

Landscape Sensitivity Study
Part Two: Study Parcel Assessments

FINAL REPORT





Email: graham.bradford@pe-studio.co.uk

Office: **01246 386555**

Mobile: **07813 172453**

Registered Office:

The Studio, 69 New Road, Wingerworth, Chesterfield, Derbyshire S42 6UJ

Author: GB/AB

March 2026

PES 2512/Final Pt 2 Report

Rev:0

COPYRIGHT

The contents of this document have been prepared specifically for the client, in specific relation to the site(s) identified herein. The report must not be copied or reproduced in whole or part without the written consent of The Planning & Environment Studio Ltd.

DISCLAIMER

The Planning & Environment Studio Ltd has completed this report for the benefit of the client referred to in this report and any relevant statutory authority which may require reference in relation to approvals for the proposed development. Third parties should not use or rely upon the contents of this report unless explicit written approval has been gained from The Planning & Environment Studio Ltd

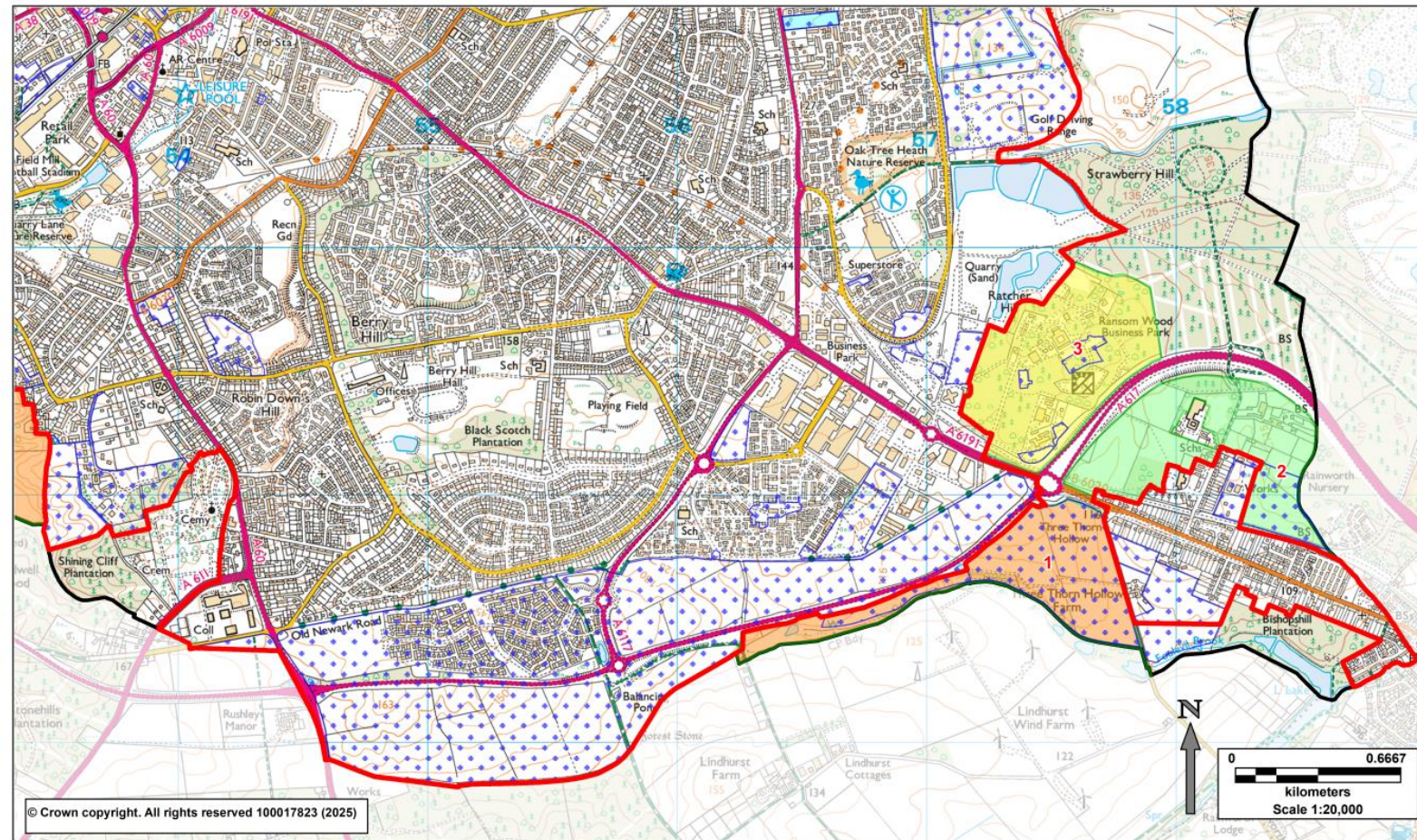
The Planning & Environment Studio Ltd accepts no responsibility or liability for:

- a) The consequence of this documentation being used for any purpose or project other than that for which it was commissioned.
- b) The issue of this document to any third party with whom approval for use has not been agreed.

CONTENTS

	Page
Mansfield South-East Study Parcels Map	5
Mansfield South-East Study Parcel Assessments 1- 3	6
Mansfield East Study Parcels Map	22
Mansfield East Study Parcel Assessments 4 – 8	23
Mansfield North Study Parcels Map	54
Mansfield North Study Parcel Assessments 9-14	55
Mansfield West Study Parcels Map	95
Mansfield West Study Parcel Assessments 15 -18	96
Mansfield South-West Study Parcels Map	118
Mansfield South-West Parcel Assessments 19 – 20	119
Spion Kop & Market Warsop South Study Parcels Map	130
Spion Kop & Market Warsop South Assessments 21-24	131
Market Warsop East Study Parcels Map	157
Market Warsop East Study Parcel Assessments 25-26	158
Meden Vale & Market Warsop North Study Parcels Map	170
Meden Vale & Market Warsop North Study Parcel Assessments 27-30	171
Church Warsop North Study Parcels Map	191
Church Warsop North Study Parcel Assessment 31	192
Church Warsop South Study Parcels Map	197
Church Warsop South Study Parcels Assessments 32-33	198
Warsop Vale Study Parcels Map	208
Warsop Vale Study Parcels Assessments 34-37	209

Study Parcel Landscape Sensitivity Values - Mansfield South-East



- Settlement Boundaries
- Mansfield District Boundary
- Reasonable Alternative Sites (HELAA 2025) with Planning Permission
- Reasonable Alternative Sites (HELAA 2025)

Landscape Sensitivity Values

- High
- High-Medium
- Medium
- Medium-Low
- Low

Study Parcel 1: Landscape Sensitivity to Mixed-Use Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	The sinuous Foulevil Brook corridor lies adjacent to the south, with associated ponds. The eastern half of the study parcel has a shallow crowning landform, relatively exposed and prominent where development could be conspicuous.	Gently falls towards the Foulevil Brook to the south, and more steeply towards the MARR roundabout to the northeast. Flatter, narrow, relatively secluded strip of improved grassland in the western half of the study parcel reduces susceptibility in terms of landform where development is unlikely to be conspicuous, but is likely to significantly limit the amount of development physically possible.	Medium
Landscape pattern, landcover & scale	Small-medium scale; smaller scale paddocks of improved pasture to the west with medium scale arable fields to the east. Wooded boundary to the brook and on the A617 MARR cutting slopes provide enclosure to the north and west of the study parcel.	Simple landcover pattern, with horse paddock fencing to the west and geometric low field hedgerows to the east with modified field pattern due to hedgerow loss and enlarged arable fields. More open to the east.	Medium
Sense of place, rural character and quality & landscape condition	Boundary vegetation and a central plantation in good condition and worthy of conservation, providing wildlife corridors / GI with good connectivity. Stronger rural sense of place in the narrower strip of improved grassland to the west. The well-vegetated A617 MARR cutting slopes provide a soft settlement edge to such an extent that the southern built edge of Mansfield is not obvious. However, the proposed SUE will take development up to the MARR on land currently undeveloped.	Evident rural character but weakened by urbanising influences, in particular nearby main roads, built development and the adjacent Lindhurst Wind Farm. Arable fields to the east are bounded by gappy hedgerows. Lack of historic landscape assets. Elm Tree Park housing construction site immediately to the east will take built development of Rainworth up to the study parcel, diminishing rural character and sense of place. Proposed mixed-use development within the SUE immediately to the north of the MARR will similarly diminish rural character and sense of place.	Medium
Tranquillity	May be some perception of tranquillity along the southern boundary with the Foulevil Brook (but no public access available to confirm).	Disturbance by modern noisy influences e.g. nearby development and busy roads, likely to increase with the SUE development immediately to the north.	Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Settlement pattern and the nature of the adjoining settlement edge	The study parcel is located between Rainworth immediately to the east and the MARR (and proposed Mansfield SUE) immediately to the north, providing an important function of separation between settlements. It lies beyond the MARR that provides a strong positive / soft / smooth settlement edge and limit of built development such that the southern extent of Mansfield is currently well integrated with the surrounding landscape, although this will be breached by new development south of the MARR further to the west.	Housing development within the eastern part of the study parcel could be in keeping with the growth of Rainworth where Elm Tree Park provides a more complex pattern than the settlement's characteristic ribbon development along the B6020. It could also represent continued development alongside the MARR where mixed-use development is planned.	High-Medium
Visual Susceptibility			
Visibility, intervisibility & types of views	The eastern part of the study parcel is relatively open allowing distant views to the south, particularly from higher ground near the MARR roundabout junction, providing a strong visual relationship between the settlement edge of Rainworth and the landscape. The gently undulating topography, coherent pattern of geometric arable fields and plantation woodland are characteristic features of the Sherwood LPZ 11, contributing to the character and setting of Rainworth in the landscape. In this respect the study parcel is located on a distinctive approach / gateway to Rainworth and Mansfield.	The western half of the study parcel is relatively well contained with limited inward and outward views and low intervisibility. Nearby urbanising influences, in particular roads, built development and turbines within the adjacent Lindhurst Wind Farm are visually detracting to the extent that susceptibility to development is reduced as a consequence.	High-Medium
Skylines and focal points/landmarks	The study parcel forms part of a largely undeveloped rural skyline where development could be conspicuous, although wind turbines are visible beyond the parcel. However, these do not prevent more distant views to fields and woodland to the south across the study parcel. The nearby SUE is located to the north and west of the study parcel and will not prevent views to the south across the parcel.	The study parcel does not form part of a sensitive backdrop to settlement, nor lie within views to distinctive / historic focal points / landmarks.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Scenic quality	Some evident rural character with higher scenic quality in the western half of the study parcel where improved grassland is of smaller scale and well screened from intrusive man-made structures and human activity by boundary vegetation.	Scenic quality and landscape integrity within the eastern half of the study parcel is influenced by intrusive man-made structures and human activity.	Medium-Low
Visual receptors	The eastern half of the study parcel is open to views from susceptible visual receptors on the edge of Rainworth, with views across the study parcel to fields and woodland to the south.	Susceptible visual receptors with views across the eastern half of the study parcel are limited to residents on the edge of Rainworth. Also open to views from less susceptible travellers / commuters on the busy MARR and other roads to the north and east. No views into the western half of the study parcel.	Medium
Landscape Value			
Strength of landscape character and condition	The gently undulating topography influenced by hydrological features including Foulevil Brook with riparian woodland and associated ponds, grazing on improved grassland, coherent pattern of geometric arable fields and plantation woodland are characteristic features of the Sherwood LPZ 11, contributing to the character and setting of Rainworth in the landscape. The LCA recognises threats to the character of the area including expansion of industrial and commercial buildings along the MARR and extension of industrial and residential areas to the edge of Mansfield. LPZ Policy Action is to Conserve and Create (see Mitigation Opportunities below), indicating a mix of higher and lower susceptibility.	Some characteristic features of the Sherwood LPZ 11 are poorly legible due to weak character and landscape structure, for example gappy hedgerows and weak heathland character.	Medium
Distinctiveness	The study parcel contributes to the character and identity of Rainworth within the Sherwood landscape character area. In this respect the study parcel is located on a distinctive approach / gateway to Rainworth and Mansfield.	Geometric field pattern but otherwise generally indistinct and featureless landscape with weak landscape character and sense of place or identity.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Natural ecological heritage / biodiversity	Fouleuil Brook corridor along the southern boundary of the study parcel, including ponds and riparian and plantation woodland, provide habitats of wildlife / ecological interest that contribute to sense of place and links to wider green infrastructure networks.	Few indicators of landscape value in terms of natural ecological heritage / biodiversity qualities within the main open eastern half of the study parcel.	Medium-Low
Historic / cultural heritage	No historic / cultural heritage attributes of higher landscape value.	No indicators of landscape value in terms of historic / cultural heritage qualities. Historic field pattern diminished by hedgerow removal and agricultural field enlargement. No evidence of historic landscape legacy.	Low
Recreational	No recreational attributes of higher landscape value.	No public rights of way or other public access across the study parcel. No other recreational opportunities.	Low
Scenic, aesthetic, perceptual and experiential	Fouleuil Brook corridor along the southern boundary of the study parcel, including ponds and riparian and plantation woodland, provide natural features of some scenic quality. The study parcel is of some importance to the character and setting of Rainworth in the landscape, and provides visual separation between Mansfield and Rainworth.	No other scenic, aesthetic, perceptual or experiential attributes of higher landscape value.	High-Medium
Visual Value			
Views of recognised value	No views of recognised value.	No views of recognised value.	Low
Summary	The western half of the study parcel is a relatively narrow strip of improved pastureland located between the densely vegetated embankments of the MARR and riparian woodland along the Fouleuil Brook. Despite its simple landform and pattern, containment and enclosure that reduce sensitivity to development, it provides an important landscape / wildlife corridor with good GI connectivity where any form of development is likely to be significantly physically limited. The eastern half of the study parcel is sensitive to development that is likely to be conspicuous on the skyline despite current urbanising influences. Its location between Rainworth immediately to the east and the MARR (and proposed Mansfield SUE) immediately to the north		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	provides an important function separating the settlements. It contributes to the character and setting of Rainworth in the landscape. Sensitivity is increased due to its location on a distinctive approach / gateway to Rainworth and Mansfield.		
Mitigation Opportunities	Sherwood LPZ 11 Policy Action is to Conserve and Create, including the following measures of relevance to this study parcel: • Conserve the sparsely settled character of the landscape by concentrating new developments around the existing urban fringe of Mansfield • Create small scale woodland/tree planting to soften new development, preferably in advance of development • Conserve the existing field pattern by locating new small scale development within the existing field boundaries Other mitigation / GI enhancement measures of relevance to development within this study parcel: • Create an appropriate (wooded and/or wetland) additional transitional habitat buffer along the southern boundary of this study parcel with the Foulevil Brook and to the north • Maintain an open gap between any development and the settlement edge of Rainworth to retain separation. • Housing development within the eastern part of the study parcel could represent a continuation of the settlement pattern of Rainworth; in this case, a gap should be maintained between such development and the A617 MARR (including retention of existing vegetation on the roadside cutting slopes) to retain separation between the MARR (and proposed SUE on the northern side) and Rainworth.		
Strategic Landscape Policy Zone Sherwood LPZ 11: Lindhurst Wooded Farmlands		Strategic Landscape Policy Action Conserve and Create	
Study Parcel 1: Overall Landscape Sensitivity to Housing, Employment and Mixed-Use Development: HIGH-MEDIUM			

