oxton</li> </ul>	<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td></td> <td style="text-align: center;">Low</td> <td style="text-align: center;">Moderate</td> <td style="text-align: center;">High</td> </tr> <tr> <td style="text-align: center;">Good</td> <td style="text-align: center;">REINFORCE</td> <td style="text-align: center;">CONSERVE &amp; REINFORCE</td> <td style="text-align: center;">CONSERVE</td> </tr> <tr> <td style="text-align: center;">Moderate</td> <td style="text-align: center;">CREATE &amp; REINFORCE</td> <td style="text-align: center; background-color: #cccccc;">CONSERVE &amp; CREATE</td> <td style="text-align: center;">CONSERVE &amp; RESTORE</td> </tr> <tr> <td style="text-align: center;">Poor</td> <td style="text-align: center;">CREATE</td> <td style="text-align: center;">RESORE &amp; CREATE</td> <td style="text-align: center;">RESTORE</td> </tr> <tr> <td></td> <td style="text-align: center;">Low</td> <td style="text-align: center;">Moderate</td> <td style="text-align: center;">High</td> </tr> <tr> <td></td> <td colspan="3" style="text-align: center;"><b>Sensitivity</b></td> </tr> </table>		Low	Moderate	High	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESORE & CREATE	RESTORE		Low	Moderate	High		<b>Sensitivity</b>		
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## Sherwood Policy Zone S PZ 8: Vicar Water and Rainworth Heath Wooded Estatelands

### Policy: Create

This Policy Zone lies to the urban fringes of Clipstone to the north, Mansfield to the west and Rainworth to the south. Rainworth bypass runs through the southern area.

There are many detracting features to the urban fringes which include Crown Farm Industrial Estate - a large scale development visible over long distances. There is also large scale commercial and industrial development along the A617 on the approach into Mansfield and Ransom Wood Business Park lies to the south west of the Policy Zone.

The underlying gently undulating landscape has been considerably altered by coal mining activity at Rufford and Clipstone collieries. Rufford is still in the process of restoration and part of Clipstone colliery has been restored to create the Vicar Water Country Park to the north. Steep slopes have been created on the spoil tips which are an unnatural feature in the landscape. There is also an active sandstone quarry at Ratcher Hill where quarrying has left steep vertical slopes.

There are pine plantations and smaller blocks of deciduous woodland within the Policy Zone and the large scale pine plantation of Clipstone Forest lies to the east. More recent planting has taken place on reclaimed spoil tips

The Policy Zone area is largely shown as unenclosed heathland on Sandersons Plan of 1835. There are small pockets of heathland but the majority of the area has been disturbed by mineral and quarrying activity. Spoil heaps and disused mineral lines are now prominent features. Other features include a golf course and sewage works. Fly tipping is a problem in some areas and off road motorcycles are also evident.

The area has many SINCs and areas designated on the heathland register, including former mineral railway lines and colliery sites. Rainworth Heath is a designated SSSI. The area has a strong network of interconnecting blocks of deciduous woodland, coniferous plantations and patches of heathland and scrub providing good wildlife networks. Small areas of farmland have strong hedgerows with trees, for example around Newlands Farm.

There are panoramic views from the spoil tip at Vicar Water. Elsewhere views are contained by landform, urban edges and by mature plantation to the east.

Threats to the area include urban/industrial and residential expansion of the adjacent towns. Recent development has been large scale and does not respect the local vernacular and landscape character. The Rainworth bypass/MARR route will create more pressure for industrial and commercial development on the eastern edge of Mansfield. The Rufford Colliery site will be under pressure despite restoration proposals for heathland.

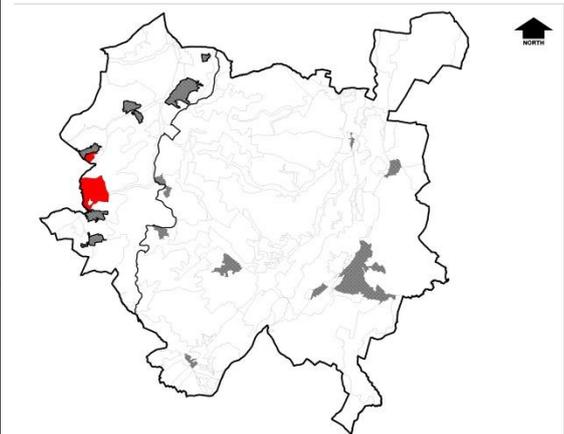
**S PZ 8 Vicar Water and Rainworth Heath Wooded Estatelands**

**PHOTOGRAPH**



**CONTEXT**

NCC Landscape Type: Wooded Estatelands  
 Policy Zone: S PZ 8  
 Land Cover Parcels: S20 and S21



**CHARACTERISTIC VISUAL FEATURES**

- Landscape altered by mineral extraction and quarrying activity
- Large scale commercial and industrial/business parks on the urban fringes of Mansfield
- Busy roads – Mansfield and Ashfield Regeneration Route
- Large scale pine plantations and smaller deciduous blocks of woodland
- Heathland areas with bracken, gorse and heather
- Fishing lake at Vicar Pond

**LANDSCAPE ANALYSIS**

**Landscape Condition**

The Landscape condition is defined as **very poor**. The area has an **incoherent** pattern of elements with **many** detracting features such as mineral extraction sites and industrial estates. Visual unity is **significantly interrupted**.

Rainworth Heath is a SSSI and there are many SINCs and heathland register sites. Ecological integrity is **strong**, there are good wildlife corridors within the site and linking to adjacent areas. Areas of unrestored colliery workings and recently restored areas are considered to have moderate ecological value.

Cultural integrity is **poor**. The historic pattern of unenclosed heathland landscape has largely been destroyed by mineral activity.

A **significantly interrupted** area with a **coherent** functional integrity/habitat for wildlife gives a **very poor** landscape condition.

**SUMMARY OF ANALYSIS**

Condition	Very Poor
Pattern of Elements:	Incoherent
Detracting Features:	Many
Visual Unity:	Significantly interrupted
Ecological Integrity:	Moderate/Strong
Cultural Integrity:	Poor
Functional Integrity:	Coherent

**Newark and Sherwood Landscape Character Assessment**  
**Sherwood**

<b>Landscape Sensitivity</b>	<b>Sensitivity Moderate</b>																
<p>Sandersons Plan of 1835 shows the Policy Zone largely as unenclosed heathland. This has largely been disturbed, but heathland has successfully established on some restored mineral sites.</p> <p>Overall the features are <b>characteristic</b> of Sherwood with an <b>historic</b> time depth ( post 1600) and the area has a <b>moderate</b> sense of place.</p> <p>An open panoramic view is possible from the top of the spoil tip to the west of Vicar Pond. Views within the site are enclosed by landform and woodland. The apparent landform and intermittent tree cover give a <b>moderate</b> visibility within the site.</p> <p>A <b>moderate</b> sense of place with a <b>moderate</b> visibility gives a <b>moderate</b> landscape sensitivity.</p>	<p>Distinctiveness: Characteristic</p> <p>Continuity: Historic</p> <p>Sense of Place: Moderate</p> <p>Landform: Apparent</p> <p>Extent of Tree Cover: Intermittent</p> <p>Visibility: Moderate</p>																
<b>LANDSCAPE ACTIONS – Create</b>																	
<p><b>Landscape Features</b></p> <ul style="list-style-type: none"> <li>• <b>Create</b> heathland habitats with Oak/Birch woodland and open acid grassland/heathland</li> <li>• <b>Create</b> natural rolling landforms in keeping with the Sherwood region when restoring mineral and quarry sites - avoid unnatural, engineered landforms</li> <li>• <b>Create</b> woodland to help restore unity to the landscape – medium to large scale planting would be appropriate in this area</li> <li>• <b>Conserve</b> existing heathland habitats</li> </ul> <p><b>Built Features</b></p> <ul style="list-style-type: none"> <li>• Concentrate new development around the existing settlements of Mansfield, Clipstone and Rainworth to conserve the remote rural character of the landscape</li> <li>• Promote sensitive siting of new industrial and commercial buildings</li> <li>• New development should respect the local character in scale and design</li> <li>• Promote measures for reinforcing the traditional character of isolated farm buildings using vernacular designs</li> <li>• <b>Create</b> woodland to contain and soften urban development, preferably in advance of new development</li> </ul>	<p><b>Condition</b></p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <tr> <td style="padding: 5px;">Good</td> <td style="padding: 5px;">REINFORCE</td> <td style="padding: 5px;">CONSERVE &amp; REINFORCE</td> <td style="padding: 5px;">CONSERVE</td> </tr> <tr> <td style="padding: 5px;">Moderate</td> <td style="padding: 5px;">CREATE &amp; REINFORCE</td> <td style="padding: 5px;">CONSERVE &amp; CREATE</td> <td style="padding: 5px;">CONSERVE &amp; RESTORE</td> </tr> <tr> <td style="padding: 5px;">Poor</td> <td style="padding: 5px; background-color: #cccccc;">CREATE</td> <td style="padding: 5px;">RESORE &amp; CREATE</td> <td style="padding: 5px;">RESTORE</td> </tr> <tr> <td></td> <td style="padding: 5px;">Low</td> <td style="padding: 5px;">Moderate</td> <td style="padding: 5px;">High</td> </tr> </table> <p style="text-align: center;"><b>Sensitivity</b></p> <p><b>N.B. Where one criterion is ‘very poor’ this pushes the policy description into the next lowest category.</b></p>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESORE & CREATE	RESTORE		Low	Moderate	High
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**Sherwood Policy Zone S PZ 9: Old Clipstone Estate Farmlands**  
**Policy: Conserve and Create**

This Policy Zone consists of an area which stretches from the valley of Rainworth Water in the south, to the valley of the River Maun in the north. It is bounded by Sherwood Pines woodland to the west and the valley of Rainworth Water to the east. The area is gently undulating with a height range of consistently between 60 metres and 85 metres.

The major land use in this area is intensive arable farming for the production of cereals; the area has a regular, medium sized field pattern. There are some areas of improved pasture particularly to the south of the area; some used for sheep grazing. Also to the south there are recreational facilities associated with horses – such as riding stables, and stud farms. There are also urban fringe uses along the main transport routes, such as public houses and transport cafes, also a cattery, and kennels. Within the fringes of the Sherwood Pines woodland is 'The Jungle' outdoor activity centre.

The A614 passes north to south through the area and the B6030 and B6034 pass east to west. The Robin Hood Way long distance footpath crosses the area from east to west. A disused mineral railway line connects the former Bilsthorpe Colliery to the former Rufford Colliery to the south of the area.

The area includes coniferous forestry plantations to the fringes of Sherwood Pines Forest Park which screen the outer edges of the Center Parcs Holiday Village. These woodlands, mostly Scot's Pine and Corsican Pine, have broad leaved margins with Beech, Birch, Lime, Oak and Sweet Chestnut present.

Very few fragments of deciduous woodlands remain, such as Clappall Hill, and Hudsons Hill Wood, shelter belts along farm access tracks. The fringes of coniferous woodland surrounding the Center Parcs Holiday Village also contain mature deciduous trees, such as Oak and Sweet Chestnut, which were once contained within the Pittance Park woodland shown on the Sanderson Plan of 1835. There is a mature Lime Avenue bordering the forest track to Inkersall Farm.

Field Boundary hedgerows are Hawthorn with some becoming gappy. Road boundary hedgerows are variable; to the A614 for example they are strong in places but very poor or absent in others. Road boundary hedgerows are generally stronger to minor roads and contain mature Oaks in places.

The area has a heathland character with heathland species apparent to road verges and along disused railway lines,

The historic field pattern in the Sanderson Plan of 1835 is still recognisable but there has been removal of internal field boundary hedgerows due to agricultural expansion.

There are limited built features. These include residential properties of modern construction off the A614 on the track into Clipstone Forest, and the Limes Café on the A614. The outer edges of the village of Old Clipstone are also within this area. There are several isolated farms. These tend to have red brick core buildings surrounded by modern sheds, e.g. Featherstone House Farm. Listed Farm buildings include Eastfield Farm, Inkersall Farm and Featherstone House Farm.

## **Newark and Sherwood Landscape Character Assessment**

### **Sherwood**

Views are medium to long range terminated by landform and forestry blocks.

Threats to the area include the clear felling of forestry areas, expansion of recreational uses within these areas, loss of mature vegetation to minor roads such as mature Oaks due to poor management of roadside hedgerows, and a further break down of field pattern due to agricultural intensification, as well as an increase in horse grazing. Other threats include expansion of the urban area of Lidgett into the area

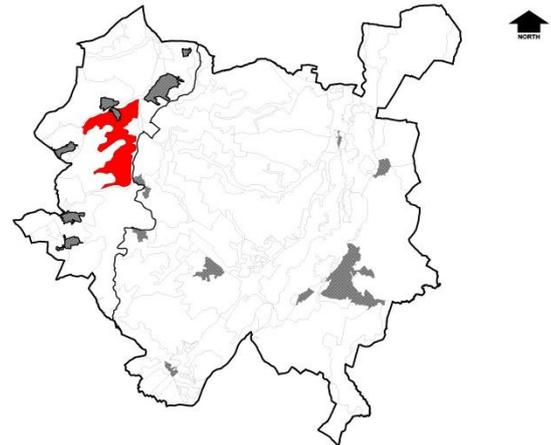
**S PZ 9 Old Clipstone Estate Farmlands**

**PHOTOGRAPH**



**CONTEXT**

NCC Landscape Type: Estate Farmlands  
 Policy Zone: S PZ 9  
 Landscape Character Parcel: S 51/ S 52



**CHARACTERISTIC VISUAL FEATURES**

- Gently undulating topography
- Coniferous forestry plantations with broad leaved margins
- Intensive arable farming in medium regular geometric fields
- Very small patches of deciduous woodland
- Poor internal field boundaries, stronger road hedge boundaries with isolated mature trees, mainly Oak.
- A614 runs north to south, B6030 and B6034 run east to west
- Isolated farms of red brick core with modern agricultural buildings
- Heath land character, apparent to road verges and along disused mineral railway lines

**LANDSCAPE ANALYSIS**

**Landscape Condition**

The Landscape Condition is defined as **moderate**.

The area has a **coherent** pattern of elements, mainly medium geometric arable fields and areas of coniferous plantation woodland to the west. There are **some** detracting features; these include busy roads including the A614, B6034 and B6030, pylons crossing the area, and large agricultural buildings around farms. Overall this gives a **visually coherent** area. There are parts of 2 BioSINCs in the area. These are BioSINC ref 1/90 Clipstone Forest Area ‘an expanse of mostly coniferous forestry within which occur numerous ephemeral heath land habitats of botanical and vertebrate zoological interest’ and BioSINC ref 2/545 Alder Carr, Inkersall ‘a thin canopy of mixed deciduous species over and acidic community of some interest’. Overall this is a **moderate** habitat for wildlife, although connectivity is reduced by poor hedgerows in places and busy roads. Cultural integrity is **variable** in that the land use pattern of the Sanderson’s

**SUMMARY OF ANALYSIS**

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

Plan of 1835 is still recognisable within the farmed areas but has been lost to the west due to forestry planting. Fragments of deciduous woodlands that were present at the time of the Plan remain as well as isolated vernacular farm buildings, some of which are listed.

A **visually coherent** area with a **coherent** functional integrity / habitat for wildlife gives a **moderate** landscape condition

**Landscape Sensitivity**

The Landscape Sensitivity is defined as **moderate**

The components of the landscape are **characteristic** of the Sherwood LCA. The time depth is **historic** (post-1600) giving a **moderate** sense of place overall. There is evidence of the pre-enclosure heathland character in the presence of heathland species to road edges and along disused mineral railway lines.

The undulating landform is **apparent** with **intermittent** areas of woodland giving a **moderate** visibility of features in and out of the PZ, although the higher proportion of woodland in the west creates a more enclosed area. In the north there are dominant views of the residential urban edges of Edwinstowe and Lidgett.

A **moderate** sense of place and a **moderate** visibility leads to a **moderate** landscape sensitivity overall.

**LANDSCAPE ACTIONS – Conserve and Create**

**Landscape Features**

- **Conserve** the ecological diversity of small deciduous woodlands throughout the area.
- **Conserve** and **Create** field boundary and road hedgerows where these have become degraded or lost.
- **Create** opportunities for restoring areas of heath land where appropriate.
- **Create** small deciduous woodlands where appropriate.

**Built Features**

- **Conserve** the integrity and rural character of the landscape by concentrating new developments around the existing urban fringe of Edwinstowe and Lidgett.
- **Create** small scale woodland/tree planting to soften new development, preferably in advance of development.
- **Conserve** the existing field pattern by locating new small scale development within the existing field boundaries.
- Promote measures for reinforcing the traditional character of farm buildings using vernacular building styles.
- Promote sensitive design and siting of agricultural buildings.

**Sensitivity**

**Moderate**

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

**Condition**

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE

Low                  Moderate                  High

**Sensitivity**

**Sherwood Policy Zone S PZ 10: Rufford Estate Farmlands**  
**Policy: Conserve and Reinforce**

This Policy Zone is a gently undulating area which ranges in height from 75 metres on its western edge and slopes down eastwards the valley of Rainworth water, and rises again to 85 metres within New Park Wood to the east.

Rufford Abbey lies at the centre of this area (former Cistercian monastery) and is a Scheduled Ancient Monument set within a registered Historic Park and Garden. It is also a Grade 1 Listed Building and its grounds contain many Grade II Listed structures.

