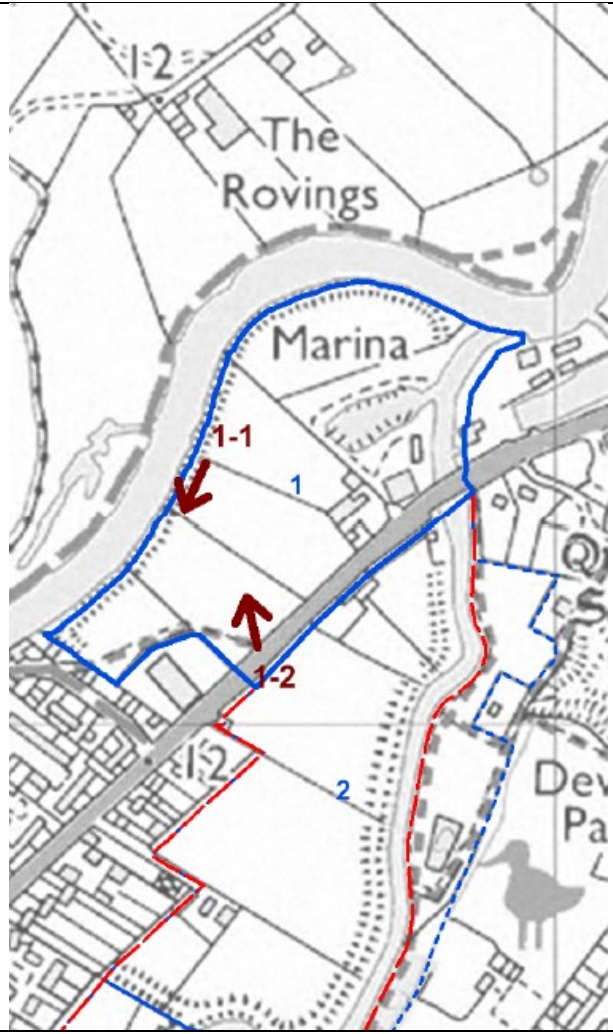




Appendix 1: Assessment of areas

Newark - Farndon Open Break

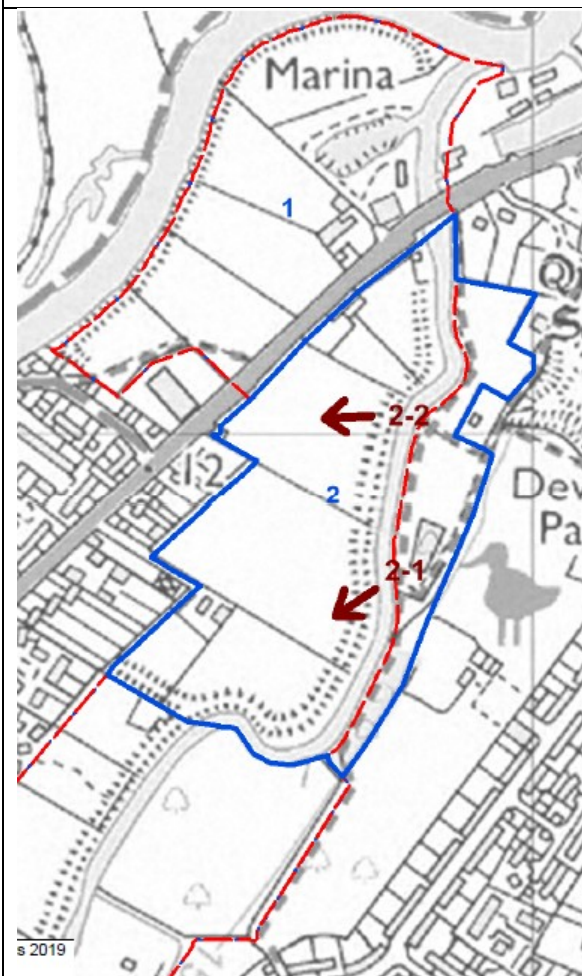
Unit 1: North of Farndon Road	
	
	
<p>Landscape description</p> <p>This area is made up of five small fields of low-lying grassland whose northern boundary is the River Trent. Outgrown hawthorn hedges separate these fields which have largely reverted to rank grassland. The western most field is occasionally grazed by horses. The River Devon flows to the eastern edge of this land unit, forming a confluence with the River Trent just north of Newark Rowing club. A group of modern detached houses are located off Devon Farm Close. Farndon Road is a busy road providing access to Newark from the south. An off-road cycle way runs along the northern edge of this road with an avenue of mature trees and established hedgerows along the highway's boundary. A footpath to the southern edge connects Farndon Road with Dorner Avenue. An informal track along the top of flood bund provides access for private fishing along the southern bank of River Trent.</p>	
<p>Physical separation</p> <p>This area provides a green frontage on the approach to Newark from the south along the river and to a lesser extent from the south along the B6166. The River Devon corridor sits between the main settlement of Newark to the east and the outlying, predominantly residential, development to the west either side of the B6166. Along with unit 2 this area provides a break of approximately 0.25km between the settlement edges and provides the riparian context to the River Devon and River Trent. The area strongly contributes to the setting of the River Devon.</p>	
Overall contribution to physical separation/setting of River Devon	High/medium /low
Perceptual separation	

This area provides part of the green wedge into the heart of Newark particularly for recreational users (e.g. fishing/leisure boats/rowing club) along the River Trent. The footpath provides some pedestrian connectivity between the residential area to the western side of the River Devon, Sconce and Devon park and the footpaths along the river corridor. The river edge provides a relatively tranquil landscape when compared against the wider suburban edge along Farndon Road.

The mature trees along the B6166 (Farndon Road) provide a strong approach to the main urban edge of Newark with filtered views out to the fields forming the flood plain to the River Trent and River Devon. There is some negative impact from road noise.

Residential receptors are limited to isolated properties and housing on the fringe of Dorner Avenue which have views out to the riverside fields. These fields separate the residential development along the B6166 with the main built up area of Newark and allows the river setting, with its associated marina and boat houses to be identified within the wider landscape.

Overall contribution to the sense of separation/setting of River Devon		High/medium /low
Landscape Value		
Landscape character	This area lies within the Trent Washlands character area, TW34 Sconce and Devon Park River Meadowlands (Landscape sensitivity is defined as <i>moderate</i> and landscape condition <i>good</i>). The overall landscape action is to conserve with actions for improving hedgerows, historic field patterns, improving ecological diversity.	
Landscape Quality (condition)	This unit has characteristic features of the river meadowlands landscape. This area is not intensively managed, so some pasture is reverting to rank grassland. Hedgerows are intact, many outgrown. There are mature trees within hedgerows with a few riparian trees along river bank.	
Conservation Interests	Land to the north east including Newark rowing club is within Newark Conservation Area. Newark Trent Grassland Local Wildlife Site and a riverside footpath runs along the northern bank of the river.	
Recreational value and associations	The southern river bank has access for private fishing. There are leisure boats along river and Newark Rowing Club and Marina to the north eastern edge of the area. Footpath (Newark FP26 ref: 239/26/1) provides connections into wider landscape.	
Visibility	Long views to wooded skylines from the fields. Wind turbines are visible on skyline and tops of silos of British Sugar Factory to the north east visible through breaks in the outgrown hedges.	
Key visual receptors	Residential receptors east of Dorner Avenue and users of a short section of footpath (ref: Newark FP 26) Recreational users of river (boats) and private river path (fishing). Road users/cyclists/pedestrians.	
Environmental constraints and opportunities	Flood zone 3. River Trent flood plain is a constraint to development. Opportunities include of improving the riverside habitat and access against the river allows for potential connection into the town.	
Overall landscape value	High/medium /low	
Contribution to open break	High	

Unit 2: South of Farndon Road

2-1



2-2

Landscape description

The fields to the south of Farndon Road form part of the flood plain of the River Devon. These small fields are predominantly unimproved pasture, grazed by cattle and are enclosed by intact hedges. A low flood bund runs along the western bank of the river. Sconce and Devon Park lies on the eastern bank with a footpath (Newark FP22 ref 239/22/2:) also following this river bank. Long rear gardens of housing south of Farndon Road and a garden nursery form the north western edge of the area.

Physical separation

This unit provides the immediate setting to the River Devon. Along with unit 2 this area provides a break of approximately 0.25km between settlement edge of Newark and the residential area adjacent to the River Trent. The rising high ground to the east forms a natural break, defining the river corridor beyond which are playing fields and allotments and park.

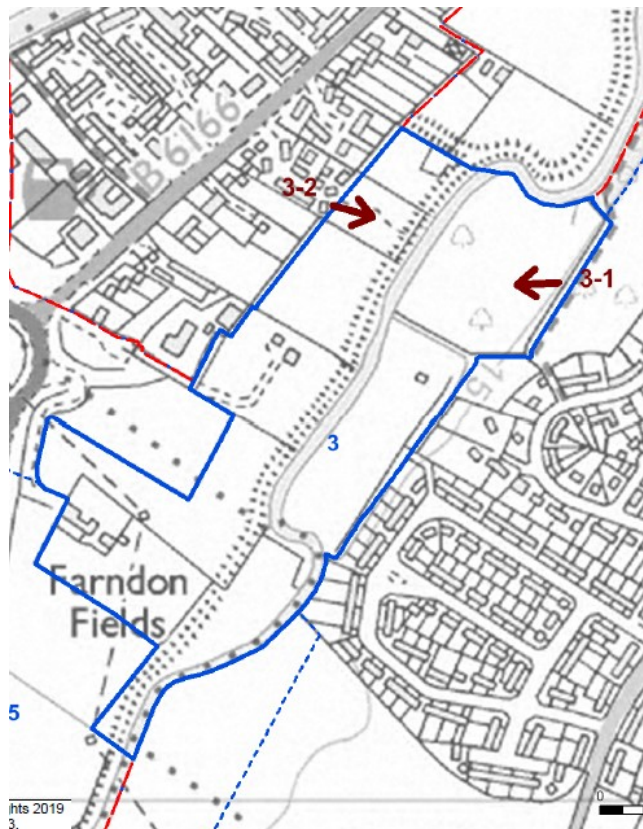
Overall contribution to physical separation/setting of River Devon**High/medium /low****Perceptual separation.**

The main receptors within this landscape are the recreational users of Sconce and Devon Park that lies to the east of the River Devon. The area forms a quiet, secluded and pastoral river valley with footpaths, nature trails and fishing platforms along the river bank. There is some noise intrusion from vehicles along Farndon Road with some long views north from the footpath to traffic travelling along Farndon Road. This road lies to the periphery of this area.

Overall contribution to the sense of separation/setting of River Devon**High/medium /low**

Landscape Value	
Landscape character	This area lies within the Trent Washlands character area, TW34 Sconce and Devon Park River Meadowlands (Landscape sensitivity is defined as <i>moderate</i> and landscape condition <i>good</i>). The overall landscape action is to conserve with actions for improving hedgerows, historic field patterns improving ecological diversity.
Landscape Quality (condition)	There are several mature pollarded willow trees adjacent to flood grazing pasture along course of river. Woodland covers the steeper slopes with informal paths and information boards along woodland trails.
Conservation Interests	The land to the northern tip is within Newark Conservation Area. The land on the eastern bank forms part of Sconce and Devon Local Nature Reserve (LNR) and River Devon (North of Cotham) Local Wildlife Site. The Queens Sconce is a Scheduled Ancient Monument.
Recreational value and associations	This is a well-used park with for both visitors and residents with footpath access along the southern bank of the River Devon. The area provides the setting of a historic landscape with earthworks from the English Civil War. The park has a visitor centre/café. The rights of way link to amenity green space and allotments.
Visibility	This area is contained by the river valley and rising landform to the south west. Mature trees filter views up and down the River valley. Outgrown boundary hedges and mature trees screen views from majority of residential properties to the south of Farndon Road.
Key visual receptors	Key visual receptors include users of Sconce and Devon Park north of the site and users of the footpath Newark FP22 and FP21 as well as road users along Farndon Road. There are a few residential receptors (two isolated properties) on the edge of Sconce and Devon Park.
Environmental constraints and opportunities	Flood zone 3. River Devon flood plain is a constraint to development. Opportunities include of improving the riverside habitat and access against the river allows for potential connection into the town.
Overall landscape value	High/medium /low
Contribution to open break	High

Unit 3: River Devon



3-1



3-2

Landscape description

This area is made up of small fields of low lying semi-improved grassland with established hedges and mature trees. North of this area are long garden plots associated with housing south of Farndon Road as well as more recent small housing developments e.g. Garood Close. The River Devon flows through the centre with a flood bund on the western bank. There are small areas of woodland copse on the southern bank with mature pollarded willows and riparian trees along the river bank.

Physical separation

The river valley separates the residential area along Farndon Road from the main built area of Newark. This area provides a break of around 0.25km between the settlement edges at the narrowest point and provides a strong contribution to the setting of the River Devon.

Overall contribution to physical separation/setting of River Devon

High/medium /low

Perceptual separation

There are relatively few visual receptors within this area due to limited public access. However, there are several residential areas that have some views into this area and there are views in from the higher ground within Scone and Devon Park. The flood plain provides an intact tract of riparian pasture either side of the river connecting Newark with the wider landscape. This area is quiet and secluded and away from major roads except at its southern end adjacent to the A46 roundabout.

Overall contribution to the sense of separation/setting of River Devon

High/medium /low

Landscape Value	
Landscape character	This area lies within the Trent Washlands character area, TW34 Sconce and Devon Park River Meadowlands (Landscape sensitivity is defined as moderate and landscape condition good). The overall landscape action is to conserve with actions for improving hedgerows, historic field patterns improving ecological diversity.
Landscape Quality (condition)	This area comprises Intact riverside pasture with pockets of woodland and riparian vegetation along the river.
Conservation Interests	Land to the south of the river is a Local Wildlife Site, Devon Grasslands Newark LWS 2/607
Recreational value and associations	Users of Sconce and Devon Park to the north east. Footpaths across the site. The landscape associated with the Civil War and provides the wider setting for these earthworks.
Visibility	Visibility is both across and along the river corridor which is filtered by mature riparian vegetation either side of the river bank and to a lesser extent the flood bund. Mature planting in rear gardens screens views from housing in to the area. Woodland planting on the steeper ground to the south east largely screens views from the sports fields
Key visual receptors	Users of Sconce and Devon Park south of the site from south of the River Devon have limited views into the area but generally this landscape is relatively secluded and not overlooked. Recreational users such as sports field users to the south of the site and /fisherman along the river have some views into the site.
Physical characteristics Land use/cover	Mature willow trees river with flood grazing pasture along course of river. Woodland on steeper slopes with informal paths through this.
Environmental constraints and opportunities	Flood zone 3. River Trent flood plain – constraint to development Provision of improving riverside habitat. Location against river allows for potential connection into town. River corridor provides potential linking area between Civil War sites particularly with planned medium term urban growth to the south.
Overall landscape value	High/medium /low
Contribution to open break	High

Unit 4: A46/B6166 Junction



4-1



4-2

Landscape description

This area is dominated by the A46 roundabout and the central pylon which lies on slightly elevated ground. Pylon lines are also evident on the skyline. Roadside furniture, including lighting columns, signage and crash barriers are apparent. To the southeast is an access slip road to a haulage depot. A pedestrian and cycle underpass lie underneath the northern section of the A46 edged with amenity planting.

Physical separation

Together with a section of unit 7 this unit provides separation between the south western edge of Newark and Farndon of around 0.3km.

Overall contribution to physical separation/setting of River Devon High/medium /low

Perceptual separation

The road infrastructure dominates this unit and provides a sense of severance for pedestrian/non-vehicle users. The urbanising street furniture and utilities however do detract from a more positive definitive break particularly for residents, visitors and travellers through this area.

Overall contribution to the sense of separation/setting of River Devon High/medium /low

Environmental constraints to development

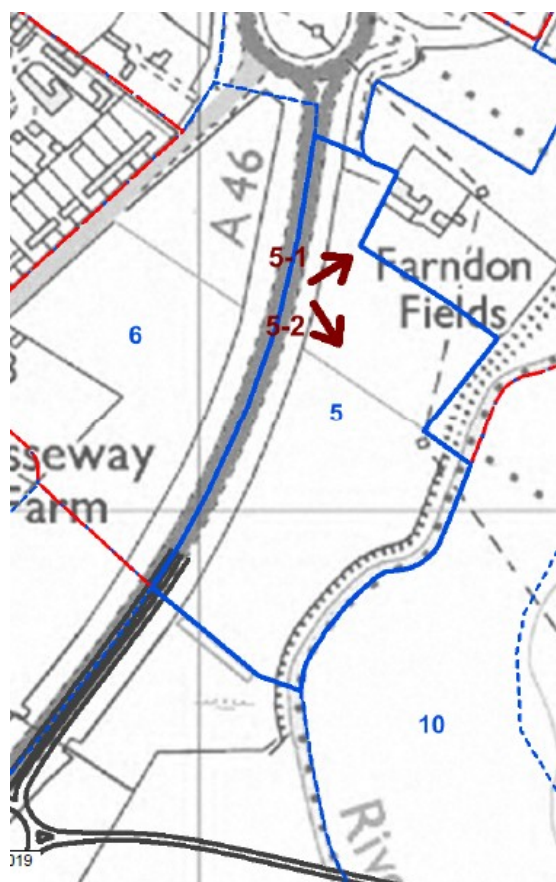
Flood zone 2 on higher ground on roundabout within a wider area of Flood zone 3. HV electrical infrastructure.