Study Parcel 2: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	No landform attributes of higher susceptibility to development.	Shallow, relatively flat, simple and indistinct landform. Secluded landform, largely by surrounding mature vegetation, such that development is unlikely to be conspicuous beyond the study parcel. Lack of hydrological features.	Low
Landscape pattern, landcover & scale	The strong boundary to the A617 bypass, the settlement edge of Rainworth and various development within the study parcel combine to create a small to medium scale landscape. Sensitive to development that would be out of scale with the numerous human scale elements present.	Incoherent pattern of landcover and landscape elements, including built development (housing, schools and playing fields, care home, roads), small industry (timber fencing yard, car dismantlers), arable farmland, boundary plantations and heathland, horse grazing on improved grassland with horse fencing, jumps, stables and barns, mobile and static caravans, areas of haphazard outdoor storage. Modern modified field pattern. Past mining influence of the former mineral line to the south (now part of the long-distance Mansfield Trail footpath / cycle route).	Low
Sense of place, rural character and quality & landscape condition	Natural / semi-natural areas in particular linear woodland plantations and heathland habitat creation alongside the Rainworth Bypass and former mineral line provide wildlife / biodiversity corridors and good GI connectivity. Partly a soft settlement edge where areas of heathland scrub and the former mineral line provide a harmonious, coherent relationship between the northern built edge of Rainworth and the natural environment.	Weak rural character with urbanising influences. Degraded, low quality landscape in poor condition. Mostly a harsh settlement edge around the north of Rainworth provides a discordant inharmonious relationship between the built and natural environment.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Rural character is more evident amongst the arable fields to the west, but road noise and views of Lindhurst Wind Farm are urbanising influences.		
Tranquillity	Some perception of tranquillity along the former mineral line to the south (now part of the long-distance Mansfield Trail footpath / cycle route).	Disturbance by modern noisy influences e.g. nearby development and busy roads.	Low
Settlement pattern and the nature of the adjoining settlement edge	Areas of heathland scrub and the former mineral line provide a harmonious, coherent relationship between the northern built edge of Rainworth and the natural environment, of higher susceptibility to housing development that might provide a new negative/harsh/abrupt and poorly integrated settlement edge. However, mitigation measures including new GI enhancement such as woodland planting should help integration.	The study parcel is located between the A617 Rainworth Bypass that forms a strong linear boundary to the north and west, the adjacent northern settlement edge of Rainworth and former mineral line to the south, and Rainworth Nursery plantation to the east. Any housing development would be well contained within these features and could represent an appropriate northern extension of Rainworth, in keeping with adjacent or proposed land uses and with settlement form/pattern and/or scale, and the general character of the settlement edge. There is no perception of the edge of Mansfield due to the A617 Rainworth Bypass corridor and Ransome Wood to the west, even from the road itself; consequently, the study parcel does not perform any function of physical separation between Mansfield and Rainworth, nor any green wedge functionality, such that development in the west of the study parcel is unlikely to compromise the separate identity of Rainworth.	Medium-Low
Visual Susceptibility			
Visibility, intervisibility & types of views	No visual attributes of higher susceptibility.	The LCA notes that in general views in the Sherwood LPZ 8 are contained by landform and mature plantations. The study parcel is well contained, and planting alongside the A617 Rainworth Bypass contributes significantly to the limited inward and outward views and low intervisibility.	Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
		The study parcel does not perform any function of visual separation between Mansfield and Rainworth. The incoherent pattern of landcover and landscape elements, and wind turbines within the Lindhurst Wind Farm to the southwest, are visually detracting features.	
Skylines and focal points/landmarks	No skylines, focal points or landmarks of higher susceptibility.	The study parcel does not form part of an undeveloped or strongly rural skyline. Housing development within the study parcel is unlikely to be conspicuous.	Low
Scenic quality	No scenic quality attributes of higher susceptibility.	The study parcel is strongly influenced by intrusive man-made structures and human activity which adversely affect landscape integrity and scenic quality.	Low
Visual receptors	There are many susceptible visual receptors within the study parcel, in particular residents at home and views from elsewhere within the local community, and users of public rights of way. However, the nature of existing views of the many incoherent landcover and landscape elements, weak rural character with urbanising influences, and degraded, low quality landscape in poor condition, significantly reduces susceptibility to new housing development.	There is a range of other visual receptors within the study parcel of lower susceptibility to new housing development, including people engaged in outdoor sport or recreation (which does not involve or depend upon appreciation of views of the landscape), people at work and travellers / commuters.	Medium-Low
Landscape Value			
Strength of landscape character and condition	Priority heathland habitat, large scale plantations, areas of bracken, gorse, broom and heather, acidic grassland and oak-birch woodland, are characteristic features of the Sherwood LPZ 8 referred to in the LCA that increases landscape sensitivity. Such existing landscape features should be avoided by new housing development, and new features encouraged as mitigation.	Landscape altered by mineral extraction and quarrying activity, and busy roads including the MARR / Rainworth Bypass, are characteristic features of the Sherwood LPZ 8 referred to in the LCA that reduce landscape sensitivity. Indicators of landscape value in terms of strength of landscape character and condition are limited such that they should not preclude development.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	The LCA recognises threats to the character of the area including urban/industrial and residential expansion of Mansfield and Rainworth, and pressure for more industrial and commercial development along the A617 Rainworth Bypass / MARR. It notes that development within the wider landscape has been large scale and does not respect the local vernacular and landscape character, which should be avoided by any new housing development.	LPZ Policy Action is to Create (see Mitigation Opportunities below), indicating lower susceptibility.	
Distinctiveness	No distinctive attributes of higher susceptibility.	A relatively indistinct and featureless landscape with weak landscape character, sense of place or identity.	Low
Natural ecological heritage / biodiversity	Presence of habitats of wildlife / ecological / biodiversity interest within the study parcel that provide some sense of place, in particular priority heathland habitats, areas of bracken, gorse, broom and heather, acidic grassland, oak-birch woodland. Important connections to other habitats including plantations that form the basis of ecological / nature recovery / green infrastructure networks.	Indicators of landscape value in terms of natural ecological heritage / biodiversity qualities are limited such that they should not preclude development.	Medium-Low
Historic / cultural heritage	The former mineral line to the south of the study parcel, now part of the long-distance Mansfield Trail footpath / cycle route, provides a legacy to past mining heritage that contributes to perceptions of the landscape.	No indicators of landscape value in terms of historic / cultural heritage qualities elsewhere throughout the study parcel.	Medium-Low
Recreational	Direct access to the Mansfield Trail long-distance footpath / cycle route with important recreational links to National Cycle Network Route 6, and extensive public access routes through Clipstone Forest to the north via public bridleway along Helmsley Road through the centre of the study parcel.	Evidence of informal dog walking particularly along the edge of Clipstone Forest to the north and the arable fields to the west. Indicators of landscape value in terms of recreational opportunities should not preclude development.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Scenic, aesthetic, perceptual and experiential	Natural features in particular priority heathland habitats and woodland that form the basis of ecological / nature recovery / green infrastructure networks offer scenic / aesthetic landscape value.	Few indicators of landscape value in terms of scenic / aesthetic, perceptual and experiential qualities such that they should not preclude development.	Medium-Low
Visual Value			
Views of recognised value	No views of recognised value.	No views of recognised value.	Low
Summary	The study parcel comprises a self-contained area of land located between the A617 Rainworth Bypass that forms a strong linear boundary to the north and west (with Ransom Wood), the adjacent northern settlement edge of Rainworth and former mineral line to the south, and Rainworth Nursery plantation to the east. The study parcel does not perform any function of physical or visual separation between Mansfield and Rainworth. Any housing development would be well contained within these features and could represent an appropriate northern extension of Rainworth, in keeping with adjacent or proposed land uses and with settlement form/pattern and/or scale, and the general character of the settlement edge. It has weak rural character with urbanising influences, and an incoherent pattern of landcover and landscape elements that reduce landscape and visual sensitivity to housing development. Natural / semi-natural areas in particular linear woodland plantations and heathland habitat creation alongside the Rainworth Bypass and former mineral line provide wildlife / biodiversity corridors and good GI connectivity but should not preclude appropriate housing development. The study area provides direct access to the Mansfield Trail long-distance footpath / cycle route with important recreational links to National Cycle Network Route 6, and extensive public access routes through Clipstone Forest to the north via public bridleway along Helmsley Road through the centre of the study parcel. However, indicators of landscape value in terms of recreational opportunities should not preclude development.		
Mitigation Opportunities	Sherwood LPZ 8 Policy Action is to Create, including the following measures of relevance to this study parcel: • Concentrate new development around the existing settlements of Mansfield, Mansfield Woodhouse, Clipstone and Rainworth to conserve the remote rural character of the landscape • New development should respect the local character in scale and design • Create woodland to contain and soften urban development, preferably in advance of new development The Green Infrastructure Study, 2018, recognises the following enhancement measures of relevance to development within this study parcel (part of GI Area 8): • Enhance existing multi-user access trails and provide linkages between the Mansfield Trail and the wider Sherwood Forest area		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	• Create and restore areas of priority heathland habitat, acidic grassland and oak-birch woodland, and sensitively manage local wildlife sites, to provide a bigger and better-connected ecological network within the context of the wider Sherwood Forest		
Strategic Landscape Policy Zone Sherwood LPZ 8: Vicar Water and Rainworth Heath Wooded Estate		Strategic Landscape Policy Action Create	
Study Parcel 2: Overall Landscape Sensitivity to Housing Development: MEDIUM-LOW			

Study Parcel 3: Landscape Sensitivity to Economic Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	The underlying landform is generally flat or gently sloping and indistinct, but woodland within study parcel is prominent above the cutting slopes of the A617 Rainworth Bypass where new development could be conspicuous.	Underlying flat / gently sloping landscape with indistinct, simple featureless landform. Secluded landform, largely by surrounding mature woodland vegetation such that development is unlikely to be conspicuous beyond the study parcel. Lack of hydrological features.	Medium
Landscape pattern, landcover & scale	No attributes of higher susceptibility, but the study parcel is sensitive to economic development that would be out of scale with the existing business units.	Medium to large scale mixed broadleaf woodland and coniferous plantation adjoining Clipstone Forest, with a simple, unified coherent pattern of dense woodland providing enclosure. Clearings occupied by numerous economic / business units 2-3 storeys high with associated access roads and parking areas amongst the trees. Also, a small-scale wind farm.	Low
Sense of place, rural character and quality & landscape condition	Mixed broadleaf birch-oak woodland and coniferous plantation appear to be managed and provides natural / semi-natural features worthy of protection / conservation. Priority heathland habitats of local wildlife importance; part of possible potential Special Protection Area for Nightjar, Woodlark and other notable bird species extending into Clipstone Forest. Provides GI / wildlife / biodiversity interest and sense of place, with good connectivity. The study parcel provides a soft settlement edge to Mansfield with a coherent relationship between the mainly economic / business / commercial land uses to the west and the natural environment to the north and south.	Weak rural character with urbanising influences.	Medium

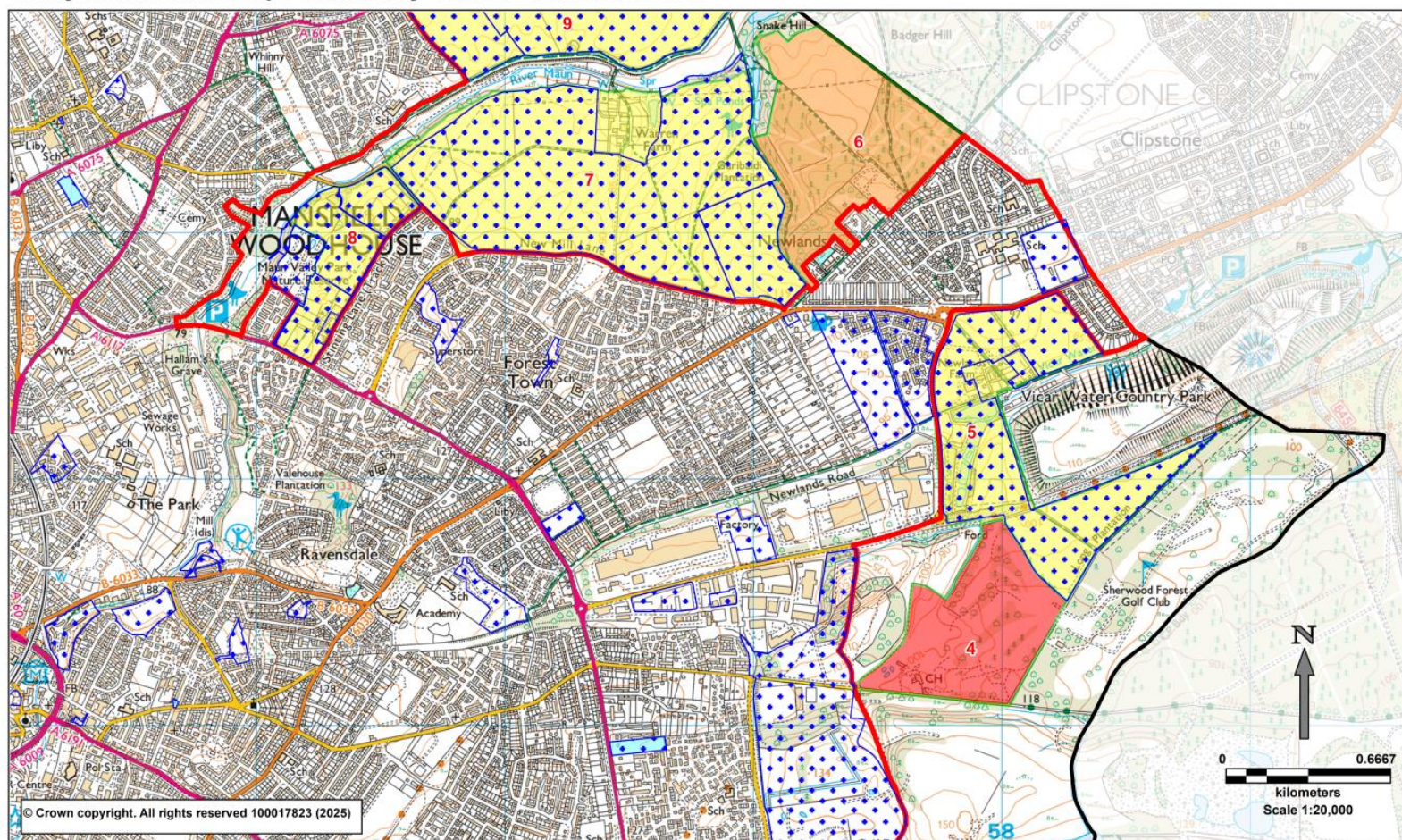
Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Tranquillity	Provides some sense of relative quietness and remoteness within the woodland but disturbing influences are never far away.	Economic / business units with associated access roads and parking areas are disturbing influences affecting tranquillity.	Medium-Low
Settlement pattern and the nature of the adjoining settlement edge	The study parcel provides a positive / smooth / soft settlement edge where existing built form is well integrated into the woodland. The study parcel is sensitive to new conspicuous, poorly integrated development that would be contrary to this key characteristic. The study parcel provides important physical separation and green wedge functionality between the built-up edge of Mansfield to the west and the A617 and Rainworth to the east.	Economic development would be in keeping with adjacent land uses and with settlement form/pattern and/or scale and the general character of the settlement edge.	High-Medium
Visual Susceptibility			
Visibility, intervisibility & types of views	Built form within the study parcel is well-contained within the wood and consequently is not visually detracting. The study parcel is sensitive to new conspicuous, poorly integrated development that would be contrary to this key characteristic. The study parcel is located between the eastern edge of Mansfield and the A617 Rainworth Bypass that provides an important distinctive approach / gateway to the settlements.	The LCA notes that in general views in the Sherwood LPZ 8 are contained by landform and mature plantations. The study parcel comprises a self-contained area of land within Ransom Wood Business Park with limited inward and outward views and low intervisibility.	Medium
Skylines and focal points/landmarks	Ransom Wood is a distinctive, undeveloped landscape feature on the skyline on the eastern edge of Mansfield. It forms an important backdrop in views from the town whilst also framing views along the A617 Rainworth Bypass, screening the town. The study parcel is sensitive to tall development that would be conspicuous on the skyline.	The study parcel is a self-contained area of land within Ransom Wood. It does not lie within views to distinctive / historic focal points / landmarks.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Scenic quality	Mixed broadleaf birch-oak woodland and coniferous plantation provides some scenic quality and sense of place, with the perception from the outside that it is unaffected by modern development or activity.	Internally the wood is influenced by intrusive man-made structures and human activity which adversely affect landscape integrity and scenic quality.	Medium
Visual receptors	Visual receptors most susceptible to development are limited to people walking through the woodland (likely to be predominantly people working in the business park).	The majority of visual receptors in the study parcel are people working at the business park and those travelling / commuting to work, who are visual receptors less susceptible to change.	Medium-Low
Landscape Value			
Strength of landscape character and condition	Priority heathland habitat, large scale plantations, areas of bracken, gorse, broom and heather, acidic grassland and oak-birch woodland, are characteristic features of the Sherwood LPZ 8 referred to in the LCA that increases landscape sensitivity. Such existing landscape features should be avoided by new employment development, and new features encouraged as mitigation. The LCA recognises threats to the character of the area including urban/industrial expansion of Mansfield, and pressure for more industrial and commercial development along the A617 Rainworth Bypass / MARR. It notes that development within the wider landscape has been large scale and does not respect the local vernacular and landscape character, which should be avoided by any new employment development.	The LCA recognises the many detracting features to the Mansfield urban fringe including large-scale commercial and industrial development along the A617 on the approach into Mansfield, Ransom Wood Business Park, and the former Ratcher Hill sand quarry where lakes with steep vertical sides scar the landscape. Indicators of landscape value in terms of strength of landscape character and condition are limited such that they should not preclude development. LPZ Policy Action is to Create (see Mitigation Opportunities below), indicating lower susceptibility.	Medium-Low
Distinctiveness	Ransom Wood is a distinctive, undeveloped landscape feature on the skyline on the eastern edge of Mansfield. It makes an important contribution to the character and identity of this part of the town, providing an important distinctive approach / gateway into Mansfield and Rainworth.	Internally the study parcel is generally an indistinct, simple featureless landscape. Indicators of landscape value in terms of distinctiveness are limited such that they should not preclude development.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Natural ecological heritage / biodiversity	Mixed broadleaf birch-oak woodland and coniferous plantation appear to be managed and provides natural / semi-natural features worthy of protection / conservation. Priority heathland habitats of local wildlife importance; part of possible potential Special Protection Area for Nightjar, Woodlark and other notable bird species extending into Clipstone Forest.	Indicators of landscape value in terms of natural ecological heritage / biodiversity should not preclude development for example on previously developed land within the study parcel where valued features / habitats are avoided and connectivity to habitats beyond the study parcel are maintained.	Medium
Historic / cultural heritage	No indicators of landscape value in terms of historic / cultural heritage qualities.	No indicators of landscape value in terms of historic / cultural heritage qualities.	Low
Recreational	The study parcel predominantly provides the opportunity for people working within the business park to walk through the woodland.	Indicators of landscape value in terms of recreational opportunities are limited and thus should not preclude development.	Medium-Low
Scenic, aesthetic, perceptual and experiential	Natural features in particular priority heathland habitats and woodland that form the basis of ecological / nature recovery / green infrastructure networks offer scenic / aesthetic landscape value.	Few indicators of landscape value in terms of scenic / aesthetic, perceptual and experiential qualities such that they should not preclude development.	Medium-Low
Visual Value			
Views of recognised value	No views of recognised value.	No views of recognised value.	Low
Summary			
	The study parcel comprises a self-contained area of land within Ransom Wood Business Park, located between the A617 Rainworth Bypass to the east, the A6191 to the south, the adjacent eastern settlement edge of Mansfield to the west, Clipstone Forest and the former Ratcher Hill sand quarry to the north. It provides a positive / smooth / soft settlement edge where existing economic / business units with associated access roads and parking areas are well integrated into the woodland. The study parcel is sensitive to new poorly integrated development that would be contrary to this key characteristic, and that would be conspicuous on the skyline. The study parcel provides important physical separation and green wedge functionality between the built-up edge of Mansfield to the west and the A617 and Rainworth to the east.		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Economic development would be in keeping with adjacent land uses and with settlement form/pattern and/or scale and the general character of the settlement edge. Development should avoid adverse effects on priority heathland habitats and important ecological / biodiversity features local wildlife importance.		
Mitigation Opportunities	Sherwood LPZ 8 Policy Action is to Create, including the following measures of relevance to this study parcel: • Concentrate new development around the existing settlements of Mansfield, Mansfield Woodhouse, Clipstone and Rainworth to conserve the remote rural character of the landscape • Conserve existing heathland habitats • Promote sensitive siting of new industrial and commercial buildings • New development should respect the local character in scale and design Other mitigations may include: • Limit development to small areas where treescape and ecological networks can be retained or enhanced. • Ensure development includes retention of a significant tree / screening belt alongside the A617 bypass to maintain the perception of a gap and separation between the bypass and the settlement edge of Mansfield The Green Infrastructure Study, 2018, recognises the following enhancement measures of relevance to development within this study parcel (part of GI Area 6): • Enhance the ecological quality of this site through appropriate habitat creation, especially such that it provides an extension and/or complements the existing SSSI, LNR, LWS and Sherwood habitats (e.g. heathland / acid grassland and gorse) • Sensitively manage the local wildlife site for the features it has been designated • Ensure that habitat and recreational access management practices are sensitive to Nightjar and Woodlark and other notable species within the Sherwood area. Where feasible, create open habitat within woodland such as heathland to provide linkages to surrounding heathland areas • Improve access management measures to discourage harmful recreational access affecting sensitive habitats.		
Strategic Landscape Policy Zone		Strategic Landscape Policy Action	
Sherwood LPZ 8: Vicar Water and Rainworth Heath Wooded Estate		Create	
Study Parcel 3: Overall Landscape Sensitivity to Economic Development: MEDIUM			

Study Parcel Landscape Sensitivity Values - Mansfield East



- Settlement Boundaries
- Mansfield District Boundary

- Reasonable Alternative Sites (HELAA 2025)
- Reasonable Alternative Sites (HELAA 2025) with Planning Permission