The major land use within the area is Rufford Country Park, a major tourist facility managed by the County Council, with buildings centred on the medieval Rufford Abbey and with a large area of mature deciduous woodland to the north of the visitor facilities. The area also includes Rufford Park Golf Course and the coniferous woodland of New Park Wood. Other visitor facilities include the Go Karting Centre at Amen Corner on the western boundary. The A614 runs north south through the area. The road is bordered by mature woodland to both sides and to the west is an area of acid grassland and heathland known as Shooters Brake. To the south is an area of detached housing screened by mature woodland. There is a small area of improved pasture to the southern edge of the area.

Rufford Park Wood is designated as a BioSINC and consists of mature trees with Oak as the dominant species; it also includes areas of open parkland with mature Oak and Sweet Chestnut trees and avenues of mature trees. New Park Wood is also a BioSINC and is coniferous plantation woodland with deciduous woodland to its western fringe. Rufford Park Golf Course is intensively managed to amenity standards rather than to meet biodiversity objectives to create heathland for example. It has some small areas of recently planted woodland which include exotic species. There are no hedgerows within this area, which is primarily managed for tourist and recreational uses.

The area has an underlying heathland character and this is most apparent to the western edge where there is the area of acid grassland and heathland mentioned above. Heathland species are also apparent to road verges and woodland rides.

The historic pattern is recognisable in the sense that the large areas of woodland shown on the Sanderson's Map, 1835 remain. However, only Rufford Park contains woodland from this time. New Park Wood has retained its Sanderson shape and structure but areas have been infilled with conifer planting. The golf course area was originally open parkland.

Built features within Rufford Country Park include a courtyard and stable of redbrick and pantiled buildings converted into visitor facilities, as well as the stone Abbey ruins. There are associated formal landscape gardens. There are also isolated farms of red brick with pantile roofs within the area such as Manor Farm. To the south are kennels with associated agricultural buildings but these are screened by woodlands. Residential detached properties to the south, enclosed by woodland, are of modern red brick construction.

The main threats to the area are expansion of tourist facilities within Rufford Country Park and expansion of the residential area to the south leading to loss of woodland, and parkland landscape. Poor management of woodland particularly New Park Wood could lead to decline in the condition of the woodland.

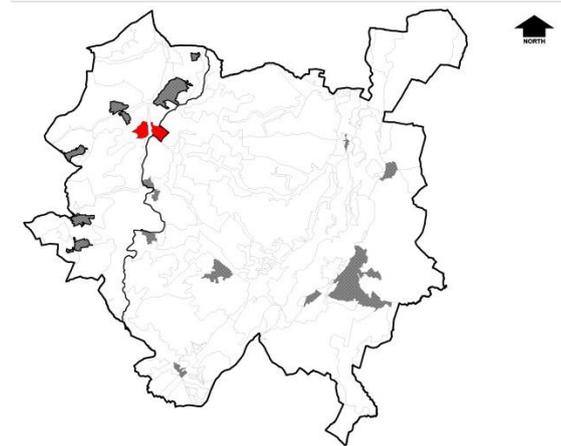
**S PZ 10 Rufford Abbey Estate Farmlands**

**PHOTOGRAPH**



**CONTEXT**

NCC Landscape Type: Estate Farmlands  
 Policy Zone: S PZ 10  
 Landscape Character Parcel: S 48, S 49



**CHARACTERISTIC VISUAL FEATURES**

- Gently undulating topography
- Mature deciduous woodland and open parkland landscape with mature trees – Rufford Country Park
- Coniferous woodland with deciduous fringes – New Park Wood
- Lime avenues within Rufford Country Park
- Intensively managed Rufford Park Golf Course
- Tourist facilities at Rufford Country Park including historic Rufford Abbey (Scheduled Ancient Monument and Grade I Listed building)
- Heathland character particularly apparent to west of area around Shooters Brake

**LANDSCAPE ANALYSIS**

**Landscape Condition**

The Landscape Condition is defined as **good**

The PZ has a **coherent** pattern of elements consisting mainly of two large areas of mature deciduous woodland and a coniferous plantation woodland. There are **some** detracting features; these include busy roads - A614 - and vehicles moving through the Rufford woodland areas. Overall this gives a **visually coherent** area. The two woodlands are BioSINCs ref 1/125 Rufford Country Park 'a mosaic of woodland and wetland and grassland habitats of considerable faunal interest' and BioSINC ref 2/572 New Park Wood and Scotland Bank

**SUMMARY OF ANALYSIS**

Condition	Good
Pattern of Elements:	Coherent
Detracting Features:	Some
Visual Unity:	Coherent
Ecological Integrity:	Moderate

**Newark and Sherwood Landscape Character Assessment**  
**Sherwood**

'a mostly devastated old woodland retaining some features of botanical interest' Overall this is a **moderate** habitat for wildlife, although connectivity is reduced by the highly maintained golf course between these two areas. The woodlands were present on the Sanderson Map of 1835, although New Park Wood has been infilled with conifer plantation. The ruins of the medieval abbey as well as the vernacular buildings and farms give a **good** cultural integrity to the area

A **visually coherent** area with a **strong** functional integrity / habitat for wildlife gives a **good** landscape condition

Cultural Integrity: Good

Functional Integrity: Strong

**Landscape Sensitivity**

**Sensitivity Moderate**

The Landscape Sensitivity is defined as **moderate**

The assemblage of landscape features is unique and rare in the Sherwood LCA as a whole. The time depth of some of the features within the area, such as the Abbey, is ancient although overall the continuity is historic, giving a **strong** sense of place. The undulating landform is **apparent** with **enclosed** areas of woodland giving a **low** visibility of features in and out of the PZ in these areas. Views are more expansive within the golf course area

Distinctiveness: Unique/rare

Continuity: Historic

Sense of Place: Strong

Landform: Apparent

Extent of Tree Cover: Enclosed

A **strong** sense of place and a **low** visibility leads to a **moderate** landscape sensitivity overall.

Visibility: Low

**LANDSCAPE ACTIONS – Conserve and Reinforce**

**Landscape Features**

- **Conserve** the ecological diversity of mature deciduous woodlands and deciduous woodland fringes within the area as well as individual parkland and avenue trees.
- **Conserve** the existing areas of heath land and acidic grassland to the west.
- **Create** opportunities for restoring areas of heathland, where appropriate, particularly to the Golf Course to provide links between the two woodland areas.
- Avoid further planting of exotic tree species to golf course.

**Built Features**

- **Conserve** the character and architectural style of the historic abbey and Rufford buildings and its landscape gardens, and ensure this is respected in any new development.
- Promote measures for **reinforcing** the traditional character of farm buildings using vernacular building styles.
- Promote sensitive design and siting of agricultural buildings preferably in areas screened by woodland as existing.

**Condition**

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE
	Low	Moderate	High

**Sensitivity**

**Sherwood Policy Zone S PZ 11 Lindhurst Wooded Farmlands**  
**Policy: Conserve and Create**

This Policy Zone is a gently undulating area which extends from the valley of Rainworth Water at 110 metres in the south to the built edge of Mansfield in the north at 167 metres; and from the edge of Kirkby in Ashfield in the west to the village of Rainworth in the east. The highest point is at Coxmoor Plantation which is at 190 metres.

Land use in the area includes intensive arable production of cereals and oil seed rape as well as coniferous plantation woodland with smaller areas of deciduous woodland. There is some horse grazing on improved pasture to the southern fringes of Mansfield. There is also intensive pig production in the area around Rushley Farm. The recently built Mansfield and Ashfield Regeneration Route (MARR) cuts through the north of the Policy Zone, commercial and industrial development is beginning to be located along this route.

The main concentration of woodland is in the centre of the area and consists of Normanshill Wood and Thieves Wood to the west of the A60, and Harlow Wood is to the east of the A60. Both of these areas are commercial forestry plantations with wide margins of broad leaved trees particularly where they abut transport corridors. Caudwell Wood to the north of MARR is a deciduous woodland with Oak, Sweet Chestnut as the dominant species, also with Ash, Birch, and Sycamore and a shrubby under storey with a heathland species field layer. The smaller Stone Hills Plantation and Coxmoor Plantations are also coniferous woodlands with broad leaved margins. There is a small section of riparian woodland to Foul Evil Brook to the east of the area which includes Alder, Birch and Willow. The area as a whole has a distinct heath land character and there are several heath land register sites in the area.

Field boundaries vary in quality throughout the area. Road hedgerows are also variable but very good in places such as on Caudwell Road where there are mature trees including Ash, Oak and Sycamore within the hedgerows. The most mature and species rich hedgerows are along farm tracks, such as those to Lindhurst Farm and Black Scotch Farm, these also contain mature trees including sections of Holly.

Historical maps of the area show that the whole of the eastern section was unclosed heath land except for the area around the present day Lindhurst Farm and the western area was enclosed fields. This pattern is still recognisable in the modern day landscape although there has been much removal of intervening boundaries due to agricultural intensification.

There is limited residential settlement within the area, there is small housing estate within Harlow Wood tend to have a vernacular core of red brick and pantiled roofs but with modern agricultural buildings surrounding them. There is built development at Portland Training College within Harlow Wood and Fountaindale School within Thieves wood.

Threats to the area include uncontrolled expansion of industrial and commercial buildings along the MARR route and expansion around the West Nottinghamshire College site, as well as extension of industrial and residential areas to the edge of Kirkby in Ashfield and Mansfield.

**S PZ 11 Lindhurst Wooded Farmlands**

**PHOTOGRAPH**



**CONTEXT**

NCC Landscape Type: Wooded Farmlands  
 Policy Zone: S PZ 11  
 Landscape Character Parcel:  
 S74,S75,S77,S78,S79,S80



**CHARACTERISTIC VISUAL FEATURES**

- Gently undulating topography
- Coniferous forestry plantations with deciduous margins to road edges
- Deciduous woodlands with Oak, Sweet Chestnut dominant
- Intensive arable farming in large geometric fields
- Mixed species hedgerows with mature trees to farm tracks
- MARR route crosses the north of the area
- Built edge of Mansfield and Kirkby in Ashfield to the north and west
- Isolated farms and limited settlement.
- Heath land character, particularly to road verges ,heath land species present on woodland rides.

**LANDSCAPE ANALYSIS**

**Landscape Condition**

The Landscape Condition is defined as **Moderate**

The area has a **coherent** pattern of elements mainly large geometric arable fields and blocks of plantation woodland, there are **some** detracting features these include telecommunications masts on high points, busy roads including the A60 and MARR route and the built edge of nearby urban areas. Overall this gives a **visually coherent** area. There are a number of SINC's and heath land sites in the area. Overall this is a **moderate** habitat for wildlife although connectivity is

**SUMMARY OF ANALYSIS**

**Condition Moderate**

Pattern of Coherent Elements:

Detracting Features: Some

Visual Unity: Coherent

Ecological Moderate

**Newark and Sherwood Landscape Character Assessment**  
**Sherwood**

reduced by poor hedgerows and busy roads. Cultural integrity is **variable** in that the land use pattern is still recognisable to the west from Sanderson’s plan of 1835 but many hedgerows have been removed. Many of the woodlands existed at the time of this Plan but they have been more infilled with conifer planting in recent times so that only their boundary shape remains .

A **visually coherent** area with a **coherent** functional integrity gives a **moderate** landscape condition

Integrity:

Cultural Integrity: Variable

Functional Integrity: Coherent

**Landscape Sensitivity**

**Sensitivity Moderate**

The Landscape Sensitivity is defined as **Moderate**

Distinctiveness: Characteristic

The components of the landscape are **characteristic** of the Sherwood LCA. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall. There is evidence of the pre enclosure heath land character in the presence of heath land species to road edges and woodland rides.

Continuity: Historic

Sense of Place: Moderate

The undulating landform is **apparent** with **intermittent** areas of woodland giving a **moderate** visibility of features in and out of the PZ. There are dominant views of the urban edges of Mansfield and Kirby in Ashfield.

Landform: Apparent

Extent of Tree Cover: Intermittent

A **moderate** sense of place and a **moderate** visibility leads to a **moderate** landscape sensitivity overall.

Visibility: Moderate

**LANDSCAPE ACTIONS – Conserve and Create**

**Landscape Features**

- **Conserve** the ecological diversity of small deciduous woodlands throughout the area
- **Conserve** farm track hedgerows with mature trees including Holly
- **Create** and reinforce field boundary and road hedgerows where these have become degraded or lost
- **Create** opportunities for restoring areas of heath land where appropriate
- **Create** small deciduous woodlands where appropriate

**Built Features**

- **Conserve** the sparsely settled character of the landscape by concentrating new developments around the existing urban fringe of Mansfield and Kirkby in Ashfield to the north and west.
- **Create** small scale woodland/tree planting to soften new development, preferably in advance of development
- **Conserve** the existing field pattern by locating new small scale development within the existing field boundaries

**Condition**

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE
	Low	Moderate	High

**Sensitivity**

**Newark and Sherwood Landscape Character Assessment**  
**Sherwood**

- Promote measures for reinforcing the traditional character of farm buildings using vernacular building styles.
- Promote sensitive design and siting of new agricultural buildings

## **Sherwood Policy Zone S PZ 12: Cavendish Woodland Estatelands and Wooded Farmlands**

### **Policy: Restore and Create**

This Policy Zone is an undulating area that extends from a small water course, Vicar Water, at 70 metres in the east up to the built edge of Mansfield Woodhouse in the west. The land drops down to the River Maun in the north and borders the built edges of Forest Town and Clipstone to the south. The highest point is at the western end of Clipstone at 119 metres. The undulating landform is more gentle to the north of Clipstone, in the east with a shallow ridgeline running south west to north east along Clipstone Drive.

This area is dominated by coniferous plantations (Intake Wood, Newlands, and Garibaldi Plantation) and intensive arable farming with a medium sized geometric field pattern. Cavendish Wood lies to the north east of this area and is a mixed woodland. To the east are a series of smaller scale fields of pasture around Vicar Water grazed by sheep, cattle and horses. There is also some horse grazing on improved pasture around Cavendish Lodge. To the south there is a small area of the worked spoil heaps of Clipstone Colliery.

Around the coniferous plantations there are generally broadleaf margins which are made up of oak, elder, birch, sweet chestnut, beech and a little rowan. Along the railway line embankment to the eastern edge of Vicar Water is a tree and scrub belt of oak, birch, gorse and hawthorn. This area has a more heathy character.

Where arable land use predominates to the west field boundaries are generally more fragmented. Hedges are also fragmented along the small valley floor against Vicar Water with stronger, intact trimmed hedges around Cavendish Lodge.

The Sanderson historical maps of this area show that much of this area was unenclosed in 1835 with the northern section forming Clipstone Park. Cavendish Lodge lies to the north east of the area on the edge of the former historic Clipstone Park. The boundaries of the park are still evident in the field pattern although many of the field boundaries are in poor condition. The remains of King John's Palace are found within a field just south of the village of Kings Clipstone near to where the River Maun and Vicar Water meet. The palace was a hunting lodge and royal residence built before 1164.

Residential housing is generally concentrated outside this area within Mansfield Woodhouse to the west and the larger suburb of Clipstone to the south along the B6030. The historic village core of Kings Clipstone lies to the north eastern tip of this area and a new modern housing estate has been constructed adjacent to a pine plantation, Intake Wood.

The area around Baulker Farm is degraded by large industrial sheds, electrical sub stations and pylons and power lines run east to west across this area.

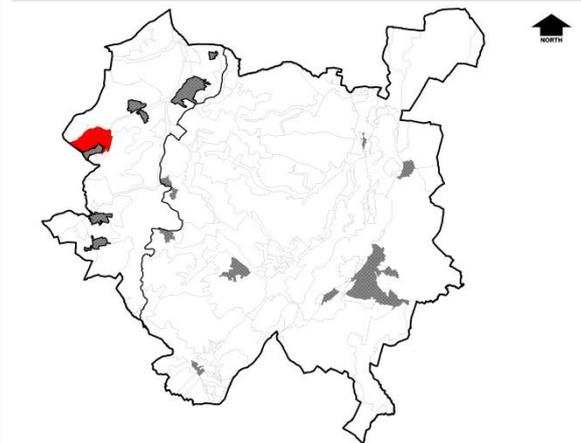
**S PZ 12 Cavendish Wooded Estatelands and Wooded Farmlands**

**PHOTOGRAPH**



**CONTEXT**

NCC Landscape Type: Wooded Estatelands and Wooded Farmlands  
 Policy Zone: S PZ 12  
 Landscape Character Parcel: SH22 and SH66



**CHARACTERISTIC VISUAL FEATURES**

- Gently undulating topography
- Coniferous plantations with broadleaf margins
- Irregular medium sized arable fields
- Scattered tree cover and heathy vegetation along railway embankment to the eastern edge of Vicar Water
- Isolated farms and traditional village core of Kings Clipstone
- New housing development in Intake Wood
- Small fields of unimproved pasture against Vicar Water
- Views often contained by urban edges or coniferous plantations

**LANDSCAPE ANALYSIS**

**Landscape Condition**

The Landscape Condition is defined as **poor**. The Policy Zone contains an **incoherent** pattern of features with **some** detracting features such as industrial sheds and sub stations around Baulker Farm, pylons and power lines, and the spoil heaps of Clipstone Colliery to the south. Overall the landscape is **visually interrupted**.

Tree cover within this area is largely pine and concentrated within woodland blocks. Field boundaries vary throughout the policy area with many gappy and in decline, particularly to the south western edge against Mansfield Woodhouse. The traditional red brick core of Kings Clipstone is intact with some limited recent infill and peripheral development adjacent to it. Cavendish Lodge is a Grade II listed building and the field pattern is largely intact within this area. New housing development has taken place within the area of Cavendish

**SUMMARY OF ANALYSIS**

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

Park to the north of New Mill Lane. The overall cultural integrity is **variable**.