Landscape character

This area lies within the Trent Washlands character area, **TW12 Farndon Village Farmlands**. (Landscape sensitivity is

	defined as <i>low</i> and landscape condition <i>poor</i>). The overall landscape action is to create landscapes of stronger character by replacing historic field boundaries, connecting habitats along existing water courses and providing new tree and woodland planting around settlement edges.
Landscape quality (condition)	Despite this being a key approach to Newark from the south transport and utilities infrastructure dominate this area. The pylon on the roundabout, signage and lighting columns reinforce a landscape that lacks a sense of place. Sterilised land under pylon on roundabout
Conservation interests	No designations
Recreational value and associations	An existing cycle path and pedestrian footway connects route Farndon to an existing cycle way into Newark.
Visibility	The roundabout sits within in a prominent position taking the A46 bypass across the River Trent and low-lying flood plain to the north. The junction is high profile and acts as a gateway into the town from the south. The roundabout is highly visible at the edge of Newark with views from the surrounding area from approaching roads particularly, Fosse Road and the A46 approach from the south.
Key visual receptors	Within this area visual receptors are predominantly vehicles users but also cyclists using cycle route from Farndon and users of adjacent footways/cycleways such as the underpass below the A46 connecting Farndon to Newark. There are views into this area from surrounding residential and business properties in the south west and north east .
Environmental constraints and opportunities	The area sits within flood zone 3 on the River Trent flood plain. The electricity pylon on the roundabout limits the scope for planting and this is further compromised by overhead electricity lines. In the longer term there is planned diversion for powerlines supplying housing to the south of Newark. This is a high-profile entry point into Newark. There is much scope for environmental improvements to improve the approach roads into Newark and provide a stronger sense of place to this historic town.
Overall landscape value	High/medium / low
Contribution to open break	Medium

Unit 5: Land east of A46/west of River Devon



5-1



5-2

Landscape description

This area is made up of large low-lying arable fields to the southeast of the A46 and west of the River Devon. The A46 lies to the west of this area with recent highways tree and shrub planting establishing along the road embankment. Pylons and power lines are apparent on the skyline.

Physical separation

Along with unit 6, to the north west of the A46, this land will provide a break which is approximately 0.6km between the proposed new built edge of Middlebeck housing and the existing edge of Farndon. This area is fringed by the River Devon which lies along the eastern edge of the area with the A46 to the west.

Overall contribution to physical separation/setting of River Devon High/medium /low

Perceptual separation

The development of residential housing at Middlebeck will extend the built edge of Newark out to the south. This unit of land will contribute both to the break between Newark and Farndon and provide the setting to the River Devon which is not currently easily discernible in the surrounding landscape. Vehicle users are the main visual receptors into the area. Future leisure/recreational receptors along the River Devon (Unit 10) and residential receptors to the edge of Middlebeck will also benefit from this area retained as a green open break.

Overall contribution to the sense of separation/setting of River Devon High/medium /low

Landscape Value

Landscape character	This area lies within the Trent Washlands character area, TW12 Farndon Village Farmlands . (Landscape sensitivity is defined as <i>low</i> and landscape condition <i>poor</i>). The overall landscape action for this policy zone is to create which can be carried out by replacing historic field boundaries, connecting habitats along existing water courses and providing new tree and woodland planting around settlement edges.
Landscape Quality (condition)	This area is made up of large scale intensively farmed arable fields with trimmed hedges and little tree cover except around farm buildings. There is some more recent tree and native shrub planting along the highway's embankment to the west of the area.
Conservation Interests	A Local Wildlife Site (<i>River Devon – north of Cotham LWS</i>) follows the narrow course of the River Devon to the east.
Visibility	This extensive area of arable farm land is visible from A46 travelling south. The River Devon is not discernible in the wider landscape when viewed from the A46. The concrete barrier along the central reservation stops most views to the west across to the edge of Farndon. There are some long-distance views to Hawton Church from the edge of Farndon.
Key visual receptors	Users of A46 and neighbouring Farndon Fields farm house
Environmental constraints and opportunities	This area lies within the Flood zone 3. River Trent flood plain and this and the HV electrical infrastructure is a constraint to development. Opportunities include allowing a land buffer either side of the river which would contribute to habitat connectivity. In the longer term this river corridor could potentially provide an off-road green access route into Newark for pedestrians and cyclists.
Overall landscape value	High/medium / low
Contribution to open break	High

Unit 6: Land west of A46 and southeast of Farndon



6-1



6-2

Landscape description

This area is made up of medium sized low-lying arable fields to the south east of Fosse Road. Residential housing on the southern edge of Farndon overlooks these fields with long views out to traffic along the A46. Beyond this are pylon lines above a distant wooded horizon. A drainage ditch separates the two arable fields with a detached house and garden located in the southwest corner of the area. Newly established tree planting runs along the back of the verge on the southern boundary of Fosse Road. Planting along the edge of the A46 has yet to mature but in the longer term will help to filter views east of the A46 and southern urban extension adjacent to Newark.

Physical separation

Along with the farmland, to the east of the A46 (unit 5) this area will provide a break which is approximately 0.6km between the proposed new built edge of Middlebeck housing and the existing edge of Farndon.

Overall contribution to physical separation/setting of River Devon

High/medium /low

Perceptual separation

For road users along the A46 this area provides a clear break between Farndon and Newark. This will be even more apparent when the residential development east of the River Devon and new roundabout junction with the A46 is constructed.

Overall contribution to the sense of separation/setting of River Devon

High/medium /low

Landscape Value

Landscape character

This area lies within the Trent Washlands character area, **TW12 Farndon Village Farmlands**. (Landscape sensitivity is defined as *low* and landscape condition *poor*). The overall

	landscape action is to create which can be carried out by replacing historic field boundaries, connecting habitats along existing water courses and providing new tree and woodland planting around settlement edges.
Landscape Quality (condition)	This area is generally representative of the wider policy zone, detracting elements include advertising trailers within arable fields and conifer planting to screen the more recent residential development to the south of Fosse Road.
Conservation Interests	No designations.
Recreational value and associations	There is a cycle link to Farndon along the Fosse Road.
Visibility	Flat open fields allow views to the south east and east. Pylon lines dominant skyline. Planting along the A46 is still maturing and so vehicles travelling north are visible from residential properties along with high sided vehicles travelling south visible above concrete barrier. There are some wide angled views of traffic.
Key visual receptors	Long views south east from houses north of Fosse Road across open fields to slightly elevated A46.
Environmental constraints and opportunities	Flood zone 3. River Trent flood plain is a constraint to development. Opportunities include the provision of some structure planting to screen housing on the edge of Farndon from views of traffic along the A46 and provide a physical element to contain views and residential identity to Farndon
Overall landscape value	High/ medium /low
Contribution to open break	High

Unit 7: Land north of Farndon /west of roundabout



7-1



7-2

Landscape description

This area is a large low-lying field of semi improved grassland adjacent to the eastern edge of Farndon. To the south is an isolated property surrounded by mature tree cover adjacent to Crees Lane. The proximity to the river and overhead power lines have contributed to the retention of this area as a field.

Physical separation

Along with land unit 8 this area provides a break of around 0.4km between Farndon and the predominantly residential area of Newark that lies west of the River Devon.

Overall contribution to physical separation/setting of River Devon High/medium /low

Perceptual separation

This tract of land area provides a definite break between Farndon and Newark. Mature tree cover around the Nursery to the north east of Farndon helps to provide a physical break between Farndon and the roundabout.

Overall contribution to the sense of separation/setting of River Devon High/medium /low

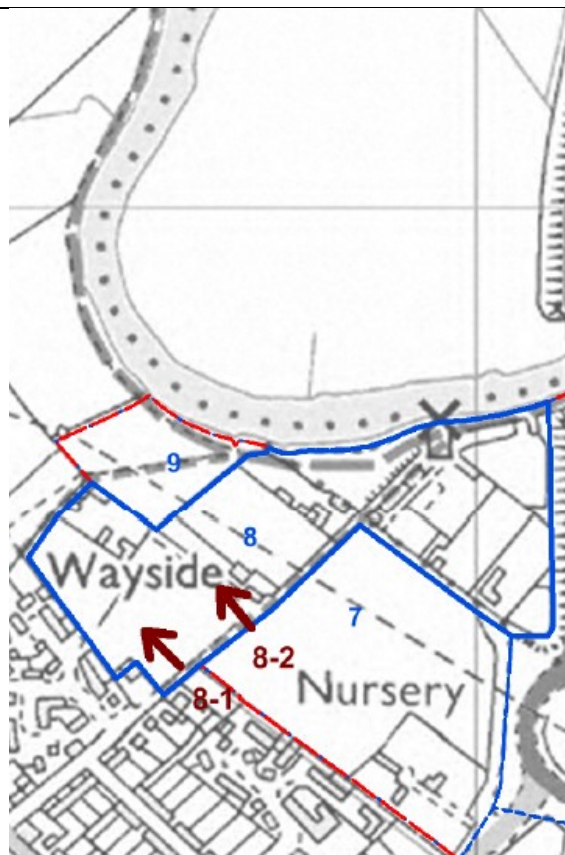
Landscape Value

Landscape character

This area lies within the Trent Washlands character area, **TW12 Farndon Village Farmlands**. (Landscape sensitivity is defined as *low* and landscape condition *poor*). The overall action is to **create** with relevant actions to strengthen character being replacing historic field boundaries, connecting habitats

	along existing water courses and providing new tree and woodland planting around settlement edges.
Conservation Interests	There are no designations within this area.
Recreational value and associations	Footpath Farndon FP5 143/5 lies to the north.
Visibility	There are long views north out across field from roundabout with pylons and towers of Staythorpe. Power station visible on the horizon. There are some views out to vegetated embankment along the A46 from upper windows to the rear elevation of properties on Brockton Avenue.
Key visual receptors	Residential properties to the east of Brockton Avenue have upper story views. Pedestrians using footpath to the north get some filtered views into the area.
Environmental constraints and opportunities	Flood zone 3. River Trent flood plain Pylon lines This area provides opportunities for improving the approach into Newark for visitors to Newark, recreational users and residents.
Overall landscape value	High/ medium /low
Contribution to open break	High

Unit 8: Land south of River Trent and west of A46



8-1



8-2

Landscape description

This area of river floodplain is made up of a series of low-lying fields of semi improved grassland south of the Trent. The fields are closely grazed pasture which are often subdivided by temporary fencing for the rotational grazing of horses. Pylon lines run north west south easterly direction overhead. Stables and shelters are located within fields.

Physical separation

Along with unit 7 this area provides a break of approximately 0.4 km between the settlement edges of Farndon and the built development east of the roundabout.

Overall contribution to physical separation/setting of River Devon High/medium/low

Perceptual separation

The area of small horse grazed fields and pockets of mature tree planting on edge of Farndon at the southern end of Crees Lane, provides a break in development between the riverside residential area along the western edge of Newark and Farndon.

Overall contribution to the sense of separation/setting of River Devon High/medium/low

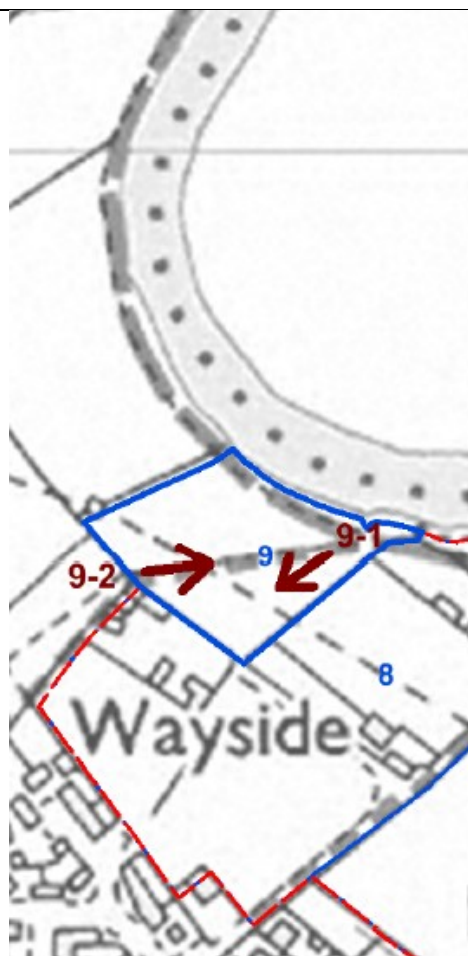
Landscape value

Landscape character

This area lies within the Trent Washlands character area, **TW12 Farndon Village Farmlands**. (Landscape sensitivity is defined as *low* and landscape condition *poor*). The overall action is to **create** and actions to strengthen landscape character include

	replacing historic field boundaries, connecting habitats along existing water courses and providing new tree and woodland planting around settlement edges.
Landscape Quality (condition)	Semi-improved grassland closely grazed by horses. Mature tree planting associated with older detached properties north of Crees Lane. There are some urban edge issues.
Conservation Interests	There is a listed building, a former windmill on southern bank of River Trent. The northern tip of this unit lies adjacent to the River Trent which is part of a Local Wildlife Site
Recreational value and associations	Bridleway on southern bank ROW Bridleway Newark BW2 and footpath along Marsh Lane.
Visibility	Visibility is contained by hedgerows, tree cover along the river and rising landform to the A46 as it rises on embankment to cross the River Trent.
Key visual receptors	Users of rights of way footpath Farndon FP5 and Farndon FP4 as well the river path Newark BW2. A few residential properties along Marsh Lane, Primrose Avenue, and north east of Crees Lane.
Environmental constraints and opportunities	Flood zone 3. River Trent flood plain. A flood defence runs to the west of the A46 flyover along the southern bank.
Overall landscape value	High/ medium /low
Contribution to open break	High

Unit 9: Land north of Farndon and adjacent to River Trent



9-1



9-2

Landscape description

This area is flood meadowland adjacent to the southern bank of the River Trent. Fields of semi improved grassland are divided by outgrown hedgerows and some riparian tree cover along the river bank (mature willow/alder/ash trees). A bridleway (Newark BW2 ref:239/2/2) follows the river and footpath (Farndon FP4 143/4/1) connects to Long Lane in Farndon.

Physical separation

This field forms part of the wider context to unit 8 but is separated as it lies in a different landscape character policy zone that extends out into the river meander to the north of Farndon. With unit 8 this area provides a break of approximately 0.6km break between Farndon's eastern edge and Newark.

Overall contribution to physical separation/setting of River Devon High/medium/low

Perceptual separation

This area is primarily associated with the river bank. It provides the wider context to Farndon and is pastoral in character rather than the residential terraced cottages and wharf buildings associated with the riverside buildings in Newark that are north west of Farndon Road.

Overall contribution to the sense of separation/setting of River Devon High/medium/low

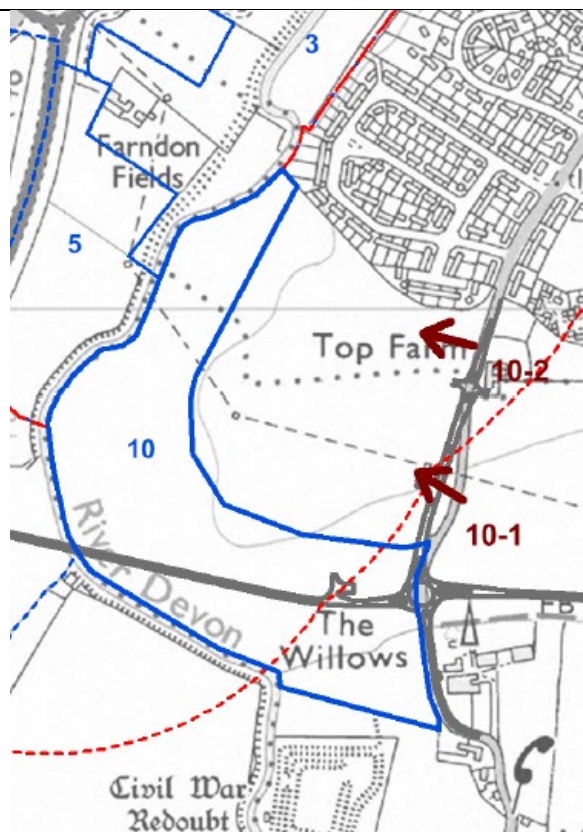
Landscape Value

Landscape character

This area is within the Trent Washlands character area, **TW53 Averham Weir River Meadowlands**. (Landscape sensitivity is defined as *low* and landscape condition *moderate*).

Landscape Quality (condition)	The fields are intact riverside are grazed pasture with large outgrown hedges.
Conservation Interests	The River Trent forms the northern boundary which is designated as a Local Wildlife Site (<i>Staythorpe LWS</i>). This area extends to the north of the site along a stretch of the river corridor. These low-lying fields form part of wider area of intact floodplain pasture connecting with other Local Wildlife Sites in the surrounding area.
Recreational value and associations	Sections of the southern river bank are set aside for private fishing. The river provides opportunities for leisure boats. There are several rights of way including the bridleway on southern bank BW2 and a footpath connecting Farndon to the river bank.
Visibility	Views are medium range to tree lines and hedges. There are some views to the built edge to the north eastern edge of Farndon.
Key visual receptors	Users of rights of way footpath and residential receptors, recreational receptors (boats on river and fisherman).
Environmental constraints to development	Flood zone 3. River Trent flood plain
Overall landscape value	High/medium /low
Contribution to open break	Medium

Unit 10: Land south of Newark



10-1



10-2

Landscape description

Large arable field with narrow field margin along the bank of the River Devon. Flood bunds run along both banks. Flat low-lying field within the wider river flood plain. Pylon line runs across the site in an east west direction. The suburban edge of Newark fringes the northern boundary with long views out west from Hawton Lane to the edge of Farndon.

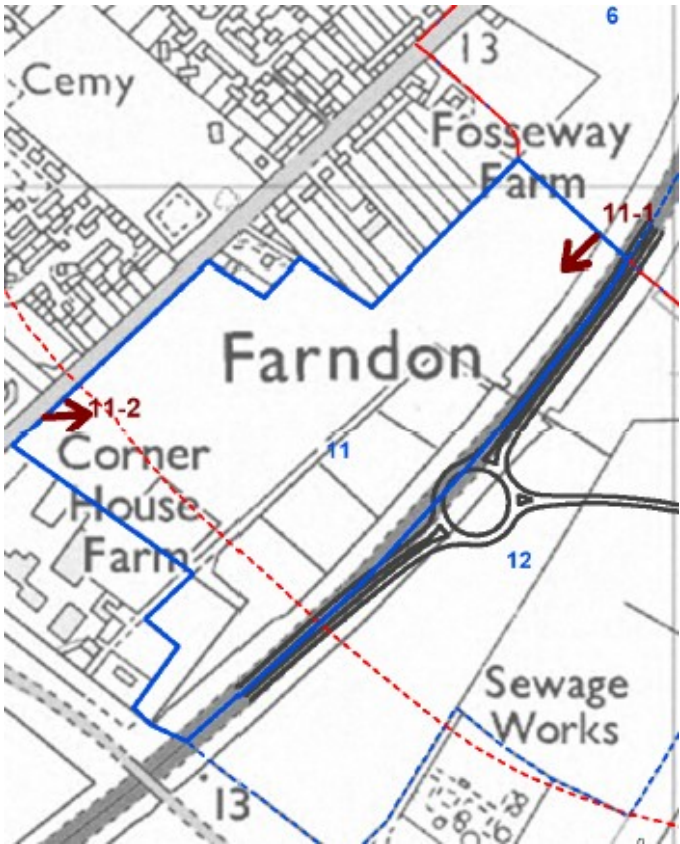


Physical separation

Along with the farmland, either side of the A46 (unit 5 and 6) this area will provide a break which is around 0.65km between the proposed new built edge of Middlebeck housing and the existing edge of Farndon and around 0.45km to the River Devon.