Landscape Sensitivity Values

- High
- High-Medium
- Medium
- Medium-Low
- Low

Study Parcel 4: Landscape Sensitivity to Mixed Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	Development could be conspicuous on the higher, more exposed areas (depending upon detailed design). Landform adjacent to the west has been artificially raised as part of restored former colliery land.	Gently undulating landform underlying a largely man-made landscape where the study parcel forms part of the Sherwood Forest Golf Club. Development is unlikely to be conspicuous on the lower, more secluded areas (depending on detailed design).	Medium-Low
Landscape pattern, landcover & scale	Small to medium scale, Sherwood Forest Golf Club is a dominant feature in the landscape characterised by a unified, coherent pattern of heathland vegetation. Human scale elements present including the club house, driving range, etc.	A predominantly man-modified landscape previously forming part of the extensive Sherwood Forest.	High-Medium
Sense of place, rural character and quality & landscape condition	Historic heathland landscape character largely remains on the golf course, with evident sense of place. In good condition, with many natural / semi-natural GI / wildlife / biodiversity features providing good connectivity worthy of protection / conservation. Land to the west is a committed mixed-use site with proposed housing, employment and commercial uses, and golf academy expansion area to the south, with habitat enhancement and pedestrian and cycle links on reclaimed former colliery land adjacent to the study parcel to the west. In this way the study parcel contributes to the proposed soft settlement edge to provide a harmonious, coherent relationship between the built and natural environment.	Some urbanising influences, including development around the club house, and views of the large white shed-like buildings within the nearby Crown Farm Industrial Park.	High-Medium
Tranquillity	There is likely to be sense of relative quietness and remoteness on some parts of the golf course away from disturbing influences.	Modern noisy influences from nearby development and busy roads provide disturbance and thus reduced susceptibility to development.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Settlement pattern and the nature of the adjoining settlement edge	Areas immediately to the west on former colliery land, and to the south, will provide a soft, positive edge to the eastern side of Mansfield as part of proposed mixed-use development with habitat enhancement on land off Jubilee Way. Development within the study parcel would be contrary to proposed land uses.	The LCA describes the Crown Farm Industrial Park adjacent to the west within the neighbouring Sherwood LPZ 8 as a detracting feature on the urban fringe, a large-scale development visible over long distance. Development within the study parcel could be in keeping with the adjacent land uses and the general character of this part of the settlement edge which is negative/harsh/abrupt and poorly integrated into the surrounding landscape. However, it could be contrary to proposed development on land off Jubilee Way which is intended to provide a soft buffer to the existing settlement edge.	High-Medium
Visual Susceptibility			
Visibility, intervisibility & types of views	Generally, a lack of visual detractors. The study parcel contributes to the character and setting of the other parts of the golf course immediately to the east which is a sensitive SSSI and SINCLANDSCAPE within the same Sherwood LPZ 51.	The study parcel is a well contained, visually unified area with dominant oak/birch woodland trees and plantations of Scots pine that combine to limit views and intervisibility. More open views along the fairways, but landform and vegetation in surrounding areas mostly combine to provide enclosure and soften the settlement edge. There are some views out to the large buildings within the Crown Farm Industrial Park that are visually detracting features in the landscape.	Medium
Skylines and focal points/landmarks	No key attributes of high susceptibility to development in terms of skylines or focal points/landmarks.	The study parcel is not part of undeveloped / rural skylines and does not form a backdrop to settlement. It does not lie within views to distinctive / historic focal points / landmarks.	Low
Scenic quality	Sherwood Forest Golf Club successfully retains a heathland character with features and habitats that provide scenic quality and a sense of place, albeit within a predominantly man-modified landscape.	Scenic quality is reduced by some urbanising influences including development around the club house, and the nearby Crown Farm Industrial Park.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Visual receptors	Users of public rights of way around the study parcel with views across it are visual receptors most susceptible to change. Golfers are also visual receptors susceptible to changes in view since an appreciation of the view is part of playing the game of golf.	Travellers visiting and leaving the golf club are visual receptors of lower susceptibility to changes in view as a result of development.	High-Medium
Landscape Value			
Strength of landscape character and condition	The LCA describes how the Sherwood Forest Golf Club dominates the western part of Sherwood LPZ 51; it successfully retains a heathland character despite the manicured greens, fairways and sand bunkers, with dominant oak/birch woodland trees and plantations of Scots pine, bracken, gorse, broom and heather, acidic grassland and other heathland habitats contributing to landscape character. Landscape condition is good. The LCA recognises threats to the character of the area including a change in management of the golf course (suggesting a possible change could diminish its heathland character) and other heathland areas. LPZ Policy Action is to Conserve (see Mitigation Opportunities below), indicating higher susceptibility.	Strength of landscape character is reduced by some urbanising influences including development around the club house, and the nearby Crown Farm Industrial Park. Despite its strong heathland character, the study parcel is a predominantly man-modified landscape previously forming part of the extensive Sherwood Forest.	High-Medium
Distinctiveness	The presence of distinctive heathland elements and habitats combine to form strong landscape character with sense of place and distinct identity. Heathland supports rare plants along with many rare insects and spiders. Historically important as part of the last vestiges of the Royal Hunting Forest of Sherwood.	The golf course is predominantly a man-modified landscape that reduces landscape value in terms of natural distinctiveness.	High-Medium
Natural ecological heritage / biodiversity	Dominant oak/birch woodland trees and plantations of Scots pine, with bracken, gorse, broom and heather, acidic grassland and other priority heathland habitats.	Manicured greens, fairways and sand bunkers provide little in terms of natural ecological heritage / biodiversity value.	High

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	The part of the golf course immediately to the east of the study parcel is a SSSI and SINC, described as a large mosaic of sandland habitats with notable faunal and floral interests. Lowland heathland is regarded as being of national and international importance as a diminishing resource. Surrounding areas are part of possible potential Special Protection Area for Nightjar, Woodlark and other notable bird species extending into Clipstone Forest.		
Historic / cultural heritage	In general, the study parcel is historically important as part of the last vestiges of the Royal Hunting Forest of Sherwood.	No individual indicators of landscape value in terms of historic / cultural heritage qualities.	Medium
Recreational	As well as providing obvious recreational opportunity for golfers, a track with public access runs along the southern edge of the golf course / study parcel providing links to a network of public rights of way including National Cycle Network routes to the east. A bridleway runs between the golf course and Vicar Pond Country Park. The Mansfield Trail runs along the old mineral line to the east.	Recreational opportunities are only available to members of the private golf club and paying members of the public wanting to use its facilities.	High-Medium
Scenic, aesthetic, perceptual and experiential	Natural features in particular priority heathland habitats and woodland that form the basis of ecological / nature recovery / green infrastructure networks offer scenic / aesthetic landscape value. The golf course provides perceptual and experiential landscape value.	Scenic, aesthetic, perceptual and experiential qualities are reduced by some urbanising influences including development around the club house, and the nearby Crown Farm Industrial Park. Despite its strong heathland character, the study parcel is a predominantly man-modified landscape.	Medium
Visual Value			
Views of recognised value	No views of recognised value.	No views of recognised value.	Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Summary	The study parcel is entirely occupied by the Sherwood Forest Golf Club. A predominantly man-modified landscape previously forming part of the extensive Sherwood Forest, that despite the manicured greens, fairways and sand bunkers still retains a strong heathland character with dominant oak/birch woodland trees and plantations of Scots pine, bracken, gorse, broom and heather, acidic grassland and other heathland habitats contributing to landscape character and distinctiveness. Lowland heathland is regarded as being of national and international importance as a diminishing resource. Nearby urbanising influences, particularly large buildings within the Crown Farm Industrial Park, currently provide a negative/harsh/abrupt settlement edge poorly integrated into the surrounding landscape; proposed development on land off Jubilee Way includes extensive habitat enhancement to create a buffer to existing development, such that if development within the study parcel were to breach it could potentially create a new negative/harsh/abrupt settlement edge. A largely self-contained, enclosed landscape with limited visibility due to surrounding landform and woodland that lowers susceptibility to development. The landscape is unlikely to be able to accommodate any type of development without significant character change or adverse landscape and/or visual effects.		
Mitigation Opportunities	Sherwood LPZ 51 Policy Action is to Conserve, including the following measures of relevance to this study parcel: • Conserve the ecological diversity and character of the heathland habitats within the Sherwood Forest Golf Course, on Clipstone Heath, and other SINCS • Conserve areas of grassland / pasture • Avoid use of exotic species on the golf course • Conserve local vernacular style – any extensions to the golf club house should be in keeping with the local character. The Green Infrastructure Study, 2018, recognises the following enhancement measures of relevance to development within this study parcel (part of GI Area 6): • Create and restore key habitat linkages so that they can better provide functional habitat corridors between sites designated for nature conservation (SSSIs and LWS) and other priority habitats (heathland, acid grassland and oak-birch woodland) outside of designated sites. Enhance the ecological integrity of the wider Sherwood Forest area • Improve access management measures to discourage harmful recreational access sensitive habitats		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Strategic Landscape Policy Zone Sherwood LPZ 51: Rainworth Heath Wooded Farmlands with Wooded Estatelands	Strategic Landscape Policy Action Conserve	
Study Parcel 4: Overall Landscape Sensitivity to Mixed Development: HIGH			

Study Parcel 5: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	Landform immediately around the study parcel is complex due to the underlying topography associated with the Vicar Water watercourse and series of fishing lakes and ponds, and former colliery land artificially raised and planted. Roadside tree belts on mounding and cutting slopes alongside Crown Farm Way add to the complexity. The presence of hydrological features within the study parcel and restored colliery land increases susceptibility to development, where some housing development could be conspicuous.	Triangular shaped arable field and adjoining grassland (golf course extension?) to the south of Vicar Water Country Park is flat, elsewhere the study parcel gently falls towards the Vicar Water watercourse to the north of the country park, with a series of fishing lakes to the west. Landform is generally indistinct, simple and featureless. Raised restored land to the west, and in particular at the country park, has unnaturally steep slopes and dominates the area, providing some enclosure to the study parcel where some housing development is unlikely to be conspicuous.	Medium
Landscape pattern, landcover & scale	Medium scale, open arable land in the north and south of the study parcel, with smaller scale, more intimate areas towards the centre around Newlands Farm and the fishing ponds, where human scale elements increase susceptibility to large scale development.	Mixed landcover pattern; simple arable fields with hedgerow boundaries and few trees, with elsewhere an incoherent pattern of landcover elements including the area around Newlands Farm with farm buildings, horse paddocks, a small number of cottages, guest house and holiday accommodation, accessed off a single track. Modern modified landcover pattern is heavily influenced by past mining.	Medium-Low
Sense of place, rural character and quality & landscape condition	The more secluded, enclosed areas of arable land and grassland towards the centre and southern parts of the study parcel retain some rural character and sense of place, and planting on reclaimed land that is maturing, but with urbanising influences. Landscape condition is generally variable and has been greatly improved following restoration measures.	The area around the study parcel has undergone significant change over recent years as former colliery land has been restored, with overall weak rural character and many detracting urbanising influences, in particular adjacent housing to the north and west (Crown Gardens under construction) and the Crown Farm Industrial Park. Busy roads run alongside the study parcel to the north and west.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Natural / semi-natural areas, in particular linear woodland plantations and heathland habitat creation alongside the Crown Farm Way, recreational trails and the fishing ponds, provide wildlife / biodiversity corridors and good GI connectivity to Vicar Water Country Park, Sherwood Forest Golf Club and the wider Sherwood area. A relatively soft settlement edge to the central and southern parts of the study parcel with a harmonious, coherent relationship between the eastern built edge of Mansfield and the natural environment.	The area around Newlands Farm has the character of a small, isolated hamlet. Green infrastructure provision and wildlife / biodiversity elements are reduced in the study parcel to the north of Vicar Water where connectivity is poor. This area also has a more discordant inharmonious relationship of the built and natural environment with surrounding land uses on the edge of Clipstone to the north and east and the Crown Gardens housing development to the west providing a harsh settlement edge. Previous heathland appears to have been seeded over with grass as an extension of the golf course northwards.	
Tranquillity	There is a sense of relative quietness and remoteness away from disturbing influences in the central and southern parts of the study parcel, away from the busy roads. However, off-road motorcycling and other antisocial behaviour can reduce tranquillity in these parts.	The northern and western parts of the study parcel in particular are disturbed by modern noisy influences e.g. nearby development and busy roads.	Medium-Low
Settlement pattern and the nature of the adjoining settlement edge	New housing development on central and southern areas of the study parcel would be contrary to adjacent land uses (in particular the Crown Farm Industrial Park) and to the general form/pattern and/or scale of this part of the eastern settlement edge of Mansfield. Central parts of the study parcel provide a soft edge to the town, whilst the southern area is divorced from the existing settlement edge, such that new development here would adversely affect settlement pattern and the character of this part of the settlement edge. The study parcel lies beyond Crown Farm Way that provides a strong boundary to recognised current and proposed settlement limits.	New housing development on northern parts of the study parcel, north of Vicar Water Country Park and Newlands Farm could be in keeping with adjacent and proposed land uses and with settlement form/pattern and scale, and the general character of the settlement edges of Mansfield Woodhouse and Clipstone. The nature of the settlement edge here is negative/harsh/abrupt and poorly integrated into the surrounding landscape, where new development could possible provide a more positive, softer settlement edge, in keeping with the character of the Sherwood Sandstone and subject to detailed design.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Visual Susceptibility			
Visibility, intervisibility & types of views	Northern and northwestern extents of the study parcel are open to views from adjacent housing and roads, where Vicar Water Country Park provides a prominent backdrop. Although central and southern areas of the study parcel are well contained by landform and vegetation, with limited inward and outward views and low intervisibility that reduces susceptibility to development that would potentially be well screened, the perception is of an area unaffected by built form which increases susceptibility to new development.	The study parcel as a whole has an incoherent pattern of landcover elements with detracting features that adversely affect visual unity. It plays a visually subservient role to Vicar Water Country Park that dominates views over an extensive area. Central and southern areas of the study parcel are well contained by landform and vegetation with limited inward and outward views and low intervisibility. The southern triangle of arable and heathland is particularly well contained, with views limited to PRow along the field boundaries. There are some views in and out of the central area to the east of the fishing ponds, to and from the Crown Gardens housing development under construction.	Medium
Skylines and focal points/landmarks	There are limited views across the northern part of the study parcel to the Clipstone headstocks to the east, that are a local landmark.	The study parcel plays a visually subservient role to Vicar Water Country Park that dominates views on the skyline over an extensive area. Development is unlikely to be conspicuous where the country park forms a backdrop in views out from the edge of Mansfield and Clipstone.	Medium-Low
Scenic quality	Some scenic quality around the central fishing ponds and wooded recreational trails where there is a well-wooded and heathland character.	Predominantly a landscape influenced by intrusive man-made features and human activity which adversely affect landscape integrity and scenic quality.	Medium-Low
Visual receptors	Residents at home, views from local communities and people engaged in outdoor recreation such as fishing and users of public rights of way and the country park are visual receptors most susceptible to change. Many visual receptors with views into the northern and northwestern parts of the study area, increasing susceptibility, but where new development could be in	Travellers / commuters on the busy roads to the north and east of the study parcel are visual receptors less susceptible to change. Fewer susceptible visual receptors with limited views into the central and southern parts of the study area, reducing susceptibility, but where new development is likely to be contrary to the nature of existing views, increasing susceptibility.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	keeping with the nature of existing views, reducing susceptibility.		
Landscape Value			
Strength of landscape character and condition	The study parcel has few positive landscape characteristic features of value. There are some natural wetland habitats around the central ponds, and priority heathland habitat with oak/birch and Scots pine plantation, areas of bracken, gorse, broom and heather, and acidic grassland alongside the Crown Farm Way. These are characteristic features of the Sherwood LPZ 8 referred to in the LCA that increases landscape sensitivity. Such existing landscape features should be avoided by new housing development, and new features encouraged as mitigation. The LCA recognises threats to the character of the area including urban/industrial and residential expansion of Mansfield, and pressure for more industrial and commercial development.	The LCA recognises that Sherwood LPZ 8 is a landscape that has been altered by mineral extraction (and quarrying activity elsewhere in the LPZ). The Crown Farm Industrial Park and adjacent housing is large scale and exerts a strong urbanising character on the study parcel. Some areas are of poor quality, in poor condition. LPZ Policy Action is to Create (see Mitigation Opportunities below), indicating lower susceptibility.	Medium-Low
Distinctiveness	The central area of the study parcel including linear roadside tree belts contribute to the distinctive soft settlement edge and assist in reducing the impact of the Crown Farm Industrial Park on the landscape and in local views. Reclaimed colliery gateway features at the roundabout junction on Crown Farm Way provide a distinctive entrance to this part of Mansfield.	Overall indistinct and relatively featureless landscape with weak landscape character and sense of place or identity. Indicators of landscape value in terms of distinctiveness are limited to the central part of the study parcel and should not preclude development elsewhere.	Medium-Low
Natural ecological heritage / biodiversity	Priority heathland habitats, local wildlife site and possible potential SPA towards the centre of the study parcel between Vicar Water Country Park and the Crown Farm Industrial Park, and near the Sherwood Forest Golf Club. Important links with Vicar Water Country Park and wider Sherwood ecological networks. Wetlands south of	Indicators of landscape value in terms of natural ecological heritage / biodiversity qualities are limited to the central and southern parts of the study parcel and should not preclude development elsewhere.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Newlands Farm fed by Vicar Water provide nature conservation interest.		
Historic / cultural heritage	Restored Mansfield colliery land provides historic / cultural heritage legacy. Reclaimed colliery gateway features at the roundabout junction on Crown Farm Way provide a distinctive entrance to this part of Mansfield.	Few indicators of landscape value in terms of historic / cultural heritage qualities such that they should not preclude development.	Low
Recreational	The study parcel lies within an area with important recreational connections (multi-user footpaths, bridleways, cycle routes including National Cycle Network, and access for mobility scooters) to existing provision and strategic trails (including the Timberland Trail), and permissive (but not definitive) recreational access throughout the restored Mansfield colliery site to the west.	Indicators of landscape value in terms of recreational provision should not preclude development which allows for continued and enhanced recreational opportunities.	High-Medium
Scenic, aesthetic, perceptual and experiential	Natural features in particular priority heathland habitats and woodland that form the basis of ecological / nature recovery / green infrastructure networks offer scenic / aesthetic and perceptual / experiential landscape value in some parts of the study area. The northern part of the study parcel, north of Vicar Water Country Park and Newlands Farm, provides a physical and visual separation function as open land between Mansfield and Clipstone.	Few indicators of landscape value in terms of scenic / aesthetic, perceptual and experiential qualities such that they should not preclude development. There is arguably already the perception that Mansfield and Clipstone have coalesced (a perception that may strengthen if development occurs on the Clipstone Football Club site north of Clipstone Road) reducing susceptibility to housing development on the study parcel. Or arguably some land within the study parcel to the south of Clipstone Road should remain open to continue its function as open land between settlements.	Medium
Visual Value			
Views of recognised value	Views of the Clipstone Colliery Headstocks are locally well known and likely to be valued by the local community.	Few views of recognised value such that they should not preclude development that allows for continued enjoyment of the valued views.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Summary	A complex landform pattern with relatively flat or gently falling arable fields with reduced sensitivity, and the presence of hydrological features and restored colliery land increasing sensitivity. A mixed landcover pattern; medium scale simple arable fields with hedgerow boundaries and few trees, with elsewhere an incoherent pattern of smaller scale landcover elements and modern modified landcover pattern heavily influenced by past mining, that significantly interrupt landscape and visual unity. The area around the study parcel has undergone significant change over recent years as former colliery land has been restored. The central area comprising a series of fishing ponds and small scale isolated arable land between Vicar Water Country Park and the Crown Farm Industrial Park, and the triangular arable land and heathland in the south of the study parcel are more sensitive to housing development that would be isolated from the existing settlement edge. The area to the north of Vicar Water Country Park and Newlands Farm is significantly influenced by adjacent land uses particularly housing development that reduces sensitivity to similar development. However, this northern part of the study area currently provides an important green wedge function preventing coalescence of the eastern edge of Mansfield and Clipstone the separate identities of which could be compromised by new development. There is arguably already the perception that Mansfield and Clipstone have coalesced, a perception that may strengthen if development occurs on the Clipstone Football Club site north of Clipstone Road, reducing susceptibility to housing development on the study parcel. Consideration could be given to retaining some open land within the northern parts of the study parcel to the south of Clipstone Road to continue its function as open land between settlements.		
Mitigation Opportunities	Sherwood LPZ 8 Policy Action is to Create, including the following measures of relevance to this study parcel: • Create heathland habitats with Oak/Birch woodland and open acid grassland/heathland • Create natural rolling landforms in keeping with the Sherwood region avoiding unnatural, engineered landforms • Create woodland to help restore unity to the landscape – medium to large-scale planting would be appropriate in this area • Conserve existing heathland habitats • Concentrate new development around the existing settlements of Mansfield, Mansfield Woodhouse, Clipstone and Rainworth to conserve the remote rural character of the landscape • New development should respect the local character in scale and design • Create woodland to contain and soften urban development, preferably in advance of new development. The Green Infrastructure Study, 2018, recognises the following enhancement measures of relevance to development within this study parcel (part of GI Area 10): • Enhance / improve multi-user access trails (walking, cycling, mobility scooter) and enhance connections to Vicar Water Country Park, existing cycle provision including National Cycle Network routes, and strategic trail/green corridor (Timberland Trail) • Sensitively manage the LWS for the qualities for it has been designated		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	• Improve the ecological connectivity between existing habitats and LWS by creating new and re-stored habitats (e.g. heathland), principally creating a bigger and better-connected ecological network with the wider Sherwood Forest Area. • Enhance biodiversity value for wildlife.		
Strategic Landscape Policy Zone Sherwood LPZ 8: Vicar Water and Rainworth Heath Wooded Estate		Strategic Landscape Policy Action Create	
Study Parcel 5: Overall Landscape Sensitivity to Housing Development: MEDIUM			