The SINC sites tend to be concentrated along the southern bank of the River Maun with small sections of woodland, some spa ponds east of Warren Farm and grasslands all providing habitats with some linkages. However, fragmented hedges and some intensive arable hedges particularly to the west, give an overall **moderate** ecological integrity.

The functional integrity is **coherent** with some productive arable land.

A **visually interrupted** area with a **coherent** functional integrity gives a **poor** landscape condition.

**Landscape Sensitivity**

The Landscape Sensitivity is defined as **moderate**.

The components of this area **characteristic** of the Sherwood region and the continuity / time depth is **historic** (post 1600) which gives a **moderate** sense of place.

The larger scale blocks of woodland plantation around Cavendish Woods and Newlands and the larger size fields exhibits the tree cover and relative lack of enclosure that is shown on the Sanderson plan of 1835. The hedges around Cavendish Lodge reflect the historic pattern shown in the plan.

The undulating landform is **apparent** with some **intermittent** views out of the area to the west of Mansfield Woodhouse and to the north west from Clipstone Drive to wooded skylines.

A **moderate** sense of place combined with a **moderate** visibility gives a **moderate** landscape sensitivity overall.

**LANDSCAPE ACTIONS - Restore and Create**

**Landscape Features**

- **Restore** the historic field pattern particularly primary hedgerows and those close to urban settlement of Mansfield Woodhouse.
- **Restore** the heathy character to woodland margins, tracks and roadside edges.
- **Create** heathland habitat within new areas of public open space where appropriate.
- **Create** new areas of oak woodland linking up with existing areas of woodland.

**Built Features**

**Sensitivity      Moderate**

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

**Condition**

	Low	Moderate	High
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE
	Low	Moderate	High

**Sensitivity**

## Newark and Sherwood Landscape Character Assessment

### Sherwood

- **Restore** the vernacular character and architectural style of Kings Clipstone.
- **Create** new areas of oak and birch woodland to help integrate new and existing urban development.
- Promote measures for reinforcing the traditional character of farm buildings using vernacular building styles.
- Promote sensitive design and siting of new agricultural buildings.
- Conserve the integrity and rural character of the landscape by concentrating new development around the existing urban edge of Mansfield Woodhouse.
- Improve the setting of the remains of Kings Johns Palace to allow for greater appreciation and understanding of this heritage asset.

**Sherwood Policy Zone S PZ 14: Rainworth Water Meadowlands with Plantations**  
**Policy: Conserve and Reinforce**

This Policy Zone consists of the narrow river valley of the water course known as Rainworth Water. The landform falls gradually from 90 metres to 40 metres towards the north.

From the north east of Rainworth to the A614 corridor, the river is in a shallow valley bordered on either side with acid grassland. In the central section from the A614 to Robin Dam Bridge on Eakring Road, the river is in a narrow valley which flows through large arable fields. From Robin Dam Bridge to the junction with the River Maun at Ollerton, the river is in a narrow floodplain which has deciduous woodland immediately to its eastern side. The river then flows through the grounds of Rufford Country Park where the watercourse has been dammed to form an ornamental lake.

The main land cover of the area includes riparian woodland consisting of Willow, Birch and Alder, and small blocks of deciduous woodland and acid grassland in the southern section. The central section has very little fringing vegetation within the arable area. The area within Rufford Country Park consists of open areas of improved pasture with mature parkland trees including mature Oaks and Sweet Chestnut. The area is crossed by short sections of the A614, minor roads and a disused mineral railway line.

The fragments of deciduous woodland, such as Clappall Covert and Toothill Wood, along the course of Rainworth Water were present on the Sanderson Plan of 1835, together with the larger area of Cutts Wood which borders the area to the east of the valley. The area has a heath land character apparent to road verges and along disused railway line.

Within the agricultural areas the historic field pattern is still recognisable from the Sanderson Plan but there has been much hedgerow removal. The field boundary hedgerows that remain are hawthorn with isolated trees – Ash and Oak. The hedgerows to minor roads are generally strong and well-trimmed.

Built features within this PZ include the Mill area of Rufford Country Park which is open to the public and consists of parking areas, a garden centre and a café. The buildings are of traditional red brick with pantile roofs. There is also a small area of detached residential property surrounded by mature woodland to the south of Rufford Country Park.

The main threats are further agricultural expansion in the central and northern areas, leading to further hedgerow removal and further disintegration of the historic pattern, as well as removal of riparian vegetation to the banks of Rainworth Water. Other threats include the increase of tourist pressures at Rufford Mill, leading to loss of parkland and woodland, as well as residential expansion. Flooding of the Rainworth Water valley is also a threat.

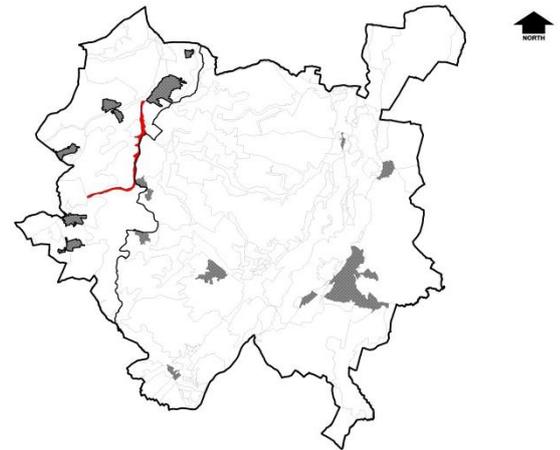
**S PZ 14: Rainworth Water Meadowlands with Plantations**

**PHOTOGRAPH**



**CONTEXT**

NCC Landscape Type: Meadowlands with Plantations  
 Policy Zone: S PZ 14  
 Landscape Character Parcel: S 17/ S 18



**CHARACTERISTIC VISUAL FEATURES**

- Gently undulating topography
- Narrow valley of Rainworth Water with riparian vegetation in parts
- Arable farming in irregular fields along river valley right up to river edge in central section and improved pasture
- Acid grassland, riparian vegetation and deciduous woodland to southern section
- Heathland character apparent to southern section of the valley along road verges and disused railway lines
- Parkland landscape within Rufford Country Park with mature trees (Historic Park and Garden)
- Rufford Mill and ornamental lake with associated tourist facilities
- Detached residential settlement to the south of Rufford Country Park

**LANDSCAPE ANALYSIS**

**Landscape Condition**

The Landscape Condition is defined as **good**. The Policy Zone contains a **coherent** pattern of elements with **few** detracting features; these include busy roads such as the A614 cutting across this narrow area. Overall the landscape is **visually unified**.

A significant strip of riparian vegetation follows Rainworth Water in the south and north of the valley comprising mature Alder, Birch and Willow. Generally there is good vegetation connectivity along the valley between deciduous woodland belts and hedgerow field

**SUMMARY OF ANALYSIS**

Condition	Good
Pattern Elements:	of Coherent
Detracting Features:	Few
Visual Unity:	Unified
Ecological Integrity:	Moderate

## Newark and Sherwood Landscape Character Assessment Sherwood

boundaries adjacent to the Policy Zone. There are parts of 3 BioSINCs within this area. These are BioSINC ref1/90 Clipstone Forest Area ‘an expanse of mostly coniferous forestry within which occur numerous ephemeral heathland habitats of botanical and vertebrate zoological interest’, BioSINC ref 2/545 Alder Carr, Inkersall ‘a thin canopy of mixed deciduous species over and acidic community of some interest’, and BioSINC ref 1/125 Rufford Country Park ‘a mosaic of woodland and wetland and grassland habitats of considerable faunal interest’ Overall this gives a **moderate** wildlife habitat.

There are relatively few buildings or structures within the area except for the Rufford Mill buildings which are vernacular red brick with pantile roofs. The historic field pattern is still evident in part and the underlying pre-enclosure character is apparent in the heathland character. The overall cultural integrity is considered **variable**.

A **visually unified** area combined with a **coherent** functional integrity / habitat for wildlife gives a **good landscape condition**.

Cultural Integrity: Variable

Functional Integrity: Coherent

### Landscape Sensitivity

The Landscape Sensitivity is defined as **Moderate**

Features which give the area local distinctiveness are **characteristic** of the Sherwood region and the continuity / time depth is **historic** [post-1600] giving a **moderate** sense of place. The presence of Rainworth Water prevents intrusive land use or development, and arable and pastoral land is farmed right up to the water’s edge.

The gently undulating landform is apparent and contains only **intermittent** small deciduous woodlands together with riparian vegetation which gives moderate visibility in and out of the PZ.

A **moderate** sense of place combined with **moderate** visibility gives **moderate** landscape sensitivity overall.

### Sensitivity

### Moderate

Distinctiveness: Characteristic

Continuity: Historic

Sense of Place: Moderate

Landform: Apparent

Extent of Tree Cover: Intermittent

Visibility: Moderate

**Newark and Sherwood Landscape Character Assessment  
Sherwood**

<b>LANDSCAPE ACTIONS – Conserve and Reinforce</b>													
<p><b><u>Landscape Features</u></b></p> <ul style="list-style-type: none"> <li>• <b>Conserve</b> and <b>reinforce</b> the pastoral character of the Rainworth Water valley.</li> <li>• Promote measures for restoring arable land to pasture and flood meadow.</li> <li>• <b>Conserve</b> and <b>reinforce</b> river channel diversity and marginal riverside vegetation where this exists.</li> <li>• <b>Conserve</b> and enhance the ecological diversity and character of riparian woodland.</li> <li>• <b>Conserve</b> parkland landscape of Rufford Country Park and protect mature trees.</li> <li>• <b>Conserve</b> the existing areas of heathland and acid grassland bordering Rainworth Water to the southern area.</li> <li>• <b>Create</b> new areas of heath land where appropriate.</li> </ul> <p><b><u>Built Features</u></b></p> <ul style="list-style-type: none"> <li>• <b>Conserve</b> the sparsely settled character of the river corridor by avoiding development within the immediate flood plain of Rainworth Water.</li> <li>• <b>Reinforce</b> the sense of place of the built environment by using materials and design that reflect the local character of the area around Rufford Mill.</li> <li>• Contain new small scale development within historical field boundaries.</li> </ul>	<p><b>Condition</b></p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <tr> <td style="padding: 5px;">Good</td> <td style="padding: 5px;">REINFORCE</td> <td style="padding: 5px; background-color: #D3D3D3;">CONSERVE &amp; REINFORCE</td> <td style="padding: 5px;">CONSERVE</td> </tr> <tr> <td style="padding: 5px;">Moderate</td> <td style="padding: 5px;">CREATE &amp; REINFORCE</td> <td style="padding: 5px;">CONSERVE &amp; CREATE</td> <td style="padding: 5px;">CONSERVE &amp; RESTORE</td> </tr> <tr> <td style="padding: 5px;">Poor</td> <td style="padding: 5px;">CREATE</td> <td style="padding: 5px;">RESORE &amp; CREATE</td> <td style="padding: 5px;">RESTORE</td> </tr> </table> <p style="margin-left: 100px;">Low      Moderate      High</p> <p style="text-align: center;"><b>Sensitivity</b></p>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESORE & CREATE	RESTORE
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE										
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE										
Poor	CREATE	RESORE & CREATE	RESTORE										

**Sherwood Policy Zone S PZ 15: River Maun Meadowlands with Plantations**  
**Policy: Conserve and Reinforce**

This Policy Zone covers a narrow river corridor that contains the River Maun. This small water course flows in a north easterly direction from Mansfield Woodhouse in the west through Edwinstowe and up past the north western residential edge of Ollerton. To the west the River Maun flows in a relatively enclosed river corridor, with low lying fields to the north and a steep and often wooded bank to the south. There are occasional sandstone outcrops to the southern bank. In contrast to the east of Edwinstowe, the area either side of the river is relatively flat and more open in character with medium sized arable fields both to the north and south of the river. The landscape is more fragmented here with loss of flood meadow to arable production.

Between the north-eastern edge of Mansfield Woodhouse and Edwinstowe there is a stronger sense of wooded enclosure with mixed woodland along the southern bank. Willow trees fringe the edge of the banks of a series of man-made fishing ponds to the north of Newlands and Cavendish Wood. These fishing ponds are at a slightly higher level than the river.

A camping and caravan site is located within the valley bottom to the south east of Lamp Pens Farm. A mineral railway line and pylons cut across the river near to Clipstone junction and a sewage works lies just west of Rainworth Water and Ollerton, adjacent to Carr Brecks Farm.

To the west of Kings Clipstone views tend to be contained within the valley, due to both woodland cover and the more meandering nature of the river in this area. To the east of Kings Clipstone views open out to the edge of Edwinstowe and to Sherwood Country Park in the south. To the east of Edwinstowe structures associated with Thoresby coal mine are also visible.

There are sections of bridleway either immediately adjacent or parallel to the water course for much of this Policy Zone, including a short section of the Robin Hood Way west of Edwinstowe.

Threats to this area include the increased pressure for parking close to fishing ponds which could disrupt the tranquillity of the River Maun. Lack of woodland management on the edge of the river corridor could also impact on the continued succession of trees as older trees are not replaced.

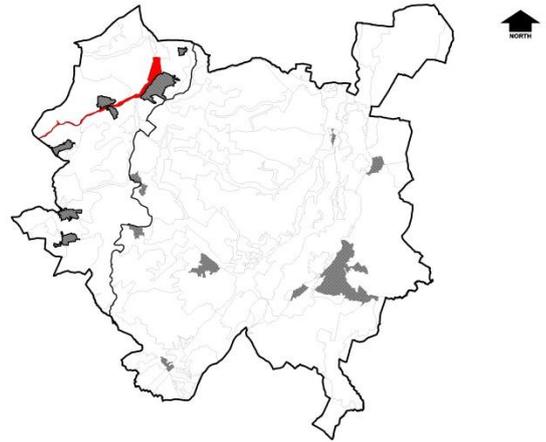
**S PZ 15: River Maun Meadowlands with Plantations**

**PHOTOGRAPH**



**CONTEXT**

NCC Landscape Type: Meadowlands with Plantations  
 Policy Zone: S PZ 15  
 Land Cover Parcel: S27 S28



**CHARACTERISTIC VISUAL FEATURES**

- Narrow meandering river valley
- West of Edwinstowe - low lying fields to the north and steeper wooded valley side to the south
- Occasional sandstone outcrops to the southern bank
- Arable farming on flatter areas to the east
- Some willow, alder and riparian vegetation along the banks adjacent to the river
- Some views out to built edges, railway embankments, and woodland edges

**LANDSCAPE ANALYSIS**

**Landscape Condition**

The Landscape Condition is defined as **good**. The Policy Zone contains a **coherent** pattern of elements with a **few** detracting features. These include the urban fringe, sewage works, pylons, and busy roads crossing the valley. Overall the landscape is **visually unified**.

The River Maun is a **moderate** habitat for wildlife with some areas of broadleaved woodland and outgrown hedgerows with trees along parts of the narrow valley. There are several SINC sites but ecological value has been reduced in areas of arable farming. Flood meadow has been lost to intensive arable farming and some straight sections of river suggest that the profile has been engineered. Hedgerows vary in condition, with some outgrown or fragmented and

**SUMMARY OF ANALYSIS**

Condition	Good
Pattern Elements:	of Coherent
Detracting Features:	Few
Visual Unity:	Unified
Ecological Integrity:	Moderate
Cultural Integrity:	Variable
Functional Integrity:	Coherent

some stronger and trimmed.

The condition of heritage features is **variable**. There are some small areas of flood meadow and historic field boundaries. The location of the water meadows is still evident in the field pattern to the north of the river from Warren Farm to the east of Lamb Pens Farm. These meadows were created between 1816 and 1837 and they released water and sewage over farmland, greatly increasing agricultural production. Most of the farmhouses adjacent to this policy zone also date from this time.

Recent isolated development has generally had a negative impact on the valley.

Overall this is a visually unified area with a coherent functional integrity which gives a **good** landscape condition.

### **Landscape Sensitivity**

### **Sensitivity**

**Moderate**

The Landscape Sensitivity is defined as **moderate**.

Distinctiveness:

Characteristic

Continuity:

Historic

Sense of Place:

Moderate

Landform:

Apparent

Extent of Tree  
Cover

Intermittent

Visibility:

Moderate

The components of this landscape such as tree cover, patches of heathy vegetation and the generally undeveloped land within the river corridor are **characteristic** features of Sherwood Landscape Character Area. However, the historic time–depth has largely been degraded by intensive arable farming, and some localised development around Edwinstowe, and Ollerton. Views are generally contained by the low landform and intermittent tree cover and visibility is **moderate**.

A **moderate** sense of place combined with a **moderate** visibility gives a **moderate** landscape sensitivity overall.

### **LANDSCAPE ACTIONS - Conserve and reinforce**

#### Landscape Features

- **Conserve** and **reinforce** the pastoral character of the river valley.
- Promote measures for restoring arable land to pasture and flood meadow.
- **Conserve** and **reinforce** river channel diversity and marginal riverside vegetation.
- **Conserve** and enhance the ecological diversity and character of

**Newark and Sherwood Landscape Character Assessment  
Sherwood**

riparian woodland.

**Built Features**

- **Conserve** the sparsely settled character of the river corridor by avoiding development within the immediate flood plain of the River Maun.
- **Reinforce** the sense of place of the built environment by using materials and design that reflect the local character of the area.
- Contain new small scale development within historical field boundaries.