Overall contribution to physical separation/setting of River Devon High/medium /low

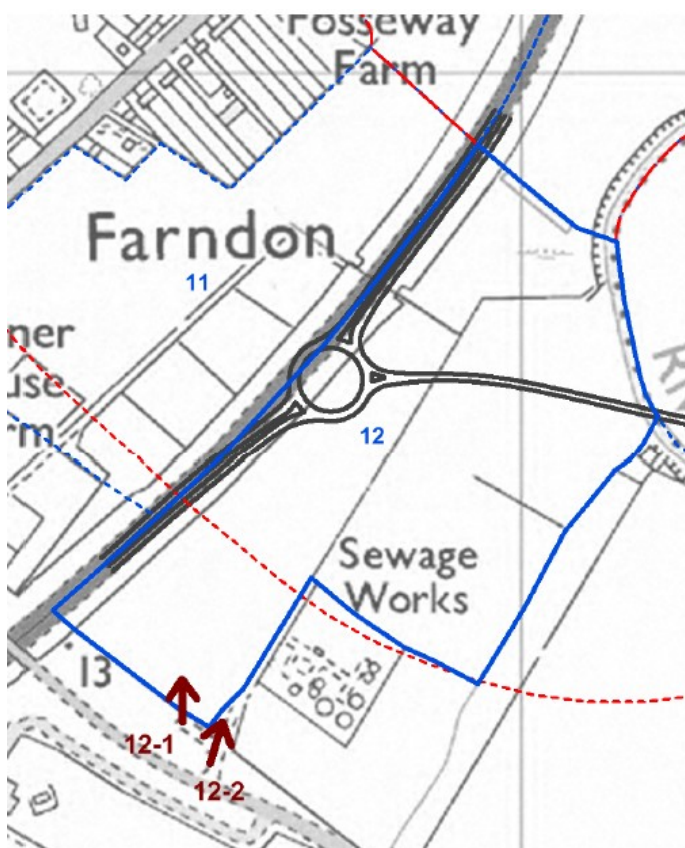
Perceptual separation

Planned development as part of the southern urban extension will extend out into this area drawing Newark out to next run parallel to Farndon. The retention of an open space and a buffer either side of the River Devon is important to help retain the separate identities of the two areas.	
Overall contribution to the sense of separation/setting of River Devon High/medium/low	
Landscape value	
Landscape character	This area is within the South Nottinghamshire Farmlands character area, SN07 Elston Village Farmlands . (Landscape sensitivity is defined as moderate and landscape condition moderate). The overall action is to conserve and create and this is to be carried out by replacing historic field boundaries, connecting habitats along existing water courses and providing new tree and woodland planting to provide visual unity.
Landscape Quality (condition)	Intensive agricultural land dominates with cereal and root crops the major land use. Roadside hedges are intact with little tree cover or field margin adjacent to the River Devon.
Conservation Interests	The <i>River Devon, north of Cotham Local Wildlife Site</i> flows to the western edge of this area. Middlebeck stream flows through the southern corner of the site. Area provides the setting to a Civil War Redoubt east of Hawton.
Recreational value and associations	Landscape provides the setting to a Scheduled Ancient Monument Hawton moated site, fishpond and Civil War redoubt and ridge and furrow. The area is relatively inaccessible but there are some views in from surrounding lanes.
Visibility	The roadside hedge along Hawton Lane closes down most views across this area. The suburban edge of Newark is clearly visible in field entrances to the northern end of Hawton Lane.
Key visual receptors	Residential properties on the south of Newark
Environmental constraints to development	Flood zone 3. River Trent flood plain and pylon lines
Environmental opportunities	Opportunity to link area of green infrastructure around the new Southern Relief road development along the River Devon on the western bank. Buffer required to allow for wider restoration of river habitat. with connection of public access along into Newark. Location of this land offers a high potential for improvements to access/amenity and biodiversity linking of Civil War sites.
Overall landscape value	High/medium /low
Contribution to open break	High

Unit 11: Land south of Farndon	
	
	11-1
	
	11-2
Landscape description Most of this unit is made up of a large arable field between the A46 to the south east and Farndon to the north. Built development surrounds this area with residential properties along the northern edge of the area and several businesses with associated warehouses, offices and car parks to the south west making up Hardy's Business Park. A field track and earthworks extend into the field at the back of the business park.	
Physical separation Along with the farmland, to the west of the A46 (unit 12) the River Devon and unit 12 this area will provide a break which is around 0.65km between the proposed new built edge of Middlebeck housing and the existing edge of Farndon.	
Overall contribution to physical separation/setting of River Devon High/medium/low	
Perceptual separation As the Middlebeck development and the new road infrastructure linking the area to the A46 are built this area will provide a buffer to the edge of Farndon. However, this slightly compromised by the piecemeal development around Hardy's Farm and existing residential housing south east of Fosse Road.	
Overall contribution to the sense of separation/setting of River Devon High/medium/low	
Landscape value	

Landscape character	Trent Washlands character area, TW12 Farndon Village Farmlands . (Landscape sensitivity is defined as low and landscape condition poor). The overall action is to create and this is to be carried out by replacing historic field boundaries, connecting habitats along existing water courses and providing new tree and woodland planting around settlement edges.
Landscape Quality (condition)	This is an open landscape with no intact field pattern evident. Land is heavily grazed, and the lack of tree cover allows views across to the east of road infrastructure. Expansion of local businesses along Hawton Lane.
Conservation Interests	Hawton Church tower is a local landmark on the skyline above the earthworks associated with the A46
Recreational value and associations	Retail (Farm shop and fishing supplier)
Visibility	Medium range views east across to the A46 from Fosse Road with longer views of wooded skyline around Hawton village. The church tower is visible on the horizon.
Key visual receptors	Residential properties along Fosse Road
Environmental constraints and opportunities	Flood zone 3. River Trent flood plain Reinstatement of hedgerows long Fosse Road and planting to integrate the ware house/business estate along Hawton Road
Overall landscape value	High/ medium /low
Contribution to open break	Low

Unit 12: Land east of A46 and south of River Devon



12-1



12-2

Landscape description

This area is made up of large low-lying arable fields to east of the A46 and west of the River Devon. The River Devon is not apparent other than for a strip of rough grassland with occasional riparian trees. There are long views out to the edge of Farndon and the southern edge of Newark from the A46 over bridge (Hawton Lane) just south of this area. The proposed southern relief road will truncate this field and its embankments will be prominent in low lying landscape. The new road will also cross the River Devon which is a Local Wildlife Site.

Physical separation

Along with the farmland, to the east of the A46 (unit 11) this area will provide a break which is 0.65km between the proposed new built edge of Middlebeck housing and the existing edge of Farndon. Farndon lies around 0.45km from River Devon.

Overall contribution to physical separation/setting of River Devon High/medium/low

Perceptual separation

This area is currently visible from vehicles travelling south as part of wider agricultural landscape. As the Middlebeck housing area extends south this area will provide greater perception of separation between Farndon and Newark. There is scope for landscape restoration particularly along the River Devon corridor to offset the urban growth and to link historic landscapes.

Overall contribution to the sense of separation/setting of River Devon High/medium/low

Landscape value

Landscape character

This area is within the Trent Washlands character area, **TW12 Farndon Village Farmlands**. (Landscape sensitivity is defined as low and landscape condition

	poor). The overall action is to create and this is to be carried out by replacing historic field boundaries, connecting habitats along existing water courses and providing new tree and woodland planting around settlement edges.
Conservation Interests	<i>River Devon north of Cotham Local Wildlife Site</i> flows to the eastern edge of this area.
Recreational value and associations	There are no footpaths, but the area provides the wider setting to a scheduled ancient monument (Civil War Redoubt).
Visibility	There are long views east and north east to edge of Balderton particularly from the over bridge across the A46. The River Devon is not easily discernible within the surrounding landscape.
Key visual receptors	Users of A46 travelling south
Environmental Constraints and opportunities	<p>Flood zone 3. River Trent flood plain – constraint to development.</p> <p>There is an opportunity to link together areas of green infrastructure around the Southern Relief road development and enhancing the River Devon on both the eastern and the western banks. A landscape buffer would allow for wider restoration of the river habitat. Location of this land offers a high potential for improvements to access/amenity and biodiversity.</p>
Overall landscape value	High/medium / low
Contribution to open break	Medium

Newark- Winthorpe Open Break

Unit 1: North eastern end of the Open Break, adjacent A1133

Map

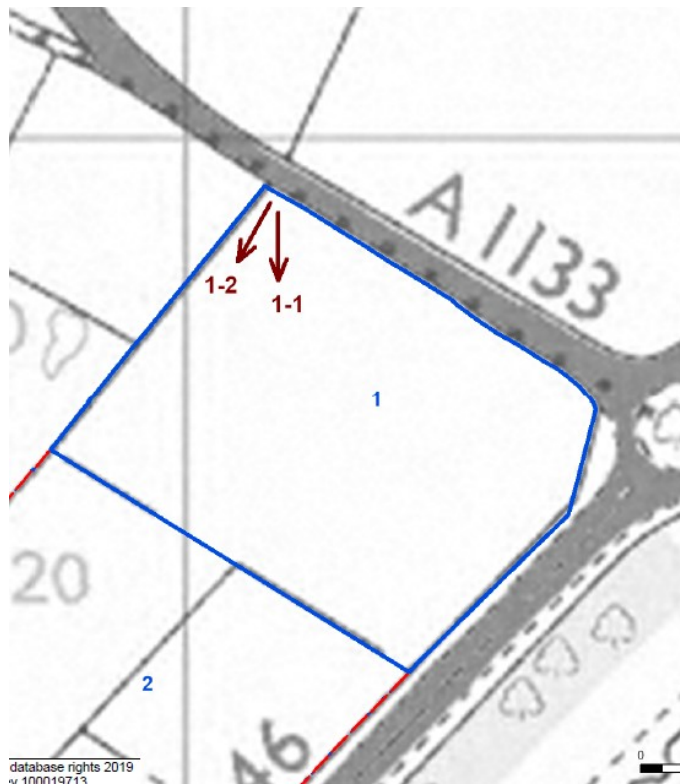


Photo 1-1



Photo 1-2

Landscape description

This area is made up of one field used for intensive arable production, at a height of approximately 20 metres AOD. The north eastern boundary is formed by the A1133, and the south eastern boundary is the A46. To the north west and south west are smaller fields currently also used for cereal crops.

The hedgerows along the highway boundary are gappy and generally in poor condition, they are composed of hawthorn with hazel, willow species and dog rose. There is some characteristic heathland vegetation to the verges. The hedges to the field boundaries are in better condition than the hedgerows to the highway boundary and are predominantly hawthorn.

There are isolated trees within the south west boundary, including oak.

Physical separation

This area provides an open break between Winthorpe and the northern edge of Newark – which consists at this point of the area surrounding the Newark and Nottinghamshire Agricultural Society's showground, and other open leisure facilities such as Newark Golf Centre.

Along with unit 2 and 6, this area provides a break (256 m) between the open recreational uses described above and the village of Winthorpe.

Overall contribution to physical separation**High/medium /low****Perceptual separation**

This area provides perceptual separation for the following receptors: -

Vehicular – the area forms an open space between the A46 and the village of Winthorpe for vehicular users on the A46 and A1133.

Residential – These are limited to isolated properties which have views of this area. These include partially screened views from the north east of Pine Cottage off Hargon Lane. Views from the residential estate to the south east and north east of Branstone Close are screened by vegetation.

Educational – there are open views of the area to the south east from Winthorpe Primary School.

There is some negative impact on this area as a result of traffic noise from both the A1 and the A46, and visual disturbance caused by moving vehicles.

Overall contribution to the sense of separation**High/medium /low****Landscape Value**

Landscape character	East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village Farmlands Landscape sensitivity is defined as moderate and landscape condition moderate . The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing the amount of tree cover.
Landscape Quality (condition)	This unit has some characteristic features of the East Nottinghamshire Sandlands landscape, such as intensive arable fields.
Conservation Interests	None
Recreational value and associations	The area is not publicly accessible.
Visibility	There are long views to the mature woodland surrounding the agricultural showground beyond the A46 from this area, Pine Cottage on Hargon Lane is visible to the south west, and the school grounds to the north west.
Key visual receptors	Residential receptors at the south east extension of the village and residents of Pine Cottage have partially screened views, vehicular travellers on the A46 and A1133, and educational receptors within Winthorpe School.

Physical characteristics/land cover	Agricultural crop, hedgerows
Perceptual aspects	The A1 and A46 is apparent in the landscape due to noise and moving vehicles.
Environmental constraints and opportunities	None
Overall landscape value	High/ Medium /Low
Contribution to the Open Break	High /Medium /Low

Unit 2: North eastern end of the Open Break, south east of Branstone Close.

Map

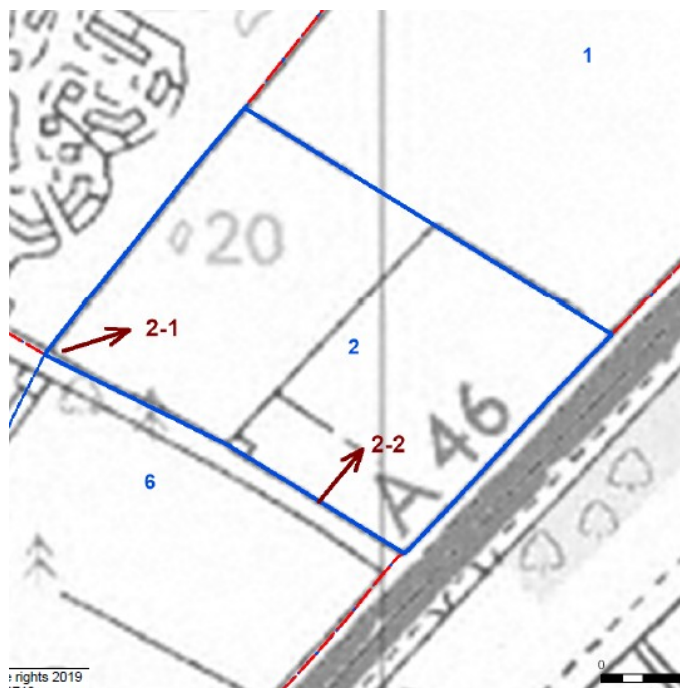


Photo 2-1



Photo 2-2

Landscape description

This area is made up of two fields used for intensive arable production at a height of approximately 20m AOD, and 1 small pasture field adjacent to Pine Cottage on Hargon Lane.

The north eastern boundary of this area is Unit 1, and the south eastern boundary is the A46. To the north west is a small residential estate arranged around Pocklington Crescent and Branstone Close on the south eastern edge of the village of Winthorpe, and to the south west is Hargon Lane.

The hedgerows along the A46 highway boundary are gappy and generally in poor condition, they are composed of hawthorn. The hedgerow to north east boundary and between the 2 larger fields is a well-maintained hawthorn hedge with isolated mature trees – oak and ash.

The hedge to the south west field boundary along Hargon Lane is well maintained and contains a large number of species indicating that this is possibly an ancient hedge line, it is mainly hawthorn, but also includes elm, field maple, oak, privet, sycamore and willow species. Pine Cottage is surrounded by well-maintained mature vegetation and immediately to the south east is a small pasture field completely enclosed by a scrubby hedgerow.

The south eastern end of the estate is separated from the area by a narrow strip of green space with mature trees, and a narrow strip of woodland with mature trees including Robinia and Birch.

Physical separation	
<p>This area provides an open break between Winthorpe and the northern edge of Newark – which consists at this point of the area surrounding the Newark and Nottinghamshire Agricultural Society’s showground, and other open leisure facilities such as Newark Golf Centre.</p> <p>Along with unit 1 and 6 this area provides a break (224m) between the open recreational uses described above and the village of Winthorpe.</p>	
Overall contribution to physical separation High/Medium/Low	
Perceptual separation	
<p>This area provides perceptual separation for the following receptors: -</p> <p>Vehicular – the area forms an open space between the A46 and the village of Winthorpe for vehicular users on the A46.</p> <p>Residential –There are partially screened views from the north east of Pine Cottage off Hargon Lane. Views from the residential estate to the south east and north east of Branstone Close are screened by the vegetation described above.</p> <p>There is some negative impact on this area as a result of traffic noise from both the A1 and the A46, and visual disturbance caused by moving vehicles. As Hargon Lane terminates at the A46 there is a degradation of the hedgerow boundaries closer to the main road.</p>	
Overall contribution to perceptual separation High/Medium/Low	
Landscape Character	
Landscape character	<p>East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village Farmlands</p> <p>Landscape sensitivity is defined as moderate and landscape condition moderate. The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover.</p>
Landscape Quality (condition)	This unit has some characteristic features of the East Nottinghamshire Sandlands landscape. such as intensive arable fields and permanent improved pasture in the vicinity of the village.
Conservation Interests	None
Recreational value and associations	The area is not publicly accessible.
Visibility	There are long views to the mature woodland surrounding the agricultural showground beyond the A46 from this area, there are views across the open break to the north east.
Key visual receptors	The residents of Pine Cottage have partially screened views, vehicular travellers on the A46 will see into the open area.
Physical characteristics and land cover	Agricultural crop, hedgerows, 1 property.