Study Parcel 6: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	The underlying topography reflects the location of the study parcel on the southern side of the River Maun valley, with links to adjacent wetland habitats at Spa Ponds Forest Town Nature Reserve fed by a tributary stream that falls gently to the river.	Gently undulating landform falling gradually from south (Clipstone Drive that follows a shallow ridgeline) to north (River Maun corridor).	Medium
Landscape pattern, landcover & scale	Dense woodland comprising a broadleaved margin in the south and west around coniferous Scots pine woodland at Garibaldi Plantation. The district boundary cuts through a small to medium scale, open arable field within a woodland clearing through the northern part of the study parcel, continuing northwards to the well-wooded corridor of the River Maun. The southern boundary includes a small number of small housing developments set into the woodland off Clipstone Drive, including Woodview Gardens and Birchwood Park. There is also a small grassed area of community open space off Clipstone Drive with footpaths, children's play area and a football pitch. Overall, a strongly unified, coherent pattern of landcover / landscape elements with high susceptibility to development.	Simple landcover pattern.	High
Sense of place, rural character and quality & landscape condition	Coniferous plantations with broadleaved margins are characteristic features of the Sherwood LPZ 12 referred to in the LCA, that increases landscape sensitivity. In good condition, the natural / semi-natural heathland landscape features provide green infrastructure / wildlife	Pylons and a high voltage overhead powerline cut across the northern part of the study parcel, conspicuous as it passes through an open arable field. Otherwise, few urbanising features.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	/ biodiversity corridors worthy of protection / conservation, and providing good connectivity. The study parcel provides a soft settlement edge to built development on the south side of Clipstone Drive, providing a harmonious, coherent relationship between the built and natural environment.		
Tranquillity	Sense of relative quietness and remoteness away Clipstone Drive.	Clipstone Drive and associated land uses provide disturbance to the southern extents of the study parcel.	High-Medium
Settlement pattern and the nature of the adjoining settlement edge	The study parcel provides a positive, soft settlement edge to built development along Clipstone Drive, such that existing small-scale built form is well integrated into the settlement and surrounding landscape. Any large-scale development within the study parcel would be contrary to adjacent land uses and to the general form/pattern and scale of the adjacent settlement edge such that it would adversely affect landscape / settlement character.	Some small scale housing development along Clipstone Drive may be in keeping with adjacent land uses and with settlement form/pattern and scale, and the general character of the settlement edge.	High-Medium
Visual Susceptibility			
Visibility, intervisibility & types of views	The LCA notes that a characteristic feature of the Sherwood LPZ 12 is that views are contained by urban edges or coniferous plantations. The study parcel has a strong visual relationship with the settlement edge of Clipstone to the south. The study parcel contributes to the character and setting of the adjacent sensitive landscape character areas / Sherwood Landscape Policy Zone 15: River Maun Meadowlands with Plantations from where outward views are important.	A well contained landscape with limited inward and outward views and low intervisibility. Pylons and overhead power line are visually detracting features within a largely undeveloped landscape.	High-Moderate

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Skylines and focal points/landmarks	The woodland within the study parcel is itself an undeveloped skyline feature, where large scale development that required extensive tree removal could be conspicuous. The woodland on the skyline forms a backdrop to the settlement edge of Clipstone in views from the east.	Small scale housing development within the woodland that did not break the skyline is unlikely to be conspicuous.	High-Medium
Scenic quality	The landscape of the study parcel has a strong evident character, sense of place and scenic quality. It forms the setting to the River Maun valley that itself has a strong evident character, sense of place and scenic quality.	The more open arable farmland in the northern part of the study area is influenced by the intrusive pylons and overhead power line which adversely affect landscape integrity and scenic quality.	High-Medium
Visual receptors	The study parcel is popular with walkers. People engaged in outdoor recreation such as users of public rights of way are visual receptors most susceptible to change.	Views from residents at home and from the local community at Clipstone into the study parcel are extremely limited. Travellers / commuters on Clipstone Drive are visual receptors less susceptible to changes in view.	High-Medium
Landscape Value			
Strength of landscape character and condition	Coniferous plantations with broadleaved margins are characteristic features of the Sherwood LPZ 12 referred to in the LCA, that increases landscape sensitivity. Although the LPZ Policy Action is to Restore and Create indicating lower susceptibility to development, this is considered more appropriate to the wider LPZ that extends beyond the district and not to the study parcel; a more appropriate LPZ policy action for the study parcel is considered to be 'Conserve' (see Mitigation Opportunities below), due to the characteristic woodland and heathland plantation and grassland in good condition, with a coherent pattern of elements with few detracting features, visually unified, strong ecological integrity, diversity and character with wider wildlife / biodiversity / GI connections. The aim should be to	LPZ Policy Action is to Restore and Create, indicating lower susceptibility to development. However, the LPZ covers an extensive area including outside the district and this policy action is not considered to be relevant to the study parcel.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	conserve the sparsely settled character of the landscape by concentrating new developments around the existing urban fringe of Mansfield and Newark & Sherwood district to the east.		
Distinctiveness	Coniferous plantations with broadleaved margins are distinctive features of the Sherwood LPZ 12 referred to in the LCA, with strong landscape character, sense of place and identity, increasing landscape sensitivity. The landscape of the study parcel makes an important contribution to the character or identity of the northern built-up edge of Clipstone.	Indicators of landscape value in terms of distinctiveness are such that they should not preclude small scale housing development where it is in keeping with the existing settlement edge and character of the landscape.	High-Medium
Natural ecological heritage / biodiversity	Important woodland habitats, and links to adjacent wetland habitats at Spa Ponds Forest Town Nature Reserve, with further links to the wider Maun Valley ecological river corridor that includes a local wildlife site.	Indicators of landscape value in terms of natural ecological heritage / biodiversity qualities are such that appropriate development that does not affect their value should not be precluded.	High-Medium
Historic / cultural heritage	There are PRoW links through the study parcel to Beeston Lodge (Snake Hill) Scheduled Monument, adjacent to the north. The study parcel also provides historical setting and context to the wider Sherwood Forest area.	Few indicators of landscape value in terms of historic / cultural heritage qualities within the study parcel such that they should not preclude appropriate development.	Medium
Recreational	The study parcel provides important opportunities for recreation by way of PRoW (footpaths and bridleways) with access off Clipstone Drive to strategic trails / green corridors between Clipstone and Warsop. Also links Spa Ponds, Beeston Lodge / Snake Hill area and part of the River Maun corridor.	Indicators of landscape value in terms of recreational provision should not preclude appropriate development that protects / enhances recreational opportunities within the study area.	High-Medium
Scenic, aesthetic, perceptual and experiential	The study parcel provides strong sensorial qualities of perceived naturalness and sense of tranquillity. Natural / semi-natural landscape features provide scenic / aesthetic quality.	Indicators of landscape value in terms of scenic / aesthetic, perceptual and experiential qualities are such that they should not preclude appropriate development.	Medium
Visual Value			

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Views of recognised value	No views of recognised value.	No views of recognised value.	Low
Summary	The study parcel comprises dense coniferous Scots pine woodland at Garibaldi Plantation with a broadleaved woodland edge to the west and south along Clipstone Drive. An open arable field within a woodland clearing cuts through the district boundary and the northern part of the study parcel, continuing northwards to the well-wooded corridor of the River Maun. Although the LPZ Policy Action is to Restore and Create indicating lower susceptibility to development, this is considered more appropriate to the wider LPZ that extends beyond the district and not to the study parcel; a more appropriate LPZ policy action for the study parcel is considered to be 'Conserve' (see Mitigation Opportunities below), due to the characteristic woodland and heathland plantation and grassland in good condition, with a coherent pattern of elements with few detracting features, visually unified, strong ecological integrity, diversity and character with wider wildlife / biodiversity / GI connections. The aim should be to conserve the sparsely settled character of the landscape by concentrating new developments around the existing urban fringe of Mansfield and Newark & Sherwood district to the east. Overall, the study parcel is of High sensitivity to large scale development, with only small-scale housing alongside Clipstone Drive, in keeping with existing settlement character, pattern and scale, considered appropriate.		
Mitigation Opportunities	Sherwood LPZ 12 Policy Action is to Restore and Create. However, this covers a wider area outside the district and is not considered to be relevant to the study parcel. The following measure would be more appropriate to this study parcel: • Conserve the sparsely settled character of the landscape by concentrating new developments around the existing urban fringe of Mansfield and Newark & Sherwood districts • Conserve existing heathland woodland and acidic grassland habitats • Conserve ecological integrity, diversity and character by maintaining important connections to adjacent wetland habitats at Spa Ponds Forest Town Nature Reserve and the wider Maun Valley ecological river corridor that includes a local wildlife site. The Green Infrastructure Study, 2018, recognises the following enhancement measures of relevance to development within this study parcel (part of GI Area 11): • Sensitively manage the LWS and improve ecological connectivity between it and other existing heathland habitats within the wider Sherwood Forest area • Improve the quality of recreation trails and enhance entrances and connections to nearby walking trails • Improve access management measures to discourage harmful recreational access to sensitive habitats and designated sites.		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Strategic Landscape Policy Zone Sherwood LPZ 12: Cavendish Woodland Estate lands and Wooded Farmlands	Strategic Landscape Policy Action Restore and Create	
Study Parcel 6: Overall Landscape Sensitivity to Housing Development: HIGH-MEDIUM			

Study Parcel 7: Landscape Sensitivity to Mixed Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	The underlying topography reflects the location of the study parcel on the watershed between Vicar Water to the south and the River Maun to the north. Dry valleys are evidence of where minor watercourses flowed to adjacent wetland habitats at Warren Farm Lake and Spa Ponds Forest Town Nature Reserve. Undulating and in places a more steeply rolling, complex landform, from a high point of 119m AOD in the southeastern corner of the study parcel where New Mill Lane meets Clipstone Drive, falling to the River Maun at approximately 70m AOD to the north and northwest. Highest areas are relatively exposed where housing development and in particular employment uses could be conspicuous.	The flatter, more gently undulating landform west of centre of the study parcel is less susceptible to development.	High-Medium
Landscape pattern, landcover & scale	A smaller scale, more intimate landscape around Warren Farm with an incoherent pattern of buildings and other human scale landcover elements associated with a wedding venue, stables, storage facilities, vehicle repairs, etc. Located on lower lying land and benefiting from surrounding vegetation, Warren Farm uses are generally inconspicuous. Overall, a simple, unified coherent landcover pattern. A combination of attributes of both higher and lower susceptibility to development.	The study parcel comprises a number of small to medium scale geometric arable fields with gappy hedgerows and few trees. Landform and the fragmented field pattern give the impression of a larger scale landscape. Evidence that the landscape has been modified over the years e.g. by loss of hedgerows and field enlargement.	Medium
Sense of place, rural character and quality & landscape	Despite the range of land uses associated with Warren Farm, the study parcel retains a rural character with characteristic landscape features of the Sherwood LPZ	Located on the settlement edge of Mansfield Woodhouse and Forest Town where housing, roads, street lighting etc exert a strong urbanising influence on	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
condition	12, including gently undulating topography and intensive arable farming on medium sized geometric, fragmented fields. The study parcel is set within the wider Sherwood landscape where other nearby isolated farms, namely Peafield Farm and Crimea Farm add to the rural sense of place. Garibaldi Plantation is a coniferous plantation with broadleaved margins along the eastern side of the study parcel, a characteristic feature of the Sherwood LPZ 12 referred to in the LCA, that adds to rural character and condition and increases landscape sensitivity. A combination of attributes of both higher and lower susceptibility to development.	the study parcel. The harsh settlement edge is softened in places by roadside vegetation, the Lark Hill open space and greenery within Forest Town. Pylons and a high voltage overhead powerline cross the study parcel, diminishing rural character. The fragmented field pattern with gappy or absent hedgerows is in poor condition, but where present they provide some green infrastructure / wildlife / biodiversity interest and connectivity. Generally, a lack of landscape features worthy of protection / conservation.	
Tranquillity	Some sense of relative quietness and remoteness away from disturbing influences, in particular along the River Maun corridor.	Modern noisy influences in particular nearby development and busy roads are disturbing influences.	Medium-Low
Settlement pattern and the nature of the adjoining settlement edge	Despite being located on the settlement edge of Mansfield Woodhouse and Forest Town, the study parcel retains landscape characteristics of the Sherwood LPZ 12 that softens the settlement edge and provides a relatively harmonious, coherent relationship between the built and natural environment. Economic development would be contrary to adjacent or proposed land uses or to the general form/pattern and/or scale of settlement such that it would adversely affect the character of the settlement edge.	New housing development would be in keeping with adjacent land uses and with settlement form/pattern and scale, and the general character of the settlement edge. Growth of Mansfield Woodhouse and Forest Town northwards up to New Mill Lane has occurred on undulating land similar in landform to the study parcel, with housing on land above 100m AOD. Land within the south of the study parcel close to New Mill Lane is typically around 100m AOD or thereabouts (with localised undulations), gently falling to approximately 85m AOD at Warren Farm, with lower susceptibility to housing to the south of the current access road to Warren Farm, that would be on lower lying land than the current settlement edge.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Visual Susceptibility			
Visibility, intervisibility & types of views	An open landscape with high visibility and intervisibility, although Garibaldi Plantation contains views to the east. High intervisibility northwards, and from the north looking back towards the study parcel; from the highest areas along New Mill Lane there are extensive views northwards across the study parcel and river corridor to housing either side of the A6075 Peafield Lane, and to Peafield Plantation / Peafield New Plantation. In the opposite direction there are views from Peafield Lane across the river corridor and study parcel to the Mansfield Woodhouse / Forest Town urban edge. Landform and openness mean the study parcel has a strong visual relationship with the settlement edge. The study parcel contributes to the character and setting of the River Maun corridor from where outward views are important and could be significantly affected by development within the study parcel.	Pylons and a high voltage overhead powerline are visually detracting features across the study parcel.	High
Skylines and focal points/landmarks	Southern extents of the study parcel lie above New Mill Lane in some views from parts of the road, where new development could be conspicuous on the currently undeveloped skyline. Views from the River Maun corridor could be significantly affected by development within the study parcel if visible on the currently undeveloped skyline.	In views from the north, the current Mansfield Woodhouse / Forest Town urban edge is seen on the skyline forming a backdrop to the study parcel. In these views development on the study parcel is likely to be seen below the skyline, reducing conspicuity and sensitivity. Development on lower-lying ground within the study parcel would be less conspicuous.	High-Medium
Scenic quality	Landscape of the study parcel is not of scenic quality but is important to the setting and character of the River Maun corridor.	Scenic quality of the study parcel is reduced by the fragmented landscape pattern and poor-quality hedgerow field boundaries. Intrusive pylons and overhead powerlines are intrusive man-made structures affecting landscape integrity and scenic quality.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Visual receptors	There are many sensitive visual receptors with views over the open landscape, including residents at home and more general views from the local community, and walkers on the network of PRow that cross the study parcel or have views into it.	Travellers and commuters are visual receptors with less susceptibility to changes in view. Built development and the current settlement edge are a major part of existing views, reducing susceptibility to new housing development.	Medium
Landscape Value			
Strength of landscape character and condition	The study parcel exhibits typical characteristic landscape features as described in the LCA for Sherwood LPZ 12, including gently undulating topography and intensive arable farming with a medium sized geometric, fragmented field pattern. Garibaldi Wood lies along the eastern side, a coniferous plantation with mixed broadleaf margin also characteristic of Sherwood LPZ 12.	Landscape characteristics referred to in the LCA for Sherwood LPZ 12 indicating lower susceptibility to development include the overall poor landscape condition, including gappy hedgerows and hedgerow removal, and intensive arable farming reducing ecological integrity. LPZ Policy Action is to Restore and Create, indicating lower susceptibility to development.	Medium
Distinctiveness	The landscape of the study parcel makes an important contribution to the character, identity and amenity value of the adjacent River Maun valley which could be affected by development within the study parcel, and which must be avoided.	A relatively featureless landscape with weak sense of place and identity. Indicators of landscape value in terms of distinctiveness are such that they should not preclude housing development that is in keeping with the existing settlement edge and character of the landscape.	Medium-Low
Natural ecological heritage / biodiversity	Links to adjacent wetland habitats at Spa Ponds Forest Town Nature Reserve and to the wider Maun Valley ecological river corridor that includes a local wildlife site.	Indicators of landscape value in terms of natural ecological heritage / biodiversity qualities are such that appropriate development should not be precluded.	Medium-Low
Historic / cultural heritage	Warren Farmhouse is a Grade II listed building. There are PRow links through the study parcel to Beeston Lodge (Snake Hill) Scheduled Monument, adjacent to the northeast. The study parcel also provides historical setting and context to the wider Sherwood Forest area.	Few indicators of landscape value in terms of historic / cultural heritage qualities within the study parcel such that they should not preclude appropriate development.	Medium-Low
Recreational	The study parcel provides important opportunities for recreation by way of PRow (footpaths and bridleways)	Indicators of landscape value in terms of recreational provision should not preclude appropriate development	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	with access off New Mill Lane to strategic trails / green corridors between Clipstone and Warsop. Also links Spa Ponds, Beeston Lodge / Snake Hill area and part of the River Maun corridor including the Maun Valley Trail.	that protects / enhances recreational opportunities within the study area.	
Scenic, aesthetic, perceptual and experiential	Landscape of the study parcel is not of scenic quality but is important to the setting and character of the River Maun corridor.	Indicators of landscape value in terms of scenic / aesthetic, perceptual and experiential qualities are such that they should not preclude appropriate development.	Medium-Low
Visual Value			
Views of recognised value	No views of recognised value.	No views of recognised value.	Low
Summary			
The underlying topography reflects the location of the study parcel on the watershed between Vicar Water to the south and the River Maun to the north. Undulating and in places a steeply rolling, complex landform. Highest areas are relatively exposed where housing development and in particular employment uses could be conspicuous on the skyline. The flatter, more gently undulating landform west of centre of the study parcel is less susceptible to development. Overall, a simple, unified, medium scale, open landscape with a coherent landcover pattern of intensive, geometric, fragmented arable fields with poor quality gappy hedgerows, few trees and evidence of hedgerow removal. Generally, a combination of attributes of both higher and lower susceptibility to development. Located on the settlement edge of Mansfield Woodhouse and Forest Town where housing, roads, street lighting etc exert a strong urbanising influence on the study parcel. The harsh settlement edge is softened in places by roadside vegetation, the Lark Hill open space and greenery within Forest Town. New housing development would be in keeping with adjacent land uses and with settlement form/pattern and scale, and the general character of the settlement edge. Land within the south of the study parcel close to New Mill Lane is typically around 100m AOD or thereabouts (with localised undulations), gently falling to approximately 85m AOD at Warren Farm, with lower susceptibility to housing to the south of the current access road to Warren Farn, that would be on lower lying land than the current settlement edge. Economic development would be contrary to adjacent or proposed land uses or to the general form/pattern and/or scale of settlement such that it would adversely affect the character of the settlement edge. The landscape is open to views, but where the study parcel is seen in combination with the existing settlement edge sensitivity to similar development is reduced. However, development that breaks the skyline in views from the south would be conspicuous.			