**Condition**

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE
	Low	Moderate	High

**Sensitivity**

**Sherwood Policy Zone S PZ 18: Blidworth and Rainworth Wooded Estatelands  
Policy: Conserve and Create**

This Policy Zone consists of an area which stretches from the former Calverton Colliery in the south to the villages of Rainworth and Blidworth in the north. The area is gently undulating with a height range of consistently between 90 and 135 metres.

The major land uses consist of commercial forestry plantations particularly to the south of the area. The forestry areas are publicly accessible with well maintained picnic areas and broad deciduous edges to the woodlands. To the centre and north intensive arable farming predominates with regular medium to large fields of cereals. There is some permanent pasture used for sheep grazing and horse grazing nearer to the settlements of Blidworth and Rainworth. There is intensive rearing of chickens in poultry sheds. Facilities for leisure activities include a golf course to the south and sports fields near the villages. There is also evidence of the former coal mining industry with restored colliery spoil heaps at Calverton and Blidworth, disused mineral lines also cross the area. Busy roads pass through the area such as the A614, and the Rainworth Bypass, away from these straight major routes are more winding routes often with 'sunken lanes' particularly around Blidworth.

The conifer woodlands are mainly Scot's Pine and Corsican Pine with edges of Ash, Beech, Birch, Holly and Oak. Coniferous game coverts are also dotted throughout the area. There are many isolated deciduous woodlands dominated by Oak and Sycamore some of which are ancient woodlands. Field boundary hedgerows are mostly trimmed but often gappy with limited hedgerow trees. Where present, these are Birch, Oak and Sycamore. Road hedgerows are stronger with large mature trees in places particularly along the minor roads.

The area has a heath land character, with patches of heath land within woodlands and along road verges. The plantations create the characteristic coniferous wooded skylines of the Sherwood region.

The historic field pattern has been lost in the areas of mineral extraction and forestry planting and there has been much hedgerow removal or replacement with post and wire fences in the intensively farmed arable areas.

Built features include isolated farms with core buildings of red brick with slate roofs, and also stone buildings. Many farms have modern storage buildings around the perimeter e.g. Haywood Oaks Farm There is a small industrial estate north of Blidworth with modern buildings.

Threats to the area include clear felling of forestry areas causing a change on the character of these areas, further intensification of agriculture, expansion of industrial, and residential areas of Blidworth, as well as industrial and residential expansion of Rainworth particularly along the bypass.

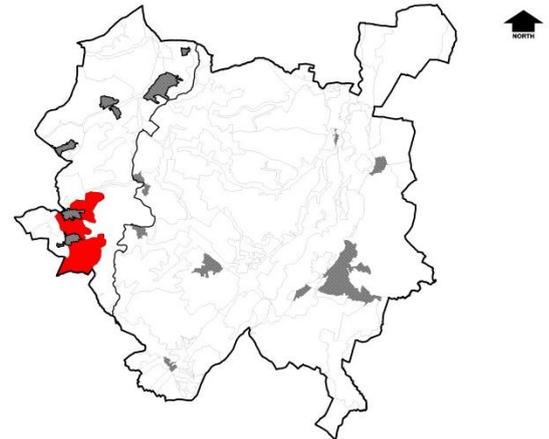
**S PZ 18 Blidworth and Rainworth Wooded Estatelands**

**PHOTOGRAPH**



**CONTEXT**

NCC Landscape Type: Wooded Estatelands  
 Policy Zone: S PZ 18  
 Landscape Character Parcel: S1, S2, S11



**CHARACTERISTIC VISUAL FEATURES**

- Gently undulating topography
- Coniferous forestry plantations with deciduous margins to road edges
- Small deciduous woodlands dominated by Oak.
- Intensive arable farming in large to medium geometric fields
- Poor internal field boundaries, stronger road edge boundaries with mature trees
- Rainworth Bypass crosses the north of the area, A614 runs north to south
- Isolated farms
- Heathland character, apparent to road verges , heath land species present within woodlands and along disused mineral railway lines.
- Evidence of former coal mining, restored spoil heaps at Blidworth and Calverton
- Settlements of Bildworth and Rainworth

**LANDSCAPE ANALYSIS**

**Landscape Condition**

The Landscape Condition is defined as **Moderate**

The area has a **coherent** pattern of elements mainly large geometric arable fields and blocks of coniferous plantation woodland, there are

**SUMMARY OF ANALYSIS**

**Condition                      Moderate**

Pattern of Elements:                      Coherent

Detracting Features:                      Some

**Newark and Sherwood Landscape Character Assessment**  
**Sherwood**

**some** detracting features these include busy roads including the A614 and Rainworth Bypass route and the built edge of urban areas of Rainworth and Blidworth. Overall this gives a **visually coherent** area. There are a number of SINCs and heath land sites in the area. Overall this is a **moderate** habitat for wildlife although connectivity is reduced by poor hedgerows in places and busy roads. Cultural integrity is **variable** in that the land use pattern is of the Sanderson's plan of 1835 has been lost due to forestry planting and coal mining activities and where it exists many hedgerows have been removed. Fragments of deciduous woodlands that were present in the plan remain and well as isolated vernacular farm buildings.

A **visually coherent** area with a **coherent** functional integrity gives a **moderate** landscape condition

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

**Landscape Sensitivity**

**Sensitivity Moderate**

The Landscape Sensitivity is defined as **Moderate**

The components of the landscape are **characteristic** of the Sherwood LCA. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall. There is evidence of the pre enclosure heath land character in the presence of heath land species to road edges and within woodlands.

The undulating landform is **apparent** with **intermittent** areas of woodland giving a **moderate** visibility of features in and out of the PZ to the north, although the higher proportion of woodland in the south creates a more enclosed area. There are dominant views of the urban edges of Bildworth and Rainworth.

A **moderate** sense of place and a **moderate** visibility leads to a **moderate** landscape sensitivity overall.

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

**LANDSCAPE ACTIONS – Conserve and Create**

**Landscape Features**

- **Conserve** the ecological diversity of small deciduous woodlands throughout the area
- **Conserve** and Reinforce field boundary and road hedgerows where these have become degraded or lost
- **Create** opportunities for restoring areas of heath land where appropriate
- **Create** small deciduous woodlands where appropriate

**Built Features**

- **Conserve** the integrity and rural character of the landscape by concentrating new developments around the existing urban fringe of Blidworth and Rainworth

**Condition**

Good  Moderate  Poor	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	CREATE	RESORE & CREATE	RESTORE

Low                      Moderate                      High

**Sensitivity**

## Newark and Sherwood Landscape Character Assessment

### Sherwood

- **Create** small scale woodland/tree planting to soften new development, preferably in advance of development
- **Conserve** the existing field pattern by locating new small scale development within the existing field boundaries
- Promote measures for reinforcing the traditional character of farm buildings using vernacular building styles.
- Promote sensitive design and siting of agricultural buildings

**Sherwood Policy Zone S PZ 20: Walesby Forest Estate Farmlands /  
Meadowlands with Plantations  
Policy: Conserve**

This area is known as Walesby Forest, and includes a large International Outdoor Educational Activity Centre located to the west of the village of Walesby.

This is a predominantly flat open river valley landscape containing areas of mixed woodland (Scots Pine, Larch and Oak) to the north and south, heathland and acidic grassland to the east, and permanent pasture and rough grassland to the west. Areas of permanent pasture with scattered standard Birch and Pine trees are located through the central part of the area. Within these pasture areas are heathy sections. The permanent pasture to the east of the river is used for amenity uses associated with the Activity Centre.

The River Maun here, known as Whitewater, meanders northwards through the area joining the River Meden for a short section where the Robin Hood Way crosses both rivers to the north. The river is a strong feature surrounded by linear strips of flood meadow, riparian vegetation and pollarded willows.

The River Maun's eastern bank is steep in places with grass, scattered trees and gorse. Here a distinctive sandstone outcrop, known locally as Robin Hoods Cave, is thought to be an area where Robin Hood once sheltered.

Conjure Alders Woodland is a remnant of a more ancient landscape. Field boundaries consist of post and wire fences with a few overgrown and gappy hedgerows.

There are several SINC sites including Walesby Wood, Gosling Carr and Conjure Alders, Bothamsall.

Pylons run through the area from north to south. Whitewater Lane encloses the area to the south. The activity centre complex contains a variety of non-vernacular buildings, lodges and camping areas located to the south of the area within large open fields surrounded by woodland plantations.

The Robin Hood Way runs through the north and along the north east boundary of the area.

**S PZ 20 Walesby Forest Estate Farmlands / River Meadowlands with Plantations**

**PHOTOGRAPH**



**CHARACTERISTIC FEATURES**

- Flat, open river valley
- Meandering river with distinctive sandstone outcrop
- Low lying flood meadows
- Alder and Willow and other riparian vegetation,
- Heathland and permanent pasture
- Mixed deciduous woodland
- Walesby Forest International Outdoor Educational Activity Centre

**LANDSCAPE ANALYSIS**

**Landscape Condition**

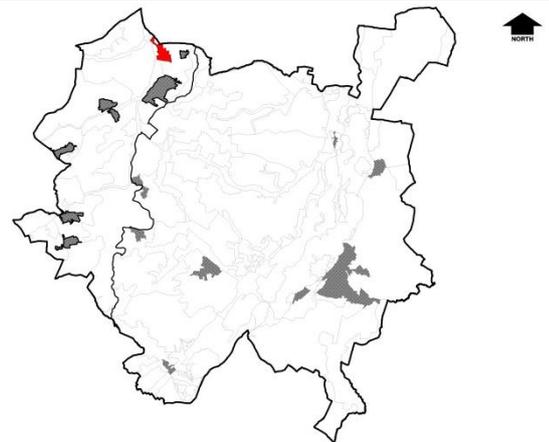
The Landscape condition is defined as **good**. There is a **coherent** pattern of elements with **few** detracting features; these include pylons which run from north to south along the eastern edge of the area, and a static caravan site is located adjacent to the activity centre. The buildings associated with the Activity Centre, to the south, although modern in appearance are well screened by woodland. Overall this is a visually unified area.

There are several SINCs within the PZ including: Walesby Wood, Gosling Carr and Conjure Alders, Bothamsall. There are numerous small blocks of mixed woodland, areas of permanent pasture with scattered trees, heathland, and the River Maun bordered by linear sections of flood meadow which is grazed by sheep. Hedgerows are few and tend to be overgrown or gappy in places. Field boundaries along the Robin Hood Way are timber post and rail. The mixed woodland, trees, hedgerows, flood meadow, heathland and permanent pasture provide a **moderate** network of wildlife corridors.

Cultural integrity of the area is **variable**. The area contains historic features associated with the legend of Robin Hood and remnants of the historic Conjure Alder Woodland exist to the north, which is

**CONTEXT**

NCC Landscape Type: River Meadowlands with Plantations, Estate Farmlands  
 Policy Zone: S PZ 20  
 Landscape Character Parcel: S28, S29, S31, S44



**SUMMARY OF ANALYSIS**

**Condition Good**

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

**Newark and Sherwood Landscape Character Assessment**  
**Sherwood**

present on the Sanderson Plan. However, other historic east west field boundaries have been removed. The permanent pasture located to the east of the River Maun is used for amenity uses associated with the Activity Centre and much of the woodland is also managed for amenity use. The policy zone has a **moderate** intensity of recreational use.

A **visually unified** area with a **coherent** functional integrity / habitat for wildlife gives a **good** landscape condition

**Landscape Sensitivity**

The historic field pattern shown on the Sanderson Plan is still evident despite the areas recreational use. The assemblage of mixed woodland, trees, hedgerows, flood meadow, heathland and permanent pasture is unique and rare within the Sherwood area but overall the features contained are **characteristic** with an **historic** (post 1600) time depth. Overall the area has a **strong** sense of place

Views out of the area are often limited by woodland and overgrown hedgerows. There are open views along the River Maun valley and long distance views to the A614 in the west. The **apparent** landform with **intermittent** tree cover gives a **moderate** visibility overall.

A **strong** sense of place and a **moderate** visibility gives a **high** landscape sensitivity overall

**LANDSCAPE ACTIONS - Conserve**

Landscape Features

- **Conserve** the pastoral character and ecological diversity
- **Conserve** river corridor diversity and marginal riverside vegetation
- **Conserve** and enhance the ecological diversity and character of woodland, riparian habitats, heathland, and permanent pasture
- **Conserve** existing hedgerows and seek opportunities to restore the historic field pattern with new hedgerow planting, particularly within the heathland habitats.
- **Conserve** historic field pattern by containing new development within historic boundaries

Built Features

- Seek opportunities to restore woodland, riparian habitats, heathland and permanent pasture when considering new development
- New development should reflect the local vernacular of the Sherwood region.

**Sensitivity**

**High**

Distinctiveness:	Characteristic
Continuity:	Historic
Sense of Place:	Strong
Landform:	Apparent
Extent of Tree Cover	Intermittent
Visibility:	Moderate

**Condition**

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE

Low                      Moderate                      High

**Sensitivity**

**Sherwood Policy Zone S PZ 25: Birklands Wooded Estatelands**  
**Policy: Conserve & Reinforce**

This is a well-wooded landscape encompassing the historic Sherwood Forest set within the Sherwood Forest Country Park. The area is located to the north east of Mansfield, and to the north and west of Edwinstowe. Market Warsop is located to the west. The River Maun valley lies along the southern edge of the area and the River Meden lies to the north west of the area. The rivers valleys and settlements are located outside the policy zone area.

This well-wooded and, in places, industrialised landscape has a distinctively rolling and undulating landform. To the north and east, semi-natural woodland dominates the landscape. To the south and west, coniferous woodland is surrounded by an intensively farmed arable landscape. The arable farmland has a medium-sized geometric field pattern enclosed by hawthorn hedges. Further south, there are smaller fields of vegetable crops and pasture adjacent to the Maun Valley and Bradmer Hill. Thoresby Colliery is located to the east of the area.

To the east, the area is dominated by remnants of the historic Sherwood Forest. This semi-natural woodland consists of ancient stag headed Oaks, Birch and some Corsican Pine planted in blocks. The open canopy forest is closely associated with extensive mosaics of grass, bracken and heather heathland. The ancient stag-headed Oaks form a distinctive feature within the forest area. To the north and west, there are large coniferous plantations (Scots Pine) with deciduous woodland edges (Oak, Birch, Ash, Sweet Chestnut, Beech). These extensive plantations are gradually being converted to Oak wood pasture requiring the felling of Pine and Beech. This practice has allowed acidic grassland, bracken, gorse, broom and, in parts, heather under-stores to establish along edges and rides.

The woodlands contain a comprehensive network of planned vistas and forest rides. Holly trees form the edges to the north / south broad grassy ride. This is a remnant of a historic landscape marking the neutral ground between the Thoresby and Welbeck Estates. Thoresby Colliery, spoil heaps are covered in more recently planted woodland.

The views within the area are varied and are either contained by close belts of woodland or by plantations at a greater distance. Roadside and field boundaries consist of low, well trimmed, hawthorn hedgerows with Oak and Ash trees. Hedgerows are generally well maintained but some are gappy in places. There has been some reinstatement of old hedge lines to restore historic parkland features.

There are a number of isolated farmsteads scattered throughout the area, a number of which have listed building status. There is a small area of residential settlement at Spion Cop and Bradmer Hill to the west. To the east Thoresby Colliery has obliterated the wooded and agricultural landscape pattern, to the west, earlier woodland such as Birklands have survived. The surrounding agricultural landscape is interspersed with other land uses such as Sherwood Forest Farm Park, a caravan park, a sewage works, a lorry park, several car parks and a cricket pitch to the north of Edwinstowe. Sherwood Forest Country Park and Visitor Centre to the Major Oak is located to the north of Edwinstowe.

A railway line runs north-west to south-east across the western side of the area. The A60 Mansfield road runs along the western edge of the area. The busy A6075 runs from east to west across the centre of the area linking Mansfield to Edwinstowe. The area has a comprehensive network of tracks, footpaths and bridleways. The Robin Hood way runs from north to west along the western edge of the Country Park.

## **Newark and Sherwood Landscape Character Assessment**

### **Sherwood**

There are several SINC's within the area, including Birklands and Bilhaugh (i & ii), Clipstone Drive, Edwinstowe, New Lodge Plantation, Hanger Hill Drive Wood, Bradmer Hill Cutting and Warsop Sand Quarry. Bilhaugh West, Ollerton Corner and Birklands and Bilhaugh are SSSI's, the latter is also designated as a SAC (Special Area for Conservation). Sherwood Forest is a National Nature Reserve.

The change for the woodland around Sherwood Forest Visitor Centre is from coniferous timber production to oak wood pasture which is being driven by a nature conservation objective. The closure of the Thoresby Colliery could lead to further woodland or heath land creation. Hedgerows between arable fields tend to be in decline due to lack of management leading to the loss of the surrounding historic field pattern.