Perceptual aspects	A1 and A46 apparent in the landscape due to noise and moving vehicles.
Environmental constraints and opportunities	None
Overall landscape value	High/ Medium /Low
Contribution to the Open Break	High /Medium /Low

Unit 3: North east of Winthorpe House

Map

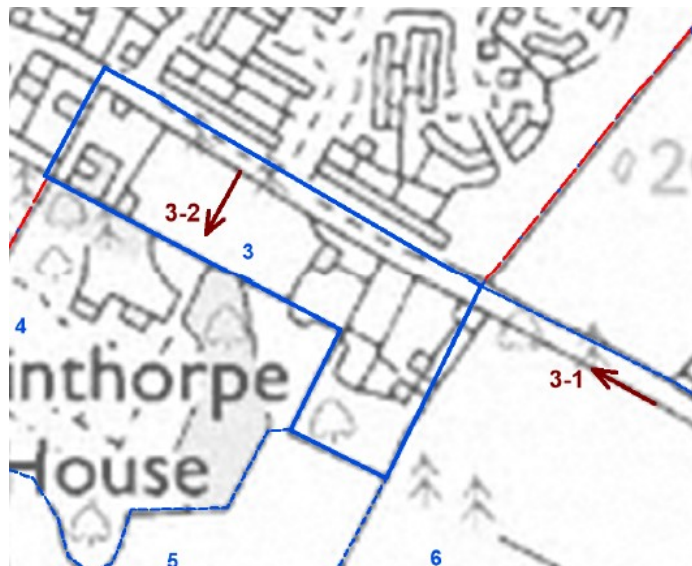


Photo 3-1



Photo 3-2

Landscape description

This area is made up of small enclosed fields of improved pasture at a height of approximately 15m AOD. Some fields have residential plots associated with them, and one property is a barn conversion set within pasture. The north eastern boundary is Hargon Lane, and south western boundary is the boundary with Winthorpe House and its associated surrounding parkland with mature trees. To the south east is the agricultural land within Unit 6.

A narrow band of woodland extends along the south western side of Hargon Lane containing the following tree species elm, field maple, oak, scots pine, and sycamore; there is an understorey of shrubby hawthorn, holly and dog rose. It is reduced to individual trees, or well-maintained hedgerows, in front of the residential properties on Hargon Lane.

Physical separation

This area provides a narrow physical break between Winthorpe House and the residential estate to the north east surrounding Pocklington Crescent and Branstone Close.

Along with unit 6 this area provides a break (457 m together with unit 6) between the open recreational uses described above and the village of Winthorpe.

Overall contribution to physical separation	High/Medium/Low
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Perceptual separation

This area provides some perceptual separation for the following receptors: -

Pedestrian and cyclists -. Users of Hargon Lane

Vehicular – Users of Hargon Lane

Residential – Individual residential properties on Hargon Lane, residents on south western edge of the small residential estate.

However, the presence of mature vegetation reduces the openness of this area, which is also being gradually eroded by residential development within the individual pasture plots. However, these properties are set within pasture which maintains the identity of the area.

There is some negative impact from road noise and visual disturbance from the A46 which increases to the south east end of Hargon Lane.

Overall contribution to perceptual separation	High/Medium/Low
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Landscape Character

Landscape character	East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village farmlands Landscape sensitivity is defined as moderate and landscape condition moderate . The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover.
Landscape Quality (condition)	This unit has some characteristic features of the East Nottinghamshire Sandlands landscape, such as permanent improved pasture in the vicinity of the village.
Conservation Interests	This unit is within the Conservation Area and contains a former threshing barn (converted into a dwelling) that is a building of Local Interest that is not a listed building.
Recreational value and associations	The area is not publicly accessible, except Hargon Lane.
Visibility	This area is visually contained by mature vegetation to the frontage but can be partially glimpsed from Hargon Lane, as well as mature vegetation to the rear within the grounds of Winthorpe House.
Key visual receptors	Vehicular and pedestrian users of Hargon Lane.
Physical characteristics Land use/cover	Mature vegetation. and improved pasture, built development, Hargon Lane.

Perceptual aspects	This is a small scale, wooded and enclosed landscape with a strong sense of time depth, there is some road noise from the A46.
Environmental constraints and opportunities	Mature vegetation.
Overall landscape value	High/ Medium /Low
Contribution to the Open Break	High/Medium / Low

Unit 4: Winthorpe House and grounds

Map

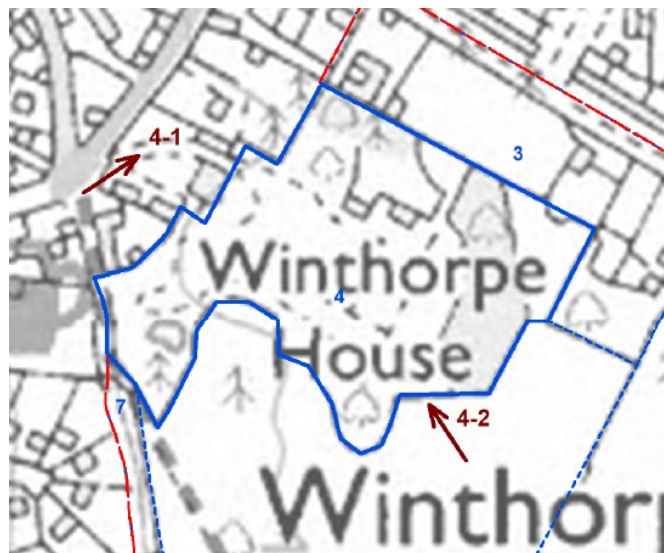


Photo 4-1



Photo 4-2

Landscape description

This area is made up of Winthorpe House, its gardens and surrounding mature trees, at a height of approximately 15m AOD.

Winthorpe House is described in the Winthorpe Conservation Area Appraisal Draft – January 2007 as being of Georgian appearance but is not present on the Sanderson Plan of 1835. It is surrounded by formal gardens with extensive mature parkland. The wider area of publicly accessible parkland is separated from this private area by a post and rail fence.

The house is a Grade II listed building, as well as its stable block, and is within the Winthorpe Conservation Area.

Physical Separation

This area physically separates Gainsborough Road from the publicly accessible parkland, and the agricultural land to the south east of the village.

Along with unit 5 and 6 this area provides a break (457 m together with unit 5 and 6) between the open recreational uses described above and the village of Winthorpe.

The area is not visually open because it is densely vegetated, including a strong band of mature trees to Gainsborough Road. However, it contributes to the physical separation of the Open Break by having little built development except for the house and smaller associated buildings.	
Overall contribution to physical separation	High/ Medium /Low
Perceptual Separation	
Although this unit physically separates Gainsborough Road from the publicly accessible parkland, and the agricultural land to the south east of the village: it is not perceived as an open area due to the mature vegetation surrounding the perimeter of the House and its inaccessibility as a large private house.	
In this area there is distant noise of traffic on the A1 and A46 but no visual disturbance due to the screening effect of mature vegetation.	
Overall contribution to perceptual separation	High/Medium/ Low
Landscape Character	
Landscape character	East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village farmlands Landscape sensitivity is defined as moderate and landscape condition moderate . The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover.
Landscape quality (condition)	This unit has some characteristic features of the East Nottinghamshire Sandlands landscape, such as permanent improved pasture in the vicinity of the village.
Conservation interests	The whole of this unit is part of the Winthorpe Conservation Area.
Recreational value and associations	The area is not publicly accessible but is associated with the historic core of the village.
Visibility	This area is visually contained by mature trees, including ornamental and exotic species.
Key visual receptors	Recreational users of the Parkland to the south east.
Physical characteristics Land use/cover	Mature vegetation, gardens and permanent pasture, built development.
Perceptual aspects	The mature vegetation enhances the frontage of Gainsborough Road and contributes to the mature character of the village. To the south east side, the mature vegetation creates a wooded backdrop to the surrounding area.
Environmental constraints and opportunities	Mature vegetation
Overall landscape value	High /Medium /Low
Contribution to the Open Break	High/Medium / Low

Unit 5: Winthorpe House Parkland

Map

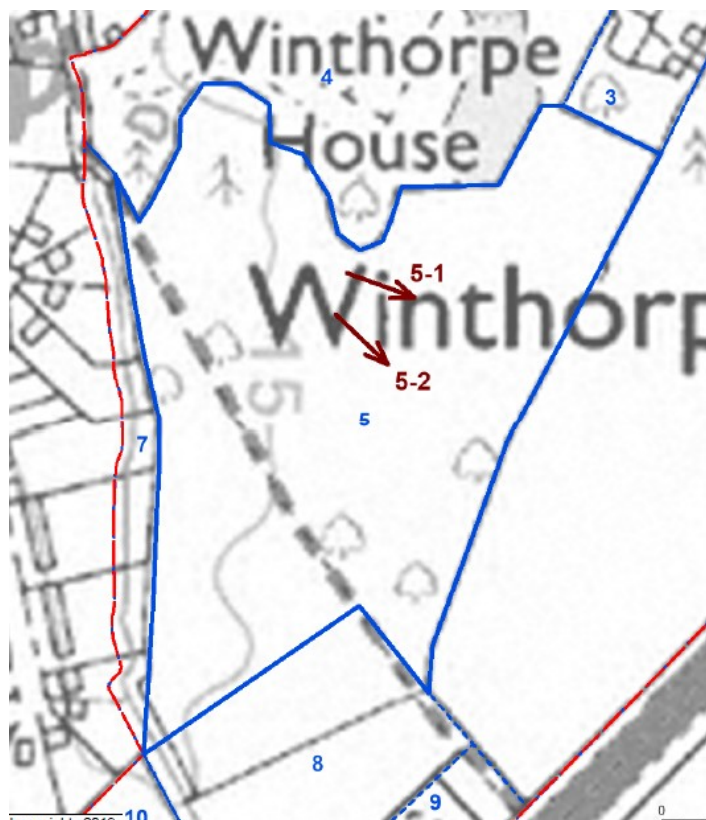


Photo 5-1



Photo 5-2

Landscape description

This is an area of parkland at an approximate height of 15m AOD, associated with Winthorpe House with mature trees set in an improved pasture area. Species include copper beech, horse chestnut, lime, oak, and scots pine.

The area is part of the Winthorpe Conservation Area.

There is some negative impact on the edge of this area as a result of traffic noise from both the A46, and visual disturbance caused by moving vehicles.

Physical Separation	
This area physically separates Gainsborough Road and Winthorpe House and grounds, from the agricultural land to the south east of the village.	
Along with unit 4 and 6 this area provides a break (457 m) between the open recreational uses described above and the village of Winthorpe.	
Overall contribution to physical separation	High/Medium/Low
Perceptual Separation	
This area perceptually separates Gainsborough Road and Winthorpe House and grounds, from the agricultural land to the south east of the village. It is perceived as an open area due to the spacing of the large, individual mature trees.	
Overall contribution to perceptual separation	High/Medium/Low
Landscape character	
Landscape character	East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village farmlands Landscape sensitivity is defined as moderate and landscape condition moderate . The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover.
Landscape Quality (condition)	This unit has some characteristic features of the East Nottinghamshire Sandlands landscape, such as permanent improved pasture in the vicinity of the village.
Conservation Interests	The whole of this unit is part of the Winthorpe Conservation Area.
Recreational value and associations	PROW Footpath Winthorpe 2 passes through this area, and this area has recreational value as a large open area to the south east of the village
Visibility	The area has open views to the south east towards the A46 and the large industrial units on the northern western edge of Newark.
Key visual receptors	Recreational receptors have views of the parkland from the PROW. Vehicular travellers on the A46 will be aware of the mature parkland as a wooded backdrop to the view.
Physical characteristics Land use/cover	Mature vegetation, and permanent improved pasture.
Perceptual aspects	The area has an attractive open character with the mature trees giving a sense of antiquity and time depth.
Environmental constraints and opportunities	Mature vegetation
Overall landscape value	High/Medium /Low
Contribution to the Open Break	High/Medium /Low

Unit 6: South east of Winthorpe House

Map

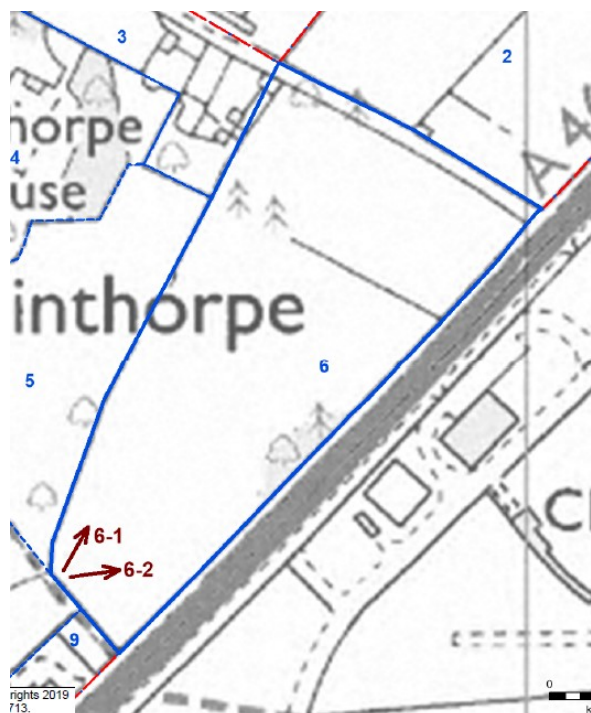


Photo 6-1



Photo 6-2

Landscape description

This area is made up of two fields of intensive agricultural production at a height of approximately 20m AOD. The south eastern boundary is formed by the A46, the north western boundary is formed by the parkland surrounding Winthorpe House, the south western boundary is formed by Winthorpe Footpath 2.

Hedgerows along the highway boundary are gappy hawthorn hedges generally in poor condition, however at the midpoint there is a clump of mature scots pine.

A narrow band of woodland which extends along the south western side of Hargon Lane forms the north east boundary containing the following tree species elm, field maple elm, oak, scots pine, and sycamore; there is an understorey of shrubby hawthorn, holly and dog rose.

The hedgerow to north western boundary with Unit 3 is hawthorn with some mature trees, including scots pine. There is no physical boundary between this area and the parkland to the north west, an avenue of mature lime trees marks the edge of the parkland.

Physical separation

This area provides an open break between Winthorpe and the northern edge of Newark – which consists at this point of the area surrounding the Newark and Nottinghamshire Agricultural Society's showground, and other open leisure facilities such as Newark Golf Centre.

Along with unit 3,4, and 5 this area provides a break (457m together with units 4 and 5) between open recreational uses and the village of Winthorpe.

Overall contribution to physical separation

High/Medium/Low

Perceptual Separation

This area provides perceptual separation for the following receptors: -

Vehicular – the area forms open space between the A46 and the village of Winthorpe in vehicular views from A46.

Recreational – there are open views into this area from the PROW.

There is some negative impact on this area as a result of traffic noise from both the A1 and the A46, and visual disturbance caused by moving vehicles.

Overall contribution to perceptual separation

High/Medium/Low

Landscape Character

Landscape character	East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village farmlands Landscape sensitivity is defined as moderate and landscape condition moderate . The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover.
Landscape Quality (condition)	This unit has some characteristic features of the East Nottinghamshire Sandlands landscape, such as intensive arable fields.
Conservation Interests	None
Recreational value and associations	PROW Footpath Winthorpe 2 passes along the south west boundary of this area.
Visibility	The area has open views to the south east towards the A46 and industrial units on the northern western edge of Newark
Key visual receptors	Recreational receptors have views of the agricultural area from the PROW, vehicular users will be able to see into the area from the A46.
Physical characteristics/ land cover	Cereal crop and hedgerow
Perceptual aspects	The A46 is apparent in the landscape due to traffic noise and moving vehicles.
Environmental constraints and opportunities	None
Overall landscape value	High/ Medium /Low
Contribution to the Open Break	High /Medium /Low

Unit 7: Woodland to north east of The Spinney

Map



Photo 7-1



Photo 7-2

Landscape description

This area is a narrow belt of mature trees at an approximate height of 15m AOD, which separates the residential area of The Spinney from the parkland surrounding Winthorpe House. It borders a small stream which runs south eastwards and under the A46. Tree species within this woodland include mature ash, cherry, elm, horse chestnut, lime, oak, poplar, sycamore and scots pine with an understorey of elder and holly.

Physical separation

This unit forms a narrow break between the residential area of The Spinney from the parkland to the south east

Along with unit 4,5,8 and 9 this area provides a break (457m together with units 4,5,8 and 9) between open recreational uses and the village of Winthorpe.

The area is not visually open because it is densely vegetated, including a strong band of mature trees to the stream channel. However, it contributes to the physical separation of the Open Break by having no built development.

Overall contribution to physical separation

High/Medium/Low

Perceptual separation	
Although this unit physically separates The Spinney from the parkland to the south east, it is not perceived as an open area due to the density of the mature vegetation.	
There is some negative impact on the edge of this area as a result of traffic noise from both the A46, and visual disturbance caused by moving vehicles, but the woodland forms an effective screen and reduces noise.	
Overall contribution to perceptual separation	
High/Medium/Low	
Landscape Character	
Landscape character	East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village farmlands Landscape sensitivity is defined as moderate and landscape condition moderate . The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover.
Landscape quality (condition)	This unit has some characteristic features of the East Nottinghamshire Sandlands landscape, such as mixed plantation woodland.
Conservation Interests	The whole of this unit is part of the Winthorpe Conservation Area.
Recreational value and associations	The area is not publicly accessible, as it is fenced off to prevent access to the rear of properties on The Spinney.
Visibility	The area is visually contained by mature trees, that form an effective screening feature to the residential area.
Key visual receptors	Recreational receptors have views of the woodland from the PROW, vehicular users will be able to see the woodland area from the A46 as a backdrop of mature woodland.
Physical landscape characteristics/land cover	Mature trees
Perceptual aspects	The mature trees give a sense of antiquity and time depth and are a diverse mix of species. Fly tipping beneath the canopy degrades the area. There is some traffic noise from the A46.
Environmental constraints and opportunities	Mature vegetation
Overall landscape value	High/Medium /Low
Contribution to the Open Break	High/Medium/Low

Unit 8: Land south east of Winthorpe House Parkland and north west of A46 service area

Map

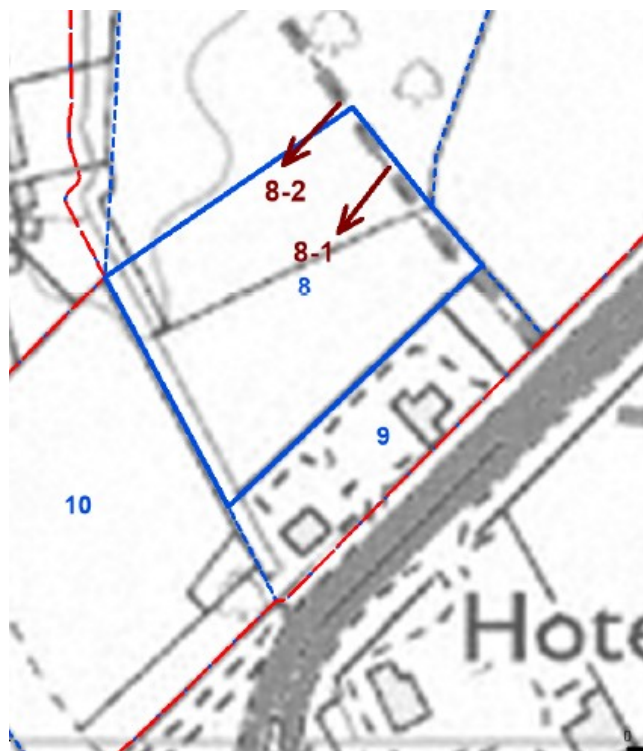


Photo 8-1



Photo 8-2

Landscape description

This area is a single agricultural field at a height of approximately 15 metres. It has no boundary to the north east and starts abruptly at the end of the parkland associated with Winthorpe House. It has a limited but well-maintained hawthorn boundary to the north east boundary along PROW Winthorpe Footpath 2, also containing mature oak and scots pine trees.