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	The landscape of the study parcel makes an important contribution to the character, identity and amenity value of the adjacent River Maun valley which could be affected by development within the study parcel, and which must be avoided.		
Mitigation Opportunities	Sherwood LPZ 12 Policy Action is to Restore and Create, including the following measures of relevance to this study parcel: • 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 and to help integrate new and existing urban development • Conserve the integrity and rural character of the landscape by concentrating new development around the existing urban edge of Mansfield Woodhouse Other mitigation may include: • Conserve the characteristic undulating and in places steeply rolling, complex landform by concentrating new development on the flatter, more gently undulating land. The Green Infrastructure Study, 2018, recognises the following enhancement measures of relevance to development within this study parcel (part of GI Area 12): • Improve access to and through this GI area in order to enhance its function as a gateway onto the Maun Valley strategic trail/green corridor • Provide better connections between nearby walking routes • Improve pedestrian and cycle access and safety along New Mill Lane • Improve the ecological connectivity between existing habitats and local wildlife sites by creating new heathland habitats within this area creating a bigger and better-connected ecological network within the Maun Valley ecological network.		
Strategic Landscape Policy Zone Sherwood LPZ 12: Cavendish Woodland Estatelands and Wooded Farmlands		Strategic Landscape Policy Action Restore and Create	
Study Parcel 7: Overall Landscape Sensitivity to Mixed Development: MEDIUM			

Study Parcel 8: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	Landform within the study parcel is simple but distinctive: it crowns at a high point of approximately 110m AOD towards the centre of the eastern boundary defined by Stinting Lane / Sandlands, the land sloping down from this high point to the north, south and west. The higher ground is exposed and prominent where new housing development could be conspicuous, including above Candlemass Cliff.	Landform falls gently from east to west to the River Maun corridor, with lower, shallow, more secluded western parts where development would be less conspicuous than on the higher ground.	High-Medium
Landscape pattern, landcover & scale	The study parcel comprises four/five small scale, mostly regularly sized geometric pasture fields of improved grassland, with a largely intact field pattern of tall, well-established hedgerows with trees bordering the fields and surrounding roads. Mature broadleaf woodland on the steep Candlemass Cliff on the southern side of the Maun valley, with other small areas of woodland to the north of Tall Trees Park touring, residential mobile homes and camping site, and around Hill Crest Farm.	Incoherent pattern of features in the landscape with some detracting features including horse fencing, jumps, stables and barns, mobile and static caravans, areas of haphazard outdoor storage associated with Hill Crest Farm, a tall prominent telecommunications mast, pylons and high voltage overhead power lines. Residential and touring mobile homes and tents at Tall Trees Park add to the incoherent pattern of landcover elements.	Medium-Low
Sense of place, rural character and quality & landscape condition	Strategic GI function stems from the study parcel providing an open green corridor with important linkages to nearby priority habitats, local wildlife site and historic hedgerow, and Stinting Lane PRoW, providing good connectivity. Tall, well established field hedgerows provide character and landscape quality, and add to connectivity. Important mature boundary vegetation provides a soft settlement edge to Mansfield Woodhouse / Forest Town,	Weak rural character with urbanising influences. Some evidence of degradation of the landscape such as gappy hedges in poor condition, with few landscape features worthy of protection / conservation. The settlement edge to the south of the A6117 Old Mill Lane is harsher and more open, with a discordant relationship between the built environment and study parcel.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	providing a harmonious, coherent relationship between the built environment and study parcel.		
Tranquillity	Some sense of relative quietness and remoteness away from disturbing influences, in particular along the River Maun corridor.	Modern noisy influences in particular nearby development and busy roads are disturbing influences.	Medium-Low
Settlement pattern and the nature of the adjoining settlement edge	Mature boundary vegetation along Stinting Lane / Sandlands provides a positive, smooth, soft settlement edge such that existing built form is well integrated into the settlement and the landscape of the study parcel. Development within the study parcel would lie beyond this strong physical boundary to recognised current settlement limits, and could result in a new harsh, negative, abrupt settlement edge.	The study parcel comprises an area of open space with adjacent residential development on all sides except to the northeast where land beyond New Mill Lane is currently open (study parcel 8), and to the River Maun corridor to the northwest. Tall Trees Park touring, residential mobile homes and camping site has recently doubled in size, located to the southwest between the study parcel and river corridor. Thus, housing development on the study parcel would be in keeping with adjacent land uses and with settlement form/pattern and scale, and the general character of the settlement edge.	Medium
Visual Susceptibility			
Visibility, intervisibility & types of views	The higher ground of the study parcel is open to extensive views from high ground to the north along the A6075 Peafield Lane, and from the area around Peafield Farm including from the Green Lane PRow. There are closer views from New Mill Lane and PRow around the Warren Farm area to the east, and from Old Mill Lane and adjacent properties to the south. Stinting Lane / Sandlands provides a visual buffer to current built limits where development within the study parcel would lie beyond this strong visual boundary and could result in a new harsh, negative, abrupt settlement edge.	Incoherent pattern of features in the landscape. Pylons and a high voltage overhead powerline are visually detracting features across the study parcel, with low visual unity.	High

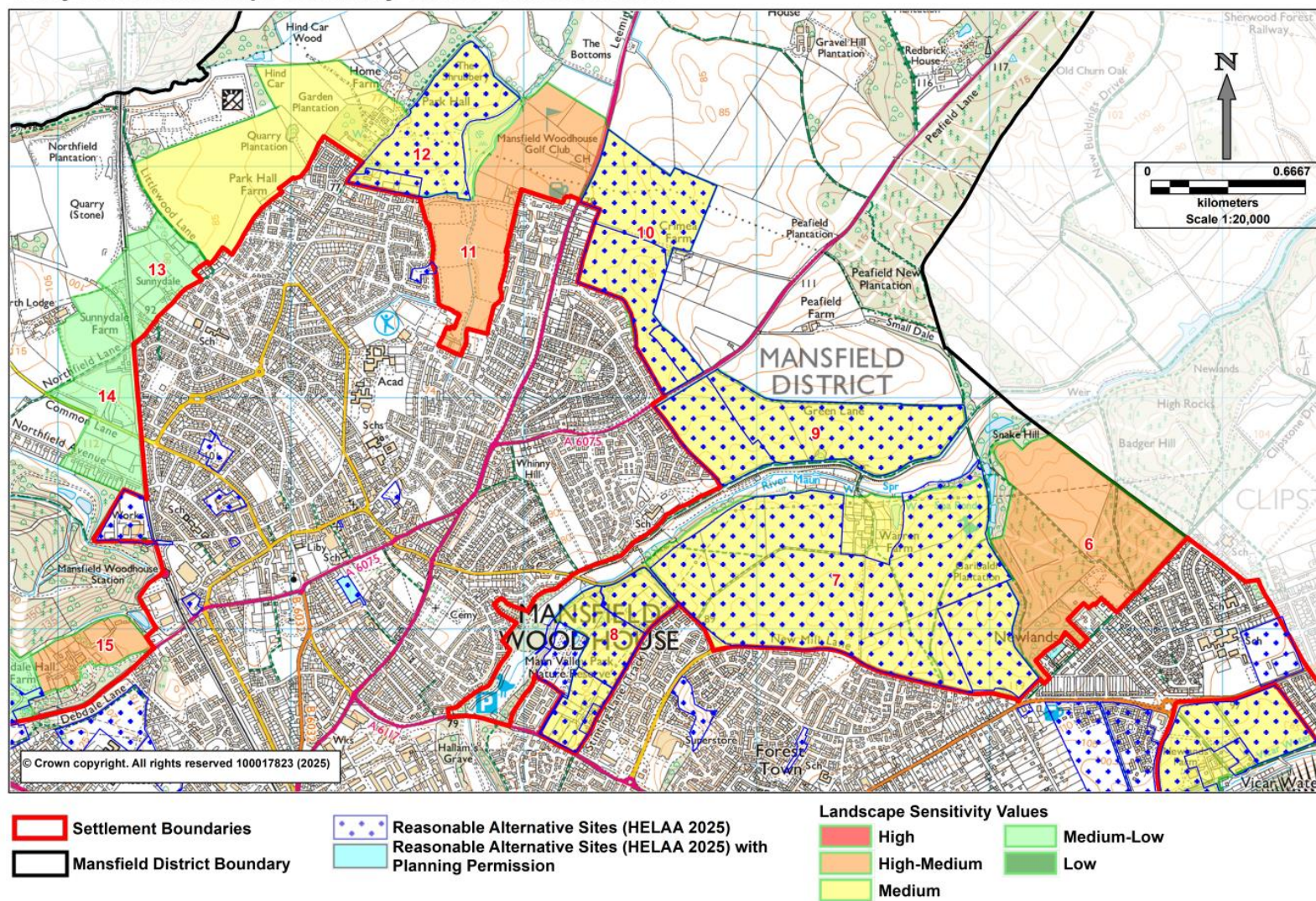
Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	The study parcel plays an important role in the enjoyment of the River Maun Valley which stems from its naturalness and protection from views of development.		
Skylines and focal points/landmarks	In close views from New Mill Lane the higher areas of the study parcel are seen currently as part of the undeveloped skyline where new development could be conspicuous. Similarly, in views from Old Mill Lane the higher ground between Hill Crest Farm and Tall Trees Park forms part of the undeveloped skyline where new development could be conspicuous. Views from the River Maun corridor could be significantly affected by development within the study parcel if visible on the currently undeveloped skyline.	In distant views from high ground to the north around Peafield Farm / Lane, the northeastern extents of the study parcel are visible below the skyline, where current limits to built development on higher ground forms a backdrop to the study parcel, reducing susceptibility to new development. Similarly, views from Old Mill Lane are of residential development on the edge of Mansfield Woodhouse / Forest Town lying above the study parcel as a backdrop to Hill Crest Farm. Existing vegetation may reduce the impact of new development to some extent from some viewpoints, but some new development is likely to be conspicuous on the skyline (subject to detailed design) in some views	High-Medium
Scenic quality	Landscape of the study parcel is not of scenic quality but is important to the setting and character of the River Maun corridor.	Scenic quality of the study parcel is reduced by the fragmented landscape pattern and poor-quality hedgerow field boundaries. Intrusive pylons and overhead powerlines are intrusive man-made structures affecting landscape integrity and scenic quality.	Medium-Low
Visual receptors	There are many sensitive visual receptors with views over the open landscape, including residents at home and more general views from the local community, and walkers on the network of PRoW that have views into it.	Travellers and commuters on New Mill Lane and Old Mill Lane in particular are visual receptors with less susceptibility to changes in view. Built development and the current settlement edge are a major part of existing views, reducing susceptibility to new housing development. Despite its location on the lower lying ground, the caravan park homes are noticeable in some views and do reduce visual susceptibility to new housing.	Medium
Landscape Value			

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Strength of landscape character and condition	Geometric pasture fields and hedgerows reflect the historic field pattern and provide landscape structure. The study parcel plays an important role in the enjoyment of the River Maun Valley which stems from its naturalness, tranquillity and protection from views and disturbance of development.	The study parcel exhibits few typical characteristic landscape features as described in the LCA for Sherwood LPZ 12, limited to smaller scale pasture fields of improved grassland for horse grazing. Landscape characteristics referred to in the LCA for Sherwood LPZ 12 indicating lower susceptibility to development include the overall poor landscape condition, including gappy hedgerows, reducing ecological integrity. LPZ Policy Action is to Restore and Create, indicating lower susceptibility to development.	Medium-Low
Distinctiveness	Landform within the study parcel is simple but distinctive, rising from the steeply sided Candlemass Cliff on the south side of the River Maun Valley up to a high point towards the centre of the eastern boundary defined by Stinting Lane / Sandlands. It is important to the enjoyment of the distinctive Maun Valley Park LNR, the amenity value of which could be affected by development within the study parcel which must be avoided.	A relatively featureless landscape with weak sense of place and identity. Indicators of landscape value in terms of distinctiveness are such that they should not preclude appropriate housing development that is in keeping with the existing settlement edge and character of the landscape.	Medium-Low
Natural ecological heritage / biodiversity	An Important Hedgerow (as defined by the Hedgerow Act) along Stinting Lane provides biodiversity and heritage interest and value. Study parcel vegetation provides important ecological / biodiversity connections to the Maun Valley Park LNR and wider river corridor immediately to the west.	Few indicators of landscape value in terms of natural ecological heritage / biodiversity qualities within the study parcel such that appropriate development should not be precluded as long as the important linkages and wider connections are maintained / enhanced.	Medium-Low
Historic / cultural heritage	An Important Hedgerow (as defined by the Hedgerow Act) along Stinting Lane provides biodiversity and heritage interest and value. Geometric pasture fields and hedgerows reflect the historic field pattern.	No known indicators of landscape value in terms of historic / cultural heritage qualities within the study parcel such that they should not preclude appropriate development..	Medium-Low
Recreational	Stinting Lane Byway acts as an important recreational link connecting PRoW to the north and south, beyond	No public access across the study parcel. Stinting Lane along the southern boundary is a PRoW (Byway).	Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	New Mill Lane and Old Mill Lane respectively, and leading to wider strategic trails including the Maun Valley Trail. It also connects with the Sandlands residential development to the east.	Indicators of landscape value in terms of recreational provision should not preclude appropriate development that protects / enhances recreational opportunities within the study area.	
Scenic, aesthetic, perceptual and experiential	Landscape of the study parcel is not of scenic quality but is important to the setting and character of the River Maun corridor.	Indicators of landscape value in terms of scenic / aesthetic, perceptual and experiential qualities are such that they should not preclude appropriate development.	Medium-Low
Visual Value			
Views of recognised value	No views of recognised value.	No views of recognised value.	Low
Summary			
	Landform within the study parcel is simple but distinctive, rising from the steeply sided Candlemass Cliff on the south side of the River Maun Valley up to a high point towards the centre of the eastern boundary defined by Stinting Lane / Sandlands. The study parcel is important to the enjoyment of the distinctive and valued Maun Valley Park LNR to the west, the amenity value (including tranquillity) of which could be affected by development within the study parcel which must be avoided. An incoherent pattern of features in the landscape with some detracting features associated with Hill Crest Farm and Tall Trees Park, and telecommunications mast, pylons and high voltage overhead power lines, lower sensitivity. Mature boundary vegetation along Stinting Lane / Sandlands provides a positive, smooth, soft settlement edge such that existing built form is well integrated into the settlement and the landscape of the study parcel. The caravan park is located down the slope but is still conspicuous in some views where it appears not well integrated. Development within the study parcel would lie beyond this strong physical boundary to recognised current settlement limits, and could result in a new harsh, negative, abrupt settlement edge. However, housing development on the study parcel that avoids the steeper slopes would be in keeping with adjacent land uses and with settlement form/pattern and scale, and the general character of the settlement edge. In close views the higher areas of the study parcel are seen currently as part of the undeveloped skyline where new development could be conspicuous. However, In distant views from high ground to the north around Peafield Farm / Lane, the northeastern extents of the study parcel are visible below the skyline, where current limits to built development on higher ground forms a backdrop to the study parcel, reducing susceptibility to new development. Built development and the current settlement edge are a major part of existing views, reducing susceptibility to new housing development.		
Mitigation Opportunities	Sherwood LPZ 12 Policy Action is to Restore and Create, including the following measures of relevance to this study parcel: Restore the historic field pattern particularly primary hedgerows and those close to urban settlement of Mansfield Woodhouse		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	• 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 and to help integrate new and existing urban development • Conserve the integrity and rural character of the landscape by concentrating new development around the existing urban edge of Mansfield Woodhouse Other mitigations may include: • Conserve the amenity value (including tranquillity) and enjoyment of the distinctive and valued Maun Valley Park LNR to the west • Avoid creating a new harsh, negative, abrupt settlement edge by concentrating development away from the higher, steeper slopes • Avoid creating a new harsh, negative, abrupt settlement edge by incorporating substantial tree, shrub and hedgerow planting within any development scheme. The Green Infrastructure Study, 2018, recognises the following enhancement measures of relevance to development within this study parcel (part of GI Area 12): • Improve access to and through this GI Area in order to enhance its recreational function as a green corridor. Improve multi-user access (walking, cycling, mobility scooter) • Enhance entrances and crossing points at busy roads to provide safer and better connections between nearby walking routes • Positively manage the hedgerow along Stinting Lane for its heritage, amenity and biodiversity importance • Improve ecological connectivity between existing habitats and nearby LWS and Maun Valley Park LNR by creating new heathland habitats creating a bigger and better-connected ecological network with the Maun Valley ecological network.		
Strategic Landscape Policy Zone Sherwood LPZ 12: Cavendish Woodland Estatelands and Wooded Farmlands		Strategic Landscape Policy Action Restore and Create	
Study Parcel 8: Overall Landscape Sensitivity to Housing Development: MEDIUM			

Study Parcel Landscape Sensitivity Values - Mansfield North



Study Parcel 9: Landscape Sensitivity to Mixed Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	The study parcel comprises gently undulating, open arable fields that fall gradually from north to south, within an open relatively exposed landscape where development even on the lower-lying ground could be conspicuous. The southern boundary follows the sinuous course of the River Maun, with a field pond protruding from the river corridor into the study parcel.	Gently undulating / relatively flat, simple, indistinct, featureless landform falling gradually from a high point of approximately 105m AOD in the northern corner of the study parcel along Peafield Lane, to between 75-80m AOD on the southern boundary.	High-Medium
Landscape pattern, landcover & scale	The well-wooded river corridor to the south and Green Lane to the north with a double line of mature hedgerows and trees in places, provide landscape unity. A coherent, geometric, regular pattern of arable fields remains but is weakened by poor hedgerow maintenance.	The study parcel comprises three medium scale arable fields forming part of a broader scale, open landscape with a simple landcover pattern, more widely set within a well- wooded landscape of coniferous and mixed broadleaf species encompassing the historic Sherwood Forest. Field boundary hedgerows are in poor condition, gappy or with long sections removed completely, with few trees	Medium-Low
Sense of place, rural character and quality & landscape condition	The study parcel retains an evident rural character, set within the wider Sherwood landscape where nearby isolated farms, namely Peafield Farm, Crimea Farm and Warren Farm add to the rural sense of place. However, characteristic landscape features of the Sherwood LPZ 25 are limited to its general arable land use, further weakened by the study parcel's location on the settlement edge. Although the immediate relationship of the existing settlement edge and the study parcel is somewhat	Surrounding urban influences, in particular the current settlement edge and busy A6075 Peafield Lane, lower susceptibility to new development. The landscape is degraded with apparently poor quality (weed-strewn) arable fields with gappy and missing hedgerows. The landscape lacks features worthy of protection / conservation, with poor green infrastructure / wildlife / biodiversity connectivity except along study parcel boundaries.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	discordant and inharmonious, the parcel is an important part of the wider landscape where landform peaks to the north of Peafield Farm and gradually falls to the existing settlement. The undeveloped nature of the study parcel is important in this respect to the setting of Mansfield Woodhouse in the landscape, that could be adversely affected by new development on the higher ground in the north of the study parcel. Strategic GI function stems from the study parcel being an area of open green space with important wildlife / biodiversity corridors along its northern and southern extents, providing good connectivity.	The adjacent settlement edge is harsh, with an incoherent pattern of poor gappy or missing boundary hedges and fencing doing little to soften the impact of neighbouring houses, providing a discordant inharmonious relationship between the built edge and the natural / semi-natural environment of the study parcel.	
Tranquillity	Some sense of relative quietness and remoteness along the River Maun valley, away from disturbing influences.	Modern noisy influences e.g. nearby development and busy roads provide disturbance, reducing susceptibility to development.	Medium-Low
Settlement pattern and the nature of the adjoining settlement edge	Built form on the adjacent settlement edge does not rise above the 90m contour, with surrounding higher countryside including the study parcel considered important to the setting of Mansfield Woodhouse in the landscape. Higher land within the study parcel above 90m AOD is susceptible to development that could affect this important function. Larger scale employment uses would be contrary to adjacent housing and to the general form/pattern and scale of existing development within this part of the settlement edge of Mansfield Woodhouse.	The nature of the settlement edge is negative / harsh / abrupt and poorly integrated into the environment of the study parcel and the surrounding wider landscape. Housing development could be in keeping with adjacent land uses and with settlement form/pattern and scale but should avoid the higher ground. Larger scale employment uses would be contrary to adjacent housing and to the general form/pattern and scale of existing development within this part of the settlement edge of Mansfield Woodhouse. New housing development could provide a softer settlement edge.	High-Medium
Visual Susceptibility			