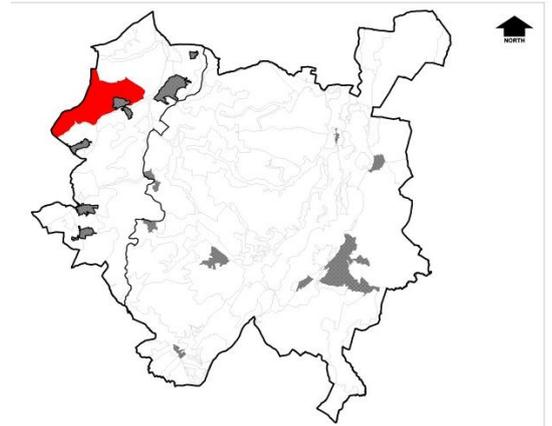
**S PZ 25 Birklands Wooded Estatelands**

**PHOTOGRAPH**



**CONTEXT**

NCC Landscape Type: Wooded Estatelands  
 Policy Zone: S PZ 25  
 Land Cover Parcel: S23, S24, S25



**CHARACTERISTIC VISUAL FEATURES**

- Undulating topography
- Frequent views of wooded skylines
- Geometric pattern of medium to large-scale arable fields
- Trimmed hawthorn hedges
- Large coniferous plantations
- Scrubby semi-natural woodland and heaths with ancient-stag headed Oaks
- Strong heathy character (bracken, gorse and broom species)

**LANDSCAPE ANALYSIS**

**Landscape Condition**

The Landscape Condition is defined as **good**.

This large area has a generally **coherent** pattern of elements with **some** detracting features. Thoresby Colliery and its associated spoil heaps are located to the east of the area. The busy A6075 cuts from east to west across the centre of the area linking Mansfield to Edwinstowe. Other land uses include a lorry park at Bradmer Hill, a sewage works as well as numerous masts and pylons. Tourist attractions such as Sherwood Forest Farm Park also tend to detract from the landscape unity of the area. Overall the visual unity is **coherent**.

There are several SINC's within the area, including Birklands and Bilhaugh (*i & ii*), Clipstone Drive, Edwinstowe, New Lodge Plantation, Hanger Hill Drive Wood, Bradmer Hill Cutting and Warsop Sand Quarry. Birklaugh West Ollerton Corner and Birklands and Bilhaugh are SSSI's, and the latter is also designated as a SAC (Special Area

**SUMMARY OF ANALYSIS**

Condition	Good
Pattern of Elements:	Coherent
Detracting Features:	Some
Visual Unity:	Coherent
Ecological Integrity:	Strong
Cultural Integrity:	Variable
Functional Integrity:	Strong

for Conservation). Sherwood Forest is a National Nature Reserve.

This area has a number of large coniferous and broadleaved woodlands set within an intensively farmed arable landscape. Sherwood Forest Ancient Woodland located to the north of Edwinstowe contains remnants of historic oak and birch woodland. The open canopy forest contains extensive mosaics of grass, bracken and heather heathland. The ecological integrity is **strong** within this area.

Roadsides and arable land are enclosed by generally well maintained, trimmed hawthorn hedgerows with some oak and ash trees. The woodland, hedgerows and heathland provide a strong network of wildlife corridors and there is moderate tree coverage with a diverse age structure. There has been recent planting at the Thoresby Colliery and Blakeley Lane, whereas the semi-natural woodland areas are over-mature and in decline. Overall the cultural integrity is **variable** giving a **strong** functional integrity.

<b>Landscape Sensitivity</b>	<b>Sensitivity</b>	<b>Moderate</b>
<p>Features which give the area local distinctiveness are <b>characteristic</b> of the Sherwood region and the continuity is <b>historic</b> although ancient in parts which gives a <b>moderate</b> sense of place.</p> <p>A number of trees and woodland are shown on the Sanderson Plan. The field pattern is mainly intact, to the west the field pattern has been lost to modern arable farming practices and coniferous plantations and to the far east by Thoresby Colliery and associated development. Tree cover varies throughout the area with blocks of woodland particularly to the east and more open areas of arable fields to the west. Overall the extent of tree cover is intermittent.</p> <p>The views within the area are varied and are either contained by close belts of woodland or by plantations at a greater distance. A <b>moderate</b> sense of place combined with <b>moderate</b> visibility gives a <b>moderate</b> landscape sensitivity overall.</p>	<p>Distinctiveness:</p> <p>Continuity:</p> <p>Sense of Place:</p> <p>Landform:</p> <p>Extent of Tree Cover</p> <p>Visibility:</p>	<p>Characteristic</p> <p>Historic</p> <p>Moderate</p> <p>Apparent</p> <p>Intermittent</p> <p>Moderate</p>

**LANDSCAPE ACTIONS - Conserve and Reinforce**

**Landscape Features**

- **Conserve** and **reinforce** the ecological diversity and distinctive character of heathland and semi-natural woodland habitats.
- **Conserve** and **reinforce** existing hedgerows and seek opportunities to restore the historic field pattern with new hedgerow planting with some hedgerow trees, where appropriate.
- Restoring areas of arable land to semi-natural oak woodland and heathland.
- **Conserve** all existing heathland sites.

## Newark and Sherwood Landscape Character Assessment Sherwood

- **Reinforce** the existing level of tree cover and use oak and birch along woodland edges and rides.

### Built Features

- **Conserve** the historic character and setting of village settlements. New development should respect the scale, design and materials used traditionally
- **Conserve** the integrity and remote rural character of the landscape by concentrating new development around existing settlements of Market Worksop and Mansfield Woodhouse
- Promote sensitive design and siting of new agricultural buildings
- Promote measures for reinforcing the traditional character of farm buildings using vernacular building styles

### Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE
	Low	Moderate	High

### Sensitivity

**Sherwood Policy Zone S PZ 26: Budby Estate Farmlands**  
**Policy: Conserve**

The area is located to the north and east of Sherwood Forest Country Park, the River Meden lies to the north along with the villages of Budby and Perlethorpe and the River Maun is located to the east. Budby South Forest falls within the Policy Zone in the west. The A616 and A614 transect the area north-west to south-east and north to south respectively.

Landform is gently undulating and affords medium distance views to wooded skylines. There is a strong sense of wooded enclosure in some areas.

Range of land uses are apparent which give a varied character overall. Arable fields are dominant in both the east and west, mixed farmland interspersed with small woodland blocks runs through the centre of the area. Influences of Thoresby Hall parkland extend into the north of the Policy Zone by way of pasture. An army training camp is contained within woodland north-east of Stilehollow plantation.

Broadleaved, coniferous and mixed plantations are evident throughout giving the area a strong wooded character. Areas of scrubby, semi-natural woodland are apparent, for example Budby South Forest and around Sherwood Heath. Hedgerows have been allowed to deteriorate in the east. Generally houses in the area are of historic character however there are some more recent buildings towards the edge of Thoresby village. Budby appears to have a distinctly uniform building style.

S PZ 26 Budby Estate Farmlands

PHOTOGRAPH



CHARACTERISTIC FEATURES

- Medium scale arable farmland.
- Small scale pastoral landscapes.
- Commercial forestry/woodland blocks.
- Historic Thoresby Estate including red brick farm buildings and associated parkland
- Proteus Training Camp and shooting range.
- Nucleated settlement at Budby/Perlethorpe.
- Views limited by extensive woodland planting.

LANDSCAPE ANALYSIS

Condition

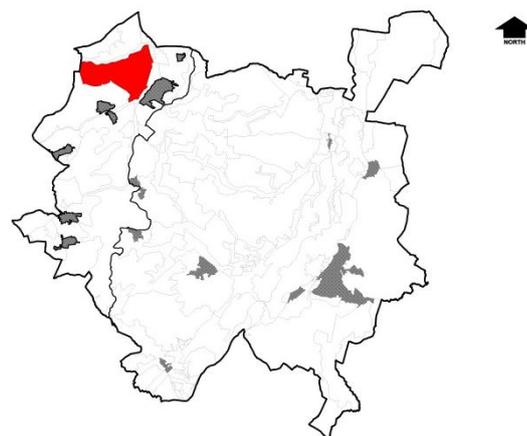
The landscape condition is very good. There is a **coherent** pattern of elements with **few** detracting features within the Policy Zone, namely Proteus Training Camp [former TA camp], the A614 and low voltage power lines. Overall this equates to a **visually unified** area.

Field boundaries tend to be hawthorn hedgerows, maintained although gappy in places, and post and wire fencing replacing lost hedgerows. Built features include a combination of red brick estate and farm buildings, rendered estate cottages at Budby and utilitarian agricultural barns. There are also pre-fabricated buildings, red brick buildings, Nissen Huts and timber clad buildings associated with the Proteus Training Camp. Houses are located within Budby and Perlethorpe. The overall cultural integrity is considered **good**.

Approximately half of the area is occupied with trees, ranging from young to mature plantations. Both individual and groups of trees, mostly oak, within the parkland and woodland blocks of birch [some with heathland understorey] Scots pine, oak, beech and yew. An area north-east of Buck Gate is designated ancient woodland, otherwise there are no SINCs or other ecological designations in the Policy Zone. Roberts plantation is birch and oak dominant. Small watercourses are apparent. The ecological integrity is defined as **moderate** which gives a **strong** habitat for wildlife/functional integrity. A **visually unified** area with a **strong** functional integrity gives a **very good landscape condition**.

CONTEXT

NCC Landscape Type: Estate Farmlands, Wooded Estatelands  
Policy Zone: S PZ 26  
Land Cover Parcel: S32



SUMMARY OF ANALYSIS

Condition Very Good

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

**Newark and Sherwood District Council:  
Sherwood**

Sensitivity	Sensitivity	Moderate														
<p>Features which give the area local distinctiveness are <b>characteristic</b> of the Sherwood region and the continuity/time depth is <b>historic</b> [post 1600] giving a <b>moderate</b> sense of place.</p> <p>There is little evidence of any pressure from development within the Policy Zone. A relatively strict maintenance regime across woodland and farmland is apparent. The local character is generally being conserved, hedgerows removal/ field enlargement poses a threat to this.</p> <p><b>Moderate</b> visibility is afforded due to the wooded enclosure of the Policy Zone. The topography has been assessed as <b>dominant</b>. A <b>moderate</b> sense of place with <b>moderate</b> visibility leads to <b>moderate landscape sensitivity</b> overall.</p>	<p>Distinctiveness:</p> <p>Continuity:</p> <p>Sense of Place:</p> <p>Landform:</p> <p>Extent of Tree Cover</p> <p>Visibility:</p>	<p>Characteristic</p> <p>Historic</p> <p>Moderate</p> <p>Dominant</p> <p>Enclosed</p> <p>Moderate</p>														
LANDSCAPE ACTIONS - Conserve																
<ul style="list-style-type: none"> <li>• <b>Conserve</b> the rural character of the landscape by concentrating new development around existing settlements of Budby and Perlethorpe.</li> <li>• <b>Conserve</b> historic field pattern by containing new development within historic enclosed boundaries, restoring and reinforcing poor hedgerow boundaries and where necessary, create new hedgerows to replace post and wire fencing.</li> <li>• <b>Conserve</b> and respect the historic character and setting of Thoresby Estate and surrounding parkland.</li> <li>• <b>Conserve</b> the traditional architectural style of red brick construction.</li> <li>• <b>Conserve</b> permanent pasture and seek opportunities to restore arable land to pastoral.</li> <li>• <b>Conserve</b> ancient woodland, woodland and individual parkland trees, seek to reinforce as appropriate.</li> <li>• <b>Conserve</b> and respect the character and setting of neighbouring Sherwood Forest Country Park.</li> </ul>	<p><b>Condition</b></p> <table border="1"> <tr> <td rowspan="3">Good</td> <td>REINFORCE</td> <td>CONSERVE &amp; REINFORCE</td> <td>CONSERVE</td> </tr> <tr> <td>CREATE &amp; REINFORCE</td> <td>CONSERVE &amp; CREATE</td> <td>CONSERVE &amp; RESTORE</td> </tr> <tr> <td>CREATE</td> <td>RESORE &amp; CREATE</td> <td>RESTORE</td> </tr> <tr> <td></td> <td>Low</td> <td>Moderate</td> <td>High</td> </tr> </table> <p align="center"><b>Sensitivity</b></p>		Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	CREATE	RESORE & CREATE	RESTORE		Low	Moderate	High
Good	REINFORCE	CONSERVE & REINFORCE		CONSERVE												
	CREATE & REINFORCE	CONSERVE & CREATE		CONSERVE & RESTORE												
	CREATE	RESORE & CREATE	RESTORE													
	Low	Moderate	High													

**Sherwood Policy Zone S PZ 27: Ollerton Estate Farmlands**  
**Policy: Conserve and Create**

This is an arable landscape located to the north and south-west of the settlement of Ollerton and New Ollerton. The gently rounded topography has localised flatter areas to the north-east. Ollerton Pit Woods occurs in the southeast of this area; this former colliery spoil heap is a dominant feature within the landscape. The River Maun runs along the northern edge of the area.

The area is dominated by medium to large-scale intensively farmed arable fields, with isolated areas of sheep pasture and occasional intensive livestock sheds further to the south.

The area has a varied woodland pattern. There are blocks of broadleaved woodland (Birch, Ash, and Oak) to the north, and a large coniferous plantation (Scots Pine, Birch) with broadleaved margins to the west. To the south of Ollerton, Ollerton Pit Woods, and Ollerton Hills are comprised of large blocks of mixed deciduous woodland (Birch, Ash, Oak and Willow) located within intensively farmed areas.

Although woodland is an important feature, the area has no strong sense of wooded enclosure; farmland is the dominant component of the landscape. Views to the west are enclosed by woodland. The area has some open views, but most views are restricted by landform, vegetation and housing.

Large geometric fields are enclosed by low hawthorn hedgerows with some Oak and Ash occurring as hedgerow trees. Hedgerows are generally intact but are gappy and lost in some localised parts. An ancient parish hedgerow runs along Beards Belt located along Robin Hood Way, located north of Walesby Village.

Walesby Village is located in the centre of the area. This small nucleated village has a historic core with red brick buildings and some more recent suburban development. The larger settlements of Ollerton, New Ollerton and Boughton are located further south. The area has a number of isolated farmsteads to the north adjacent to the River Maun. This predominantly agricultural landscape is interspersed with other land uses such as a caravan park, a large agricultural distribution centre and Sherwood Castle Holiday Village. The Robin Hood Way runs across the northern end of the area, to the north of Walesby.

There are several SINC sites including Houghton Decoy and Boughton Break Ride as well as 3 heathland register sites.

Threats to the area include further loss of field boundaries due to agricultural expansion with additional built structures, and expansion of settlements of Walesby, Ollerton and Boughton.

**S PZ 27 Ollerton Estate Farmlands**

**PHOTOGRAPH**



**CHARACTERISTIC FEATURES**

- Gently rounded topography
- Medium to large-scale semi-irregular field pattern, enclosed by low hawthorn hedges some in poor condition
- Occasional hedgerow trees
- Views framed by rising ground and woodland edges
- Small, nucleated, red brick villages
- Mining settlements with associated reclaimed colliery spoil heaps

**LANDSCAPE ANALYSIS**

**Landscape Condition**

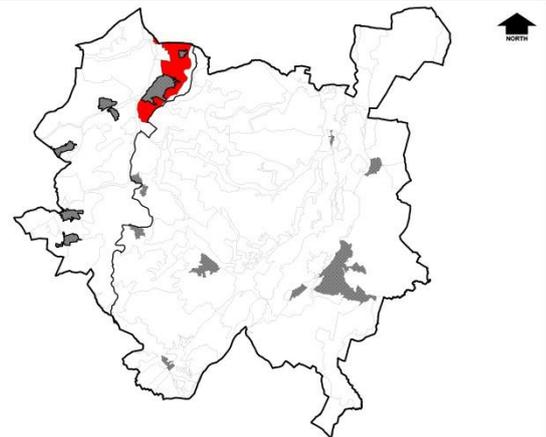
The landscape condition is defined as **moderate**. The pattern of elements is **coherent** and the area has **some** visual detractors, these include an agricultural distribution centre and chicken sheds located to the north of Walesby village. There are a number of intensive livestock sheds to the south of the policy zone. A limited number of busy roads cross the area and power lines cut across the area to the south, overall the visual unity is **coherent**.

There are several SINCS within the area including Houghton Decoy and Boughton Break Ride. An ancient parish hedgerow runs along Beards Belt located along Robin Hood Way, north of Walesby Village.

This intensively farmed arable landscape contains a number of small to medium-sized mixed deciduous woodland blocks and coniferous plantations to the north, south and west. There are a few areas of grazed pasture. Medium to large-scale arable fields are enclosed by low hawthorn hedgerows with occasional trees (Oak and Ash). Hedgerows are generally intact in the north and south, but are gappy and lost in parts around settlements and further south. The mixed woodland, trees, and hedgerows provide a network of wildlife corridors that is considered to have **moderate** ecological integrity. There is a low coverage of trees with some newly planted trees associated with villages, new developments and the restored colliery

**CONTEXT**

NCC Landscape Type: Estate Farmlands  
 Policy Zone: S PZ 27  
 Landscape Character Parcel: S44, S70



**SUMMARY OF ANALYSIS**

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

## Newark and Sherwood Landscape Character Assessment Sherwood

spoil tip.

This agricultural landscape is interspersed with other land uses such as a caravan park, a large agricultural distribution centre and Sherwood Castle Holiday Village. The Robin Hood Way runs across the northern end of the area, to the north of Walesby. Cultural integrity is **variable**. Walesby is a small nucleated village with a historic core with red brick buildings and some suburban influences. The larger settlements of Ollerton, and Boughton also have an older historic core but have more recent residential expansion which dominates the southern end of the area. There are a number of isolated red brick farmsteads, adjacent to the River Maun.

A **visually coherent** area with a **coherent** functional integrity/habitat for wildlife gives a **moderate** landscape condition

### Landscape Sensitivity

The trees and woodland associated with the River Maun and Houghton Decoy are shown on the Sanderson Plan. The historic field pattern has been replaced by medium to large-scale intensively farmed arable fields. The features of the area are **characteristic** of the Sherwood region and of an **historic** time depth (post 1600), the sense of place is **moderate**.

