

## **Sherwood Landscape Policy Zone 12 - Cavendish Woodland Estatelands and Wooded Farmlands**

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

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

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

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

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

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

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

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

# Sherwood Landscape Policy Zone 12 - Cavendish Wooded Estatelands and Wooded Farmlands

## PHOTOGRAPH



## CONTEXT

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

### Condition

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

## CHARACTERISTIC VISUAL FEATURES

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

## LANDSCAPE ANALYSIS

### Landscape Condition

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

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

The SINC sites tend to be concentrated along the southern bank of the River Maun with small sections of woodland, but also include Spa Ponds east of Warren Farm and grassland SINC. Fragmented hedges and some intensive arable hedges particularly to the west, give an overall **moderate** ecological integrity.

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

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

### Landscape Sensitivity

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

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

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

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

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

## SUMMARY OF ANALYSIS

### Condition

**Poor**

Pattern of Elements: Incoherent

Detracting Features: Some

Visual Unity: Interrupted

Ecological Integrity: Moderate

Cultural Integrity: Variable

Functional Integrity: Coherent

### Sensitivity

**Moderate**

Distinctiveness: Characteristic

Continuity: Historic

Sense of Place: Moderate

Landform: Apparent

Extent of Tree Cover: Intermittent

Visibility: Moderate

## ACTIONS - Restore and Create

### Landscape Features

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

### Built Features

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