

## **Sherwood Landscape Policy Zone 47 - Coxmoor Wooded Farmlands**

### **Policy: Conserve and Create**

This Landscape Policy Zone (LPZ) consists of a gently undulating area rising to a high point of 165 metres at Hamilton Hill.

Land use in the LPZ can be divided into three main areas:

- 1) To the south is the Coxmoor golf course which consists of intensively managed greens and fairways surrounded by a mosaic of acid grassland with heather, bracken, gorse, and broom and Ash, Rowan and Oak trees.
- 2) To the centre of the area is a belt of unimproved and improved permanent pasture with some patches of arable farming and a disused sand quarry. This area has recently been bisected by the A617 Mansfield and Ashfield Regeneration Route (MARR).
- 3) To the North of the LPZ is Kingsmill Reservoir. Disused mineral railway lines also pass through the area.

There are limited areas of woodland within the LPZ; these consist of narrow belts of deciduous woodland which screen Coxmoor golf course and to the north riparian woodland including Willow and Poplar which form a fringe around the edge of Kingsmill Reservoir. To the central area, hedgerows bordering pasture areas are mature and bushy with mixed species and some standard trees. The MARR route (A617) has been planted with native hedgerows species which tie in to those of the Sherwood Landscape Character Area of the Nottinghamshire Landscape Guidelines (1998).

There is limited residential settlement in the area; this consists of isolated residential properties and isolated farms. Other buildings include facilities associated with Kingsmill Reservoir such as an outdoor adventure centre and buildings on the Coxmoor golf course to the south.

The historic field pattern shown in the Sanderson Plan of 1835 has been removed by the construction of the Coxmoor golf course and Kingsmill Reservoir. Historic field patterns were, until recently, intact in the central area of the LPZ; however, with the construction of the MARR route (A617) this is starting to break down with the development of industrial and commercial buildings along road. An older heathland landscape has been recreated on Coxmoor golf course due to sympathetic management in partnership with the Sherwood Forest Trust.

The LPZ is under threat of industrial and commercial development extending from the eastern edge of Kirkby-in-Ashfield and from the southern edge of Mansfield. The development along the MARR route (A617) will continue to break down the historic pattern of the area.

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## PHOTOGRAPH



## CHARACTERISTIC VISUAL FEATURES

- Gently undulating topography
- Coxmoor golf course with intensively managed but also includes areas of re-created heathland (roughs on golf course with heather, bracken broom, and gorse)
- Permanent unimproved and improved pasture to the centre of the LPZ
- Arable farmland to the centre
- Tall bushy mixed species hedgerows in the centre of the LPZ
- Isolated farms and residential settlements
- Kingsmill Reservoir with fringe of riparian woodland and wetland habitats including reedbeds
- Busy roads - MARR route (A617)
- Industrial and commercial development to north and west of the LPZ

## LANDSCAPE ANALYSIS

### Landscape Condition

The Landscape Condition is defined as Moderate

The LPZ has a **coherent** pattern of elements that can be divided into three distinct sections: 1) Kingsmill Reservoir to the north; 2) a central area of pasture; and 3) Coxmoor Golf Course to the south. There are **some** detracting features, these include industrial and commercial development to the west and north and the busy A617 MARR route passing through the central pastoral area. Overall, the LPZ is a **visually coherent** area, although this is being broken down by development along the A617 MARR route. Coxmoor golf course is designated as SINC 2/225 for its heathland habitats. Kingsmill Reservoir is also a SINC (Ref 2/226). The mosaic of heathland, acid grassland and woodland to the golf course and the aquatic reservoir habitat make this LPZ a **moderate** habitat for wildlife. Cultural integrity is **variable** in that the historic field patterns (Sanderson Plan of 1835) have been removed through the development of the golf course. The central area of the LPZ is intact through the earlier, through the recreation of historic landscape patterns.

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

### Landscape Sensitivity

The Landscape Sensitivity is defined as Moderate

The undulating landform is **apparent** with the bushy hedgerows to the central area giving a **moderate** visibility into and out of the LPZ. Views are open to the industrial development to the north and west. The sense of place is **moderate**.

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

## ACTIONS – Conserve and Create

### Landscape Features

- **Conserve** the ecological diversity of the mosaic of acid grassland, heath land and woodland within the Coxmoor golf course
- Avoid use of exotic tree species with in the Coxmoor golf course
- **Conserve** remains of the intact historic field pattern with mature bushy hedgerows to the centre of the LPZ
- Seek opportunities to convert arable land to permanent pasture to the west of the LPZ
- **Conserve** riparian woodland and other wetland habitats within the Kingmill Reservoir area

### Built Features

- Promote measures for reinforcing the traditional character of isolated farm buildings using vernacular building styles
- Promote sensitive siting of new industrial and commercial buildings
- Contain new development within historic field boundaries where possible
- **Create** small scale woodland/tree planting to soften new development, preferably in advance of development

## CONTEXT

NCC Landscape Type: Wooded Farmlands  
Landscape Policy Zone: S LPZ 47  
Landscape Character Parcel: S74,75

## Condition

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

## SUMMARY OF ANALYSIS

### Condition Moderate

Pattern of Elements: Coherent

Detracting Features: Some

Visual Unity: Coherent

Ecological Integrity: Moderate

Cultural Integrity: Variable

Functional Integrity: Moderate

### Sensitivity Moderate

Distinctiveness: Characteristic

Continuity: Historic

Sense of Place: Moderate

Landform: Apparent

Extent of Tree Cover: Intermittent

Visibility: Moderate