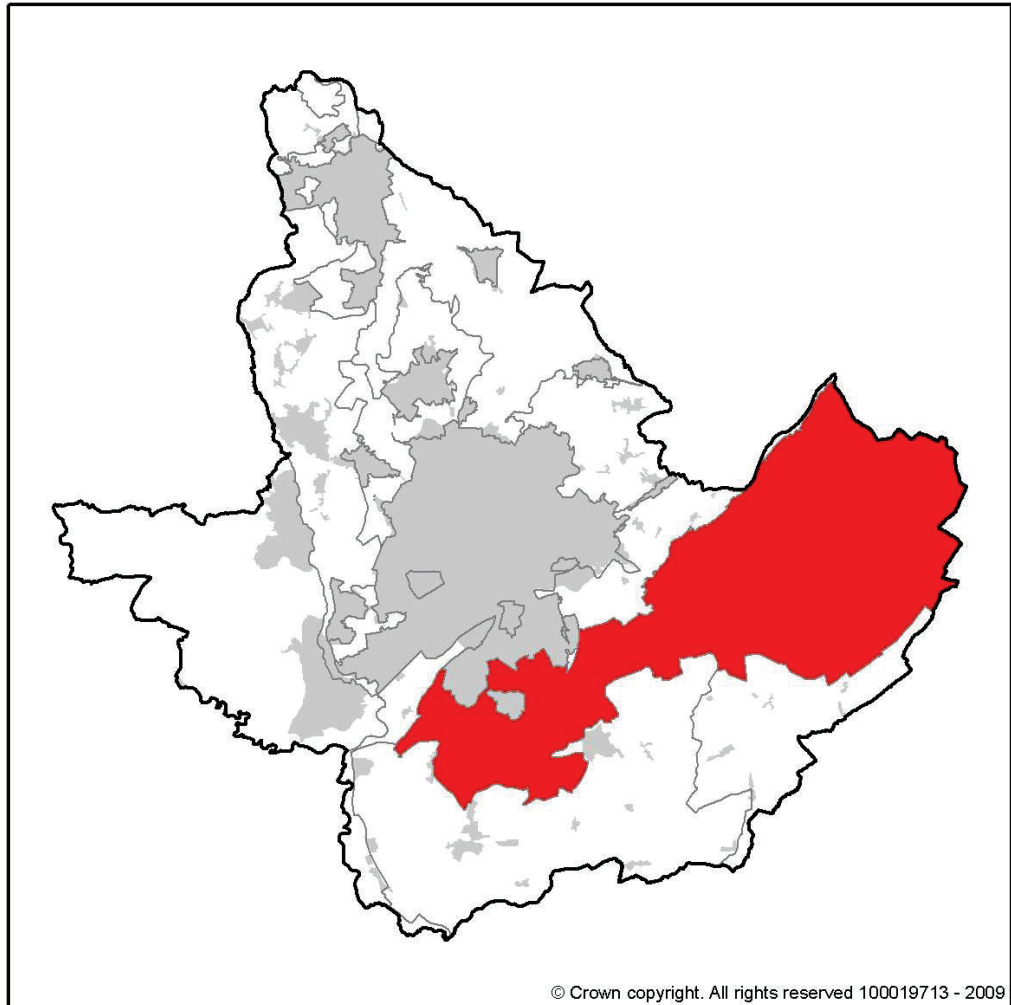


SOUTH NOTTINGHAMSHIRE FARMLANDS



DPZ within this Regional Character Area:

- | | |
|-------------|---|
| SN01 | Clifton Slopes |
| SN02 | Ruddington Alluvial Farmland |
| SN03 | Mickleborough Fringe |
| SN04 | Cotgrave and Tollerton Village Farmlands |
| SN05 | East Bridgford Escarpment Farmlands |
| SN06 | Aslockton Village Farmlands |

SOUTH NOTTINGHAMSHIRE FARMLANDS

Key Characteristics

- This is a large tract of land between the southern edge of Greater Nottingham and the urban fringes of Newark;
 - It is closely associated with a belt of Triassic rocks to the south of the River Trent and is the largest single geological formation within Nottinghamshire;
 - The geology is mostly Mercia Mudstone which comprises reddish mudstones with occasional hard sandstone (Skerries). This is less developed than elsewhere in Nottinghamshire and creates a fairly uniform gently rolling lowland landform;
 - A low escarpment is present on the south eastern boundary where the uppermost beds of Mercia Mudstone pass onto Rhaetic beds;
 - Alluvium is present in hollows and depressions laid down as a result of gypsum solution in the upper layers of the land surface. This formed low-lying alluvium separated by narrow mudstone ridges which are 5-10metres above the alluvium;
 - The highest land is along the edge of the Trent Valley where a line of hills falls sharply to the low-land of the Trent Washlands region;
 - The land is dissected by streams in the north creating two prominent hills at Wilford and Clifton;
 - Small nucleated settlements tend to be concentrated on traditionally high mudstone ridges; there is a lack of built form on lower alluvium basins;
 - Closer to Nottingham, villages have expanded considerably which exerts an urbanising influence on the landscape;
 - Arable farmland is predominant although pasture is present along some stream margins, escarpment slopes and village fringes;
 - Uniform sometimes monotonous character created by large tracts of arable farmland with few other notable features;
 - Strong pattern of medium to large-scale hedged fields with smaller village side pasture;
 - Low-lying alluvium 'basins' such as Ruddington Moor, Bennington Fen and along the Rivers Smite and Devon are characterised by intensive arable farming with frequent ditches and drainage dykes. There is little woodland or hedgerows present in these areas;
 - Hedgerows are of variable condition, they tend to be intact along lanes and in pasture fields and less intact, smaller and often fragmented around arable fields;
 - Hedgerow trees are mostly ash with some oak and willow. Frequent young lime and horse chestnut trees have been planted along roads and are a notable feature;
 - General lack of woodland within the area with few hedgerow trees enables open extensive views across the area;
 - Where present woodland tends to be small geometric plantations, the general lack of woodland means these are prominent features;
 - Pockets of isolated mature parkland are prominent wooded features; remnant parkland exists where land has been ploughed for arable farming;
 - Trees and woodland along fringes of villages creates an impression of higher tree cover than actually exists; and
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SOUTH NOTTINGHAMSHIRE FARMLANDS

- Frequent overhead lines and pylons are prominent vertical features, their scale emphasised by the lack of other vertical structures such as woodland.