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Visibility, intervisibility & types of views	An open landscape with high visibility and intervisibility, although woodland contains views to the east. High intervisibility southwards, and from the south looking back towards the study parcel; from the highest areas along New Mill Lane there are extensive views northwards across study parcel 7 (Warren Farm area) and the River Maun corridor to the study parcel and to housing either side of the A6075 Peafield Lane. In the opposite direction there are views from Peafield Lane across the study parcel and river corridor to the Mansfield Woodhouse / Forest Town urban edge. Landform and openness mean the study parcel has a strong visual relationship with the settlement edge. The study parcel is located on the distinctive approach / gateway into Mansfield Woodhouse with views from the A6075 Peafield Lane. The study parcel contributes to the character and setting of the River Maun corridor from where outward views are important and could be significantly affected by development within the study parcel.	Rising landform to the north and dense woodland to the east contain and limit inward and outward views with low intervisibility in these directions. The immediate visual relationship of the existing settlement edge and the study parcel is somewhat discordant and inharmonious, where poor boundary hedges and fencing are visually detracting features.	High
Skylines and focal points/landmarks	Existing vegetation alongside the A6075 Peafield Lane is seen on the skyline in views from the south e.g. from New Mill Lane. Consequently, new development on northern extents of the study parcel could be conspicuous on the currently undeveloped skyline. Existing built form on the settlement edge lies below the skyline in southern views. The existing settlement edge lies below the skyline in views from Peafield lane on the approach into Mansfield Woodhouse; new development on higher ground within	Development on lower-lying ground within the study parcel would be less conspicuous.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	the study parcel is likely to be conspicuously visible on the skyline. Views from the River Maun corridor could be significantly affected by development within the study parcel if visible on the currently undeveloped skyline.		
Scenic quality	Landscape of the study parcel is not of scenic quality but is important to the setting of Mansfield Woodhouse in the wider Sherwood landscape, and to the character of the River Maun corridor.	Scenic quality of the study parcel is reduced by the fragmented landscape pattern due to poor-quality hedgerows and absent field boundaries. Surrounding urban influences, in particular the current settlement edge and busy A6075 Peafield Lane affect landscape integrity and scenic quality.	Medium-Low
Visual receptors	There are many sensitive visual receptors with views over the open landscape, including residents at home and more general views from the local community, and walkers on the network of PRow that have views into it (including unauthorised / permissive use around the study parcel by dog walkers).	Travellers and commuters are visual receptors with less susceptibility to changes in view. Built development principally on the current settlement edge are a major part of existing views, reducing susceptibility to new housing development.	Medium
Landscape Value			
Strength of landscape character and condition	LPZ Policy Action is to Conserve and Reinforce, indicating higher susceptibility to development (although it should be recognised that the study parcel represents a very small part of the extensive LPZ that extends well beyond the district boundary). The study parcel retains an evident open agricultural character, gently sloping above the River Maun corridor and set within the wider undulating Sherwood landscape where isolated farms add to the rural sense of place.	The study parcel exhibits few typical characteristic landscape features as described in the LCA for Sherwood LPZ 25, limited to its general arable land use and loss of historic field pattern due to poor hedgerow management that indicates lower susceptibility to development.	Medium-Low
Distinctiveness	The landscape of the study parcel makes an important contribution to the character, identity and amenity value of the adjacent River Maun valley which could be	A relatively featureless landscape with weak sense of place and identity. Indicators of landscape value in terms of distinctiveness are such that they should not preclude housing	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	affected by development within the study parcel, and which must be avoided. The study parcel makes an important contribution to the character and identity of Mansfield Woodhouse as part of the gateway / approach into the settlement from the east along the A6075 Peafield Lane.	development that is in keeping with the existing settlement edge and character of the landscape.	
Natural ecological heritage / biodiversity	The well-wooded river corridor to the south and Green Lane to the north with a double line of mature hedgerows and trees in places, are features of natural ecological heritage / biodiversity value, providing important connectivity with the wider ecological network.	Few indicators of landscape value within the study parcel in terms of natural ecological heritage / biodiversity qualities such that they should not preclude development that is in keeping with the existing settlement edge and character of the landscape.	Medium-Low
Historic / cultural heritage	The study parcel is set within a well-wooded landscape encompassing the historic Sherwood Forest. The eastern end of the study parcel where Green Lane joins Small Dale was the location of Woodhouse Gate that marked a key entrance to King John's Clipstone Forest. The Meden Vale Trail to the south provides an important link to Beeston Lodge (Snake Hill) Scheduled Monument, adjacent to the northeast.	No other known indicators of landscape value in terms of historic / cultural heritage qualities within the study parcel such that they should not preclude appropriate development..	Low
Recreational	PRoW (bridleway) follows Green Lane east-west along the northern boundary of the study parcel. The Maun Valley Trail runs to the south following the River Maun corridor. These provide important connections to wider strategic trails between Clipstone and Warsop. The study parcel is popular for unauthorised / permissive use by dog walkers from the nearby residential area.	Few indicators of landscape value in terms of recreational opportunities within the study parcel such that they should not preclude appropriate development.	Medium-Low
Scenic, aesthetic, perceptual and experiential	Landscape of the study parcel is not of scenic quality but is important to the setting and character of the River Maun corridor, and to the form, character and setting of Mansfield Woodhouse in the landscape.	Indicators of landscape value in terms of scenic / aesthetic, perceptual and experiential qualities are such that they should not preclude appropriate development.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Visual Value			
Views of recognised value	No views of recognised value.	No views of recognised value.	Low
Summary	Gently undulating / relatively flat, simple, indistinct, featureless landform within an open relatively exposed landscape where development even on the lower-lying ground could be conspicuous. A coherent, geometric, regular pattern of arable fields remains but is weakened by poor hedgerow maintenance. The study parcel is more widely set within a well- wooded landscape of coniferous and mixed broadleaf species encompassing the historic Sherwood Forest. Surrounding urban influences, in particular the current settlement edge and busy A6075 Peafield Lane, lower susceptibility to new development. The nature of the settlement edge is negative / harsh / abrupt and poorly integrated into the environment of the study parcel and the surrounding wider landscape. New housing development could provide a softer settlement edge. However, although the immediate relationship of the existing settlement edge and the study parcel is somewhat discordant and inharmonious, the parcel is an important part of the wider landscape where landform peaks to the north of Peafield Farm and gradually falls to the existing settlement. The undeveloped nature of the study parcel is important in this respect to the setting of Mansfield Woodhouse in the landscape, and in close views and more distant views from the south, that could be adversely affected by new development on the higher ground in the north of the study parcel. Housing development close to the existing settlement edge could be in keeping with adjacent land uses and with settlement form/pattern and scale, continuing the eastwards growth of Mansfield Woodhouse, but should avoid the higher ground. Land to the east of the westernmost field boundary is unlikely to be acceptable as it would be divorced from the current settlement edge and likely to create extensive intrusion into the countryside. Larger scale employment uses would be contrary to adjacent housing and to the general form/pattern and scale of existing development within this part of the settlement edge of Mansfield Woodhouse. The study parcel contributes to the character and setting of the River Maun corridor from where outward views are important and could be significantly affected by development within the study parcel.		
Mitigation Opportunities	Sherwood LPZ 25 Policy Action is to Conserve and Reinforce, including the following measures of relevance to this study parcel: • Conserve and reinforce existing hedgerows and seek opportunities to restore the historic field pattern with new hedgerow planting with some hedgerow trees, where appropriate • Restore areas of arable land to semi-natural oak woodland and heathland • Reinforce the existing level of tree cover and use oak and birch along woodland edges and rides • Conserve the integrity and remote rural character of the landscape by concentrating new development around existing settlements of Market Worksop and Mansfield Woodhouse.		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Other mitigations may include: • Avoid creating a new harsh, negative, abrupt settlement edge by concentrating development away from the higher, steeper slopes • Avoid creating a new harsh, negative, abrupt settlement edge by incorporating substantial tree, shrub and hedgerow planting within any development scheme. • Conserve the amenity value (including tranquillity) and enjoyment of the River Maun corridor to the south. The Green Infrastructure Study, 2018, recognises the following enhancement measures of relevance to development within this study parcel (part of GI Area 12): • Improve the ecological connectivity between existing habitats and local wildlife sites by creating new heathland habitats within this area creating a bigger and better-connected ecological network within the Maun Valley ecological network. • Improve access to and through this GI area in order to enhance function of this area as a gateway onto the Maun Valley and the Clipstone to Warsop strategic trail/green corridors. Improve pedestrian and cycle access and safety along Peafield Lane.		
Strategic Landscape Policy Zone Sherwood LPZ 25: Birklands Wooded Estatelands		Strategic Landscape Policy Action Conserve and Reinforce	
Study Parcel 9: Overall Landscape Sensitivity to Mixed Development: MEDIUM			

Study Parcel 10: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	The eastern boundary of the study parcel forms a localised ridge at between 95m AOD near Crimea Farm and 100m AOD at the A6075 Peafield Lane, falling gradually in the south and the north of the study parcel, westwards to the settlement edge, but more steeply from the centre of the study parcel near Crimea Farm. The highest central area is relatively exposed where housing development would be conspicuous.	The more gently falling landform in the north and south of the study parcel is less susceptible, although some development could be conspicuous even on the lower lying ground.	High-Medium
Landscape pattern, landcover & scale	The study parcel comprises two medium scale arable fields, with a small rectilinear area of unimproved grassland and mature hedgerows and trees on the boundaries. Well-maintained, clipped treeless hedgerows boarder the access track to Crimea Farm where there are shrubs and trees around the farm buildings providing a smaller, more intimate area on the central eastern boundary. Overall, a unified, coherent pattern of landcover / landscape elements.	Overall, a simple landcover pattern with poor gappy, treeless hedgerows bordering arable fields.	Medium-Low
Sense of place, rural character and quality & landscape condition	The study parcel retains an evident but weak rural character, set within the wider Sherwood landscape where nearby isolated farms, namely Peafield Farm, Crimea Farm and Warren Farm add to the rural sense of place. However, characteristic landscape features of the Sherwood LPZ 25 are limited to its general arable land use, further weakened by the study parcel's location on the settlement edge.	Surrounding urban influences, in particular the current settlement edge and busy A60 Leeming Lane and A6075 Peafield Lane, lower susceptibility to new development. The landscape is degraded with poorly maintained gappy and missing hedgerows. The landscape lacks features worthy of protection / conservation, with no recognised strategic green infrastructure function or wildlife / biodiversity connectivity.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Although the immediate relationship of the existing settlement edge and the study parcel is somewhat discordant and inharmonious, the parcel is an important part of the wider landscape where landform peaks to the west of Crimea Farm and falls steeply to the existing settlement edge. The undeveloped nature of the study parcel is important in this respect to the setting of Mansfield Woodhouse in the landscape, that could be adversely affected by new development on the higher ground towards the centre of the study parcel.	The adjacent settlement edge is harsh, with an incoherent pattern of poor gappy or missing boundary hedges and fencing doing little to soften the impact of neighbouring houses, providing a discordant inharmonious relationship between the built edge and the natural / semi-natural environment of the study parcel.	
Tranquillity	No sense of relative quietness and remoteness that could be affected by new development.	Modern noisy influences e.g. nearby development and busy roads provide disturbance, reducing susceptibility to development.	Low
Settlement pattern and the nature of the adjoining settlement edge	Built form on the adjacent settlement edge does not rise above the 90m contour, with surrounding higher countryside including the study parcel considered important to the setting of Mansfield Woodhouse in the landscape. Higher land within the study parcel above 90m AOD is susceptible to development that could affect this important function.	The nature of the settlement edge is negative / harsh / abrupt and poorly integrated into the environment of the study parcel and the surrounding wider landscape. Housing development could be in keeping with adjacent land uses and with settlement form/pattern and scale, for example continuing growth northwards along the A60 and north-eastwards along the A6075 but should avoid the higher ground. New housing development could provide a softer settlement edge.	High-Medium
Visual Susceptibility			
Visibility, intervisibility & types of views	There are distant views into the highest parts of the study parcel from the west up to 2.5km distance, from where the perception is of a strong visual relationship of the landscape with the settlement edge. The study parcel is located on distinctive approaches / gateways into Mansfield Woodhouse with views from the A60 Leeming Lane and A6075 Peafield Lane.	Landform and surrounding vegetation generally contain and limit inward and outward views. The immediate visual relationship of the existing settlement edge and the study parcel is somewhat discordant and inharmonious, where poor boundary hedges and fencing are visually detracting features.	High

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Views from the settlement edge are curtailed by the high ground towards the centre east of the study parcel, providing a strong visual relationship where development could be prominent and visually dominant above the existing settlement edge.		
Skylines and focal points/landmarks	The study parcel is part of an undeveloped / rural skyline above the existing settlement edge, where development could be conspicuous.	Development on lower-lying ground within the study parcel would be less conspicuous.	High-Medium
Scenic quality	Landscape of the study parcel is not of scenic quality but is important to the setting of Mansfield Woodhouse in the wider Sherwood landscape. The study parcel forms part of the undulating arable farmland, associated with isolated farms dotted throughout the Sherwood landscape, that adjoins the settlement edge, providing an important distinction between town and countryside and where settlement avoids the higher ground.	Scenic quality of the study parcel is reduced by the fragmented landscape pattern due to poor-quality hedgerows and absent field boundaries. Surrounding urban influences, in particular the current settlement edge and busy A60 and A6075 affect landscape integrity and scenic quality.	Medium-Low
Visual receptors	Sensitive visual receptors are limited to residents at home with views across the study parcel.	Travellers and commuters, and visitors to the nearby restaurant and golf club off the A60 are visual receptors with less susceptibility to changes in view. Built development principally on the current settlement edge are a major part of existing views, reducing susceptibility to new housing development.	Medium-Low
Landscape Value			
Strength of landscape character and condition	LPZ Policy Action is to Conserve and Reinforce, indicating higher susceptibility to development (although it should be recognised that the study parcel represents a very small part of the extensive LPZ that extends well beyond the district boundary).	The study parcel exhibits few typical characteristic landscape features as described in the LCA for Sherwood LPZ 25, limited to its general arable land use and loss of historic field pattern due to poor hedgerow management that indicates lower susceptibility to development.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
		The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network around Mansfield.	
Distinctiveness	The study parcel makes an important contribution to the character and identity of Mansfield Woodhouse as part of the gateway / approach into the settlement from the east along the A60 and A6075. The study parcel forms part of the undulating arable farmland, associated with isolated farms dotted throughout the Sherwood landscape, that adjoins the settlement edge, providing an important distinction between town and countryside and where settlement avoids the higher ground.	A relatively featureless landscape with weak sense of place and identity. Indicators of landscape value in terms of distinctiveness are such that they should not preclude housing development that is in keeping with the existing settlement edge and character of the landscape.	Medium-Low
Natural ecological heritage / biodiversity	No key natural ecological heritage / biodiversity attributes of higher susceptibility to development.	No key natural ecological heritage / biodiversity Attributes of higher susceptibility to development. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network around Mansfield.	Low
Historic / cultural heritage	The study parcel is set within a well-wooded landscape encompassing the historic Sherwood Forest.	Few indicators of landscape value in terms of historic / cultural heritage qualities within the study parcel such that they should not preclude appropriate development.	Low
Recreational	The study parcel offers no recreational opportunities by way of PRoW or links to wider strategic recreational routes or facilities.	The study parcel offers no recreational opportunities by way of PRoW or links to wider strategic recreational routes or facilities.	Low
Scenic, aesthetic, perceptual and experiential	The study parcel is important to the form, character and setting of Mansfield Woodhouse in the landscape.	Few indicators of landscape value in terms of scenic / aesthetic, perceptual and experiential qualities such that they should not preclude appropriate development that retains the important distinction between town and countryside by avoiding the higher ground.	Medium-Low
Visual Value			

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Views of recognised value	No views of recognised value.	No views of recognised value.	Low
Summary	The eastern boundary of the study parcel forms a localised ridge at between 95m AOD near Crimea Farm and 100m AOD at the A6075 Peafield Lane, falling gradually in the south and the north of the study parcel, westwards to the settlement edge, but more steeply from the centre of the study parcel near Crimea Farm. The highest central area is relatively exposed where housing development would be conspicuous on the skyline above the current settlement edge. The study parcel retains an evident but weak rural character, with characteristic landscape features of the Sherwood LPZ 25 limited to its general arable land use, further weakened by the poor-quality hedgerows and the study parcel's location on the settlement edge with urbanising influences. The landscape has no recognised strategic green infrastructure function or wildlife / biodiversity interest /value / connectivity. It is generally of low landscape and visual value. Housing development could be in keeping with adjacent land uses and with settlement form/pattern and scale, for example continuing growth northwards along the A60 and north-eastwards along the A6075 but should avoid the higher ground that is part of the rim of undulating arable farmland around the settlement considered important to its setting in the landscape. Built form on the adjacent settlement edge does not rise above the 90m contour, with surrounding higher countryside including the study parcel considered important to the setting of Mansfield Woodhouse in the landscape. High intervisibility westwards with higher land within the study parcel above 90m AOD susceptible to development that could affect this important function, and could be prominent and visually dominant on the skyline. The study parcel is less sensitive to some development on the shallower, lower lying ground that avoids the higher ground, where new housing development could provide a softer settlement edge.		
Mitigation Opportunities	Sherwood LPZ 25 Policy Action is to Conserve and Reinforce, including the following measures of relevance to this study parcel: • Conserve and reinforce existing hedgerows and seek opportunities to restore the historic field pattern with new hedgerow planting with some hedgerow trees, where appropriate • Restore areas of arable land to semi-natural oak woodland and heathland • Reinforce the existing level of tree cover and use oak and birch along woodland edges and rides • Conserve the integrity and remote rural character of the landscape by concentrating new development around existing settlements of Market Worksop and Mansfield Woodhouse. Other mitigations may include: • Avoid creating a new harsh, negative, abrupt settlement edge by concentrating development away from the higher, steeper slopes		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Avoid creating a new harsh, negative, abrupt settlement edge by incorporating substantial tree, shrub and hedgerow planting within any development scheme. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network around Mansfield.		
Strategic Landscape Policy Zone Sherwood LPZ 25: Birklands Wooded Estatelands		Strategic Landscape Policy Action Conserve and Reinforce	
Study Parcel 10: Overall Landscape Sensitivity to Housing Development: MEDIUM			