Views to the west are enclosed by woodland. The area has some open views, but most are restricted by landform, vegetation and housing, overall the visibility in and out of the area is **moderate**.

### LANDSCAPE ACTIONS - Conserve and Create

#### Landscape Features

- **Conserve** the ecological diversity and character of woodland habitats
- **Conserve** existing hedgerows and seek opportunities to restore the historic field pattern with new hedgerow planting
- Seek opportunities to restore hedgerows with some hedgerow trees where appropriate to field boundaries
- Seek opportunities to restore arable land to mixed woodland, permanent pasture, and heathland

#### Built Features

- New development should be contained within historic field boundaries
- **Conserve** the historic character and setting of Walesby – new development should respect the scale, design and materials used traditionally in the Policy Zone and be contained near to the existing settlements of Walesby and Ollerton.
- Sensitive design and siting of new agricultural buildings.

### Sensitivity

### Moderate

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

### Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE

Low                      Moderate                      High

### Sensitivity

**Sherwood Policy Zone S PZ 28: Meden Vale and Church Warsop Meadowlands with Plantations**

**Policy: Conserve**

The area stretches from Lound Hall in the east to Church Warsop in the west along the Meden and Maun valleys. It almost bisects the Sherwood character region south of Clumber and Thoresby Estates and north of Sherwood Forest Country Park. Thoresby Lake falls within the Policy Zone in the west.

Both the River Meden and Thoresby Lake have gently sloping sides, further east the flat valley floor is evident between the Meden and Maun valleys.

Views tend to be medium distance either towards surrounding higher ground or woodland and plantation blocks which occur frequently adjacent to the river corridors. Some views are limited by residential development at Meden Vale and by the reclaimed slopes of the former Welbeck Colliery.

Essentially the Policy Zone comprises small areas of pasture, flood meadow and arable alongside the watercourses. Part of the historic landscape of Thoresby Park (Registered Historic Park and Garden) encroaches into the area from the north; mature parkland trees stand close to the Lake and deer graze to the waters edge. Most field boundaries are post and wire fencing, though a few gappy hawthorn hedgerows are also present. Small areas of settlement are contained within the area; Lound Hall Training Centre, Haughton Hall Farm and Haughton are located close to the River Maun while the small villages of Perlethorpe and Budby are located close to the River Meden along with Gleadthorpe Grange further west. Threats to this area include the increased pressure for parking close to fishing ponds which could disrupt the tranquillity of the River Maun. Lack of woodland management on the edge of the river corridor could also impact on the continued succession of trees as older trees are not replaced.

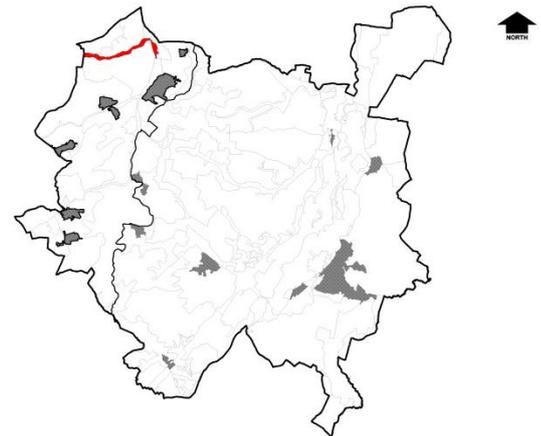
**S PZ 28 Meden Vale and Church Warsop Meadowlands with Plantations**

**PHOTOGRAPH**



**CONTEXT**

NCC Landscape Type: Meadowlands with Plantations  
 Policy Zone: S PZ 28  
 Land Cover Parcel[s]: S29, S30, S31



**CHARACTERISTIC FEATURES**

- River Meden, River Maun, Thoresby Lake.
- Linear sections of flood meadow.
- Deciduous woodland belts aligning the river corridor.
- Mix of oak and poplar with heathland understorey.

**LANDSCAPE ANALYSIS**

**Condition**

The landscape condition is very good. The Policy Zone contains a **coherent** pattern of elements with **few** detracting features including the urban areas of Meden Vale, Church Warsop and Market Warsop, Welbeck Colliery. Although busy roads, the A616 and A614 are minor detractions running perpendicular to the valley. Overall the landscape is **visually unified**.

The River Meden dominates the Policy Zone, subsequently the area is not intensively used. There are relatively few buildings or structures within the area, farm buildings are mainly red brick with slate or pantile roofs. Urban areas at nearby settlements Meden Vale, Church Warsop and Market Warsop are more modern in style. The historic field pattern is still evident in part though several hedgerows have been replaced by post and wire fencing. The overall cultural integrity is considered **good**

Linear sections of flood meadow follow the watercourse, some is used for pastoral farming and some amenity grassland occurs near to settlement. Generally there is good vegetation connectivity along the valley between deciduous woodland belts and hedgerow field boundaries adjacent to the Policy Zone. Waterfowl is characteristic of the area. Tree coverage is moderate and of diverse age structure, oak and poplar are the dominant species and occur with heathland understorey in less wooded areas. A significant strip of riparian vegetation follows the River Meden comprising mature willow, poplar with understorey. One SINC, a woodland block, is contained within

**SUMMARY OF ANALYSIS**

**Condition**

**Very Good**

Pattern of Elements: Coherent

Detracting Features: Few

Visual Unity: Unified

Ecological Integrity: Strong

Cultural Integrity: Good

Functional Integrity: Very Strong

**Newark and Sherwood Landscape Character Assessment**  
**Sherwood**

the Policy Zone along with two nature reserves; The Bottoms [riparian habitats along the River Meden] and Budby Carr [mixed plantation woodland]. The ecological integrity is defined as **strong** which gives a **very strong** habitat for wildlife/functional integrity. A **visually unified** area combined with a **very strong** functional integrity gives a **very good landscape condition**.

**Sensitivity**

Features which give the area local distinctiveness are **characteristic** of the Sherwood region and the continuity/time depth is **historic** [post 1600] giving a **moderate** sense of place. Both the River Meden and Thoresby Lake have gently sloping sides, further east the flat valley floor is evident between the Meden and Maun valleys.

The presence of the River Meden prevents intrusive landuse or development. Dense woodland along the majority of the valley helps to further protect the river as a habitat, although the tree cover is noticeably sparse between Meden Vale and Budby, where arable and pastoral land is farmed right up to the water's edge.

**Moderate** visibility is afforded due to the wooded enclosure of the Policy Zone. The landform is considered **dominant**. A **moderate** sense of place combined with **moderate** visibility gives **moderate** landscape sensitivity overall

**LANDSCAPE ACTIONS - Conserve**

Landscape Features

- Conserve the character, pattern, ecological diversity and biodiversity of the River Meden corridor and surrounding flood meadow, seek to enhance as appropriate.
- Conserve the structure of existing woodland and flood meadow and seek to enhance and reinforce as necessary to encourage greater habitat diversity as appropriate.

Built Features

- Conserve the rural character of the landscape by respecting the scale and setting of existing settlements.
- New development should take account of the distinctive ecological elements within the Policy Zone.

**Sensitivity**

**Moderate**

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

**Condition**

Good  Moderate  Poor	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	CREATE	RESORE & CREATE	RESTORE
	Low	Moderate	High
<b>Sensitivity</b>			

**Sherwood Policy Zone S PZ 29: Meden Vale and Church Warsop Wooded  
Estatelands**

**Policy: Conserve**

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

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

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

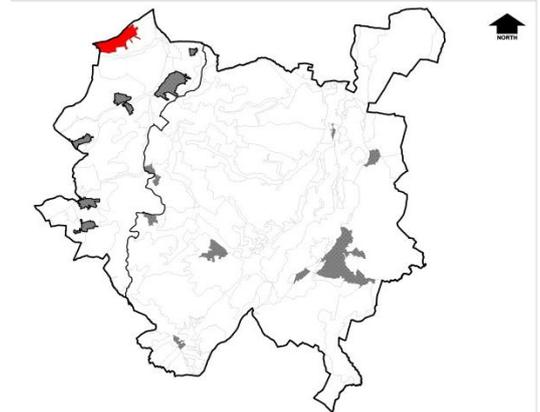
**S PZ 29 Meden Vale and Church Warsop Wooded Estatelands**

**PHOTOGRAPH**



**CONTEXT**

NCC Landscape Type: Wooded Estatelands  
 Policy Zone: S PZ 29  
 Land Cover Parcel[s]: S36, S69



**CHARACTERISTIC FEATURES**

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

**LANDSCAPE ANALYSIS**

**Condition**

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

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

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

**SUMMARY OF ANALYSIS**

**Condition**

**Good**

Pattern of Elements: Coherent

Detracting Features: Few

Visual Unity: Unified

Ecological Integrity: Moderate

Cultural Integrity: Variable

Functional Integrity: Coherent

**Newark and Sherwood Landscape Character Assessment**  
**Sherwood**

gives a **good landscape condition** overall.

**Sensitivity**

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

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

**Sensitivity**

**High**

Distinctiveness: Characteristic

Continuity: Historic

Sense of Place: Moderate

Landform: Dominant

Extent of Tree Cover: Intermittent

Visibility: High

**LANDSCAPE ACTIONS - Conserve**

Landscape Features

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

Built Features

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

**Condition**

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE

Low                  Moderate                  High

**Sensitivity**

**Sherwood Policy Zone S PZ 32: Clumber Wooded Estatelands**  
**Policy: Conserve**

The area is bounded by the B6034 to the west and the A614 to the east. Netherfield Lane connects the A616 and A614 near to the southern boundary. The landform of this Policy Zone is gently undulating with Clumber Lake to the centre of the area which is fed by the River Poulter. There are medium distance views with frequent wooded skylines, views are more enclosed within the wooded areas.

The Policy Zone consists of over 75% of the parkland landscape of Clumber Park [National Trust] and Thoresby Park [Pierrepoint family since 1600] which are visitor attractions with their associated woodland, lakes, roads, tracks and footpaths. There are small areas of arable and pastures. There are also areas of heathland within the parkland grazed by rare breed cattle and sheep.

There are extensive areas of coniferous woodland with deciduous edges; species including Scots Pine, oak, beech, hawthorn and sycamore. Arable farmland contains clumps of mature trees and there are mature parkland trees within grassed areas. A particular landscape feature is the double lime avenue on the entrance road from the A614 into Clumber Park. Rhododendron is common as an understorey species in woodland areas.

Hardwick Village contains estate houses belonging to the Clumber and are generally red brick with pantiled roofs. Existing red brick and pantiled buildings within Clumber Park are also used to house visitor facilities such as a café, National Trust shop, bicycle hire etc. the Clumber site also contains a walled kitchen garden and associated glass houses and outbuildings. There is also a church within the Clumber estate.

Threats include loss of hedgerows due to increased arable land use; some loss of parkland due to additional coniferous planting, spread of rhododendrons within the understorey replacing native species, and additional visitor pressure on the parklands resulting in the expansion of facilities.

**S PZ 32 Clumber Wooded Estatelands**

**PHOTOGRAPH**



**CHARACTERISTIC FEATURES**

- Undulating landform.
- Sparsely settled landscape.
- Views framed by woodland edges.
- Extensive broadleaved, mixed and coniferous woodlands.
- Country houses set in ornamental parklands [Clumber is grade 1 listed].
- Narrow man-made lakes along river valleys.
- Extensive areas of unenclosed heaths.
- Unfenced minor roads.

**LANDSCAPE ANALYSIS**

**Condition**

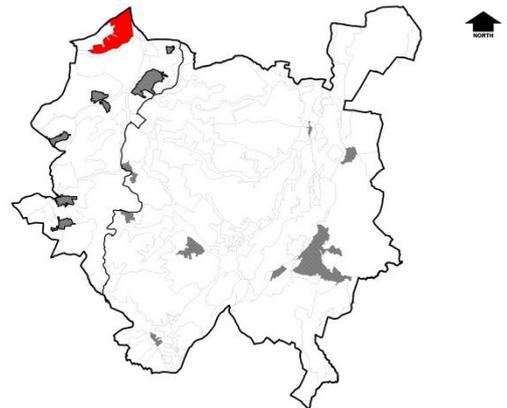
The landscape condition is very good. There is a **coherent** pattern of elements with **few** detracting features within the Policy Zone; the A614, caravan parks and a radio mast. Overall the area has a **unified** visual appearance.

The Policy Zone generally comprises large areas of parkland with woodland; Clumber and Thoresby Parks. Clumber has a grade 1 listing on the English Heritage Register for Parks and Gardens. Areas of farmland are principally contained within the south and north-east and include both arable and pasture. Pleasure grounds and gardens associated with the estates are strong landscape features along with buildings and structures which are constructed of red brick and stone; Thoresby Hall and Hotel [grade 1], remnant parts of Clumber House, the chapel, several gatehouses [some listed], Clumber bridge and Hardwick Village, also part of the Clumber estate. Some conversion works to outbuildings are evident at Clumber to provide visitor facilities, however all works reflect the local vernacular. Field boundaries are inconsistent with the majority of fields defined by woodland and plantation blocks. Hedgerows are more apparent in the south. The overall cultural integrity is considered **good**.

Extensive areas of coniferous, mixed and broadleaved woodland cover at least half of the Policy Zone. The age structure is diverse; including mature areas and evidence of replanting schemes. A number of the parkland trees are veterans. Heathland areas are apparent within the parkland and are mostly grazed. A range of

**CONTEXT**

NCC Landscape Type: Wooded Estatelands  
 Policy Zone: S PZ 32  
 Land Cover Parcel[s]: S35



**SUMMARY OF ANALYSIS**

**Condition Very Good**

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

**Newark and Sherwood Landscape Character Assessment**  
**Sherwood**

habitats occur at Clumber particularly and are well maintained by the National Trust and the Forestry Commission. A significant area at Clumber [1000 acres] has SSSI status. A double avenue of lime trees is an exceptionally striking feature aligning the single public road which bisects Clumber Park [Lime Tree Avenue]. The ecological integrity is described as **strong** which overall gives a **very strong** habitat for wildlife/functional integrity. A **visually unified** area with a **very strong** functional integrity gives a **very good landscape condition** overall.

**Sensitivity**

Features which give the area local distinctiveness are **unique/rare** of the Sherwood region and the continuity/time depth has been assessed as **ancient** [pre 1600], giving a **very strong** sense of place.

The Policy Zone has an enclosed nature with views to, from and within the area being limited by frequent and extensive woodland and plantation. Longer 'designed' views are afforded at key locations such as Lime Tree Avenue and across Serpentine Lake at Clumber toward the Poulter in the east. When combined with a **dominant** landform this results in **moderate** visibility. A **very strong** sense of place combined with **moderate** visibility gives **very high landscape sensitivity** overall.

**Sensitivity**

**Very High**

Distinctiveness:	Unique/Rare
Continuity:	Ancient
Sense of Place:	Very Strong
Landform:	Dominant
Extent of Tree Cover	Enclosed
Visibility:	Moderate

**LANDSCAPE ACTIONS- Conserve**

Landscape Features

- **Conserve** all areas of historic parkland and landscape features contained within it. Seek opportunities for restoring parkland character.
- Identify opportunities for conserving and restoring areas of heathland and semi natural oak woodland.
- **Conserve** and enhance woodland/plantation blocks and connectivity across the area.
- **Conserve** and enhance hedgerow and tree planting.
- **Conserve** ecological diversity and biodiversity of all habitats, enhance where appropriate.
- Grade 1 status of the parkland would preclude any inappropriate development.

Built Features

- **Conserve** the sparsely settled and undeveloped character of the landscape.
- **Conserve** and protect buildings and other built features, their character and setting, within the parkland
- **Conserve** the traditional architectural style of red brick and stone construction.
- Seek opportunities to restore arable land to pastoral.

**Condition**

Condition	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	Poor	CREATE	RESORE & CREATE	RESTORE
		Low	Moderate	High

**Sensitivity**

**Sherwood Policy Zone S PZ 33: Bothamsall Wooded Estate Lands**  
**Policy: Conserve**

The area lies south of the Poulter valley and east of Blyth Road [A614] which forms the western boundary. The village of Bothamsall is located outside the Policy Zone boundary to the south-east and Elkesley lies in the north-east. The River Meden follows the south-eastern boundary but lies just outside the area. Clumber Park is located immediately west of the Policy Zone.

Topographically the Policy Zone is gently undulating with flat areas, sloping from higher ground in the east down towards the west. Elevated landform in the south allows open views across the area towards flatter, lower lying land in the north.

The northern section of the Policy Zone is dominated by interlocking areas of woodland and plantation, these are surrounded by arable fields which also occupy much of the remaining area. A pig farm covers part of the Policy Zone in the east, south of Normanton Larches Farm, an oil well is also located in close proximity, south-east of the farm. Spittalmoor Forest Farm is situated further south. Clumber Park Hotel is located on the western edge of the Policy Zone fronting Blyth Road [A614].

An historic avenue of trees remains along West Drayton Avenue which extends from Clumber in the west to West Drayton further east of the Policy Zone. This avenue now forms part of the Robin Hoods Way.

**S PZ 33 Bothamsall Wooded Estatelands**

**PHOTOGRAPH**



**CHARACTERISTIC FEATURES**

- Intensive open arable farmland with significant woodland and plantation blocks.
- Pig farm; part of adjacent Policy Zone.
- No settlement areas, only isolated farmhouses.
- Narrow hedged lanes.