Guidelines and Recommendations

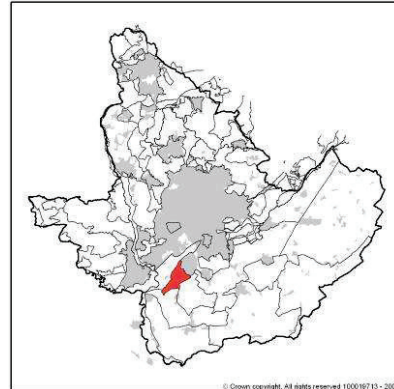
- Conserve and enhance the overall structure and traditional agricultural character of the landscape;
 - Conserve and strengthen the simple pattern of medium to large hedged fields;
 - Identify opportunities for enhancing the structure and unity of the landscape through new tree and woodland planting;
 - Conserve the character and setting of village settlements;
 - Promote measures for achieving better integration of new and existing features in the countryside;
 - Conserve the character of areas of pasture where present particularly along village fringes;
 - Conserve the remote undeveloped character of low-lying alluvium areas;
 - Conserve parkland where present and retain the character of parkland pasture with frequent individual specimen trees;
 - Conserve woodland; and
 - Enhance visual unity between arable and pastoral farming through small-scale woodland planting and, where appropriate, by strengthening the traditional pattern of hedged fields.
-

SN01 Clifton Slopes



CONTEXT



Regional Character Area: South
Nottinghamshire Farmland
LDU Reference: 254,255
DPZ Reference: SN01



CHARACTERISTIC FEATURES

- Distinctive escarpment bordering the River Trent with a steep slope to the river and gentler slopes down to alluvial farmland at Ruddington Moor
- Prominent Mercia Mudstone outcrop
- Open large scale field pattern of both modern origin with fragmented hedges Remnants of former field boundaries in the form of undulations, tracks or areas left unploughed can be seen
- Clifton and Barton Moor are an area of land which was not subject to the enclosures act and has remained open in character since the Sanderson's Map from 1835
- A smaller scale pattern is present close to the urban fringe which is an older enclosure pattern reflecting former open systems and semi-regular and regular geometric enclosure identified from the historic landscape characterisation
- Pocket of pasture present close to the urban edge of Clifton
- A distinctive narrow wooded lane to Barton in Fabis although other routes are mostly open with long distance views
- Much of the urban fringe is nestled and obscured by boundary vegetation and landform although new retirement apartment development is a prominent feature on high ground bordering open farmland
- Regular dispersal of prominent geometric blocks of broadleaved woodland, its prominence is heightened by the lack of vertical features within farmland
- Prominent linear wooded bluff on steepest sloping land adjacent to River Trent is a distinctive feature
- Combination of linear woodland on slopes and a few geometric blocks of woodland creates a strong sense of enclosure along Clifton urban fringe
- Almost no hedgerows or hedgerow trees within the landscape, around pastoral fields close to the urban fringe hedgerow trees and hedgerows are more common creating a degree of enclosure
- Built form limited to a few large farms with brick farmsteads and a couple of modern farm buildings
- Extensive and distinctive views from A453 through the area with wooded blocks and extensive views across the flat farmland to the ridgelines and hills beyond. It creates a distinctive route into Nottingham
- Mast in the form of a false conifer tree is locally prominent on the approach into Nottingham



LANDSCAPE ANALYSIS																			
Condition																			
<p>A wide expansive sloping escarpment. The land is mostly under arable cultivation with few field boundary features. Around the urban fringe the land is mostly pasture and frequent woodland creates a stronger sense of enclosure.</p> <p>Land use is almost entirely arable farming, which where present is extensive; large fields with no field boundary vegetation create an expansive and open landscape. This is both of modern origin and includes land which has never been enclosed. Some scrub is establishing on margins close to Barton in Fabis and along the edge of Clifton at Fox Covert Lane which is more enclosed and intimate in character.</p> <p>Woodland comprises geometric blocks of woodland whose prominence is increased by the lack of hedgerow trees or other features within farmland. Other woodland includes a cluster of woodland blocks at Clifton and a mature wooded bluff on the steepest escarpment slopes. This woodland is a prominent feature along the River Trent and from Barton in Fabis.</p> <p>The landscape condition is MODERATE. There are few boundary features and a strong evidence of decline and fragmentation of woodland edges (particularly close to arable fields) and remaining hedgerow boundaries. Pockets of land still retain a historic connection having never been enclosed such as Clifton Pasture and Barton Moor.</p>	 																		
Landscape Strength																			
<p>Views within this DPZ are a mix of open expansive views across Ruddington Moor to the ridgelines of the Leicestershire Wolds and more enclosed views close to the edge of Clifton where there is a concentration of woodland. The area is visible as sloping land with woodland on the highest land from the wider landscape to the south with traffic along the A543 often prominent. The woodland on the escarpment forms a distinctive backdrop to views along the River Trent and from within and adjacent to Barton in Fabis.</p> <p>The character of the area is MODERATE. This is a distinctive escarpment however it has a number of different land uses particularly close to the urban fringe.</p>	<table><tr><th rowspan="3">Landscape Condition</th><th>Good</th><td>MODERATE <i>Enhance</i></td><td>MODERATE - GOOD <i>Conserve and Enhance</i></td><td>GOOD <i>Conserve</i></td></tr><tr><th>Moderate</th><td>POOR - MODERATE <i>Enhance and Restore</i></td><td>MODERATE <i>Enhance</i></td><td>MODERATE - GOOD <i>Conserve and Enhance</i></td></tr><tr><th>Poor</th><td>POOR <i>Restore/Create</i></td><td>POOR - MODERATE <i>Enhance and Restore</i></td><td>MODERATE <i>Enhance</i></td></tr><tr><th colspan="2"></th><th>Weak</th><th>Moderate</th><th>Strong</th></tr></table> <p>Landscape strength</p> <p>The overall landscape strategy is ENHANCE.</p>	Landscape Condition	Good	MODERATE <i>Enhance</i>	MODERATE - GOOD <i>Conserve and Enhance</i>	GOOD <i>Conserve</i>	Moderate	POOR - MODERATE <i>Enhance and Restore</i>	MODERATE <i>Enhance</i>	MODERATE - GOOD <i>Conserve and Enhance</i>	Poor	POOR <i>Restore/Create</i>	POOR - MODERATE <i>Enhance and Restore</i>	MODERATE <i>Enhance</i>			Weak	Moderate	Strong
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LANDSCAPE ACTIONS																			
<p><i>Landscape features</i></p> <ul style="list-style-type: none">Seek to restore hedgerow boundaries and hedgerow trees in arable fields where they no longer existConserve existing hedgerow trees and hedgerows which are important landscape featuresConserve the prominent woodland blocks on higher ground and encourage new woodland planting particularly along urban edgesConserve the intact long linear wooded bluffs along the steepest slopes adjacent to the River TrentConserve, where possible, the open unenclosed character of Clifton Pasture and Barton Moor <p><i>Built form</i></p> <ul style="list-style-type: none">Enhance the nestled and screened urban edges and ensure new development does not increase the prominence of built form within the landscapeEnhance urban fringes and prominent development through localised geometric woodland planting to soften their appearance within the landscape. <p><i>Other development/ structures in the landscape</i></p> <ul style="list-style-type: none">Conserve the open and distinctive views from A453 across farmland on the approach into NottinghamConserve the narrow sloping wooded character of New Road into Barton in Fabis																			