Study Parcel 11: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	The Bottoms watercourse (a tributary of the River Meden) passes through the centre of Manor Park in the southern part of the study parcel, opening out into a pond now used as a private fishing lake along western extents of the Mansfield Woodhouse Golf Club.	Relatively flat, in parts gently undulating, simple, indistinct landform. Secluded, low-lying within the River Meden floodplain, where development is unlikely to be conspicuous due to landform.	Medium
Landscape pattern, landcover & scale	Small to medium scale, unified landscape with a coherent pattern of landcover / landscape elements and human scale elements present. The study parcel comprises the Mansfield Woodhouse Golf Club to the north and Manor Park community recreation area to the south, with a small area of horse paddocks, stables and training arena at Parkside Cottage in between.	Simple landcover pattern of predominantly improved grassland and linear mature tree belts giving a well-wooded character. A predominantly man-modified landscape.	High-Medium
Sense of place, rural character and quality & landscape condition	The landscape retains a parkland character with mature trees providing remnants of a parkland landscape associated with Nettleworth Manor and Park Hall, with strong sense of place. In good condition, with natural / semi-natural features worthy of protection / conservation, providing GI / wildlife / biodiversity corridors with good connectivity. Mature vegetation around Manor Park provides a soft settlement edge with a harmonious, coherent relationship between the built and natural /semi-natural environment. The Bottoms watercourse (a tributary of the River Meden) passing through the centre of Manor Park adds	Largely a man-made landscape with surrounding urbanising influences, in particular the A60 and harsh settlement edge to the north of The Fairways, including Tap Haus German restaurant and car park, providing a discordant inharmonious relationship between the built and natural / semi-natural environment.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	to the sense of place and landscape quality of the study parcel.		
Tranquillity	No key attributes of higher susceptibility in terms of tranquillity.	Disturbance by modern noisy influences e.g. nearby development and busy roads.	Low
Settlement pattern and the nature of the adjoining settlement edge	The nature of the settlement edge around Manor Park is positive/smooth/soft such that existing built form is well integrated into the settlement and surrounding landscape. The Manor Park recreational area provides an important GI / green wedge community function and area of open space for adjacent residents.	The Manor Park community open space has housing on three sides where new housing development on the recreational area would be in keeping with adjacent land uses and with settlement form/pattern and scale, and possibly the general character of the settlement edge. Housing to the north of The Fairways represents the most northerly growth of Mansfield Woodhouse, where similar housing development northwards on land currently occupied by the golf course would continue that pattern of growth along the A60 corridor. New housing development could potentially improve the current harsh settlement edge between the golf course and properties to the north of The Fairways.	Medium
Visual Susceptibility			
Visibility, intervisibility & types of views	Generally, a strong visual relationship of the landscape with the settlement edge, with a lack of visual detractors. The Bottoms watercourse (a tributary of the River Meden) passing through the centre of Manor Park contributes to the character of the study parcel as perceived by nearby residents and users of the recreational area. The northern half of the study parcel is located on the A60, a major approach / gateway into Mansfield Woodhouse.	The study parcel is well contained by internal and surrounding mature vegetation, with limited inward and outward views and low intervisibility. The harsh settlement edge to the north of The Fairways and the A60 alongside the golf course provide visually detracting features.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Skylines and focal points/landmarks	The golf course in the northern half of the study parcel is part of the undeveloped / rural skyline in views northwards from Manor Park, where development could be conspicuous (although surrounding mature vegetation is likely to reduce the visual impact).	The study parcel does not form a backdrop to settlement. It does not lie within views to distinctive / historic focal points / landmarks.	Medium-Low
Scenic quality	The study parcel has a strong sense of place, with landscape in good condition, albeit within a predominantly man-modified landscape.	Scenic quality is reduced by some urbanising influences.	High-Medium
Visual receptors	Residents at home, views from local communities and people engaged in outdoor recreation including golfers and users of public rights of way, are visual receptors most susceptible to change.	People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape (such as children in the play area and footballers), and travellers / commuters are visual receptors less susceptible to change.	High-Medium
Landscape Value			
Strength of landscape character and condition	Part of Strategic GI network area 3 where mature wooded tree belts and riparian habitats alongside The Bottoms watercourse combine to form strong landscape character and sense of place or identity. The intact, remnant parkland character in good condition, wooded appearance and containment of views by wooded skylines, add to strength of landscape character and its legibility. Urban fringe development is also a key characteristic recognised in the LCA. The LCA recognises main threats to the Magnesian Limestone LPZ 25 as urban expansion along the A60 corridor, and tree removal leading to degradation of the parkland landscape. LPZ Policy Action is to Conserve and Reinforce (see Mitigation Opportunities below), indicating higher susceptibility.	The LCA recognises that there are some detracting features within the Magnesian Limestone LPZ 25, including the busy A60, that reduce strength of landscape character.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Distinctiveness	Mature wooded tree belts and riparian habitats alongside The Bottoms watercourse combine to form strong landscape character and sense of place or identity. The golf course makes an important contribution to the character and identity of Mansfield Woodhouse on the approach along the A60.	The golf course and Manor Park community recreation area are predominantly man-modified landscapes that reduces landscape value in terms of natural distinctiveness.	High-Medium
Natural ecological heritage / biodiversity	Semi-natural habitats including wooded tree belts and riparian habitats alongside The Bottoms watercourse are of wildlife / ecological / biodiversity interest that contribute to sense of place. They connect with wider ecological / nature recovery / green infrastructure networks.	Manicured greens, fairways and sand bunkers within the golf course, and extensive areas of improved grassland, provide little in terms of natural ecological heritage / biodiversity value.	Medium
Historic / cultural heritage	The landscape retains a parkland character with remnant historical parkland landscape associated with Nettleworth Manor and Park Hall.	Indicators of landscape value in terms of historic / cultural heritage qualities are such that they should not preclude development that retains features of the remnant historical parkland landscape associated with Nettleworth Manor and Park Hall.	Medium
Recreational	Recreational opportunities are provided by the Mansfield Woodhouse Golf Club (public 9 hole pay-and-play course) and Manor Park community recreation area with car park, football pitches, children's play area, fitness trail and numerous surfaced routes for walking / dog walking.	No key attributes of lower susceptibility to housing development in terms of recreational value.	High
Scenic, aesthetic, perceptual and experiential	Part of Strategic GI network area 3 with natural / semi-natural features in particular wooded tree belts and riparian habitats form the basis of ecological / nature recovery / green infrastructure networks that provide scenic / aesthetic landscape value. The golf course and Manor Park recreational area provide perceptual and experiential landscape value.	Scenic, aesthetic, perceptual and experiential qualities are reduced by some nearby urbanising influences. The study parcel is a predominantly a man-modified landscape.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Visual Value			
Views of recognised value	No views of recognised value.	No views of recognised value.	Low
Summary	Small to medium scale, relatively flat, unified landscape with a coherent pattern of semi-natural habitats including wooded tree belts and riparian habitats alongside The Bottoms watercourse, remnants of a parkland landscape associated with Nettleworth Manor and Park Hall, with strong sense of place. Landscape features and elements are of wildlife / ecological / biodiversity interest, although largely a man-made landscape with some surrounding urbanising influences, in particular the A60 and harsh settlement edge to the north of The Fairways. The Manor Park area provides an important GI / green wedge community function which together with the Mansfield Woodhouse Golf Club provide areas of important recreational open space for adjacent residents and visitors. A largely self-contained, enclosed landscape with limited visibility due to surrounding woodland that lowers susceptibility to development. New housing development would be in keeping with adjacent land uses and with settlement form/pattern and scale, where housing to the north of The Fairways represents the most northerly growth of Mansfield Woodhouse and where similar housing development northwards on land currently occupied by the golf course would continue that pattern of growth along the A60 corridor. New housing development could potentially improve the current harsh settlement edge between the golf course and properties to the north of The Fairways.		
Mitigation Opportunities	Magnesian Limestone LPZ 25 Policy Action is to Conserve and Reinforce, including the following measures of relevance to this study parcel: • Conserve and reinforce woodland areas, particularly ancient woodland ensuring appropriate management • Conserve and reinforce the parkland landscape character • Conserve areas of calcareous and neutral grassland, and seek opportunities to extend and enhance these areas • Conserve open views across the landscape through careful siting of any woodland and management of existing vegetation • Conserve and reinforce existing habitats including: lakes, ponds, wetland meadow, reedbeds or grassland banks as a buffer adjacent to arable farming, and seek opportunities for planting of new riparian trees and shrubs using species appropriate to the Magnesian Limestone Landscape Character Area • Conserve and reinforce the rural character by reducing the prominence of urban fringes in the south of the LPZ by woodland planting. The Green Infrastructure Study, 2018, recognises the following enhancement measures of relevance to development within this study parcel (part of GI Area 3): • Recreate, create and manage woodland and parkland habitats • Improve the connectivity of walking routes such that they provide recreational green corridors and maintain access to the nearby accessible green space the wider countryside		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Enhance Manor Park’s role as a recreational hub and GI gateway for residents, especially for those living nearby.		
Strategic Landscape Policy Zone Magnesian Limestone LPZ 25: Sookholme Limestone Farmlands		Strategic Landscape Policy Action Conserve and Reinforce	
Study Parcel 11: Overall Landscape Sensitivity to Housing Development: HIGH-MEDIUM			

Study Parcel 12: Landscape Sensitivity to Mixed Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	The Bottoms watercourse (a tributary of the River Meden) passes along the eastern side of the study parcel, opening out into a pond now used as a private fishing lake (Park Hall Fishing Lake).	Relatively flat, in parts gently undulating, simple, indistinct landform. Secluded, low-lying within the River Meden floodplain, where development is unlikely to be conspicuous due to landform and surrounding vegetation.	Medium
Landscape pattern, landcover & scale	Small to medium scale landscape with an incoherent pattern of landcover elements through the central portion of the study parcel but set within and unified by the mature wooded landscape. Evidence of remnant historic parkland and field pattern. Human scale elements are present, with The Lodge and adjacent house, walled garden, Bark Hall Dog Hotel, Park Hall Veterinary Clinic, small paddocks of improved grassland for horse and sheep grazing, unimproved grassland, Park Hall fishing lake. There are two larger areas arable land with broadly similar characteristics at the eastern and western extents of the study parcel.	Arable fields within the study parcel are medium scale, less intricate with a simple, coherent landcover pattern. Evidence of modified field pattern. Incoherent pattern of landcover elements within a smallholding area to the north of Felton Avenue, with access off the eastern side of Park Hall Road, with improved grassland paddocks, horse fencing and training arena, a small number of properties, storage of caravans and other paraphernalia (description from viewing imagery on Google Earth as no public access and dense boundary screening prevented verification on site).	Medium
Sense of place, rural character and quality & landscape condition	The landscape retains an estate / parkland character with woodland tree belts and avenues of trees providing remnants of a parkland landscape associated with Park Hall and Nettleworth Manor, in good condition and with strong sense of place. Larger areas of arable land on the eastern and western areas of the study parcel contained by wooded tree belts retain a rural character. Eastern and central areas of the study parcel lie within Strategic GI network area 3 (the western arable field is	Urbanising influences through the central portion of the study parcel associated with Home Farm and Park Hall, with housing, roads, parking areas, walled garden, etc., that weaken rural character although in fairly good condition. There are views of solar panels in the adjacent solar farm to the north, with quarry workings, electricity pylons, telecommunications mast and railway line to the west of Littlewood Lane, affecting the character of the western part of the study parcel. This area has no	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	not included), with natural / semi-natural features worthy of protection / conservation, providing GI / wildlife / biodiversity corridors with good connectivity. Mature vegetation provides a soft settlement edge with a harmonious, coherent relationship between the built and natural /semi-natural environment. The well wooded corridor of The Bottoms watercourse (a tributary of the River Meden) and fishing lake add to the sense of place and landscape quality of the study parcel.	recognised GI function, lying outside Strategic GI network area 3. Harsher settlement edge along the western side where garden boundaries to properties on and near Scotswood Road are somewhat discordant and inharmonious with the surrounding arable fields due to poor gappy hedges and fencing. Smallholding area at the junction of Felton Avenue and Park Hall Road appears (from Google Earth as no public access and dense boundary screening prevented verification on site) to have weak rural character with urbanising influences in a poor, degraded condition.	
Tranquillity	There is likely to be some sense of tranquillity around the fishing lake on the eastern side of the study parcel although noise from the nearby A60 could be a disturbing influence.	Tranquillity within the central area of the study parcel is influenced by activity and modern noisy disturbances such as vehicular traffic including farm vehicles using Park Hall Road. Western extents of the study parcel are influenced by nearby housing and works at the nearby stone quarry.	Low
Settlement pattern and the nature of the adjoining settlement edge	The nature of the current northern settlement edge is positive / smooth / soft such that existing built form within Maple Gardens including Trafalgar Way, and Felton Avenue, is well contained by mature vegetation and well-integrated into the surrounding landscape within the study parcel. Development within open land to the northwest between Home Farm / Park Hall and Hind Car Wood would be inappropriate within the River Meden corridor, contrary to adjacent land uses and to the general form, pattern and scale of settlement such that it would adversely affect the Parkland character of this part of the study parcel.	The settlement edge to the west is harsher where garden boundaries to properties on and near Scotswood Road and at Park Hall Farm / Piccadilly Close, are poorly integrated into the surrounding landscape within the study parcel. Development on arable land to the west of Scotswood Road and Park Hall Farm / Piccadilly Close may possibly be an appropriate extension of Mansfield Woodhouse westwards within a well contained landscape where there are degrading urbanising influences further west (solar farm, quarry, railway and reclaimed land following the closure of Shirebrook Colliery). The character of this area of the study parcel to the west and surrounding land uses suggests that some	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
		employment / mixed development might also be acceptable. Existing areas of open space and woodland along the settlement edge of Scotswood Road and at Quarry Plantation and Hind Car should be retained as buffers between existing and any future development in the west of the study parcel. Further small-scale housing development to the north of Felton Avenue in the location of the smallholding would be appropriate as a northern extension of Mansfield Woodhouse, possibly extending into the arable field in the east of the study parcel where parkland character is weaker and where development would be well contained by surrounding wooded tree belts including The Shrubbery. Detailed consideration of layout and design would be required to avoid adverse effects on the Manor Park open recreational area to the south. Economic / mixed development is unlikely to be appropriate to the existing scale, form, pattern and the general character of the settlement edge here.	
Visual Susceptibility			
Visibility, intervisibility & types of views	Generally, a strong visual relationship of the landscape with the settlement edge which is predominantly softened by mature vegetation. Views are predominantly curtailed by nearby woodland, including maturing vegetation on the restored Shirebrook Colliery land, although there are more distant views from Park Hall Road and Littlewood Lane (extreme western corner of the study parcel) to higher ground to the east on the Sherwood Sandstone around Crimea Farm and Peafield New Plantation.	Landscape is well contained by wooded tree belts and other mature vegetation with limited inward and outward views and limited intervisibility. Some visually detracting features to the west, including a solar farm, quarrying activities, railway telecommunications mast, and electricity pylons.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	The study parcel contributes to the parkland character of this area to the north of Mansfield Woodhouse and to the setting of the river corridor and wider River Meden valley to the west, visible from the Home Farm / Park Hall central area.		
Skylines and focal points/landmarks	Park Hall / Home Farm is a distinctive building with Grade II listed stable block forming a focal point set within a landscape with a parkland / estate character. Visual susceptibility is increased where development could adversely affect current views of the buildings and their setting(s).	The study parcel is not part of a sensitive rural skyline due to the flat topography and surrounding woodland. Development is unlikely to be conspicuous. Development within areas north of The Fairways and east of Littlewood Lane is unlikely to affect views of distinctive / listed buildings, reducing susceptibility in this regard.	Medium-Low
Scenic quality	Overall, the study parcel has a strong sense of place, with landscape in good condition. Central and eastern areas retain an estate / parkland character with woodland tree belts, avenues of trees and wooded river corridor and lake at The Bottoms, with scenic quality, strong evident rural character and in places intact historic agricultural field pattern, largely unaffected by modern development or activity.	Scenic quality is reduced by some urbanising influences towards the central and western extents of the study parcel.	High-Medium
Visual receptors	Views from residents at home are the most sensitive visual receptors, generally well contained by mature woodland and tree belts along the current northern settlement edge, more open with more receptors looking across the study parcel to the west. Views from a PRoW along Park Hall Road are sensitive to changes especially to views of new development where currently such views are limited. There are also views from a PRoW along Littlewood Lane (extreme western corner of the study parcel) across the	Travellers and commuters along Park Hall Road, Felton Avenue / The Fairways and roads along the current settlement edge to the west are visual receptors less susceptible to change.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	western extents of the study parcel, where the current settlement edge along Scotswood Road and Park Hall Farm / Piccadilly Close is obvious.		
Landscape Value			
Strength of landscape character and condition	The intact, remnant parkland character in good condition, listed building, wooded appearance and containment of views by wooded skylines, and grassland paddocks add to strength of landscape character and its legibility, as recognised in the LCA as key characteristics of the Magnesian Limestone LPZ 25. Urban fringe development is also a key characteristic recognised in the LCA. Landscape Policy Zone action is to Conserve and Reinforce (see Mitigation Opportunities below), indicating higher susceptibility. The LCA recognises main threats to landscape character as urban expansion along the A60 corridor, further sub-division of fields into paddocks, and tree removal leading to degradation of the parkland landscape such as around Home Farm. Potential future threats include quarrying.	The LCA recognises that there are some detracting features within the Magnesian Limestone LPZ 25, including the busy A60, railway lines, overhead power lines and the restored Shirebrook Colliery that reduce strength of landscape character.	High-Medium
Distinctiveness	The intact, remnant estate / parkland character in good condition, listed building, avenues of trees, wooded appearance and riparian habitats alongside The Bottoms watercourse combine to form strong landscape character and sense of place or identity. The northwestern extents of the study parcel landscape are distinctive and make an important contribution to the character of the River Meden corridor.	Indicators of landscape value in terms of distinctiveness are limited in some parts of the study parcel, such as the smallholding area at the junction of Felton Avenue and Park Hall Road, and the larger scale open arable land in the western area, such that they should not preclude appropriate development that would not adversely affect the characteristic distinctive, valued landscape features elsewhere in the study parcel.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Natural ecological heritage / biodiversity	Strong natural and semi-natural habitat network includes several local wildlife sites in the study parcel and important natural ecological heritage / biodiversity connections to the wider area including Park Hall LWS, The Shrubbery, The Bottoms, Hind Car Wood and Park Hall Lake. Many large and small scattered woodlands are important features of ecological heritage / biodiversity value in the local area that contribute to sense of place.	Indicators of landscape value in terms of natural ecological heritage / biodiversity qualities are limited in some parts of the study parcel, particularly the larger scale open arable land in the western and eastern areas, such that they should not preclude appropriate development that would not adversely affect the valued landscape features in terms of natural ecological / biodiversity attributes in the study parcel and linkages to features in the wider area. Arable land in the west has no recognisable GI function, lying outside Strategic GI network area 3.	High-Medium
Historic / cultural heritage	The landscape retains a parkland character with remnant historical parkland landscape and historic field boundaries associated with Nettleworth Manor and Park Hall. Park Hall / Home Farm is a distinctive building with Grade II listed stable block. The setting of heritage assets increases the parcel's sensitivity in terms of possible effect on historic / cultural heritage value.	Indicators of landscape value in terms of historic / cultural heritage qualities are such that they should not preclude development that conserves and reinforces features of the remnant historical parkland landscape associated with Nettleworth Manor and Park Hall.	High-Medium
Recreational	Recreational opportunities are provided by PRoW that follow Littlewood Lane to the west and Park Hall Road through the centre of the study parcel, with important connections to the wider PRoW network to the north, east and west, and through the built-up area to the south. Extensive use is made of the arable field margins in the east of the study parcel for informal (probably permissive) walking and dog walking between Park Hall Road and Manor Park to the south (the 2018 GI study refers to exploring the opportunity to formalise this route – see below).	Indicators of landscape value in terms of recreational opportunities are such that they should not preclude appropriate development that protects and enhances where possible recreational opportunities within the study parcel.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Scenic, aesthetic, perceptual and experiential	Natural / semi-natural features in particular wooded tree belts, avenues of trees and riparian habitats form the basis of ecological / nature recovery / green infrastructure networks and offer scenic / aesthetic landscape value. The PRoW provides perceptual and experiential landscape value..	Scenic, aesthetic, perceptual and experiential qualities are reduced by some nearby urbanising influences within the central and western parts of the study parcel.	Medium
Visual Value			
Views of recognised value	No views of recognised value.	No views of recognised value.	Low
Summary			
Small to medium scale landscape, relatively flat or gently undulating flood plain of the River Meden with The Bottoms watercourse (a tributary of the River Meden) passing along the eastern side of the study parcel, opening out into a pond now used as a private fishing lake associated with Park Hall. An incoherent pattern of landcover elements through the central portion of the study parcel but set within and unified by the mature wooded landscape. Evidence of remnant estate / historic parkland with historic field pattern, wooded tree belts and avenues of trees. Arable fields within the eastern and western parts of the study parcel are medium scale, less intricate with a simple landcover pattern and evidence of modified field pattern. Landscape well contained by wooded tree belts and other mature vegetation with limited inward and outward views and limited intervisibility. Some distant views to higher ground to the east around Crimea Farm and Peafield New Plantation. Further small-scale housing development to the north of Felton Avenue in the location of the smallholding would be appropriate as a northern extension of Mansfield Woodhouse, possibly extending into the arable field in the east of the study parcel where parkland character is weaker and where development would be well contained by surrounding wooded tree belts including The Shrubbery. Detailed consideration of layout and design would be required to avoid adverse effects on the Manor Park open recreational area to the south. Economic / mixed development is unlikely to be appropriate to the existing scale, form, pattern and the general character of the settlement edge here. Development on arable land to the west of Scotswood Road and Park Hall Farm / Piccadilly Close may possibly be an appropriate extension of Mansfield Woodhouse westwards within a well contained landscape where there are degrading urbanising influences further west (solar farm, quarry, railway and reclaimed land following the closure of Shirebrook Colliery). The character of this area of the study parcel to the west and surrounding land uses suggests that some employment / mixed development might also be acceptable. Existing areas of open space and woodland along the settlement edge of Scotswood Road and at Quarry Plantation and Hind Car should be retained as buffers between existing and any future development in the west of the study parcel.			