An extension of the narrow band of mature woodland (Unit 7) runs along its south western boundary together with a watercourse. The south eastern boundary is formed by a line of scrubby trees to the rear of a restaurant and petrol station on the A46, which includes hawthorn, with birch and oak trees.

Physical separation

This area provides an open break between Winthorpe and the northern edge of Newark – which consists at this point of the area surrounding the Newark and Nottinghamshire Agricultural Society's showground, and other open leisure facilities such as Newark Golf Centre. as well as a service area at the junction of the A17 and A46.

Along with unit 5, and 9, this area provides a break (413m at its widest point) between open recreational uses and the village of Winthorpe.

Overall contribution to physical separation

High/Medium/Low

Perceptual separation

This area provides perceptual separation for the following receptors: -

Vehicular – the area forms an open space between the A46 and the core of the village of Winthorpe in vehicular views from A46, with a backdrop of mature woodland.

Recreational - the area forms an open space at the end of the parkland area and before reaching the boundary of A46, in views from Winthorpe Footpath 2., which crosses the area.

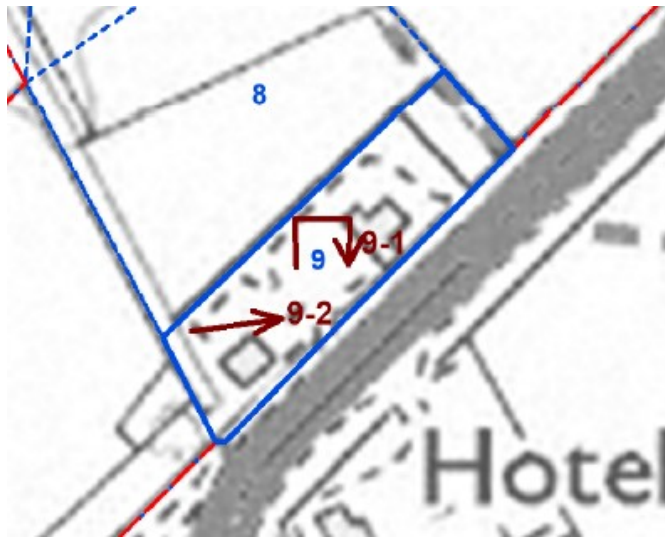
There is some negative impact on this area as a result of traffic noise from both the A46, and visual disturbance caused by moving vehicles particularly those entering the service area immediately to the south east (Unit 9).

Overall contribution to perceptual separation

High/Medium/Low

Landscape Character

Landscape character	East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village farmlands Landscape sensitivity is defined as moderate and landscape condition moderate . The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover.
Landscape Quality (condition)	This unit has some characteristic features of the East Nottinghamshire Sandilands landscape, such as intensive arable fields.
Conservation Interests	Part of the field is within the Winthorpe Conservation Area.
Visibility	The area has open views to the south east towards the A46, the industrial buildings on the northern western edge of Newark, and the A46 and A17 service areas.
Key visual receptors	Recreational receptors have views of the field from the PROW, the vehicular users view will be partially screened by built development on the A46.
Physical landscape characteristics/land cover	Cereal crop, and hedgerows
Perceptual aspects	The A46 is visible from this location, and traffic noise reduces tranquillity.
Environmental constraints and opportunities	None
Overall landscape value	High/Medium /Low
Contribution to the Open Break	High/Medium /Low

Unit 9: Rest area and restaurant**Map****Aerial View 9-1****Photo 9-2****Landscape description**

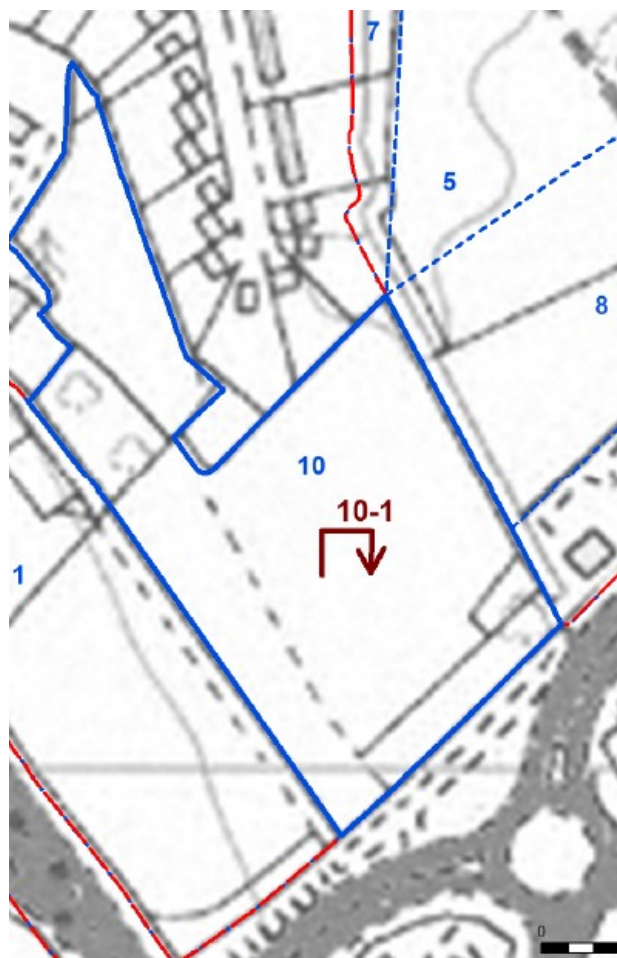
This is a predominately hard-surfaced service area at a height of approximately 20m AOD, containing a restaurant (currently closed), a petrol station, and parking, immediately adjacent to the A46.

The boundary to the north west, north east, is an outgrown hedgerow with mature trees – including birch and oak. The south west boundary is an extension of the more mature vegetated boundary to the north, which extends along a water course. The boundary to the A46 is a low well-maintained hawthorn hedge. There is a small amount of amenity planting and mown grass to the restaurant frontage.

Physical separation	
<p>This area although open, contains built development and is hard surfaced; its function as part of the Open Break has therefore been reduced. The open areas beyond are only partially visible from the A46, as these are screened by the scrubby outgrown hedge along the north west boundary.</p> <p>Along with unit 5, and 8, this area provides a break (413m at its widest point) between open recreational uses and the village of Winthorpe.</p>	
Overall contribution to physical separation	
High/Medium/ Low	
Perceptual separation	
<p>Perceptually this area does not contribute to the Open Break as it has an urban character and the open areas beyond it within the open break are not clearly visible.</p>	
Overall contribution to physical separation	
High/Medium/ Low	
Landscape Character	
Landscape character	<p>East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village Farmlands</p> <p>Landscape sensitivity is defined as moderate and landscape condition moderate. The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover.</p>
Landscape Quality (condition)	This is an area of built development and car parking which contains no characteristic features of the wider Landscape Character Area.
Conservation Interests	None
Visibility	The area is visible from the A46, and the open area beyond only partially visible due to screening vegetation to the boundary.
Key visual receptors	Vehicular users of A46, and recreational users of Winthorpe Footpath 2
Physical characteristics Land use/cover	Hard surface, buildings and amenity grass and landscape areas.
Perceptual aspects	The area is perceived as urban infrastructure due to hard surfacing, parking areas and built development.
Environmental constraints to development	Petrol station infrastructure
Overall landscape value	
High/Medium / Low	
Contribution to Open Break	
High/Medium / Low	

Unit 10: Area to the south of The Spinney

Map



Aerial View 10-1

Landscape description

This area consists of 2 sections: -

Northern area

This is the area to the south east of the church and the residential property The Grove, which consists of an area of mature woodland and a pasture area with a tennis court. This area connects to the southern area.

Southern area

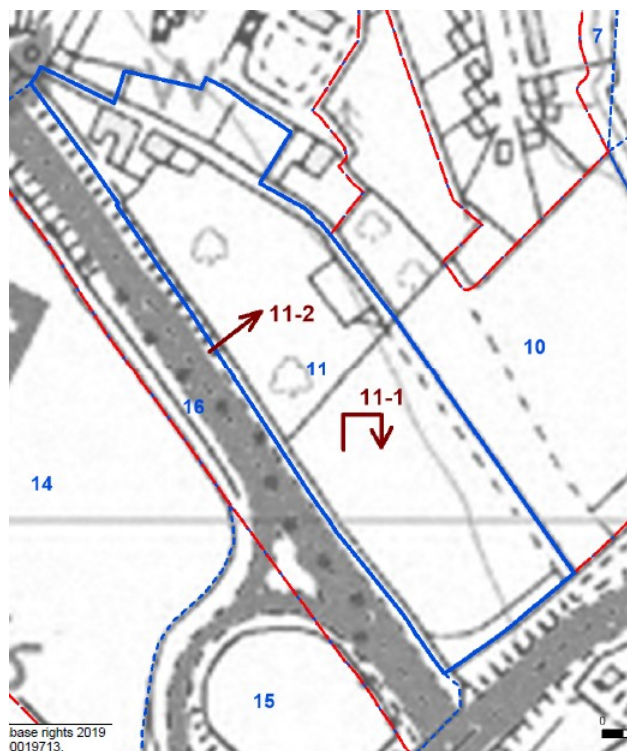
This an area of improved pasture used for sheep grazing and surrounded by mature vegetation, at a height of approximately 15 m AOD.

The north east boundary is formed by mature trees along a minor water course including poplar, willow and oak. The south east boundary is an extension of planting to the edge of A46, the south west boundary is an area of shrubby trees. The north west boundary, which is the boundary of the southernmost properties in The Spinney, is supplemented by additional planting to the boundary. The area is not visually or physically linked to The Spinney residential development and is not accessible (therefore this assessment is from aerial photographs only).

Physical separation	
<p>The area forms an open break between the village of Winthorpe and the northern fringes of Newark which consists at this point of the area of large industrial buildings and a service area at the junction of the A46 and the A17.</p> <p>This area provides a break (372 m) between the open recreational uses described above and the village of Winthorpe.</p>	
Overall contribution to physical separation	
High/Medium/Low	
Perceptual separation	
<p>Although the area forms a physical open break between the village of Winthorpe and the northern fringes of Newark, it is not publicly accessible, is completely enclosed by vegetation and not visible from the A46 or the A1: therefore, the perception of the area as an open break is reduced.</p>	
Overall contribution to perceptual separation	
High/Medium/Low	
Landscape Character	
Landscape character	<p>East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village farmlands</p> <p>Landscape sensitivity is defined as moderate and landscape condition moderate. The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover.</p>
Landscape Quality (condition)	This unit has some characteristic features of the East Nottinghamshire Sandlands landscape, such as permanent improved pasture in the vicinity of the village
Conservation Interests	The area of mature woodland in the northern area is part of the Winthorpe Conservation Area.
Recreational value and associations	Not publicly accessible
Visibility	The northern area is visible from the rear of properties in the Spinney. The southern area is not visible from surroundings due to screening vegetation to the perimeter of the pasture area.
Key visual receptors	Residential properties on the south western side of The Spinney.
Perceptual aspects	There is some negative impact on this area as a result of traffic noise from both the A1 and the A46, but visual disturbance caused by moving vehicles is screened by vegetation.
Environmental constraints to development	Mature vegetation to the perimeter.
Overall landscape value	
High/Medium /Low	
Contribution to the Open Break	
High/Medium /Low	

Unit 11: Land to the south west of Winthorpe adjacent to the A1

Map



Aerial View 11-1



Photo 11-2

Landscape description

This is an open sloping area of arable agricultural land use ranging in height from 12m at the edge of the A1 to 15 metres at its north eastern edge.

The area contains the residential property – Low wood Lodge which is accessed by a private drive, this makes this area inaccessible to the public. The property Low wood is outside the Open Break boundary and immediately to the north east of the area. The northern half of this area is within the Winthorpe Conservation Area and contains smaller fenced areas of pasture as well as isolated mature trees within the larger pasture area.

The south eastern well vegetated boundary is an extension of the planting to the A46 road embankment. The north eastern boundary is an outgrown scrubby hedgerow to the southern end, with mature garden vegetation to the northern end, expanding into an area of mature trees adjacent to Low wood. The south western boundary is a grown-out hawthorn hedge which forms the boundary to the A1 at its southern end.

This becomes wider, containing mature vegetation, which provides screening of the above residential property from the A1.

Physical separation

This area provides an open break between Winthorpe and the northern edge of Newark – which consists of at this point of an area of large industrial buildings and a service area at the junction of the A46 and A17, as well as junction infrastructure and signage.

This area provides a break (403 m) between open recreational uses and the village of Winthorpe

Overall contribution to physical separation

High/Medium/Low

Perceptual separation

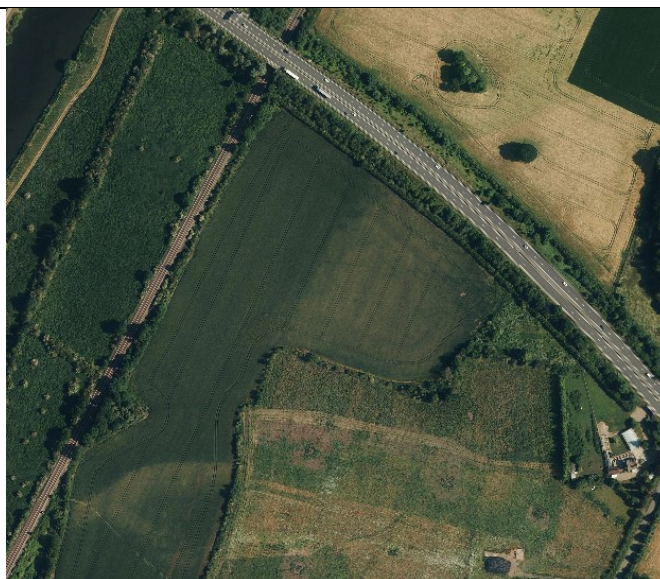
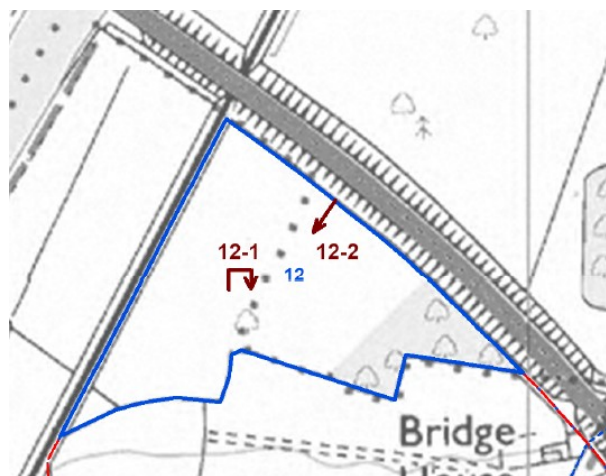
Although the area forms a physical open break between the village of Winthorpe and the northern fringes of Newark, it is not publicly accessible (therefore this assessment is from aerial photographs and the A1 only), is completely enclosed by vegetation and only visible from the A1: therefore, the perception of the area as an open break is reduced.

Overall contribution to perceptual separation

High/Medium/Low

Landscape Character

Landscape character	East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village farmlands Landscape sensitivity is defined as moderate and landscape condition moderate . The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover.
Landscape Quality (condition)	This unit has some characteristic features of the East Nottinghamshire Sandlands landscape, such as intensive arable fields.
Conservation Interests	The northern half of the area is part of the area is within Winthorpe Conservation Area.
Recreational value and associations	The area is not publicly accessible.
Visibility	The area is visible from the A46 and only partially visible from the A1.
Key visual receptors	There is 1 residential property – Low wood Lodge at the northern end of the area.
Physical characteristics/land cover	Improved pasture, hedgerows, mature trees.
Perceptual aspects	There is some negative impact on this area as a result of traffic noise from both the A1 and the A46, but visual disturbance is screened by vegetation.
Environmental constraints and opportunities	Mature trees
Overall landscape value	High/Medium /Low
Contribution to the Open Break	High/Medium /Low

Unit 12: North of Bridge House**Map****Aerial View 12-1****Photo 12-2****Landscape description**

This unit consists of a large area of improved permanent pasture at an approximate height of 10m AOD.

The north eastern boundary is an extension of the planting to the A46 embankment, there is a grown-out hawthorn hedge to the A1 boundary. The western boundary is a scrubby hedge boundary with the local railway line. There is a narrow band of vegetation to the southern boundary which appears to follow a minor water course.

Physical separation

This area provides an open break between Winthorpe and the northern residential edge of Newark bounded by the A46. The residential edge of Newark is not apparent as this is screened by vegetation along the A46.