SN02 Ruddington Alluvial Farmland

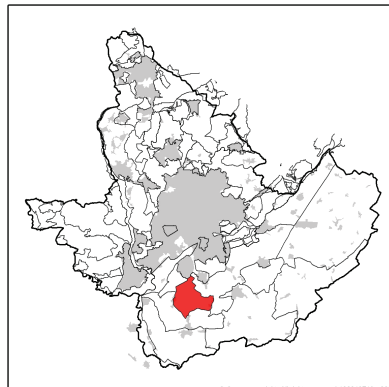


CONTEXT

Regional Character Area: South Nottinghamshire Farmlands

LDU reference: 266



DPZ Reference: SN02



CHARACTERISTIC FEATURES

- Large expanse of flat alluvial land characterised by arable farming
- Low-lying alluvial land subject to waterlogging
- Frequent streams such as Fairham Brook, drainage ditches and dykes often with engineered uniform banks. Ditches are mostly in straight lines and form field boundaries
- Rural farming character although there are frequent urban elements such as urban fringe at Clifton and large villages visible within the landscape
- Large-scale arable farming with large sometimes expansive monotonous modern field patterns
- Most field patterns are of modern origin although there are older patterns close to Barton Moor which are semi-regular and irregular geometric patterns
- There is a small amount of pasture used as horse present close to village fringes such as the edge of Bunny
- Infrequent woodland, where present, tends to be small geometric plantations or coverts along streams, the railway or around village and farm fringes. Where present woodland is prominent.
- Close to Bunny there are frequent ash, willow and poplar trees close to farmsteads and along hedgerow field boundaries
- Field boundaries are either drainage ditches, dykes or hedgerows which are generally fragmented or the remnants of former field patterns
- There is limited built form in the DPZ comprising a few farmsteads which are large in size
- Nucleated villages such as Gotham, Bunny and Bradmore are on the fringes of the DPZ on higher ground. These are characterised by older distinctive cores, prominent church spires and scrub along their fringes
- Bunny contains a cluster of distinctive red brick buildings such as Bunny Hall, the Old Vicarage, Ivy Cottage, the Rancliffe Arms public house, the Post Office and the former Schoolhouse within its centre all designed by the same architect Sir Thomas Parkyns which creates a uniform and distinctive character
- Red brick and red pantile roofs are common building materials
- Inaccessible character with few tracks or roads through the character area
- Lanes and roads within the area are often bordered by drainage ditches and rough grassland which emphasises the expansive and open character
- There are open expansive views across the character area due to the general lack of trees, built form and infrequent hedgerows to filter views
- Views are enclosed by a series of hills to the west at Gotham and West Leake, south at Bunny and north at Sharphill Wood and Mickleborough Hill
- Overhead lines are prominent vertical features within the landscape