**LANDSCAPE ANALYSIS**

**Condition**

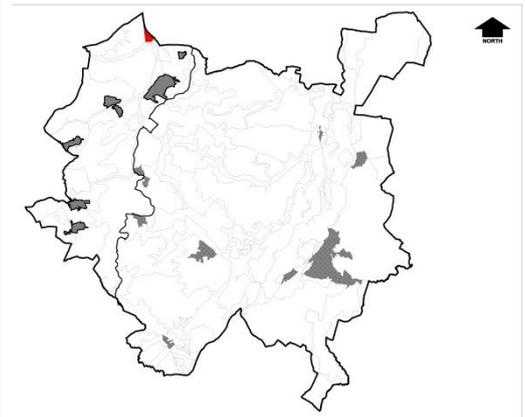
The landscape condition is very good. There is a **unified** pattern of elements with **few** detracting features within the Policy Zone; an oil well, pylons and high voltage power lines. Overall the area has a **strongly unified** visual appearance.

Pig farming extends into the centre of the Policy Zone from the east, elsewhere the land is under intensive arable use interspersed with strong plantation and woodland blocks. There is some evidence of missing field boundaries in localised areas but generally the historic field pattern is intact. Woodland sometimes partially or entirely encloses fields. Two red brick farmhouses lie isolated within the landscape and no other settlement or development exists, pylons within the east being the only urban influence. The overall cultural integrity is considered **good**.

Two SINCS lie within the Policy Zone and comprise valuable roadside verges and coniferous plantation. Tree cover is moderate to high and largely mature; significant woodland and mixed plantation blocks extend throughout the area into the surrounding landscape. Where hedgerows remain they are generally well maintained, though gappy in some places, and connect into woodland and plantation across the Policy Zone, most notably in the east and west, providing a strong green infrastructure throughout. Trees are apparent along roadside verges, however hedgerow trees are rarely seen. Deciduous woodland is more evident in the north. The ecological integrity is described as **strong** which overall gives a **very strong** habitat for

**CONTEXT**

NCC Landscape Type: Wooded Estatelands, Estate Farmlands  
 Policy Zone: S PZ 33  
 Land Cover Parcel[s]: S33



**SUMMARY OF ANALYSIS**

**Condition**                      **Very Good**

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

**Newark and Sherwood Landscape Character Assessment**  
**Sherwood**

wildlife/functional integrity. A **strongly unified** area with a **very strong** functional integrity gives a **very good landscape condition**.

**Sensitivity**

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

The Policy Zone has an enclosed nature and the landform is **apparent** resulting in **low** visibility. A **strong** sense of place combined with **low** visibility gives **moderate landscape sensitivity** overall.

**Sensitivity**

**Moderate**

Distinctiveness: Unique/Rare

Continuity: Historic

Sense of Place: Strong

Landform: Apparent

Extent of Tree Cover: Enclosed

Visibility: Low

**LANDSCAPE ACTIONS - Conserve**

Landscape Features

- **Conserve** historic field pattern, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary.
- **Conserve** and enhance woodland/plantation blocks and connectivity across the area.
- **Conserve** and enhance hedgerow and tree planting along roadsides.
- **Conserve** ecological diversity and biodiversity of the designated SINC, enhance where appropriate.
- Seek opportunities to restore arable land to pastoral and/or provide field margins to increase link up habitats and improve biodiversity.

Built Features

- **Conserve** the sparsely settled and rural character of the landscape.
- Contain new small scale development within existing field boundaries.
- **Conserve** the traditional architectural style of red brick construction.

**Condition**

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE

Low                      Moderate                      High

**Sensitivity**

NB: where one criterion is 'very good' this pushes the policy descriptions into the next highest category

**Sherwood Policy Zone S PZ 46: Blidworth Wooded Estatelands**  
**Policy: Conserve**

This Policy Zone consist of a gently to steeply undulating area which varies in height between the high point on the ridgeline on New Lane at 138 metres to low points to the south on Calverton Road at 91 metres and in the valley of Rainworth Water to the north at 110 metres.

Land use in the area consists of unimproved and improved permanent pasture which is used for the grazing of horses. There are smaller areas of arable production of cereals and oil seed rape. The historic field pattern of Sanderson's Plan of 1835 is intact, although the pasture areas, used for horse grazing are being further subdivided with temporary fencing materials to form smaller paddocks. There are many temporary wooden stable buildings within the paddocks throughout the area.

The road hedgerows, to Ricket Lane in particular, are strong and bushy with several species including Blackthorn, Elder, Hawthorn, Hazel and Holly. Mature trees within the hedgerows are mostly Ash, Oak and Holly. Field boundary hedgerows are also good, particularly in the central area. A track known as New Lane crosses the north of the area and is enclosed by strong mixed species hedgerows including Black thorn, Hawthorn, and Holly. This hedgerow also contains with many tree species including Ash, Birch, Field Maple, Holly, Lime, Oak, Poplar, Sweet Chestnut, Sycamore, Rowan, and Willow. The number of species present indicates that this is possibly an ancient hedgerow. The heath land character of the area is particularly prevalent along this green lane with Gorse, Broom and Bracken present in the hedgerows and verges.

Woodlands in the area include several areas of deciduous woodland sloping down to the valley of Rainworth Water these are dominated by Oak but also contain coniferous species and have open glades of acid grassland. The woodland around Fountain Dale to the north contains Alder Carr and wet woodland forming a fringe around dried up fish ponds and along Rainworth Water. There is a planted woodland on the site of a former sand pit south of New Lane.

The only settlements in the area are isolated farms some of these are vernacular red brick with pantile roofs or stone with slate roofs, although some are of modern construction and most have modern agricultural buildings to the perimeter. Isolated residential properties are generally modern red brick although some stone buildings are present on Cross Lane.

The main threats to the area are expansion of the village of Blidworth into the area, intensification of grazing pressure of horses which will have a detrimental impact on the unimproved pasture areas, and further subdivision of the narrow fields to form paddocks which will lead to a further breakdown of the historic field pattern.

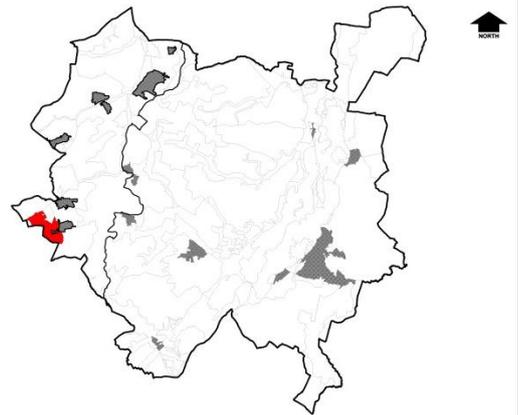
**S PZ 46 Blidworth Wooded Estatelands**

**PHOTOGRAPH**



**CONTEXT**

NCC Landscape Type: Wooded Estatelands  
 Policy Zone: S PZ 46  
 Landscape Character Parcel: S 10



**CHARACTERISTIC VISUAL FEATURES**

- Gently undulating to steeply undulating topography
- Permanent unimproved and improved pasture grazed by horses
- Arable production of cereals and oil seed rape.
- Strong bushy hedgerows to road edges and field boundaries including Holly, with mature trees mainly Oak and Ash
- New Lane has particularly species rich hedgerows with many tree species, including Oak and Holly
- Heath land character particularly to track verges, especially to New Lane
- Small areas of deciduous woodland connecting to the valley of Rainworth Water
- Isolated farms and residential properties

**LANDSCAPE ANALYSIS**

**Landscape Condition**

The Landscape Condition is defined as **very good**

The Policy Zone has a **unified** pattern of elements as the majority of the area is permanent improved and unimproved pasture. However there are **some** detracting features in that there is some breakdown of the field pattern due to subdivision of the field areas into smaller paddocks for horse grazing. There are also many temporary wooden stables within the paddocks. Busy roads also pass through the area. Despite this, overall this is a **visually unified** area. There are 3 SINC designations within the area, and these are all woodlands with acid grassland to the north of the area connecting to the valley of Rainworth Water The permanent pasture, and interconnecting mature

**SUMMARY OF ANALYSIS**

**Condition Very Good**

Pattern of Elements:	Unified
Detracting Features:	Some
Visual Unity:	Unified
Ecological Integrity:	Moderate
Cultural Integrity:	Good

**Newark and Sherwood Landscape Character Assessment**  
**Sherwood**

hedgerows and small woodlands provide a **moderate** habitat for wildlife. Cultural integrity is **good** in that the historic field pattern is intact. A **visually unified** area with a **strong** functional integrity gives a **very good** landscape condition.

Functional Integrity:

Strong

**Landscape Sensitivity**

**Sensitivity**

**Moderate**

The Landscape Sensitivity is defined as **moderate**

Distinctiveness:

Characteristic

The components of the landscape are **characteristic** of the Sherwood LCA. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall. However the medieval field pattern around the historic core of the village of Blidworth is intact throughout the area and many of the farms use vernacular materials of stone or red brick with pantile roofs. Some elements of the landscape such as the mature hedgerows are possibly ancient, the evidence being the number of species present within the hedgerows.

Continuity:

Historic

Sense of Place:

Moderate

Landform:

Apparent

Extent of Tree Cover

Intermittent

Visibility:

Moderate

The undulating landform is **apparent** and with **intermittent** tree cover provided by the bushy hedgerows which gives a **moderate** visibility into and out of the area. There are panoramic views to the north and south from the high point of New Lane to the north of the area.

A **moderate** sense of place with a **moderate** visibility gives a **moderate** landscape sensitivity overall.

**LANDSCAPE ACTIONS – Conserve**

**Landscape Features**

- **Conserve** the historic pattern of permanent unimproved and improved pasture.
- **Conserve** mature hedgerows with mature trees to pasture areas and roadsides.
- **Conserve** the possibly ancient mature hedgerows and mature trees to New Lane
- **Conserve** small woodlands with acid grassland to the north of area.
- **Create** opportunities for restoring areas of heath land where appropriate

**Built Features**

- **Conserve** the sparsely settled character of this area by concentrating any new development outside of this area of historic field pattern and within the core of Blidworth Village.
- **Conserve** the existing field pattern by locating any new small scale development within the existing field boundaries.
- Promote sensitive design and siting of new agricultural buildings and temporary stables for horses
- Promote measures for reinforcing the traditional character of farm buildings using vernacular building styles.

**Condition**

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Moderate	CREATE	RESORE & CREATE	RESTORE
Poor			
	Low	Moderate	High

**Sensitivity**

**Sherwood Policy Zone S PZ 48 Rainworth Water Wooded Estatelands**  
**Policy: Conserve and reinforce**

This small Policy Zone lies to the north of the residential areas of the village of Rainworth. The recently constructed A617 Rainworth Bypass crosses the south of the area with a small section of open space lying to the south of the bypass.

The site consists, at its northern end, of remnant heathland within an area which has been disturbed by coal mining and sand and gravel extraction in the area around Rufford Colliery and an active sand quarry at Ratcher Hill to the north. The water course known as Rainworth Water also passes through the area in a narrow valley. The course of the stream is not visible within the landscape but its course is marked by wetland vegetation. There are isolated mature trees throughout the area generally Birch and Hawthorn. At its southern end the site contains an artificial pond that was constructed as part of the Rainworth Bypass project. This has been designed to treat excess runoff from the bypass within a planted reed bed; a concrete channel directs water into the pond. A gated access path has been constructed to maintain these features. A PROW passes through the area running parallel with Rainworth Water. Beyond the bypass is an area of public open space surrounding sports fields.

The site has a very distinct heathland character with areas of bracken, gorse and broom present, and is a remnant of an historic landscape within a disturbed area. Sanderson's Plan of 1835 shows Rainworth Water as part of a much larger area of open, unenclosed heathland crossed by tracks and rights of way.

The site is designated as a BioSINC ref 2/701 - Rainworth Water Piece – 'A valuable mosaic of acid grassland habitats flanking Rainworth Water'. The area is a strong habitat for wildlife and there are good links to adjacent areas such as Rainworth Heath and Strawberry Hills Heath, both designated as a BioSINC and SSSI, and Rainworth Forest which is a BioSINC.

Threats to the area include continued, unauthorised access by motor bikes and quad bikes causing disturbance to this designated site, as well as fly tipping. Other threats to the area include flooding of the valley of Rainworth Water.

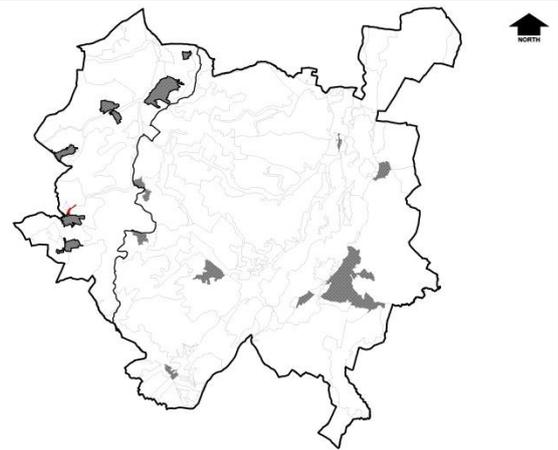
**S PZ 48 Rainworth Water Wooded Estatelands**

**PHOTOGRAPH**



**CONTEXT**

NCC Landscape Type: Wooded Estatelands  
 Policy Zone: S PZ 48  
 Landscape Character Parcel: S11 and S20



**CHARACTERISTIC VISUAL FEATURES**

- Flat topography
- Regenerating scrubby woodland – Birch and Hawthorn
- Mosaic heath land and acid grassland
- Narrow valley of Rainworth Water
- Reed beds to balancing pond adjacent to Rainworth Water
- Open views to distant coniferous wooded skylines

**LANDSCAPE ANALYSIS**

**Landscape Condition**

The Landscape Condition is defined as **very good**

The pattern of elements of the area is unified consisting of heath land with acid grassland with regenerating scrub and the valley of Rainworth Water. The area has **some** detracting features – the main ones being the busy Rainworth Bypass which was constructed to the south of the site in 2000 and the access road to Rufford Colliery which lies immediately to the west. Overall the PZ is **visually unified**. A balancing pond was constructed within this area to treat runoff from the bypass with a created reed bed; this has associated concrete engineering features such as overflow channels and a maintenance access path.

The PZ is designated as a BioSINC ref 2/701 - Rainworth Water

**SUMMARY OF ANALYSIS**

**Condition** **Very Good**

Pattern of Unified Elements:

Detracting Features: Some

Visual Unity: Unified

Ecological Integrity: Strong

Cultural Integrity: Good

Functional Very Strong

**Newark and Sherwood Landscape Character Assessment**  
**Sherwood**

Piece – ‘A valuable mosaic of acid grassland habitats flanking Rainworth Water’. The site has a **strong** ecological integrity and has good links with adjacent heathland and woodland areas which are also designated sites.

Cultural integrity is **good** in that the historic heath land has been retained within a wider landscape that has been altered by mining and quarrying activity.

A **visually unified** area with a **very strong** functional integrity/habitat for wildlife gives a **very good** landscape condition.

Integrity:

**Landscape Sensitivity**

**Sensitivity Low**

The Landscape Sensitivity is defined as **Low**

Sanderson’s Plan of 1835 shows large areas of open heath land in this locality – this has largely disappeared due to the expansion of Rainworth to the south, quarrying activity and coal mining at Rufford Colliery. Rainworth Water Piece is a remnant of this former landscape.

Overall the components of this PZ are **characteristic** of Sherwood with an **historic** time depth (post 1600) giving the area a **moderate** sense of place.

There are open views of wooded coniferous skylines around Strawberry Hill to the north and to the residential fringes of Rainworth to the south. The landform is **insignificant** and the **intermittent** tree cover gives the site a **low** visibility in distant views

A **moderate** sense of place with a **low** visibility gives a **low** landscape sensitivity

Distinctiveness:	Characteristic
Continuity:	Historic
Sense of Place:	Moderate
Landform:	Insignificant
Extent of Tree Cover	Intermittent
Visibility:	Low

**LANDSCAPE ACTIONS – Conserve and reinforce**

- **Conserve** the ecological diversity of the heathland habitat – management objectives are likely to involve thinning and removal of Birch woodland to maintain acid grassland and heathland habitats.
- **Conserve** the ecological diversity of the aquatic habitat of Rainworth Water and reed beds associated with the balancing pond
- **Reinforce** the landscape condition of the area by removing fly tipping within the stream valley and controlling unauthorised access.

**Condition**

Condition	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	Poor	CREATE	RESORE & CREATE	RESTORE
		Low	Moderate	High
		<b>Sensitivity</b>		

**Sherwood Policy Zone S PZ 49: Rainworth Heath Wooded Estatelands**  
**Policy: Conserve**

This small Policy Zone lies to the north of Rainworth. The A617 Rainworth Bypass lies immediately to the south of the area and the residential area of Rainworth lies to the south of the bypass. The site is bounded to the east by the Rufford Colliery Access road.

The site consists of remnant heathland in an area which has been disturbed by coal mining and sand and gravel extraction in the area around Rufford colliery and the active sand quarry of Ratcher Hill to the north. There is an area of mature deciduous woodland to the southern end of the site separating and screening the heathland from the busy bypass. There are informal paths around the area.

The site reaches a high point in its centre at Spring Hill 110 metres and slopes gently down to the south east and south west to the valley of Rainworth Water.

The site has a very distinct heathland character and is a remnant of an historic landscape within a disturbed area. Sanderson's Plan of 1835 shows Rainworth Heath as part of a much larger area of open, unenclosed heathland crossed by tracks and rights of way.