Along with unit 13, this area provides an open break (549m at its widest point) between the residential edge of Newark and the village of Winthorpe.	
Overall contribution to physical separation	
High/Medium/Low	
Perceptual separation	
Perceptually this area provides an open break between Winthorpe and the northern residential edge of Newark to the south of A46, in views from the A1 approaching Winthorpe Bridge. It is not publicly accessible (therefore this assessment is from aerial photographs and the A1 only),	
Overall contribution to perceptual separation	
High/Medium/Low	
Landscape Character	
Landscape character	<p>Trent Washlands landscape character area, TW PZ 53 Averham Weir River Meadowlands</p> <p>Landscape sensitivity is defined as moderate and landscape condition low. The overall action is to create and reinforce with actions for managing riverside pasture, riparian trees, streams and watercourses for biodiversity objectives; and actions to conserve and strengthen the sparsely settled character of the landscape and the existing field pattern.</p>
Landscape Quality (condition)	This unit has some characteristic features of the Trent Washlands landscape, such as permanent improved pasture along the River Trent.
Conservation Interests	Part of the area is designated as part of the historic park and garden of Winthorpe Hall (Nottinghamshire County 2016 database).
Recreational value and associations	Not publicly accessible
Visibility	The area is visible from the A1
Key visual receptors	Vehicular users of A1, users of railway line
Perceptual aspects	Perceptually this area provides an open break between Winthorpe and the northern residential edge of Newark to the south of A46, in views from the A1 approaching Winthorpe Bridge.
Physical landscape character/ characteristic features	Permanent improved pasture
Environmental Constraints and opportunities	The west of the area is within River Trent Flood Zone 3 and the remainder of the area within River Trent Flood Zone 2.
Overall landscape value	
High/Medium /Low	
Contribution to the Open Break	
High/Medium /Low	

Unit 13: Area to the west of Bridge House

Map

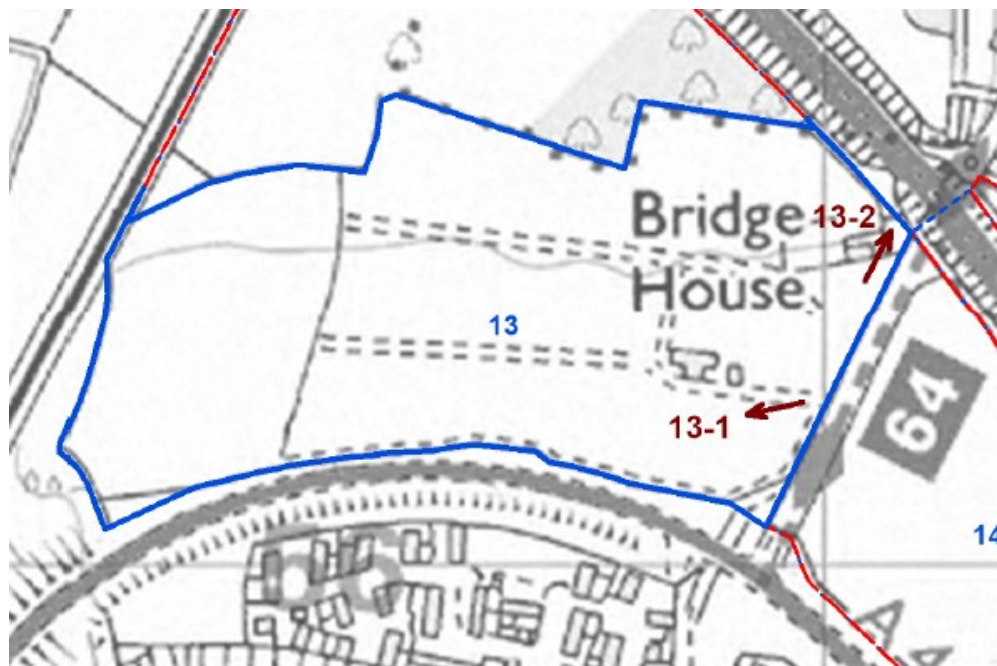


Photo 13.1



Photo 13.2

Landscape description

The majority of this area is used for intensive agricultural use. Currently most of the area is used for the production of Oil Seed Rape, the remainder of the area is used for winter and temporary storage of caravans. An application for permanent pitches for up to 6 touring caravans has been refused at a Planning Appeal

(ref APP/B3030/C/18/3196972 – 3196978). There is one residential property within the area - Bridge House which is used as a Boarding Kennels.

The boundary to the north of the area is a narrow strip of vegetation along a minor water course. The boundary to the south is an extension of the roadside planting to the embankment of the A1 and includes ash poplar, and willow. The lane between the A1 and the A46, which forms part of Sustrans route 64, is bounded to the north west by a scrubby grown out hawthorn hedge including some oak, there is mature garden vegetation to the boundary of Bridge House.

There is disturbance from traffic noise from the A1 and A46, there is also visual disturbance from traffic on the A1.

Physical separation

This area provides an open break between Winthorpe and the northern residential edge of Newark bounded by the A46. The residential edge of Newark is not apparent as this is screened by vegetation along the A46.

Along with unit 12, this area provides an open break (241m at its widest point) between the residential edge of Newark and the village of Winthorpe.

Overall contribution to physical separation

High/Medium/Low

Perceptual separation

Perceptually this area provides an open break between Winthorpe and the northern residential edge of Newark, which is not apparent due to the screening effect of the vegetation along the A46. The presence of the small number of caravans on the site at the time of the site visit does not visually close down the area as they are grouped within a relatively small proportion of the whole area.

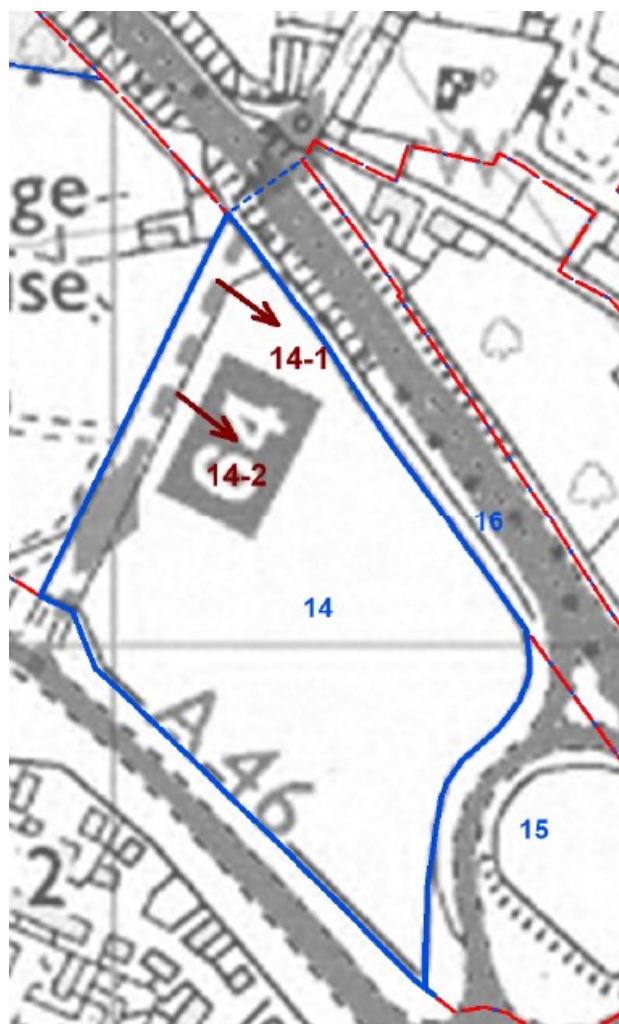
Overall contribution to perceptual separation

High/Medium/Low

Landscape Character

Landscape character	East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village farmlands Landscape sensitivity is defined as moderate and landscape condition moderate . The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover
Landscape Quality (condition)	This unit has some characteristic features of the East Nottinghamshire Sandlands landscape, such as intensive arable fields.
Conservation Interests	None
Visibility	The area is visible from the A1, and from Sustrans route 46 between the A1 and the A46.
Key visual receptors	Vehicular travellers on A1, pedestrians and cyclists on Sustrans Route 46, residential property Bridge House.
Perceptual aspects	Perceptually this area provides an open break between Winthorpe and the northern residential edge of Newark to the south of A46, in

	views from the A1 approaching Winthorpe Bridge. There is visual and noise disturbance from traffic on the A1 and A46.
Physical characteristics Land use/cover	Intensive agricultural use, plus caravan storage.
Environmental Constraints and Opportunities	The area is within River Trent Flood Zone 2
Overall landscape value	High/ Medium /Low
Contribution to the Open Break	High /Medium /Low

Unit 14 : Land north of Newark residential area**Map****Photo 14.1****Photo 14.2****Landscape Description**

This area is made up of one field used for intensive arable production at a height of approximately 12 metres AOD. The north eastern boundary is formed by the A1 and the south eastern boundary is the slip road to the A1. To the south west is the A46, and to the north east the lane which forms part of Sustrans route 46 between the A1 and A46.

There is a strong boundary to the A1 and the slip road composed of a hawthorn hedge with mature trees. There is also a strong vegetated boundary to the A46 with mature trees including ash, poplar and willow. There is also a strong boundary to the lane which separates the A1 and A46 which includes an avenue of mature lime trees with an understorey of elm and elder. There are isolated mature trees with the field area including ash.

There is disturbance from traffic noise from the A1 and A46, there is also visual disturbance from traffic on the A1, especially at the junction between the A1/A46.

Physical separation

<p>This area provides an open break between Winthorpe and the northern residential edge of Newark bounded by the A46. The residential edge of Newark is not apparent as this is screened by vegetation along the A46.</p> <p>This area provides an open break (241m at its widest point) between the residential edge of Newark and the village of Winthorpe.</p>	
<p>Overall contribution to physical separation High/Medium/Low</p>	
<p>Perceptual separation</p> <p>Perceptually this area provides an open break between Winthorpe and the northern residential edge of Newark, which is not apparent due to the screening effect of the vegetation along the A46.</p>	
<p>Overall contribution to perceptual separation High/Medium/Low</p>	
<p>Landscape Character</p>	
Landscape character	<p>East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village farmlands</p> <p>Landscape sensitivity is defined as moderate and landscape condition moderate. The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover</p>
Landscape quality (Condition)	This unit has some characteristic features of the East Nottinghamshire Sandlands landscape, such as intensive arable use.
Conservation Interests	None
Visibility	The area is visible from the A1 and from Sustrans route 46 between the A1 and the A46.
Key visual receptors	Vehicular travellers on A1, pedestrians and cyclists on Sustrans Route 46, the residential property Bridge House.
Physical characteristics Land use/cover	Arable crop, hedgerows, mature trees
Perceptual aspects	Perceptually this area provides an open break between Winthorpe and the northern residential edge of Newark to the south of A46, in views from the A1 and A46. There is traffic noise and visual disturbance from close traffic on A1/A46 junction.
Environmental Constraints and Opportunities	The area is within River Trent Flood Zone 2
<p>Overall landscape value High/Medium /Low</p>	
<p>Contribution to the Open Break High/Medium /Low</p>	

Unit 15 : A1/A46 Junction**Map****Aerial View 15.1****Landscape Description**

This unit is an area of open land within the road junction infrastructure, it is not physically accessible therefore this assessment is from aerial photographs and views from the A1 slip road only. It contains areas of open grassland and native species scrubby woodland

There is disturbance from traffic noise from the A1 and A46, there is also visual disturbance from traffic on the A1, A46 and on the slip road

Physical separation

This area provides an open break between Winthorpe and the northern residential edge of Newark bounded by the A46. The residential edge of Newark is not apparent as this is screened by vegetation along the A46.

This area provides an open break (157m) between the residential edge of Newark and the village of Winthorpe

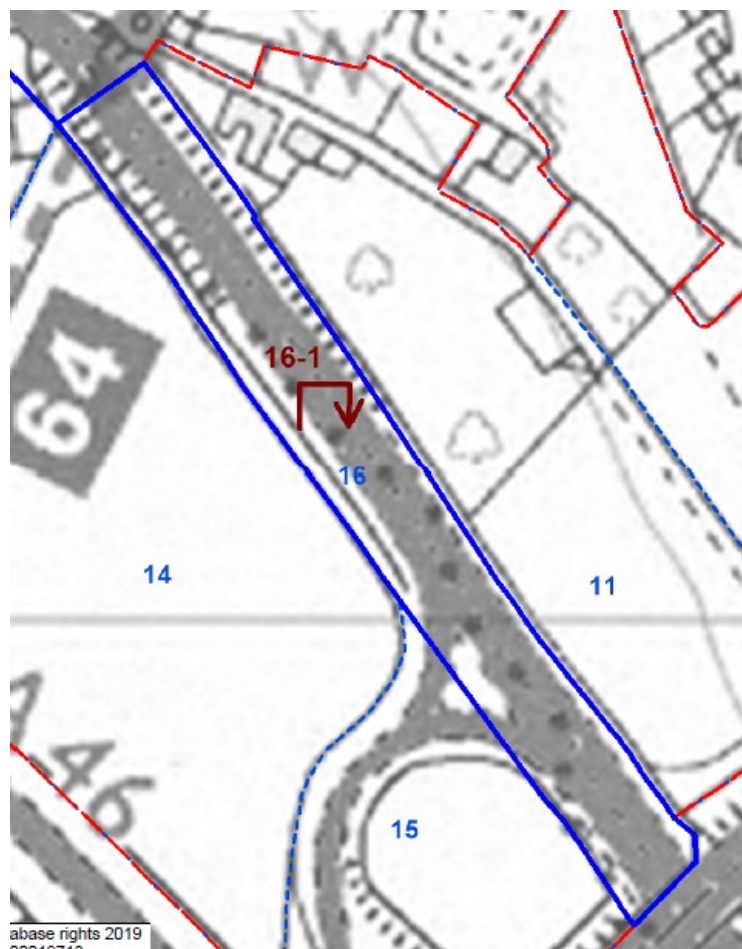
Overall contribution to physical separation

High/Medium/Low

Perceptual separation

Perceptually this area provides an open break between Winthorpe and the northern residential edge of Newark, which is not apparent due to the screening effect of the vegetation along the A46, but this effect is reduced by the road infrastructure, such as signage. The area is disturbed by traffic noise and vehicular movement.

This area is not publically accessible (therefore this assessment is from aerial photographs and the A1 only)	
Overall contribution to perceptual separation	High/ Medium /Low
Landscape Character	
Landscape character	<p>East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village farmlands</p> <p>(Landscape sensitivity is defined as <i>moderate</i> and landscape condition moderate. The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover</p>
Landscape quality (Condition)	This is an area of grassland and shrub which contains no characteristic features of the wider Landscape Character Area.
Conservation Interest	None
Visibility	The area is visible from the A1, the A46, and slip roads.
Key visual receptors	Vehicular users of A1 and A46.
Physical characteristics Land use/cover	Grassland and native species tree and shrub
Perceptual aspects	This forms a physically undisturbed area within the junction infrastructure, however the vehicular noise and visual disturbance of traffic reduces its tranquillity.
Environmental Constraints and Opportunities	Junction Infrastructure
Overall landscape value	High/ Medium / Low
Contribution to the Open Break	High/ Medium /Low

Unit 16 : A1 Corridor**Map****Aerial photo 16.1****Landscape Description**

This area consists of the A1, the slip road and its associated highway infrastructure. This includes the carriage way, road verges, visibility splays, road signage, as well as roadside hedgerows and boundary planting. To the south west it includes an area of road side landscape treatment including mature trees. To the north east it includes road boundary hedgerows which are well maintained with isolated trees.

Physical separation

This area provides an open break between the south west units 12,13,14, and 15, and the north east units of 1 – 11. The width of the open break ranges from 157 – 241 metres at this point.

Overall contribution to physical separation

High/Medium/Low

Perceptual separation

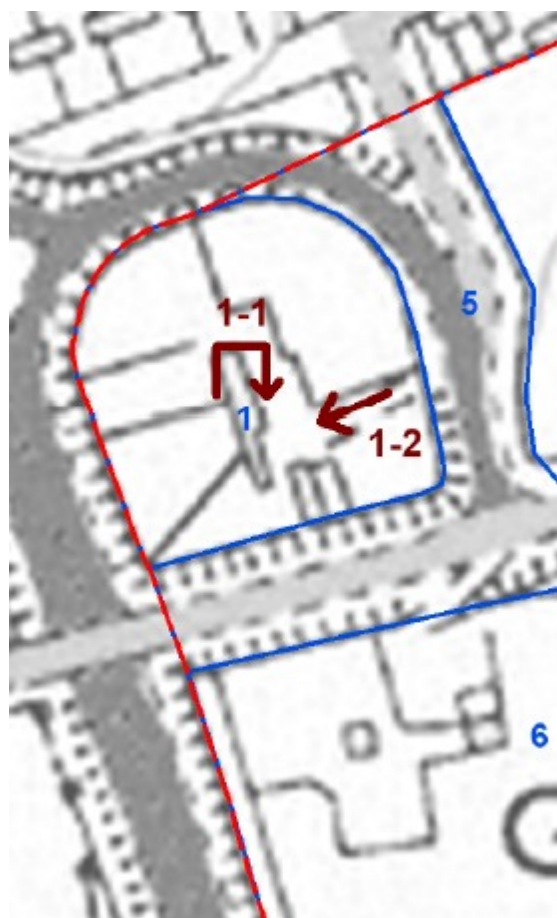
Although this area provides an open break between the south west units 12, 13, 14 and 15, and the north east units of 1 -11; it is primarily composed of the carriageway of the A1, and the A1 Slip Road.

Overall contribution to perceptual separation	High/Medium/Low
Landscape Character	
Landscape character	<p>East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village farmlands</p> <p>Landscape sensitivity is defined as <i>moderate</i> and landscape condition moderate. The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover.</p>
Landscape quality (Condition)	This is an area which contains no characteristic features of the wider Landscape Character Area.
Conservation Interest	None
Visibility	Well screened by vegetation in views from residential properties on the south west edge of Winthorpe and the north east edge of Newark.
Key visual receptors	Vehicular users of A1 and A46
Perceptual aspects	Traffic noise and visual disturbance of a large number of vehicles on the A1 and the A1 slip road.
Physical characteristics Land use/cover	Carriageway, road verge, boundary planting, splitter islands and road signage.
Environmental Constraints and Opportunities	'A' road Infrastructure
Overall landscape value	High/Medium/Low
Contribution to the Open Break	High/Medium/Low

Newark Coddington Open Break

Unit 1: Greenfields Care Home, A1 Junction

Map



Aerial view 1-1



Photo 1-2

Landscape description

This area comprises the land surrounding a group of 5 buildings grouped around a central parking area, which together form the Greenfields Care Home. The area is set at a height of approximately 30metres AOD. The area is bounded by the slip road to the A1, the A1 itself and the A17 Beckingham Road. Around the buildings there are a number of improved permanent pasture fields, some strongly defined by hedgerows, together with an ornamental garden to the north of the buildings containing mature vegetation.

More development within the area is proposed as an extension to the existing Care Home facility.

The area is surrounded by a strong band of vegetation some of which forms part of Unit 5. Bordering the A1 to the west is a band of mature vegetation including mature ash and oak trees, which is also contained in Unit 1. To the north is well maintained hawthorn hedgerow which is contained in Unit 1. To the south and east is a strong band of deciduous vegetation which is contained within Unit 5.

To the south and west is a broad band of mature vegetation including ash and oak trees, bordering the A1 and the A17. To the north and east is a well-maintained hawthorn hedgerow, together with ash and cherry trees.