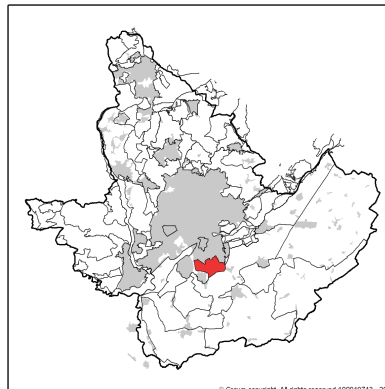
LANDSCAPE ANALYSIS																			
Condition																			
<p>A wide expansive open and low-lying landscape. The land is mostly under arable cultivation with fields bounded by drainage ditches and fragmented hedgerows. Infrequent built form which comprises large farms and nucleated villages are on the fringes of the area.</p> <p>Land use is almost entirely extensive arable farming. Field boundaries are formed by ditches which often give the impression of wide expansive and continuous fields. Mostly a modern field pattern with pockets of older enclosure close to Barton Moor.</p> <p>Woodland is relatively infrequent with small geometric plantations, riparian woodland along streams and some hedgerow trees. There are copses of scrub and woodland along village fringes. Lombardy poplar used for screening urban fringes and farmsteads is particularly prominent within the DPZ.</p> <p>The landscape condition is POOR. The agricultural landscape shows evidence of removal of hedgerows for field expansion resulting in expansive fields with few features. Where hedgerows are present they are often fragmented.</p>	 																		
Landscape Strength																			
<p>The land is enclosed on all sides by hills and scarps which limit the extent of views of the area. There are open expansive views from adjacent high ground and open views within the DPZ due to a general lack of trees or woodland. The most prominent and distinctive views are from the A453 across the farmland to the hills beyond at Bunny.</p> <p>The character strength of the area is MODERATE. The expansive farmland is the main characteristic of the area. Other landscape features are less apparent and the pattern and distribution of features often varies around village fringes where the land becomes more enclosed. Urban features are apparent and noticeable in the landscape. The landscape pattern shows evidence of hedgerow loss and fragmentation which weakens the character.</p>	<table><tr><td rowspan="3">Landscape Condition</td><td>Good</td><td>MODERATE <i>Enhance</i></td><td>MODERATE - GOOD <i>Conserve and Enhance</i></td><td>GOOD <i>Conserve</i></td></tr><tr><td>Moderate</td><td>POOR - MODERATE <i>Enhance and Restore</i></td><td>MODERATE <i>Enhance</i></td><td>MODERATE - GOOD <i>Conserve and Enhance</i></td></tr><tr><td>Poor</td><td>POOR <i>Restore/Create</i></td><td>POOR - MODERATE <i>Enhance and Restore</i></td><td>MODERATE <i>Enhance</i></td></tr><tr><td></td><td></td><td>Weak</td><td>Moderate</td><td>Strong</td></tr></table> <p>The overall landscape strategy is ENHANCE AND RESTORE.</p>	Landscape Condition	Good	MODERATE <i>Enhance</i>	MODERATE - GOOD <i>Conserve and Enhance</i>	GOOD <i>Conserve</i>	Moderate	POOR - MODERATE <i>Enhance and Restore</i>	MODERATE <i>Enhance</i>	MODERATE - GOOD <i>Conserve and Enhance</i>	Poor	POOR <i>Restore/Create</i>	POOR - MODERATE <i>Enhance and Restore</i>	MODERATE <i>Enhance</i>			Weak	Moderate	Strong
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LANDSCAPE ACTIONS																			
<p><i>Landscape features</i></p> <ul style="list-style-type: none">Enhance field boundaries through the replacement/infilling of fragmented hedgerows and planting of riparian vegetation along ditches and streamsEnhance the condition of existing hedgerows through planting with appropriate native species and possibly re-laying to improve their density and appearanceConserve and enhance the field pattern, particularly where evidence of older semi-regular and irregular geometric field patterns remainsEnhance the pattern of woodland to provide interest and break up the expansive and monotonous character of the landscape through small-scale planting around farms, the railway and streamsConserve and enhance the pattern of hedgerow trees where present and ensure a programme of replacement for older treesConserve and maintain pockets of pasture which are a remnant of the land’s former use for livestock and haymaking until the land could be cultivated to arableRecreate areas of low-lying wet pasture, moor and fen where possible along lower-lying parts of the DPZ close to watercoursesConserve expansive views across the area contained by wooded ridgelines and hills by carefully siting of planting and any new developmentEnhance the continuity of Fairham Brook through planting of small-scale groups of riparian trees and scrub to denote its position within the landscape <p><i>Built form</i></p> <ul style="list-style-type: none">Conserve the impression of a lack of built form within the DPZ ensuring any new development is close to village fringes and does not make built form more prominent within the landscapeConserve the impression of villages on slightly higher ground than the low-lying farmlandEnhance village fringes through localised woodland copse and scrub planting to soften their appearance within the landscapeConserve the distinctive core within Bunny and ensure any new development or change reflects this character and uses appropriate materials such as red brick <p><i>Other development/ structures in the landscape</i></p> <ul style="list-style-type: none">Conserve and enhance the infrequent small tracks and lanes within the DPZ and the general absence of more major roads to maintain a sense of seclusion and remote character																			

SN03 Mickleborough Fringe



CONTEXT

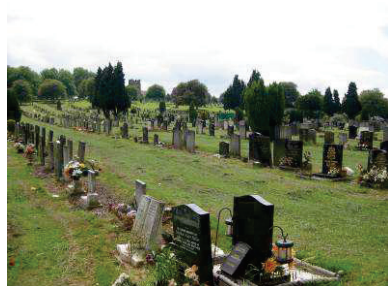

Regional Character Area: South Nottinghamshire Farmland
LDU Reference: 423,424
DPZ Reference: SN03



CHARACTERISTIC FEATURES

- Two distinctive hills on the southern fringe of Nottingham which are prominent above the surrounding gently undulating farmland
- Narrow cutting of former railway with steep sided wooded embankments
- Wooded streams have a localised influence on the area; denoted mostly by the change in landform
- Marginal rural character with frequent views across the lower-lying fringes of Nottingham
- Land use is mostly arable with large to extensive field pattern around Sharphill Wood with trees a remnant of a former field pattern
- Field patterns to the north of Ruddington are slightly smaller and narrower; all field patterns are of modern origin with a single field of older irregular geometric enclosure pattern
- Field boundaries where present are mostly hedgerows; these are of variable condition and height
- Sharphill Wood is a prominent woodland and is a managed local nature reserve. It shows evidence of regular use by local residents
- Other woodland is present around Wilford Hill Cemetery, Mickleborough Hill and as linear belts and strips within two golf courses and the former railway cutting
- Avenues of trees are present on approaches to larger properties and to the golf lodges
- One stream is within the area and is characterised by mature woodland along its fringes
- The area contains mostly large detached properties set within mature gardens; these are generally of modern styles and use a variety of buildings materials
- A Garden Centre and small industrial park contribute to an urban fringe character to the landscape
- Built form adjacent to the area in West Bridgford is largely red brick modern suburban homes set on gently sloping land; the housing and roofline are relatively uniform
- Ruddington is a large village on the fringe of the DPZ, characterised by large and small red brick properties set around a network of small roads and a village green. The village contains a number of the Grade II Listed Buildings, which were former framework knitters' workshops, provide a distinctive character to the village
- Busy dual carriageways bordered by embankments with young woodland planting; busy roundabout junctions and traffic are a feature of the DPZ
- Extensive views are possible from higher ground across gently undulating farmland to the ridgeline at West Leake Hill, Gotham Hill and Bunny Hill
- Extensive views north across Nottingham City with the castle, St Mary's Church, Wollaton Hall and County Hall prominent features within the city. The two football grounds, Trent Bridge and Colwick Woods are also prominent
- The land forms a small buffer between West Bridgford and Ruddington