The site is designated as a SSSI and a BioSINC, ref 1/38- Rainworth Heath – 'A site with some of the best remaining areas of wet and dry heath in Nottinghamshire of botanical and zoological interest'. The area is a strong habitat for wildlife and there are good links to adjacent areas such as Rainworth Water Piece and Rainworth Forest, designated as BioSINCs; as well as Strawberry Hills Heath, designated as a BioSinc and SSSI.

The area is managed to achieve biodiversity objectives by Nottinghamshire Wildlife Trust and grazing pressure to prevent scrub encroachment is maintained by a resident flock of Hebridean sheep.

Threats to this area include continued disturbance of the area as a result of unauthorised access by motor bikes and quad bikes.

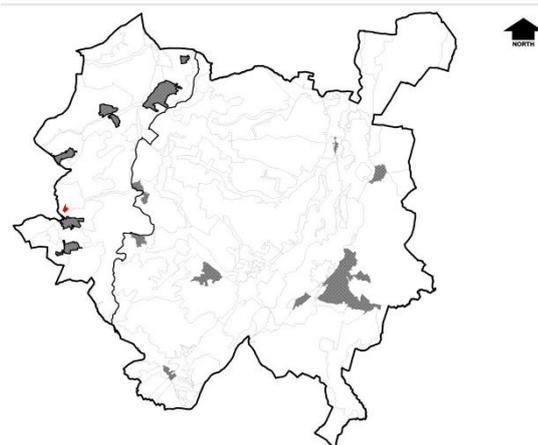
**S PZ 49 Rainworth Heath Wooded Estatelands**

**PHOTOGRAPH**



**CONTEXT**

NCC Landscape Type: Wooded Estatelands  
 Policy Zone: S PZ 49  
 Landscape Character Parcel: S20



**CHARACTERISTIC VISUAL FEATURES**

- Gently undulating topography
- Oak and Birch Woodland to the south west of reserve.
- Wet and dry heath land vegetation with acidic grassland
- Informal access paths, some showing signs of erosion due to motorbike access
- Open views to coniferous wooded skylines to the north and residential areas of Rainworth to the south.

**LANDSCAPE ANALYSIS**

**Landscape Condition**

The Landscape Condition is defined as **very good**

The pattern of elements of the area is **unified** consisting of heath land with regenerating scrub and woodland. The area has **few** detracting features – the main ones being the busy Rainworth Bypass which was constructed to the south of the site in 2000 and the Rufford Colliery Access road to the east. Overall the PZ is **strongly visually unified**.

The PZ is designated as a SSSI and a BioSINC ref 1/38- Rainworth Heath – ‘A site with some of the best remaining areas of wet and dry heath in Nottinghamshire of botanical and zoological interest’. It contains a small area of deciduous mature woodland between the site and the Bypass dominated by Oak and Birch. The site has a **strong**

**SUMMARY OF ANALYSIS**

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

ecological integrity and has good links with adjacent heath land and woodland areas.

Cultural integrity is **good** as the historic heath land has been retained within a wider landscape that has been altered by mining and quarrying activity.

A **strongly visually unified** area with a **very strong** functional integrity/ habitat for wildlife gives a **very good** landscape condition.

**Landscape Sensitivity**

The Landscape Sensitivity is defined as **moderate**

Sanderson's Plan of 1835 shows large areas of open heath land in this locality – this has largely disappeared due to the expansion of Rainworth to the south, quarrying activity and coal mining at Rufford Colliery. Rainworth Heath is a remnant of this former landscape. Overall the features are **characteristic** of Sherwood with an **historic** time depth (post 1600) giving the area a **moderate** sense of place.

There are open views of coniferous wooded skylines to the east and north as well as the residential fringes of Rainworth to the south. The landform is **apparent** and **intermittent** tree cover gives a **moderate** visibility within the site.

A **moderate** sense of place with a **moderate** visibility gives a **moderate** landscape sensitivity

**LANDSCAPE ACTIONS - Conserve and Reinforce**

- **Conserve** the ecological diversity of the heathland habitat – management objectives are likely to involve thinning and removal of Birch woodland to maintain acid grassland and heathland habitats

**Sensitivity**

**Moderate**

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

**Condition**

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE
	Low	Moderate	High

**Sensitivity**

**Sherwood Policy Zone S PZ 51: Sherwood Forest Golf Course Wooded Farmlands**  
**Policy: Conserve**

This Policy Zone lies to the north east of Mansfield and south of Clipstone. Sherwood Forest Golf Course dominates the south western area. The area to the north east has been disturbed by mineral activity and is crossed by dismantled mineral railway lines. The former Rufford junction lies to the south of Vicar Pond which is now a fishing lake. Pylons run west to east to the south of Vicar Pond. To the north eastern area there are small areas of deciduous woodland and pine woodland and some pasture.

The golf course is undulating and areas between the fairways and greens are managed to retain heathland vegetation. Scots Pine, Birch and Oak are the dominant tree species. There are clumps of trees and a linear band of trees runs along the western edge of the golf course – this is Oak/Birch woodland with some Sycamore and Scots Pine. Bracken, Gorse, Broom and Heather are common within acidic grassland areas.

The Policy Zone area is largely shown as unenclosed heathland on Sandersons Plan of 1835. The area to the north east has been disturbed by mineral activity but heathland has successfully been restored in some areas – particularly Clipstone Heath. Although the fairways and greens look manicured, the heathland character of the golf course has been successfully retained.

The Policy Zone has two designated SSSIs and four SINCS. Sherwood Forest Golf Course is designated as a SSSI and a SINC, described as a large mosaic of sandland habitats with notable faunal and floral interests. Clipstone Heath to the north east of the golf course is described as an important area of dry acid heathland. Vicar Pond and Mansfield Colliery Railway are also designated SINCS.

A bridleway runs along the western edge of the golf course and up to Vicar Pond. The Mansfield Trail runs along the old mineral line.

Threats to the area include a change in management of the golf course and other heathland areas and loss of pasture to arable land use.

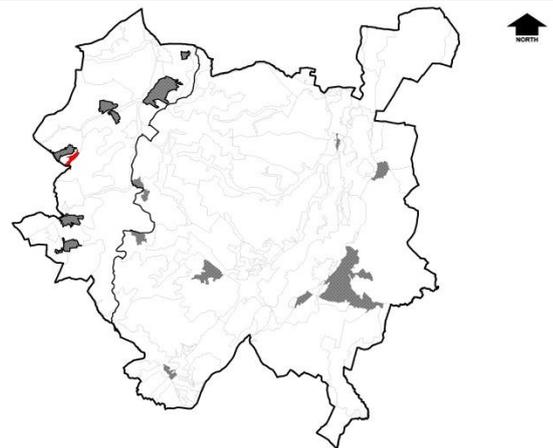
**S PZ 51 Sherwood Forest Golf Course Wooded Farmlands**

**PHOTOGRAPH**



**CONTEXT**

NCC Landscape Type: Wooded Farmlands  
 Policy Zone: S PZ51  
 Land Cover Parcels: SH21



**CHARACTERISTIC FEATURES**

- Golf course is a dominant feature, characterised by heathland vegetation
- Woodland dominated by Oak, Birch and Scots Pine
- Linear belts of trees
- Vicar Pond – well used fishing pond
- Old mineral railway lines and areas disturbed by coal mining
- Acidic grassland and heathland habitats

**LANDSCAPE ANALYSIS**

**Landscape Condition**

The Landscape condition is defined as **very good**. The area has as **coherent** pattern of elements with few detracting features. Although the north eastern area is dissected by disused mineral lines, overall the visual unity is **unified**.

There are two SSSIs and four SINCS within the area. Ecological integrity is **strong** and there are good wildlife corridors within the site and linking to adjacent areas.

Cultural integrity is **variable**. The historic heathland landscape is still evident on the golf course site but the historic landscape to the north of this has been destroyed by mineral activity.

A **visually unified** area with a **very strong** functional integrity/habitat for wildlife gives a **very good** landscape condition.

**SUMMARY OF ANALYSIS**

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

**Newark and Sherwood Landscape Character Assessment  
Sherwood**

<b>Landscape Sensitivity</b>	<b>Sensitivity      Moderate</b>																
<p>Sandersons Plan of 1835 shows large areas of open heathland. Although mineral activity has altered the landform to the north east, heathland has re-established – particularly within Clipstone Heath SSSI and SINC. The old mineral lines have also been designated as SINCS.</p> <p>Overall the features are <b>characteristic</b> of Sherwood with an <b>historic</b> time depth (post 1600) and the area has a <b>moderate</b> sense of place.</p> <p>There are open views along the fairways within the golf course, but generally trees and woodland do not allow long distance views out of the site. To the north, views are generally restricted by woodland and the railway embankment to the south and east, Clipstone to the north, and the spoil heap to the west.</p> <p>Views within the site are enclosed by the woodland, The apparent landform and intermittent tree cover give a <b>moderate</b> visibility within the site.</p> <p>A <b>moderate</b> sense of place with a <b>moderate</b> visibility gives a <b>moderate</b> landscape sensitivity.</p>	<p>Distinctiveness:      Characteristic</p> <p>Continuity:            Historic</p> <p>Sense of Place:        Moderate</p> <p>Landform:              Apparent</p> <p>Extent of Tree Cover    Intermittent</p> <p>Visibility:                Moderate</p>																
<b>LANDSCAPE ACTIONS – Conserve</b>																	
<p><b>Landscape Features</b></p> <ul style="list-style-type: none"> <li>• <b>Conserve</b> the ecological diversity and character of the heathland habitats within the golf course, on Clipstone Heath, and other SINCS</li> <li>• <b>Conserve</b> the ecological diversity around Vicar Pond</li> <li>• <b>Conserve</b> areas of grassland/pasture</li> <li>• Avoid use of exotic species on golf course</li> </ul> <p><b>Built Features</b></p> <ul style="list-style-type: none"> <li>• Conserve local vernacular style – any extensions to the golf club house should be in keeping with the local character</li> </ul>	<p><b>Condition</b></p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <tr> <td style="padding: 5px;">Good</td> <td style="padding: 5px;">REINFORCE</td> <td style="padding: 5px;">CONSERVE &amp; REINFORCE</td> <td style="padding: 5px; background-color: #cccccc;">CONSERVE</td> </tr> <tr> <td style="padding: 5px;">Moderate</td> <td style="padding: 5px;">CREATE &amp; REINFORCE</td> <td style="padding: 5px;">CONSERVE &amp; CREATE</td> <td style="padding: 5px;">CONSERVE &amp; RESTORE</td> </tr> <tr> <td style="padding: 5px;">Poor</td> <td style="padding: 5px;">CREATE</td> <td style="padding: 5px;">RESORE &amp; CREATE</td> <td style="padding: 5px;">RESTORE</td> </tr> <tr> <td></td> <td style="padding: 5px;">Low</td> <td style="padding: 5px;">Moderate</td> <td style="padding: 5px;">High</td> </tr> </table> <p style="text-align: center;"><b>Sensitivity</b></p> <p>N.B. Where one criterion is ‘very good’ this pushes the policy description into the next highest category.</p>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESORE & CREATE	RESTORE		Low	Moderate	High
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE														
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE														
Poor	CREATE	RESORE & CREATE	RESTORE														
	Low	Moderate	High														

**Sherwood Policy Zone S PZ 56: Kirton Meadowlands**  
**Policy: Create and Restore**

This is a narrow PZ which follows the valley of the Rivers Idle and Maun to the northern half and the Boughton Dyke to the southern section. The river is marked by a strong band of riparian vegetation, including mature Willows and Alder. This LCP is at the junction of the Sherwood Landscape Character Area and the Mid Nottinghamshire Farmlands LCA to the east; land form rises steeply to the east immediately outside the LCP boundary. To the east views are closed by the wooded ridgeline and there are distant views to the east of the coniferous wooded ridgelines of Sherwood.

Land uses to the northern section include grazing on permanent and improved pasture adjacent to the river corridor; there are small pockets of arable farming. These land uses continue in the southern section but nearer to Ollerton industrial and commercial uses become more prevalent. There is a large industrial estate at Boughton located on both sides of the A 6097. The village of Kirton lies approximately to the centre of the LCP. This has a core of red brick and pantile roofed buildings and a stone church. Newer infill development alongside the A6097 has been less in keeping with the character of the village core. Other industrial land uses to the south include part of the former Ollerton Colliery with associated mineral lines. Other transport routes pass through the area including the A6097, part of the A1 and part of the East Coast main railway line.

Vegetation within the area consists of the riparian woodland, but limited woodland outside this area. Hedgerows are variable. They are strong mixed species hedgerows with mature trees in some areas, such as along the lane between Kirton and Walesby, but within the grazed areas close to the river they have been removed in some places and replaced by post and wire fences.

The historic pattern has been degraded by the removal of field boundaries in much of the area and completely removed to the southern end due to industrial development. However, to the west of Kirton evidence of the strip field system remains intact.

Threats to the area include further industrial expansion, expansion of urban areas such as Retford, Kirton and Ollerton; intensification of agriculture, decline of woodland due to poor management and maintenance, and additional biomass planting.

**S PZ 56 Kirton Meadowlands**

**PHOTOGRAPH**



**CHARACTERISTIC VISUAL FEATURES**

- Meandering river channel defined by bands of riparian vegetation consisting of mature Alder, and Willow
- Permanent and improved pasture and flood meadow
- Alder and Willow carrs and holts
- Industrial and commercial development along transport corridors
- Kirton village core red brick and pantile roofed
- Former colliery sites and urban edges apparent

**LANDSCAPE ANALYSIS**

**Landscape Condition**

The Landscape Condition is defined as **poor**.

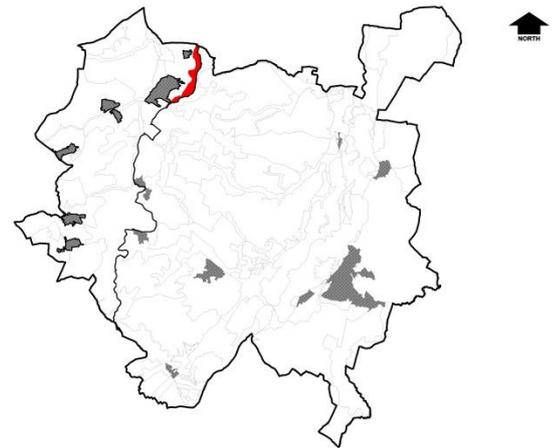
The PZ has a **coherent** pattern of elements arranged along the river corridor but with **many** detracting features. These include post-industrial areas, recent industrial estates, and busy roads and other transport routes passing through the corridor. Overall the PZ is **visually interrupted**.

The area consists of open areas of permanent and improved pasture with small areas of arable production. The main area of woodland is the fringe of riparian vegetation bordering the Boughton Dyke, the River Maun and River Meden which provides a connectivity of habitats and a **moderate** network for wildlife with its associated small woodlands, holts and carrs. There are 3 SINC sites along the valley as well as 4 others associated with post-industrial landscapes or road verges.

Cultural integrity is **variable**. The field pattern present in the

**CONTEXT**

NCC Landscape Type: Meadowlands  
 Policy Zone: S PZ 56  
 Landscape Character Parcel: S53 and S 56



**SUMMARY OF ANALYSIS**

Condition	Poor
Pattern of Elements:	Coherent
Detracting Features:	Many
Visual Unity:	Interrupted
Ecological Integrity:	Moderate
Cultural Integrity:	Variable
Functional Integrity:	Coherent

Sanderson Plan is still recognisable to the north part of the PZ but there has been some hedgerow removal, To the south of the PZ the historic pattern has been obliterated by industrial development. To the centre the strip field pattern survives to the east of the village of Kirton with sinuous roads connecting the villages within the valley.

A **moderate** ecological integrity with a **variable** cultural integrity gives a **coherent** functional integrity/habitat for wildlife A **visually interrupted** area with a **coherent** functional integrity/habitat for wildlife gives a **poor** landscape condition.

**Landscape Sensitivity**

The Landscape Sensitivity is defined as **moderate**.

The elements of which the PZ is composed are characteristic of the Sherwood LCA and although there are recent features such as the industrial estates and infill development in Kirton, overall the time depth is historic and older patterns in the landscape remain. The area has a **moderate** sense of place.

The landform of the area is **apparent** and the tree cover including hedgerows is **intermittent** giving a **moderate** visibility in and out of the area. Views to the east are contained by the strong ridge line to the east of Kirton. At higher points there are views to the distant wooded ridgelines of the Sherwood region View along the valley these are limited by water side vegetation. A **moderate** sense of place with a **moderate** visibility gives a **moderate** sensitivity.

**LANDSCAPE ACTIONS – Create and Restore**

Landscape Features

- **Restore** pastoral character and promote measures for enhancing the ecological diversity of alluvial grasslands
- Seek opportunities to convert arable land to permanent pasture
- **Restore** and enhance the ecological diversity of riparian woodlands
- **Restore** and enhance river channel diversity and marginal river side vegetation

Built Features

- **Conserve** the sparsely settled character of the river corridors concentrating new small scale development along transport corridors
- New development should protect the historic core of Kirton and respect its scale, design and traditional materials
- **Create** new development using the traditional architectural style of red brick construction

**Sensitivity**

**Moderate**

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

**Condition**

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE

Low                      Moderate                      High

**Sensitivity**

**Newark and Sherwood Landscape Character Assessment**  
**Sherwood**

- Sensitive design and siting of new commercial and industrial buildings taking account of the distinctive landscape elements within the Policy Zone