Physical separation

The impact of this area as an open break has been severely reduced by built development to provide a care home facility.

This has reduced the area of open space between the residential estate to the north west of Coddington arranged around Beaconsfield Drive, Lancaster Road; the Beacon Hill area of Newark to the west of the A1; and the eastern half of the village of Coddington centred around the A17, Brownlow's Hill, Main Street and Balderton Lane.

Overall contribution to physical separation

High/Medium /Low

Perceptual separation

This area provides some perceptual separation for the following receptors: -

Vehicular – travellers on the A1 and its slip roads, and the A17 Beckingham Road

There is some negative impact on this area as a result of traffic noise from both the A1 and the A17 Beckingham Road. Visual disturbance caused by moving vehicles is screened by the surrounding mature vegetation.

Overall contribution to the sense of separation

High/Medium /Low

Landscape Value

Landscape character

East Nottinghamshire Sandlands landscape character area, **ES04 Winthorpe Village Farmlands**

Landscape sensitivity is defined as **moderate** and landscape condition **moderate**. The overall action is to **conserve and create** with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing the amount of tree cover.

Landscape Quality (condition)

This unit has some characteristic features of the East Nottinghamshire Sandlands landscape, such as improved pasture in the vicinity of the village, but the quality has been eroded by built development within the area.

Conservation Interests

None

Recreational value and associations

The area is not publicly accessible except to visitors to the care home.

Visibility

The area is contained by vegetation, and is at a lower level to the surroundings, and there are no long views out of the area

	for residential receptors at Greenfields Care Home. Views in to the area are restricted by this vegetation
Key visual receptors	Residential properties within Greenfields Care Home, vehicular users of A1, A1 slip road and the A17 Beckingham Road
Physical Characteristics/landcover	Mature vegetation, built development, parking areas, and improved pasture
Perceptual aspects	The A1, and the A17 are apparent in the landscape due to traffic noise. Built development reduces the perception of the area as an open break.
Environmental constraints and opportunities	Built development and infrastructure, mature vegetation
Overall landscape value	High/ Medium /Low
Contribution to the Open Break	High/Medium / Low

Unit 2: South of Newark Road

Map



Photo 2-1



Photo 2-2

Landscape description

This area is a single agricultural field used as improved pasture, at an approximate height of 30metres AOD. To the northern edge of the area, and not included within the Open Break are a number of residential properties. The area is bounded by A17 Beckingham Road to the south, the A1 slip road/access to Newark Road to the west, the above properties to the north, and to the east a field boundary hedgerow.

The boundary to the south along the A17 Beckingham Road is a narrow strip of woodland with ash and sycamore with a hawthorn understorey. The boundary to the east is a well-maintained hawthorn hedgerow. The boundary to the west is a grown-out hawthorn hedge with ash, scots pine, sycamore, together with apple and plum trees. The boundary to the north is formed by the fencing and garden boundaries to the above residential properties.

Physical separation

This area provides an open break between the residential estate to the north west of Coddington arranged around Beaconsfield Drive, and Lancaster Road; the Beacon Hill area of Newark to the west of the A1; and the eastern half of the village of Coddington centred around the A17, Brownlow's Hill, Main Street and Balderton Lane.

Along with unit 1, and 3 this area provides a break (545 m) between the Beacon Hill area of Newark and the edge of unit 4.

Overall contribution to physical separation

High/Medium/Low

Perceptual separation

This area provides perceptual separation for the following receptors: -

Pedestrians - on Newark Road and the A17 Beckingham Road

Vehicular – travellers on Newark Road to the north, A17 Beckingham Road to the south, and the A1 slip road/Newark Road access to the west.

Residential – for residential receptors in the properties to the northern boundary.

There is some negative impact on this area as a result of traffic noise from the A1 and the A17 Beckingham Road, visual disturbance caused by moving vehicles is partially screened by the surrounding mature vegetation.

Overall contribution to perceptual separation

High/Medium/Low

Landscape Character

Landscape character	East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village Farmlands Landscape sensitivity is defined as moderate and landscape condition moderate . The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover.
Landscape Quality (condition)	This unit has some characteristic features of the East Nottinghamshire Sandlands landscape, such as permanent improved pasture in the vicinity of the village.
Conservation Interests	None, but the potential extension of Coddington Conservation Area to include this field is under consideration.
Recreational value and associations	The area is not publicly accessible.
Visibility	The area is contained by vegetation and there are long views across the area for residential receptors on Newark Road towards a strong band of woodland to the south.

Key visual receptors	Residential properties on Newark Road, vehicular users of Newark Road and the A17 Beckingham Road, pedestrians and cyclists on A17, and Newark Road
Physical Characteristics/landcover	Agricultural land, hedgerows, woodland
Perceptual aspects	The A1, and the A17 Beckingham Road are apparent in the landscape due to traffic noise, visual disturbance from vehicles is reduced by screening vegetation.
Environmental constraints and opportunities	None
Overall landscape value	High/ Medium /Low
Contribution to the Open Break	High /Medium /Low

Unit 3: South of Newark Road

Map

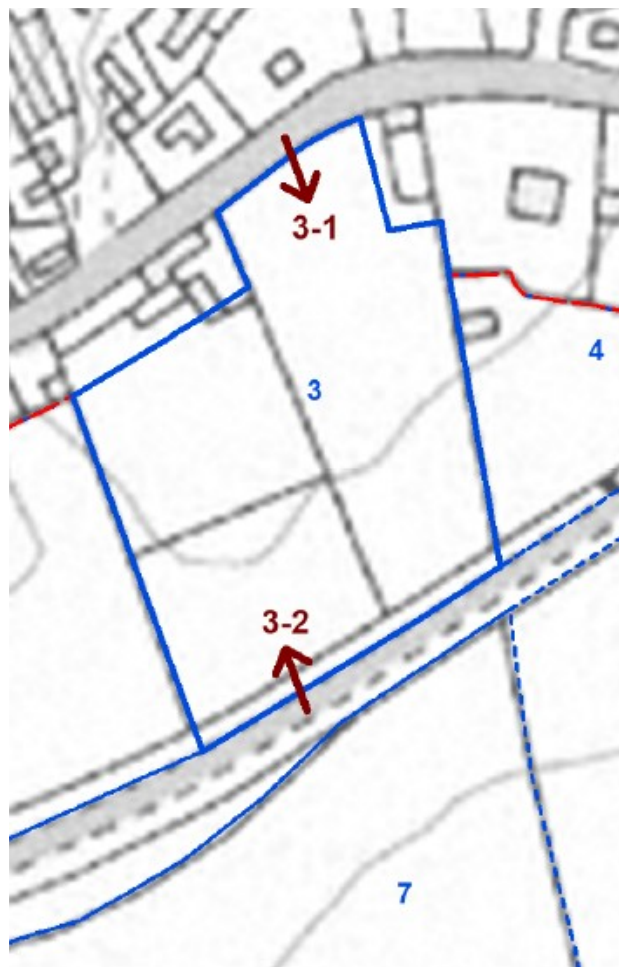


Photo 3-1



Photo 3-2

Landscape description

This area is composed of 4 improved pasture fields used for sheep grazing, at an approximate height of 30metres AOD. At the northern edge of the area, and not included within the Open Break, are a number of residential properties. A vacant plot is awaiting development. The area is bounded by the A17 Beckingham Road to the south, unit 2 to the west, unit 4 to the east and the above residential properties to the north.

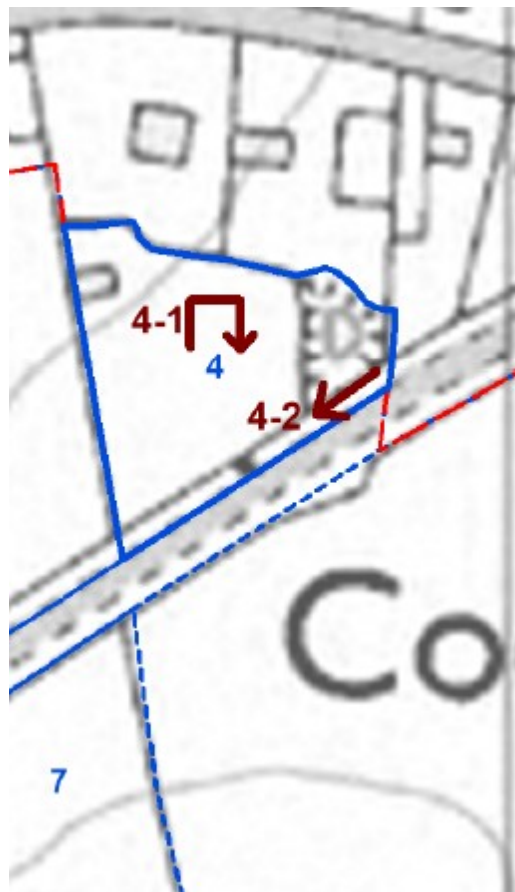
The boundary to the south along A17 Beckingham Road is a narrow strip of woodland, including ash with a hawthorn understorey. The boundaries to the east and west are well maintained hawthorn hedgerows with isolated mature trees. Part of the boundary to the north is formed by the fencing and garden boundaries to the residential properties, as well as a well-maintained hawthorn hedge to Newark Road, with isolated ash trees. The hedgerows dividing the pasture fields vary in quality from gappy hawthorn to well-maintained hawthorn hedges with isolated mature ash trees.

Physical separation	
<p>This area provides an open break between the residential estate to the north west of Coddington arranged around Old Hall Gardens; the Beacon Hill area of Newark to the west of the A1; and the eastern half of the village of Coddington centred around the A17, Brownlow's Hill, Main Street and Balderton Lane</p> <p>Along with unit 1, and 2 this area provides an open break (545 m) between the Beacon Hill area of Newark and the edge of unit 4.</p>	
Overall contribution to physical separation	
High/Medium/Low	
Perceptual separation	
<p>This area provides some perceptual separation for the following receptors: -</p> <p>Pedestrians and cyclists - on Newark Road, A17 Beckingham Road.</p> <p>Vehicular – travellers on Newark Road, A17 Beckingham Road.</p> <p>Residential – properties on Newark Road to the north, properties to the east between Newark Road and the A17.</p> <p>There is some negative impact from road noise from the A1, and visual disturbance from traffic on the A17 Beckingham Road which is partially screened by vegetation.</p>	
Overall contribution to perceptual separation	
High/Medium/Low	
Landscape Character	
Landscape character	<p>East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village farmlands</p> <p>Landscape sensitivity is defined as moderate and landscape condition moderate. The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover.</p>
Landscape Quality (condition)	This unit has some characteristic features of the East Nottinghamshire Sandlands landscape, such as permanent improved pasture in the vicinity of the village.
Conservation Interests	This unit is partially within the Coddington Conservation Area. A potential extension of the Conservation Area to include the western field is being considered.
Recreational value and associations	The area is not publicly accessible.
Visibility	The area is contained by vegetation and there are long views across the area for residential receptors on Newark Road, and on the eastern edge of Coddington.
Key visual receptors	Residential properties on Newark Road, vehicular users of Newark Road and A17 Beckingham Road, pedestrians and cyclists on Newark Road and the A17.
Physical characteristics Land use/cover	Improved permanent pasture, hedgerows and woodland

Perceptual aspects	The A1, and A17 Beckingham Road is apparent in the landscape due to traffic noise. Visual disturbance by traffic is partially screened by vegetation.
Environmental constraints and opportunities	The eastern field is within Coddington Conservation Area
Overall landscape value	High /Medium /Low
Contribution to the Open Break	High /Medium /Low

Unit 4: Mature woodland north of A17 Beckingham Road

Map



Aerial view 4-1



Photo 4-2

Landscape description

The area is composed of mature woodland, at a height of approximately 30 metres AOD. Within the area is a detached residential property – 11 Newark Road, with an open lawn area to the south.

The area is bounded to the north by 3 detached residential properties on Newark Road, and to the south by the A17 Beckingham Road, and to the west by unit 3.

The woodland includes a diverse range of tree species including ash, copper beech, oak, sycamore, and willow.

Physical Separation

This area is not visually open because it is densely vegetated with mature trees including a strong band of vegetation to the A17 (see above photo) but it contributes to the physical separation of the open break by having no built development within it except for one detached property.

Overall contribution to physical separation

High/Medium/Low

Perceptual Separation

Although this unit physically separates Newark Road and the A17 Beckingham Road it is not perceived as an open area due to the density of the mature vegetation. It is of high landscape quality due to the maturity of the vegetation contained within in it.

There is some negative impact on the edge of this area as a result of traffic noise from both the A1, and visual disturbance caused by moving vehicles on the A17 Beckingham Road, but the woodland forms an effective visual screen and reduces traffic noise.

Overall contribution to perceptual separation

High/Medium/Low

Landscape Character

Landscape character	East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village farmlands Landscape sensitivity is defined as moderate and landscape condition moderate . The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover.
Landscape quality (condition)	This unit has some characteristic features of the East Nottinghamshire Sandlands landscape, such as mixed plantation woodland.
Conservation interests	This unit is within the Coddington Conservation Area.
Recreational value and associations	The area is not publicly accessible, but is associated with the historic core of the village and the Conservation Area
Visibility	The area is contained by vegetation and there are no long views out of the area from the residential property, or into the area from the A17 or Newark Road.
Key visual receptors	Residential property – 11 Newark Road
Physical characteristics Land use/cover	Mature trees
Perceptual aspects	Traffic noise and visual disturbance reduced by mature vegetation.
Environmental constraints and opportunities	Mature trees, Conservation Area
Overall landscape value	High/Medium /Low
Contribution to the Open Break	High/Medium /Low

Unit 5: A17 Beckingham Road and A1 Slip Road

Map

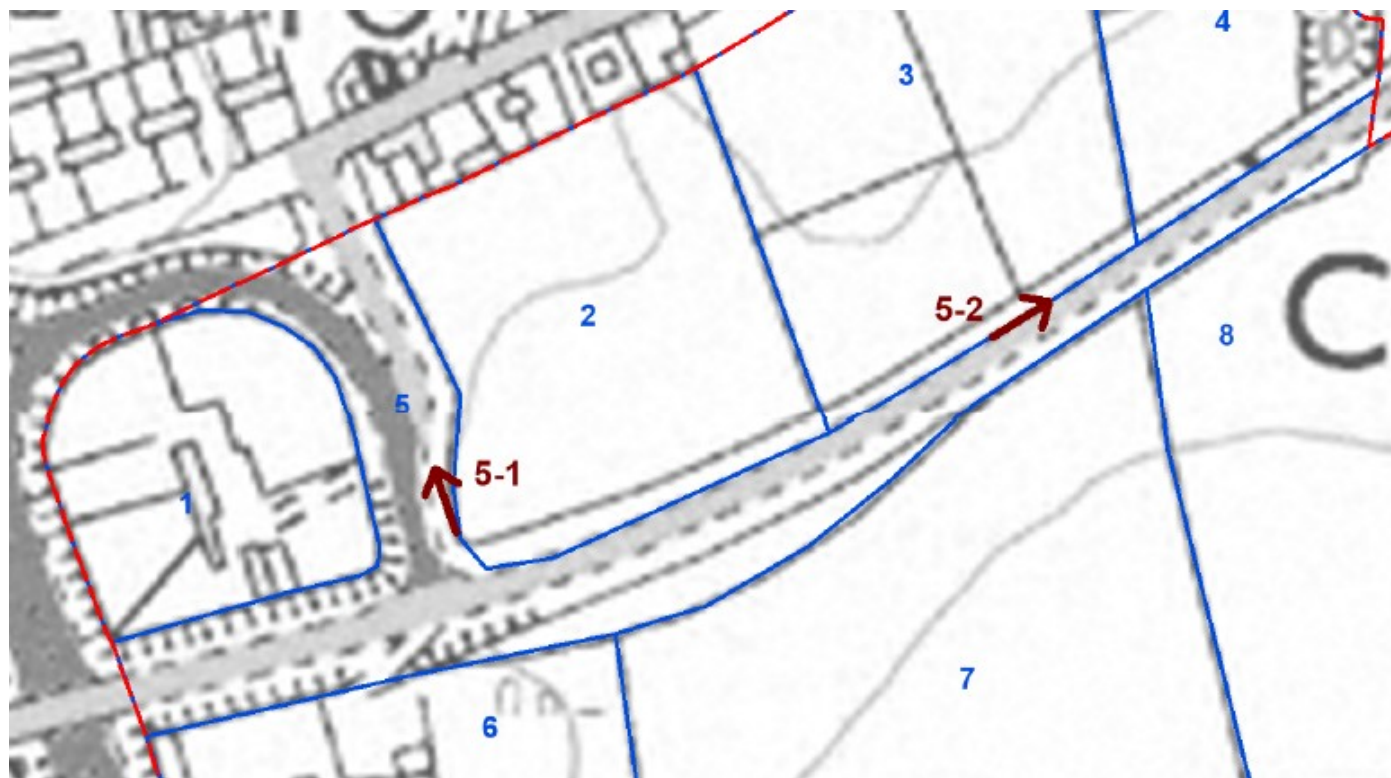


Photo 5.1



Photo 5.2

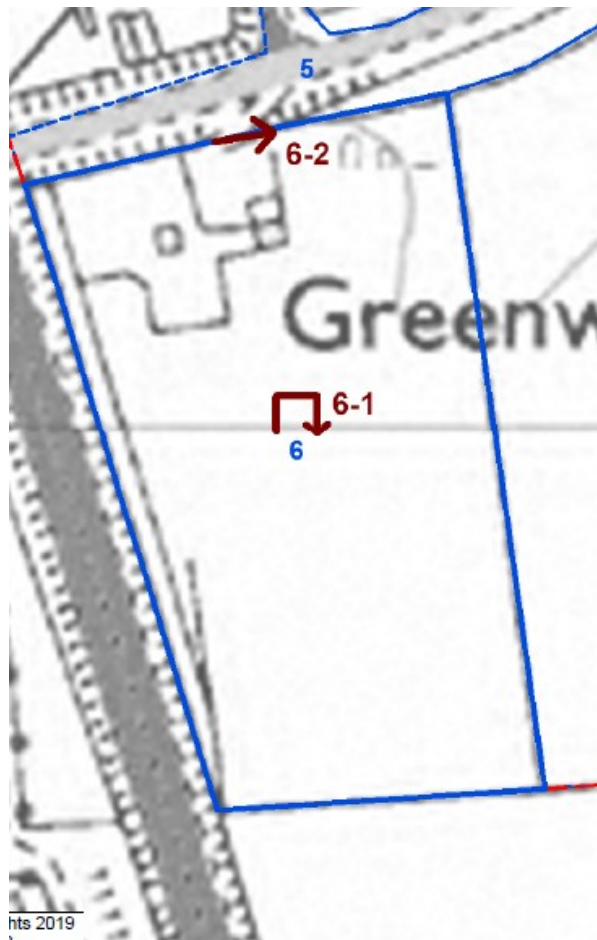
Landscape description

This area consists of the A17 Beckingham Road, the A1 slip road, access to Newark Road and its associated highway infrastructure. This includes the carriage way, road verges, visibility splays, road signage, as well as roadside hedgerows and boundary planting. It includes an area of mature woodland, predominantly