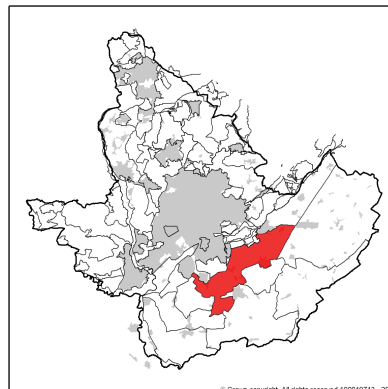
LANDSCAPE ANALYSIS																								
Condition																								
<p>This DPZ has a rural/urban fringe character with extensive views over the surburban edge of Nottingham; The two hills are prominent distinctive features and woodland on higher ground is also a feature.</p> <p>The land use is varied and reflects its proximity to the urban edge; there are two golf courses, Wilford Hill Cemetery, a small cutting (former railway) and large to extensive arable fields. Hedgerow boundaries are of variable height and condition and contain few hedgerow trees.</p> <p>Woodland is limited within the DPZ but is in prominent locations on the highest ground on the hills and along the fringes of the cemetery and golf courses. Wooded belts along the roads help to contribute to the impression of a reasonably well wooded landscape.</p> <p>The condition of this landscape is considered to be MODERATE. Many of the features show signs of decline or fragmentation such as loss of field pattern and fragmentation of hedgerows. However woodlands are managed.</p>	 																							
Landscape Strength																								
<p>This area contains two distinctive hills which obscure the urban edge of West Bridgford from the wider countryside. They also form a prominent wooded backdrop to views to the south. There are extensive views from high ground across Nottingham and across the countryside to the south. Nearly all views from the DPZ contain built form which is a reminder of the close proximity to West Bridgford.</p> <p>The character strength of the area is WEAK. Whilst the hills are distinctive features, other features are less distinctive with varied urban uses and pressures exerting a strong influence on the character. Small changes in land use could have a significant effect on landscape character.</p>	<table><tr><td rowspan="3">Landscape Condition</td><td>Good</td><td>MODERATE <i>Enhance</i></td><td>MODERATE - GOOD <i>Conserve and Enhance</i></td><td>GOOD <i>Conserve</i></td></tr><tr><td>Moderate</td><td>POOR - MODERATE <i>Enhance and Restore</i></td><td>MODERATE <i>Enhance</i></td><td>MODERATE - GOOD <i>Conserve and Enhance</i></td></tr><tr><td>Poor</td><td>POOR <i>Restore/Create</i></td><td>POOR - MODERATE <i>Enhance and Restore</i></td><td>MODERATE <i>Enhance</i></td></tr><tr><td colspan="2"></td><td>Weak</td><td>Moderate</td><td>Strong</td></tr><tr><td colspan="2"></td><td colspan="3">Landscape Strength</td></tr></table> <p>The overall landscape strategy is ENHANCE AND RESTORE</p>	Landscape Condition	Good	MODERATE <i>Enhance</i>	MODERATE - GOOD <i>Conserve and Enhance</i>	GOOD <i>Conserve</i>	Moderate	POOR - MODERATE <i>Enhance and Restore</i>	MODERATE <i>Enhance</i>	MODERATE - GOOD <i>Conserve and Enhance</i>	Poor	POOR <i>Restore/Create</i>	POOR - MODERATE <i>Enhance and Restore</i>	MODERATE <i>Enhance</i>			Weak	Moderate	Strong			Landscape Strength		
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		Landscape Strength																						
LANDSCAPE ACTIONS																								
<p><i>Landscape features</i></p> <ul style="list-style-type: none">Enhance the open and distinctive views from high ground across farmland to the south and Nottingham City to the northSeek to restore hedgerow boundaries and hedgerow trees in arable fields where boundaries no longer existConserve and enhance existing hedgerow trees and hedgerows which are important landscape featuresConserve and enhance the prominent woodland blocks on higher groundEnhance the naturalistic character of routes through woodland <p><i>Built form</i></p> <ul style="list-style-type: none">Where possible create new woodland copses along urban fringes to reduce their prominence in the landscapeConserve the strong transition from urban to rural landscape and ensure new development does not increase the prominence of development within the wider landscape to the south beyond Sharphill and Mickleborough HillEnhance the fringes of prominent development through localised woodland planting to soften their appearance within the landscape and ensure they appear as single or small groups of properties.Enhance the boundaries around the garden centre and industrial buildings through new woodland planting; development which appears as single large dwellings or farms could help reduce the scale of this areaMaintain a buffer between West Bridgford and Ruddington to preserve the sense of separation between the two settlementsConserve the distinctive village character within the centre of Ruddington <p><i>Other development/ structures in the landscape</i></p> <ul style="list-style-type: none">Conserve the open and extensive views from roads within the areaReduce the prominence of roads and junctions within the area through augmentations of woodland and hedgerow plantingEnhance and create street tree planting along roads and at junctions to soften and 'green' their appearance																								

SN04 Cotgrave And Tollerton Village Farmlands



CONTEXT

Regional Character Area: South Nottinghamshire Farmlands
LDU Reference:395,421,426
DPZ Reference:SN04



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CHARACTERISTIC FEATURES

- Gently undulating landform with localised steeper areas around watercourses at Upper Saxondale and localised plateaus
- Man-made hill formed from former mining operations is prominent around Cotgrave
- Undulations in the landscape are formed by small streams and tributaries which have cut through softer mudstones and clays;
- Frequent watercourses which are often demarcated by landform and small amounts of riparian vegetation such as willows and scrub. Where trees are not alongside, watercourses are generally not visible in the landscape
- Disused Grantham Canal is a local wooded feature in the landscape, with a mix of riparian trees, reeds, wetlands and open water
- Rural character present across the area although there are frequent urbanising elements providing a reminder of the proximity of built form such as large villages, Nottingham, industry and large farm buildings
- Land use is mostly arable although pasture is common around village fringes and along watercourses
- Fields are mostly medium to large in size and pattern includes predominantly modern field patterns. Older enclosure is present around village fringes particularly around Tollerton and larger tracts of fields reflecting open systems and semi-regular enclosure to the south of Radcliffe on Trent
- Field boundaries are almost all hedgerows which are of variable condition, along roads they are almost always intact but within fields there is evidence of fragmentation. Along A46 hedgerows have been removed to enable road widening
- Scrub and rough grassland is present around field margins particularly close to West Bridgford
- There is a relatively low level of woodland cover; concentrations around Ruddington Country Park, Cotgrave Country Park, golf courses, settlements and watercourses creates the impression of higher woodland cover than actually exists
- Areas of restored land, now country parks, are characterised by young structure planting, areas of open water and wetlands, grassland and natural regeneration
- Few hedgerow trees which tend to be present as small clusters along field boundaries and along roads
- Frequent large nucleated commuter settlements such as Bingham, Radcliffe on Trent, Ruddington and Cotgrave and smaller nucleated settlements at Plumtree, Normanton on the Wolds and Tollerton.
- Long distance views towards the centre of Nottingham possible across farmland and from high ground at Cotgrave Colliery
- Urban edges of West Bridgford are locally visible above a narrow belt of woodland along Gamston Lings Bar Road
- Smaller villages often have belts of woodland along their fringes; woodland along the railway limits views of Plumtree.
- Small areas of parkland to the north east of Tollerton and at Ruddington Hall; wooded boundaries reduce their prominence in the landscape
- Rising roofline present within smaller villages with prominent church spires
- Older centres of villages are characterised by red brick and pantile roofs; modern buildings use a variety of materials and are more uniform in layout, orientation and layouts are denser
- Large industrial buildings at the airfield and large agricultural buildings are prominent within the landscape
- Frequent overhead line routes are prominent within the landscape



LANDSCAPE ANALYSIS

Condition

This area is characterised by very gently undulating landform with contrasting areas of restored land. Large villages and farmsteads are frequent within a predominantly arable landscape which has a uniform character.

Fields are a mixture of medium to large scale fields which are mostly of modern origin. Patterns of older enclosure remain close to village fringes and to the south of Bingham where fields are smaller and of irregular and semi-regular shape.

The area has a low level of woodland cover. Woodland blocks are concentrated around restored land forming country parks and is relatively immature. As it matures woodland cover in the landscape will increase. Other woodland includes a linear belt along the railway and disused canal, riparian belts along watercourses and around parkland to the north east of Tollerton. Scattered hedgerow trees also contribute to woodland cover.

The landscape condition is **MODERATE**. There is evidence of hedgerow fragmentation and in areas scrub encroachment and rough grassland due to a lack of management. In other areas land is well managed.



Landscape Strength

Views are often over quite long distances due to the undulating landform and low woodland cover. Views always contain urban features such as industry and large villages with modern fringes. Farmsteads and large farm buildings are also common. Views into the DPZ are from high ground such as Sharphill Wood and higher land around Clipston.

The strength of character of the area is **MODERATE**. The area has a relatively uniform character of arable fields with prominent village fringes. Urban elements are frequent and exert a strong influence. Man-made elements and landform have a localised influence on character.

Landscape Condition	Good	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance	GOOD Conserve
	Moderate	POOR - MODERATE Enhance and Restore	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance
	Poor	POOR Restore/Create	POOR - MODERATE Enhance and Restore	MODERATE Enhance
		Weak	Moderate	Strong
		Landscape strength		

The overall landscape strategy is **ENHANCE**.

LANDSCAPE ACTIONS

Landscape features

- Conserve the older field patterns within the DPZ such as those reflecting open systems and the semi-regular geometric patterns in the north
- Enhance field boundaries through planting of new hedgerows and hedgerow trees to reinforce field pattern
- Enhance the distribution of hedgerow trees by encouraging planting of trees within hedgerows. Species used should be mostly ash with some oak.
- Conserve areas of permanent pasture around village fringes
- Restore hedgerows and encourage planting of new hedgerow trees to provide unity between more open arable land and the more enclosed and wooded pasture fields around village fringes
- Conserve and enhance roadside hedgerows through replanting and planting new hedgerow trees such as ash or oak
- Enhance woodland cover within the DPZ ensuring where implemented it is small copses, reflects surrounding field patterns and does not block longer distance views
- Conserve and enhance the wetland fringes of the former Grantham Canal

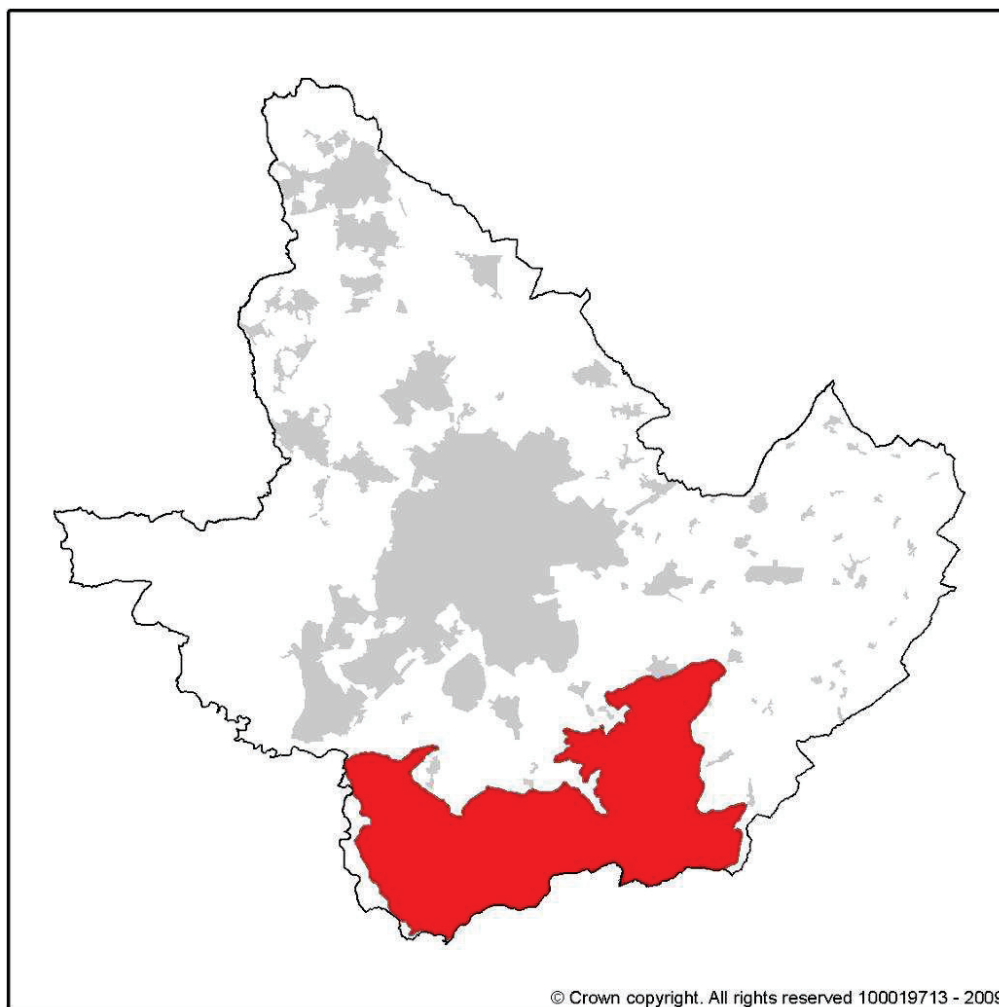
Built form

- Enhance village fringes through planting small linear belts and copses to break up the uniform nature of the urban edge particularly along the fringes of larger commuter settlements such as Ratcliffe on Soar and Bingham
- Conserve the older cores of villages with red brick and pantile roofed vernacular buildings
- Conserve the prominence of churches within village skylines
- Any developments along village fringes should encourage the use of red brick and pantile roofs and make a positive

contribution to local character and distinctiveness within each individual village