Sycamore, to the south of the A17 Beckingham Road. The road boundary hedgerows are well maintained with isolated trees. The unit includes an area of deciduous woodland located to the south and east of Unit 1.	
Physical Separation	
This area provides an open break between the northern units of the area 1,2 3 and 4; and the southern units of the area 6,7,8,9, and 10.	
Overall contribution to physical separation	
High/ Medium /Low	
Perceptual Separation	
Although this area provides an open break between the northern units of the area 1,2 3 and 4 and the southern units of the area 6,7,8,9,and 10, it is primarily composed of the carriageway of the A17 Beckingham Road and the A1 Slip Road which reduces the sense of perceptual separation.	
Overall contribution to perceptual separation	
High/ Medium /Low	
Landscape character	
Landscape character	East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village farmlands Landscape sensitivity is defined as moderate and landscape condition moderate . The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover.
Landscape Quality (condition)	This is an area which contains no characteristic features of the wider Landscape Character Area.
Conservation Interests	The eastern half of this unit is within the Coddington Conservation Area.
Recreational value and associations	The A17 Beckingham Road is a well-used pedestrian route for school pick up and drop off for Coddington Primary School.
Visibility	The A17 Beckingham Road is visible from houses on Newark Road.
Key visual receptors	There are views out to the south from Beckingham Road which are contained by woodland and rising landform to the south.
Perceptual aspects	Traffic noise and visual disturbance is reduced by a strong vegetated boundary to the A1 slip road and the A17.
Physical characteristics Land use/cover	Carriageway, road verge, boundary planting and road signage
Environmental constraints and opportunities	Road infrastructure, part of the area is a Conservation Area.
Overall landscape value	
High/ Medium /Low	
Contribution to the Open Break	
High/Medium / Low	

Unit 6: Greenways Farm, south of A17 Beckingham Road

Map



Aerial View 6-1



Photo 6-2

Physical separation

Despite the built development at the northern end, this area provides an open break between the residential estate in the Beacon Hill area of Newark to the west of the A1; the northern area of the village of Coddington to the north of A17 Beckingham Road; and the eastern half of the village of Coddington centred around the A17, Brownlow's Hill, Main Street and Balderton Lane.

Along with unit,7,8, and 9, this area provides a break (763-834 m) between the Beacon Hill area of Newark and Balderton Lane, Coddington.

Overall contribution to physical separation**High/Medium/Low**

Perceptual Separation	
This area provides perceptual separation for the following receptors: -	
Pedestrians and cyclists - on the A17 Beckingham Road	
Vehicular – Travellers on the A1 and, the A17 Beckingham Road	
Residential – Greenways, properties on Newark Road	
There is some negative impact on this area as a result of traffic noise from both the A1 and the A17 Beckingham Road. Visual disturbance caused by moving vehicles is largely screened by surrounding vegetation.	
Overall contribution to perceptual separation	
High/Medium/Low	
Landscape Character	
Landscape character	East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village farmlands Landscape sensitivity is defined as moderate and landscape condition moderate . The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover.
Landscape Quality (condition)	This unit has some characteristic features of the East Nottinghamshire Sandlands landscape, such as improved permanent pasture in the vicinity of the village.
Conservation Interests	None
Recreational value and associations	The land is not accessible to the public.
Visibility	There are views out to the south from the A17 Beckingham Road which are contained by rising landform to the south.
Key visual receptors	Greenways, vehicular users of A1 and the A17 Beckingham Road.
Perceptual aspects	Traffic noise and visual disturbance is reduced by strong boundary vegetation.
Physical characteristics/ land cover	Improved pasture, mature trees and hedgerows, built development.
Environmental constraints and opportunities	Mature vegetation
Overall landscape value	High/ Medium /Low
Contribution to the Open Break	High/Medium /Low

Unit 7: Land south of A17 Beckingham Road

Map



Photo 7-1



Photo 7-2

Landscape description

This area is a large agricultural field, used for intensive agricultural production currently of sugar beet. The area is set at a height of approximately 30 metres AOD on the northern boundary, rising to 35 metres on the southern boundary. The northern edge of the area is bounded by the A17 Beckingham Road, boundaries to the east, west and south are field boundary hedges.

On the northern boundary is a narrow woodland strip with mature sycamore trees, bordering the A17 Beckingham Road. The western field boundary is a well-maintained mixed species hedge with a stand of mature ash to the northern end, the southern and eastern boundaries are less well-developed hawthorn hedgerows.

Physical separation

This area provides an open break between the residential estate in the Beacon Hill area of Newark to the west of the A1; the northern area of the village of Coddington to the north of Beckingham Road; and the eastern half of the village of Coddington centred around A17, Brownlow's Hill, Main Street and Balderton Lane.

Along with unit 6,8,9 and 10, this area provides a break (763-834 m) between the Beacon Hill area of Newark and Balderton Lane, Coddington.

Overall contribution to physical separation

High/Medium/Low

Perceptual separation

This area provides perceptual separation for the following receptors: -

Pedestrians and cyclists - on A17 Beckingham Road

Vehicular – Travellers on the A1, and A17 Beckingham Road

Residential – properties on Newark Road, properties on Balderton Lane

There is some negative impact on this area as a result of traffic noise from both the A1 and A17 Beckingham Road. Visual disturbance caused by moving vehicles is largely screened by surrounding vegetation.

Overall contribution to perceptual separation

High/Medium/Low

Landscape Character

Landscape character	East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village farmlands Landscape sensitivity is defined as moderate and landscape condition moderate . The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover.
Landscape quality (condition)	This unit has some characteristic features of the East Nottinghamshire Sandlands landscape, such as intensive agricultural fields.
Conservation Interests	None
Recreational value and associations	The area is not publicly accessible,
Visibility	The area is partially visually contained by mature trees on Beckingham Road with a view out along the field boundary with unit 8, of land rising to the south.
Key visual receptors	There are partial views south for pedestrians, cyclists and vehicular users of A17 Beckingham Road. There are views of the open break from Coddington Community Centre and Coddington Primary School to the north east, and properties on Balderton Lane.

Perceptual aspects	There is some negative impact on this area as a result of traffic noise from both the A1 and A17 Beckingham Road.
Physical landscape characteristics/land cover	Agricultural crop, hedgerows
Environmental constraints and opportunities	None
Overall landscape value	High/ Medium /Low
Contribution to the Open Break	High /Medium /Low

Unit 8: Land south of A17 Beckingham Road

Map

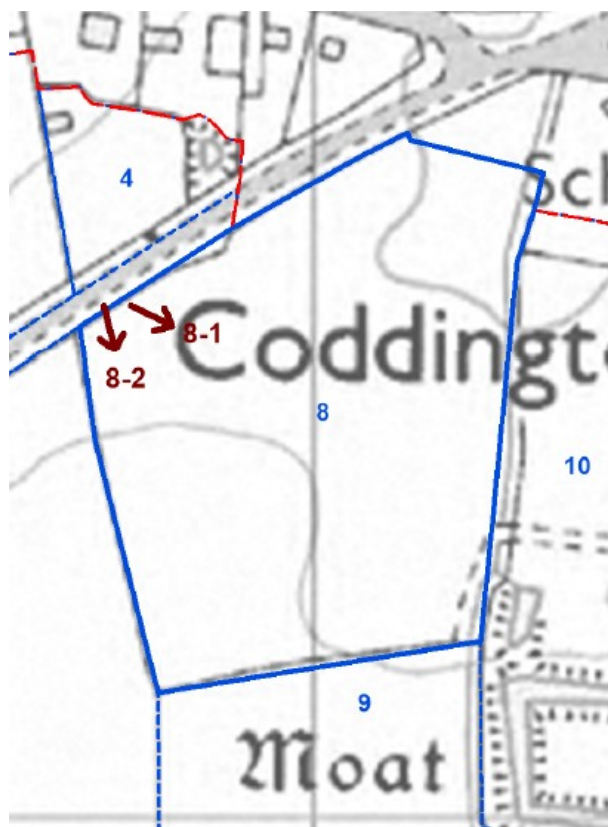


Photo 8-1



Photo 8-2

Landscape description

This area is a single agricultural field used for intensive agricultural production, currently for sugar beet. The area is set at a height of approximately 25metres AOD on the northern boundary rising to 30 metres on the southern boundary. The northern edge of the area is bounded by A17 Beckingham Road, boundaries to the east, west and south are field boundary hedges. A minor water course flows northward along the eastern boundary. The Coddington Community Centre is located at the north eastern corner of the area but is excluded from the Open Break.

The northern boundary is a grown-out hawthorn hedgerow which has been laid in the past, with mature ash and sycamore trees bordering A17 Beckingham Road. The western, southern and eastern boundaries are well-maintained hawthorn hedgerows.

Physical separation <p>This area provides an open break between the residential estate in the Beacon Hill area of Newark to the west of the A1; the northern area of the village of Coddington to the north of Beckingham Road; and the eastern half of the village of Coddington centred around the A17, Brownlow's Hill, Main Street and Balderton Lane.</p> <p>Along with unit 6,7,9 and 10, this area provides a break (763 m) between the Beacon Hill area of Newark and Balderton Lane, Coddington.</p>	
Overall contribution to physical separation	
High/Medium/Low	
Perceptual separation <p>This area provides perceptual separation for the following receptors: -</p> <p>Pedestrians and cyclists – on A17 Beckingham Road</p> <p>Vehicular – Travellers on the A1 and, A17 Beckingham Road</p> <p>Residential – properties on Newark Road, properties on Balderton Lane</p> <p>Educational, Public – users of Coddington Community Centre, Coddington Primary School</p> <p>There is some negative impact on this area as a result of traffic noise from both the A1 and the A17 Beckingham Road, and visual disturbance caused by moving vehicles on the A17 Beckingham Road</p>	
Overall contribution to perceptual separation	
High/Medium/Low	
Landscape Character	
Landscape character	East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village farmlands <p>Landscape sensitivity is defined as moderate and landscape condition moderate. The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover.</p>
Landscape Quality (condition)	This unit has some characteristic features of the East Nottinghamshire Sandlands landscape, such as intensive agricultural fields.
Conservation Interests	None
Visibility	The area is partially visually contained by hedgerows on A17 Beckingham Road, with a view out along the field boundary with unit 7 of land rising to the south.
Key visual receptors	There are partial views south for pedestrians, cyclists and vehicular users of A17 Beckingham Road. There are views of

	the open break from Coddington Community Centre and Coddington Primary School to the north east, and from houses on Balderton Lane.
Perceptual aspects	There is some negative impact on this area as a result of traffic noise from both the A1 and A17 Beckingham Road.
Physical landscape characteristics/land cover	Agricultural crop, hedgerows
Environmental constraints and opportunities	None
Overall landscape value	High/ Medium /Low
Contribution to the Open Break	High /Medium /Low

Unit 9: Land west of Balderton Lane

Map

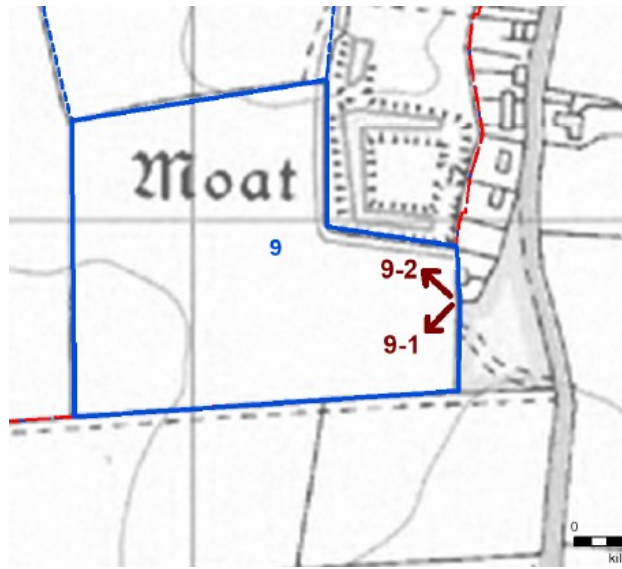


Photo 9-1



Photo 9-2

Landscape description

This area is a single agricultural field used for intensive agricultural production, currently of sugar beet. The area is set at a height of approximately 30 metres AOD on the northern boundary, rising to 35 metres on the southern boundary. The northern edge of the area is bounded by unit 8, and the western edge by unit 7. To the east is the boundary with Unit 10 which is a pasture area adjacent to Balderton Lane, and to the southern end of this boundary a small deciduous woodland known as Page's Wood.

The field boundaries are well maintained hawthorn hedgerows, with isolated mature ash trees.

Physical separation

This area provides an open break between the residential estate in the Beacon Hill area of Newark to the west of the A1; the northern area of the village of Coddington to the north of the A17 Beckingham Road; and the eastern half of the village of Coddington centred around A17, Brownlow's Hill, Main Street and Balderton Lane.

Along with unit 6,7,8, and 10, this area provides a break (763 -834m) between the Beacon Hill area of Newark and Balderton Lane, Coddington.

Overall contribution to physical separation		High/Medium/Low
Perceptual separation		
This area provides perceptual separation for the following receptors: -		
Pedestrians and cyclists - on A17 Beckingham Road		
Vehicular – Travellers on the A1 and A17 Beckingham Road		
Residential – properties on Newark Road, properties on Balderton Lane		
Educational, Public – users of Coddington Community Centre, Coddington Primary School		
There is some negative impact on this area as a result of traffic noise from both the A1, A17 Beckingham Road, and Balderton Lane. Visual disturbance is caused by moving vehicles on A17 Beckingham Road, but Balderton Lane is well screened by housing and the small woodland.		
Overall contribution to physical separation		High/Medium/Low
Landscape Character		
Landscape character	East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village Farmlands Landscape sensitivity is defined as moderate and landscape condition moderate . The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover.	
Landscape Quality (condition)	This unit has some characteristic features of the East Nottinghamshire Sandlands landscape, such as intensive agricultural fields.	
Conservation Interests	None	
Visibility	The area is partially visually contained by hedgerows but is visible as rising land to the south of the A17 Beckingham Road.	
Key visual receptors	There are partial views south for pedestrians, cyclists and vehicular users of the A17 Beckingham Road. There are views of the open break from Coddington Community Centre and Coddington Primary School to the north east. Views from Balderton Lane are screened by houses and woodland.	
Perceptual aspects	There is some negative impact on this area as a result of traffic noise from both the A1, the A17 Beckingham Road. and Balderton Lane.	
Physical characteristics Land use/cover	Agricultural crop, hedgerows	
Environmental constraints to development	None	
Overall landscape value	High/ Medium /Low	
Contribution to the Open Break	High/Medium /Low	

Unit 10: Land west of Balderton Lane

Map



Photo 10-1



Photo 10-2

Landscape description

This unit is an area of unimproved pasture to the rear of residential properties to the east of Balderton Lane, currently used for sheep grazing. To the northern boundary is Coddington Primary School which is not part of the Open Break, and to the west and southern boundary are units 7, and 8.

The area contains a Scheduled Ancient Monument which includes a moat, and fishpond, which was probably built between 1250 and 1350 (ref Coddington Conservation Area Appraisal). There is evidence of ridge and furrow within the area.

The SAM area contains mature trees in association with the moat and the fishpond, there is a strong mixed hedgerow species boundary to the south and east, at some points in association with a water course. There is an open boundary to the north with Coddington Primary School. The eastern boundary is formed by the residential property garden boundaries on Balderton Lane.

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Physical separation	
<p>This area provides an open break between the residential estate in the Beacon Hill area of Newark to the west of the A1; the northern area of the village of Coddington to the north of Beckingham Road; and the eastern half of the village of Coddington centred around the A17, Brownlow's Hill, Main Street and Balderton Lane.</p> <p>Along with unit 6,7,8, and 9 this area provides a break (834m) between the Beacon Hill area of Newark and Balderton Lane, Coddington.</p>	
Overall contribution to physical separation	High/Medium/Low
Perceptual separation	
<p>This area provides perceptual separation for the following receptors: -</p> <p>Vehicular –Travellers on the A1, A17 Beckingham Road, Balderton Lane</p> <p>Residential – properties on Balderton Lane</p> <p>Educational, Public – users of Coddington Community Centre, Coddington Primary School</p> <p>There is some negative impact on this area as a result of traffic noise from both the A1, A17 Beckingham Road, and Balderton Lane. There is some visual disturbance caused by moving vehicles on A17 Beckingham Road and Brownlow's Hill, but traffic on Balderton Lane is screened by residential properties.</p>	
Overall contribution to perceptual separation	High/Medium/Low
Landscape Character	
Landscape character	<p>East Nottinghamshire Sandlands landscape character area, ES04 Winthorpe Village farmlands</p> <p>Landscape sensitivity is defined as moderate and landscape condition moderate. The overall action is to conserve and create with actions for improving hedgerows, historic field patterns, conserving ecological diversity and enhancing tree cover</p>
Landscape Quality (condition)	This unit has some characteristic features of the East Nottinghamshire Sandlands landscape, such as permanent improved pasture in the vicinity of the village.
Conservation Interests	The unit is within Coddington Conservation Area.
Recreational value and associations	The pasture area is not accessible to the public and is used for grazing sheep.
Visibility	Views in to the area are possible from the open boundary of Coddington Primary School, but there are limited views from Balderton Lane as these are screened by properties.
Key visual receptors	Coddington Community Centre, Coddington Primary School, rear of properties on Balderton Lane.

Physical characteristics Land use/cover	Unimproved permanent pasture
Perceptual aspects	There is some negative impact on this area as a result of traffic noise from both the A1, the A17 Beckingham Road., and Balderton Lane
Environmental constraints to development	Conservation Area containing Scheduled Ancient Monument
Overall landscape value	High /Medium /Low
Contribution to the Open Break	High /Medium /Low

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Appendix 2: Figures