- Conserve the tree cover and pasture which softens the appearance of smaller villages in the landscape
- Development along village fringes should aim to provide a dispersed character rather than a sharp line and incorporate smaller fields or open spaces, woodlands and trees along roads *Other development/ structures in the landscape*
- Retain and enhance hedgerow boundaries and hedgerow tree boundaries along roads through the area
- Conserve small ditches and narrow grass verges along roads through the DPZ

NOTTINGHAMSHIRE WOLDS



DPZ within this Regional Character Area:

- | | |
|-------------|--|
| NW01 | Gotham and West Leake Wooded Hills and Scarps |
| NW02 | East Leake Rolling Farmland |
| NW03 | Widmerpool Clay Wolds |
| NW04 | Cotgrave Wooded Clay Wolds |

Key Characteristics

- Defined by a low boulder clay plateau traditionally known as 'wolds' (elevated tracts of open land);
 - Closely associated with a dissected glacial plateau comprising variable thicknesses of boulder clay overlying Lower Lias and Rhaetic Beds;
 - Broad area of low hills which extend to the Soar Valley thinning out to a series of hills in the north. Gotham and West Leake are the most prominent;
 - Rhaetic beds provide a low steeply inclined escarpment which forms a continuous boundary above Cropwell Bishop broken only by the valleys of Fairham Brook and other minor streams;
 - Soils are predominantly strong clayey matrix containing chalk stones and lenses of fine loamy material which are difficult to cultivate although loamy coarse soils are present to the west of the region;
 - Erosion by streams has stripped away covering glacial drift to create a series of deep valleys separated by ridges of higher ground. The most prominent is Kingston Brook, a narrow corridor flanked by steeply rising hills;
 - Most streams flow west towards the River Soar except Fairham Brook which flows north to the River Trent;
 - Distinctive rural character and feeling of seclusion from urban centres;
 - Small red brick and pantile roofed villages interconnected by narrow winding country lanes;
 - Larger commuter settlements with residential estates on their fringes and small older centres within the northern and western parts of the region;
 - Red brick and pantile roof farmsteads are common within the area although many farms contain larger modern buildings constructed in metal or timber;
 - Industrial influences have a localised effect on the area such as Ratcliffe on Soar Power Station, and gypsum works at East Leake and Gotham;
 - Narrow lanes bordered by hedgerows and frequent hedgerow trees (mostly ash with some oak);
 - Extensive areas of continuous pasture and arable farming;
 - Well defined and recognisable pattern of hedged fields and woodland;
 - Medium to large scale regular and semi-irregular field pattern, this is less distinctive in arable fields; older smaller field patterns are present in pastoral fields close to village fringes;
 - Ridge and furrow present within pastoral fields;
 - Hedgerows are mostly hawthorn, most are well maintained and intact although around arable fields their condition is more variable;
 - Broad-leaved woodland is variable across the area and ranges in size creating areas of high and low enclosure; the most prominent and mature is on high ground covering the hills to the north at Gotham and West Leake and around Cotgrave;
 - Smaller woodland copses and coverts are common and exert a localised influence particularly where present on high ground;
 - Hills characterised by large regular blocks of mature broad-leaved woodland, scarp grasslands and pasture and long arable fields which extend down the slopes;
-

- Pockets of wooded parkland provide an element of formality and enclosure within the landscape such as Stanford Hall and Kingston Hall;
- Small streams notable through the presence of willows and riparian shrubs; and
- Willow pollards are common within this area.

Guidelines and Recommendations

- Enhance the broad-leaved character of existing woodlands;
 - Identify opportunities for new woodland planting on suitable sites;
 - Conserve the sparsely settled rural character of the landscape;
 - Conserve the traditional built form character and pattern of rural settlements;
 - Conserve all areas of permanent pasture particularly where present close to villages and along streams;
 - Promote measures for conserving and enhancing the historic features such as ridge and furrow;
 - Conserve the historic pattern of hedgerows along rural lanes;
 - Conserve the semi-irregular small to medium scale field pattern around villages and medium to large scale field pattern throughout remainder of the area;
 - Restore the traditional pastoral character and diversity of scarp grasslands;
 - Promote measures to enhance the semi-natural appearance of scarp woodland;
 - Conserve the balance of woodland and farmland on scarp hills;
 - Conserve the riparian character of stream corridors through retention and replanting of streamside trees and scrub;
 - Conserve willow pollards where present along stream corridors;
 - Conserve the character of village side pastoral landscapes; and
 - Promote measures for achieving a better integration of new and existing development in the countryside.
-

NW01 Gotham And West Leake Hills And Scarps



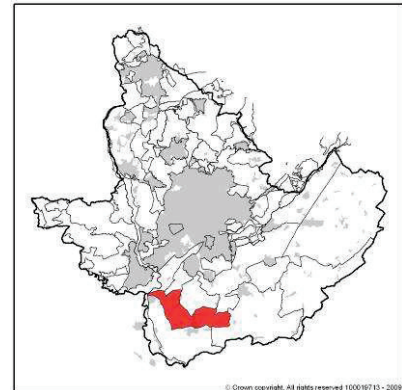
CONTEXT

Regional Character Area:

Nottinghamshire Wolds

LDU Reference: 113, 128, 66, 425, 251, 252, 187, 258

DPZ Reference: NW01



CHARACTERISTIC FEATURES

- Series of prominent individual hills with steep sometimes scarp slopes and broad plateaus
- Hills are the dissected northern extent of a low boulder clay plateau extending from Leicestershire traditionally known as 'The Wolds'
- Rural character although urban elements such as villages, power station, industry and quarrying are frequent in the landscape
- Kingston Brook is a localised feature on low ground between hills characterised by riparian woodland and some grazing pasture at its margins
- Land use is a mixture of woodland, arable and pasture. Arable is on the lower and more gentle slopes, pasture close to rivers, settlements and scarp grassland where the land is steeply sloping precluding machinery from working the land
- Field pattern is mostly modern although pockets of older field systems such as irregular geometric and geometric and those reflecting open fields are present
- Field pattern in places sweeps down the slopes and is a distinctive feature
- Field boundaries are mostly hedgerows on the slopes with fences often present on higher ground
- Woodland is generally on high ground across the hills although there are smaller pockets of woodland on lower ground as establishing scrub and along village fringes/areas of former quarry
- Prominent extensive woodland plantation covers the slopes and high ground, often on steep scarps
- Rides and areas of open land are interspersed between plantation woodland
- Wooded tracks with spring flowering understorey planting along tracks up hills
- Large commuter settlements such as Gotham and East Leake and smaller settlements such as West Leake are nestled at the base of the hills on the fringes of the DPZ
- Infrequent individual farms within the character area often on the slopes or high ground. A row of individual modern houses is present along Ash Lane. One distinctive red brick and pantile roof farmstead on Bunny Hill is set within gardens with a small orchard
- Buildings are mostly red brick with older properties having red pantile roofs
- Church towers and spires are prominent within a uniform village skyline
- Overhead lines are prominent on low ground between hills
- Small former spring (Wheldon Spring) on Gotham Hill is a localised feature characterised by a depression in the ground and establishing scrub
- Enclosed channelled views on low ground between hills with extensive panoramic views across towards Nottingham City and beyond from high ground



LANDSCAPE ANALYSIS																			
Condition																			
<p>A series of distinctive wooded hills with arable fields on lower and gentler slopes and pasture and pockets of grassland on the steeper slopes. Views are extensive and often over long distances from the high ground although become more enclosed from lower ground. Urban elements are frequent with views of Ratcliffe on Soar Power Station and the gypsum works. Some villages such as Gotham village are characterised by modern edges and a small older core with a distinctive church spire. Others such as West Leake are small and distinctive focused along a single street with small working farms and lack of modern development.</p> <p>Land use is a mix of plantation woodland, arable farming and pasture. Fields are mostly medium to large in size with the majority of arable farming being a modern field pattern; although at Gotham there is evidence of older irregular geometric patterns. Pockets of fields reflecting open field system and regular geometric patterns are present on lower slopes or pockets of high ground. Older field patterns are generally used for pasture.</p> <p>Woodland comprises large geometric field sized blocks of both broadleaved and conifer woodland. On West Leake Hill a large woodland is used for commercial forestry with rides and various belts of different species within woodlands. Other vegetation includes smaller frequent copses at the base of slopes and around settlements. Frequent hedgerow trees and intact hedgerows are present across the area. Pockets of regenerating scrub are often around village fringes or on the base of slopes.</p> <p>The landscape condition is GOOD. Hedgerows and woodland are well managed, although there is some evidence of field boundary fragmentation in places. Where hedgerows have been replaced, the timber fencing is usually in good condition. The agricultural land is well managed and features are intact with little sign of decline.</p>	 																		
Landscape Strength																			
<p>This DPZ is a distinctive series of hills which are prominent within the surrounding area. They often form a backdrop to views from the southern edges of Nottingham. From high ground within the DPZ there are open expansive views to the centre of Nottingham and lower-lying farmland at Ruddington and Bunny.</p> <p>The strength of character is STRONG. The hills are distinctive and consistent features across the landscape and exert their influence within the surrounding area. The pattern of arable, pasture and woodland is also consistent with moderate sized villages and some expanding commuter villages present on low ground.</p>	<table><tr><td rowspan="3">Landscape Condition</td><td>Good</td><td>MODERATE <i>Enhance</i></td><td>MODERATE - GOOD <i>Conserve and Enhance</i></td><td>GOOD <i>Conserve</i></td></tr><tr><td>Moderate</td><td>POOR - MODERATE <i>Enhance and Restore</i></td><td>MODERATE <i>Enhance</i></td><td>MODERATE - GOOD <i>Conserve and Enhance</i></td></tr><tr><td>Poor</td><td>POOR <i>Restore/Create</i></td><td>POOR - MODERATE <i>Enhance and Restore</i></td><td>MODERATE <i>Enhance</i></td></tr><tr><td colspan="2"></td><td>Weak</td><td>Moderate</td><td>Strong</td></tr></table> <p style="text-align: center;">Landscape strength</p> <p>The overall landscape strategy is CONSERVE.</p>	Landscape Condition	Good	MODERATE <i>Enhance</i>	MODERATE - GOOD <i>Conserve and Enhance</i>	GOOD <i>Conserve</i>	Moderate	POOR - MODERATE <i>Enhance and Restore</i>	MODERATE <i>Enhance</i>	MODERATE - GOOD <i>Conserve and Enhance</i>	Poor	POOR <i>Restore/Create</i>	POOR - MODERATE <i>Enhance and Restore</i>	MODERATE <i>Enhance</i>			Weak	Moderate	Strong
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LANDSCAPE ACTIONS																			
<p><i>Landscape features</i></p> <ul style="list-style-type: none">• Conserve the distinctive pattern of hills with large blocks of woodland on high ground• Conserve the older field patterns within the character area such as those reflecting open systems and the irregular and regular geometric patterns• Conserve the balance of arable farming on lower slopes and pasture on steeper and higher slopes• Conserve field patterns which sweep down the hills• Conserve the landform of the former Wheldon Spring• Conserve the diversity of broadleaf and large-scale woodland plantations on hills• Ensure new conifer planting includes belts of broadleaf woodland and woodland edge along its fringes• Any new woodland planting should be small in scale along the base of slopes becoming larger and of field size on higher slopes• Conserve the small rides and various ages of woodland within the character area• Conserve the wooded tracks along the ridgelines• Conserve hedgerows and encourage infill planting within gaps rather than erection of timber fencing• Conserve areas of rough grassland where present on steeper scarp slopes <p><i>Built form</i></p> <ul style="list-style-type: none">• Conserve the frequency of small farmsteads and outbuildings throughout the landscape; any new barn developments should be small scale and fit within the existing pattern and vernacular styles• Conserve the small linear and vernacular character of West Leake• Conserve the uniform roofline of villages with prominent church spires																			

- Encourage the use of red brick and red pantile roofs for new buildings and extensions
 - Conserve the nucleated character of larger villages
 - Minimise the influence of larger settlements such as East Leake through small-scale woodland planting to reduce the scale and frequency of urban edges within views
- Other development/ structures in the landscape*
- Conserve the winding character of rural lanes with expansive channelled views between hills
 - Ensure any new industrial development is nestled on low ground and has well wooded boundaries which integrate with woodland on higher ground to reduce its visibility