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Development within open land to the northwest between Home Farm / Park Hall and Hind Car Wood would be inappropriate within the River Meden corridor, contrary to adjacent land uses and to the general form, pattern and scale of settlement such that it would adversely affect the Parkland character of this part of the study parcel. Ant new development should conserve and reinforce / enhance features of landscape value, in particular the strength of landscape character and condition, distinctiveness, natural ecological heritage / biodiversity, historical / cultural heritage, PRoW access, and scenic aesthetic, perceptual and experiential qualities of the study parcel.		
Mitigation Opportunities	Magnesian Limestone LPZ 25 Policy Action is to Conserve and Reinforce, including the following measures of relevance to this study parcel: • Conserve and reinforce woodland areas, particularly ancient woodland ensuring appropriate management • Conserve and reinforce the parkland landscape character adjacent to Park Hall and Nettleworth Manor • Ensure that native hedgerows are used to screen the sub-divided fields where fields are fenced to maintain stock or horses • Conserve areas of calcareous and neutral grassland, and seek opportunities to extend and enhance these areas • Conserve open views across the landscape through careful siting of any woodland and management of existing vegetation • Conserve and reinforce existing habitats including lakes, ponds, wetland meadow, reedbeds or grassland banks as a buffer adjacent to arable farming, and seek opportunities for planting of new riparian trees and shrubs using species appropriate to the Magnesian Limestone Landscape Character Area • Conserve and reinforce the rural character by reducing the prominence of urban fringes in the south of the LPZ by woodland planting. The Green Infrastructure Study, 2018, recognises the following enhancement measures of relevance to development within this study parcel (part of GI Area 3): • Recreate, create and manage woodland and parkland habitats • Protect and restore existing hedgerows • Improve the connectivity of walking routes such that they provide recreational green corridors and maintain access to the nearby accessible green space and the wider countryside (e.g. Park Hall through to The Shrubbery and Nettleworth Manor) • Enhance historic assets and their settings (including woodland) relating to the historic estates of Park Hall, Nettleworth Manor and Home Farm, including historic field boundaries • Explore opportunities to re-establish the recreational pathway extending from Park Hall Road to Manor Park/Complex.		
Strategic Landscape Policy Zone Magnesian Limestone LPZ 25: Sookholme Limestone Farmlands		Strategic Landscape Policy Action Conserve and Reinforce	
Study Parcel 12: Overall Landscape Sensitivity to Mixed Development: MEDIUM			

Study Parcel 13: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	No landform attributes of higher susceptibility to development.	Shallow, indistinct landform rising gently from approximately 85m AOD in the eastern corner to between 95-100m AOD in the northwestern corner of the study parcel, close to the railway. Secluded landform, largely by surrounding mature vegetation, such that development is unlikely to be conspicuous beyond the study parcel. Lack of hydrological features.	Low
Landscape pattern, landcover & scale	The study parcel comprises a small number of small scale, intimate, regular, geometric arable and pasture fields, both improved and unimproved calcareous and neutral grassland, associated with smallholdings at Sunnysdale and Sunnysdale Farm. Many human scale elements present.	The various landcover elements and paraphernalia around the farm smallholdings provide an incoherent pattern of land cover and landscape elements, including small polytunnel and glass houses, small silos, outdoor storage of pallets, old farm machinery, etc., fenced grazing paddocks and other equestrian facilities including a training arena with lighting, are located along the eastern side bordering Littlewood Lane. A railway runs along the western edge of the study parcel in both shallow cutting and on shallow embankment. Evidence of modified agricultural land use from grassland to arable towards the centre of the study parcel (although field pattern and hedgerows appear intact).	Medium-Low
Sense of place, rural character and quality & landscape condition	Evident rural character and some sense of place with small scale arable and pasture fields and tall boundary hedgerows and trees, set within a verdant landscape. The settlement edge to the study parcel is soft, providing a harmonious, coherent relationship between the built and natural environment.	Evident rural character but with some land uses and farm buildings in poor condition and degraded in parts, with urban influences including the railway with associated telecommunications mast, nearby active and disused quarry, recent housing development along Cox's Lane, and bungalows within the Northfield Park estate.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
		The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network around Mansfield.	
Tranquillity	No tranquillity attributes of higher susceptibility to development.	Modern noisy influences reducing tranquillity include nearby housing, railway and general human activity within the smallholdings.	Low
Settlement pattern and the nature of the adjoining settlement edge	The nature of the settlement edge is positive / smooth / soft such that existing built form is well integrated into the settlement and surrounding landscape. Tall vegetation alongside Northfield Lane softens the impact of recent housing on Cox's Lane in the landscape. Bungalows adjoining the study parcel to the north of Northfield Lane and those opposite within the adjacent Northfield Park estate are relatively well integrated into the landscape, with a distinctive low-rise character to this area. Consequently, new two-storey development in this part of the study parcel would be contrary to the form, pattern and scale of the existing settlement edge that could adversely affect its character. Evidence of alterations to buildings at Sunnysdale and Sunnysdale Cottage within the study parcel, including a barn conversion to create Sunnysdale children's nursery school, set within the countryside adjoining the northwestern settlement edge of Mansfield Woodhouse.	Conventional two-storey housing development close to recent housing on Cox's Lane may be in keeping with the form, pattern and scale of this part of the settlement edge. The railway to the west, tall dense hedgerows and trees alongside Littlewood Lane to the east, and vegetation around the sunken disused quarry to the north, provide strong physical boundary features that could serve to successfully contain any new housing development within the study parcel and significantly reduce its impact on the surrounding countryside.	Medium-Low
Visual Susceptibility			
Visibility, intervisibility & types of views	Generally, a strong visual relationship of the study parcel with the settlement edge.	Well contained landscape with views to wooded skylines where linear woodland blocks and vegetation on the railway cutting sides and embankments, tall hedgerows and trees along Northfield Lane and Littlewood Lane, and mature trees dotted throughout the landscape and in	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
		small copses, combine to contain inward and outward views, with low intervisibility. General paraphernalia around the farm smallholdings provide visually detracting features.	
Skylines and focal points/landmarks	The land gently rises to the railway to the west and tall vegetation around the disused quarry to the north that provide landscape features on the skyline. Development within the study parcel could be conspicuous by breaking the currently undeveloped skyline in views across the study parcel from Northfield Lane and housing beyond.	The study parcel does not provide a backdrop to settlement nor lie within views to distinctive / historic focal points / landmarks.	Medium-Low
Scenic quality	The study parcel has evident rural character and sense of place but lacks scenic quality.	The landscape is strongly influenced by intrusive man-made structures and human activity which adversely affect landscape integrity and scenic quality.	Medium-Low
Visual receptors	Views from residents at home are the most sensitive visual receptors, generally well contained by mature vegetation along the current settlement edge although recent housing along Cox's Lane has views across the study parcel. Views from a PRoW along Littlewood Lane, Northfield Lane and Cox's Lane are sensitive to changes especially to views of new development where currently such views are limited.	Travellers and commuters on nearby roads are visual receptors less susceptible to changes in views.	Medium
Landscape Value			
Strength of landscape character and condition	The study parcel exhibits historic field patterns of semi-regular and regular geometric arable and pasture fields, with areas of calcareous and neutral grassland, recognised in the LCA as key characteristic features of the Magnesian Limestone LPZ 25 to be conserved. LPZ Policy Action is to Conserve and Reinforce (see Mitigation Opportunities below), indicating higher	The study parcel exhibits few key characteristic features of the wider Magnesian Limestone LPZ 25, with poor legibility due to weak character and landscape structure, and poor-quality landscape elements in poor physical condition.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	susceptibility, although the study parcel is a small part of the extensive LPZ. Potential future threats to the landscape recognised in the LCA include quarrying and the subdivision of fields into paddocks.	The LCA recognises that there are some detracting features within the Magnesian Limestone LPZ 25, including the railway line and urban fringe development.	
Distinctiveness	Some evident rural character and sense of place.	Generally indistinct featureless landscape with weak landscape character and sense of place and identity. Indicators of landscape value in terms of distinctiveness are limited such that they should not preclude development.	Medium-Low
Natural ecological heritage / biodiversity	No natural ecological heritage / biodiversity attributes of higher susceptibility to development within the study parcel (although there is a LWS adjacent to the north).	Few indicators of landscape value in terms of natural ecological heritage / biodiversity qualities such that they should not preclude development. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network around Mansfield.	Low
Historic / cultural heritage	Remnant historic enclosed field pattern provides some historic / cultural heritage interest and value.	No other indicators of landscape value in terms of historic / cultural heritage qualities such that they should not preclude development.	Medium-Low
Recreational	Littlewood Lane and Northfield Lane are PRoW along the eastern and southern sides of the study parcel, providing important connections to the wider PRoW network in all directions, including through the built-up area to the south providing access from the urban area into the countryside.	No other indicators of landscape value in terms of recreational opportunities within the study parcel such that they should not preclude development.	Medium-Low
Scenic, aesthetic, perceptual and experiential	Some evident rural, verdant character and sense of place, with natural and semi-natural landscape features providing some perception of naturalness experienced by users of the PRoW around the study parcel.	Few other indicators of landscape value in terms of scenic / aesthetic, perceptual and experiential qualities such that they should not preclude development.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Visual Value			
Views of recognised value	No views of recognised value.	No views of recognised value.	Low
Summary	The study parcel has a shallow, indistinct landform. It retains an evident but weak rural character, with remnant historic field patterns of semi-regular and regular geometric arable and pasture fields, with areas of calcareous and neutral grassland, recognised in the LCA as key characteristic features of the Magnesian Limestone LPZ 25 to be conserved. The various landcover elements and paraphernalia around the farm smallholdings at Sunnysdale, Sunnysdale Farm and Sunnysdale Cottage, and Sunnysdale nursery, provide an incoherent pattern of land cover and landscape elements with some land uses and farm buildings in poor condition and degraded in parts, with urban influences. The nature of the settlement edge is positive / smooth / soft such that existing built form is well integrated into the settlement and surrounding landscape. Tall vegetation alongside Northfield Lane softens the impact of recent housing on Cox's Lane in the landscape. Bungalows adjoining the study parcel to the north of Northfield Lane and those opposite within the adjacent Northfield Park estate are relatively well integrated into the landscape, with a distinctive low-rise character to this area. Consequently, new two-storey development in this part of the study parcel would be contrary to the form, pattern and scale of the existing settlement edge that could adversely affect its character. Conventional two-storey housing development close to recent housing on Cox's Lane may be in keeping with the form, pattern and scale of this part of the settlement edge. The railway to the west, tall dense hedgerows and trees alongside Littlewood Lane to the east, vegetation around the sunken disused quarry to the north and Littlewood Lane Quarry LWS, provide strong physical boundary features that could serve to successfully contain any new housing development within the study parcel and significantly reduce its impact on the surrounding countryside. A well contained landscape with limited inward and outward views, and low intervisibility. However, development within the study parcel could be conspicuous by breaking the currently undeveloped skyline in views across the study parcel from Northfield Lane and housing beyond. Views from a PRoW along Littlewood Lane, Northfield Lane and Cox's Lane are sensitive to changes especially to views of new development where currently such views are limited. The landscape has no recognised strategic green infrastructure function or wildlife / biodiversity interest /value / connectivity. It is generally of low or medium to low landscape and visual value.		
Mitigation Opportunities	The study parcel is located in the extreme southwestern corner of Magnesian Limestone LPZ 25. The Policy Action is to Conserve and Reinforce, but few measures are of relevance to this study parcel, limited to the following: • Conserve and reinforce areas of older field patterns, such as semi-regular and regular geometric patterns		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	• Conserve areas of calcareous and neutral grassland, and seek opportunities to extend and enhance these areas • Ensure that native hedgerows are used to screen the sub-divided fields where fields are fenced to maintain stock or horses • Conserve field boundary hedges, and encourage the restoration of fragmented sections The PRoW along Littlewood Lane is included within the Green Infrastructure Study, 2018 as being part of the Strategic Green Infrastructure network area 4 around Mansfield, recognising enhanced recreational linkages to the Meden Trail, other routes and the surrounding countryside.		
Strategic Landscape Policy Zone Magnesian Limestone LPZ 25: Sookholme Limestone Farmlands		Strategic Landscape Policy Action Conserve and Reinforce	
Study Parcel 13: Overall Landscape Sensitivity to Housing Development: MEDIUM-LOW			

Study Parcel 14: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	New development on higher areas to the west of North Lodge Farm, just beyond the study parcel, is likely to be conspicuous. Oxclose Wood on a restored colliery spoil tip is a prominent, distinctive, artificial / unnatural landform immediately to the south, and similarly the reclaimed former spoil tip at Shirebrook Colliery to the north.	Gently rising landform, relatively simple and indistinct, from east to west, from approximately 100m AOD to approximately 115m AOD, with localised higher ground to the west of North Lodge Farm. The land continues to rise more steeply to the west where it plateaus at around 150m AOD between Mansfield Woodhouse and Pleasley Hill. Lower-lying areas in the east are more secluded, where new development may be less conspicuous.	Medium-Low
Landscape pattern, landcover & scale	Small to medium scale landscape, with a small scale, more intimate area of triangular-shaped land between Common Lane, Northfield Lane and the railway. Here there are human-scale elements present, including allotments, Vale Road Vehicle Dismantlers, and a small, mounded area of reclaimed ground recently planted with trees.	Larger scale, open arable land to the north of the study parcel, east of North Lodge, and between Common Lane and Northfield Avenue. Generally, there is an incoherent pattern of landcover / landscape elements across the study parcel, man-modified and influenced by past mining and nearby quarrying operations to the north. The crossroads at Common Lane / Shire Road / Northfield Lane provides an incoherent pattern of urbanising elements including numerous signs and street lighting.	Medium-Low
Sense of place, rural character and quality & landscape condition	Evident agricultural character around North Lodge Farm and the areas bordering the study parcel to the west, where the landscape opens out into the Pleasley Vale arable farmland. The well-vegetated railway embankments / cutting slopes provide a soft settlement edge especially to the north of Northfield Lane, although the distinction	Generally, a weak rural character with urbanising influences including stone quarry, overhead electricity lines and pylons, railway and associated telecommunications mast, discordant land uses around North Lodge including outdoor storage of materials, old farm machinery and other farming paraphernalia, with poor gappy or absent hedgerows, post and wire fencing and few hedgerow trees. South of Northfield Lane there	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	between the western edge of Mansfield Woodhouse and countryside beyond the railway is weak. Unusually on the Mansfield Woodhouse settlement edge there is no pasture / grassland for grazing within the study parcel.	are occupied and disused allotments, Vale Road Vehicle Dismantlers, a small, mounded area of reclaimed ground recently planted with trees, and ribbon housing along Northfield Avenue combine to reduce sense of place, rural character and condition. The crossroads at Common Lane / Shire Road / Northfield Lane provides an incoherent pattern of urbanising elements including numerous signs and street lighting. The well-vegetated railway embankments / cutting slopes provide a soft settlement edge although the distinction between the western edge of Mansfield Woodhouse and countryside beyond the railway is weaker, more discordant and inharmonious to the south of Northfield Lane. Lack of landscape features worthy of protection / conservation, with poor green infrastructure within the study parcel, although the railway and disused mineral line corridors provide wider wildlife / biodiversity connectivity. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network around Mansfield.	
Tranquillity	No tranquillity attributes of higher susceptibility to development.	Modern noisy influences reducing tranquillity include nearby housing, railway, vehicle dismantlers, and general human activity to and from the quarry and allotments.	Low
Settlement pattern and the nature of the adjoining settlement edge	The nature of the settlement edge to the north of Northfield Lane is relatively positive and soft, where the railway and disused mineral line provide a strong boundary to current recognised settlement limits. Development here is likely to be contrary to adjacent land uses and to the general form/pattern and scale of	Although the railway provides a strong boundary to recognised current or settlement limits, ribbon housing along Northfield Avenue and discordant land uses to the north and south of Common Lane provides a weak, discordant and inharmonious settlement edge to this part of the western edge of Mansfield Woodhouse. Further housing development on land between Common	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	this part of Mansfield Woodhouse such that it would adversely affect the character of the settlement edge.	Lane and Northfield Avenue could be in keeping with adjacent land uses and the settlement form, pattern and scale and the general character of the settlement edge.	
Visual Susceptibility			
Visibility, intervisibility & types of views	Footpaths on reclaimed Sherwood Colliery spoil, now Oxclose Wood, provide inward views across the study parcel. Views are more open across arable fields in the west where the gently rising landform forms the skyline in some views. Open, clear views from the PRoW along Northfield Lane to the north where hedgerows are missing. Relatively strong visual relationship of the landscape with the settlement edge to the north of Northfield Lane.	Oxclose Wood on a restored colliery spoil tip is a prominent, distinctive landform in views to the south, containing views in this direction. Woodland on the reclaimed former spoil tip at Shirebrook Colliery, at Pleasley Park, within the River Meden valley and alongside the railway and disused mineral lines confine views to the north and east. The localised high ground to the west of North Lodge and surrounding vegetation limit views of the lower eastern areas of the study parcel from the west. Relatively poor visual relationship of the landscape between Common Lane and Northfield Avenue with the settlement edge. Many visually detracting features reduce susceptibility to further housing, especially in this southern area of the study parcel. Hedgerows along Northfield Avenue and allotment vegetation, and along Common Lane limit views, that will be further reduced northwards as recently tree planting north of Common Lane matures. The landscape does not contribute to the character and/or setting of adjacent sensitive landscape character areas / landscape policy zones, and is not located on distinctive approaches / gateways to Mansfield Woodhouse.	Medium-Low
Skylines and focal points/landmarks	The localised high ground to the west of North Lodge, and vegetation around the farm, combine to limit views beyond the study parcel. New development on the	Lower-lying land to the east of North Lodge is not part of an undeveloped / rural skyline, where development is unlikely to be conspicuous.	Medium-Low

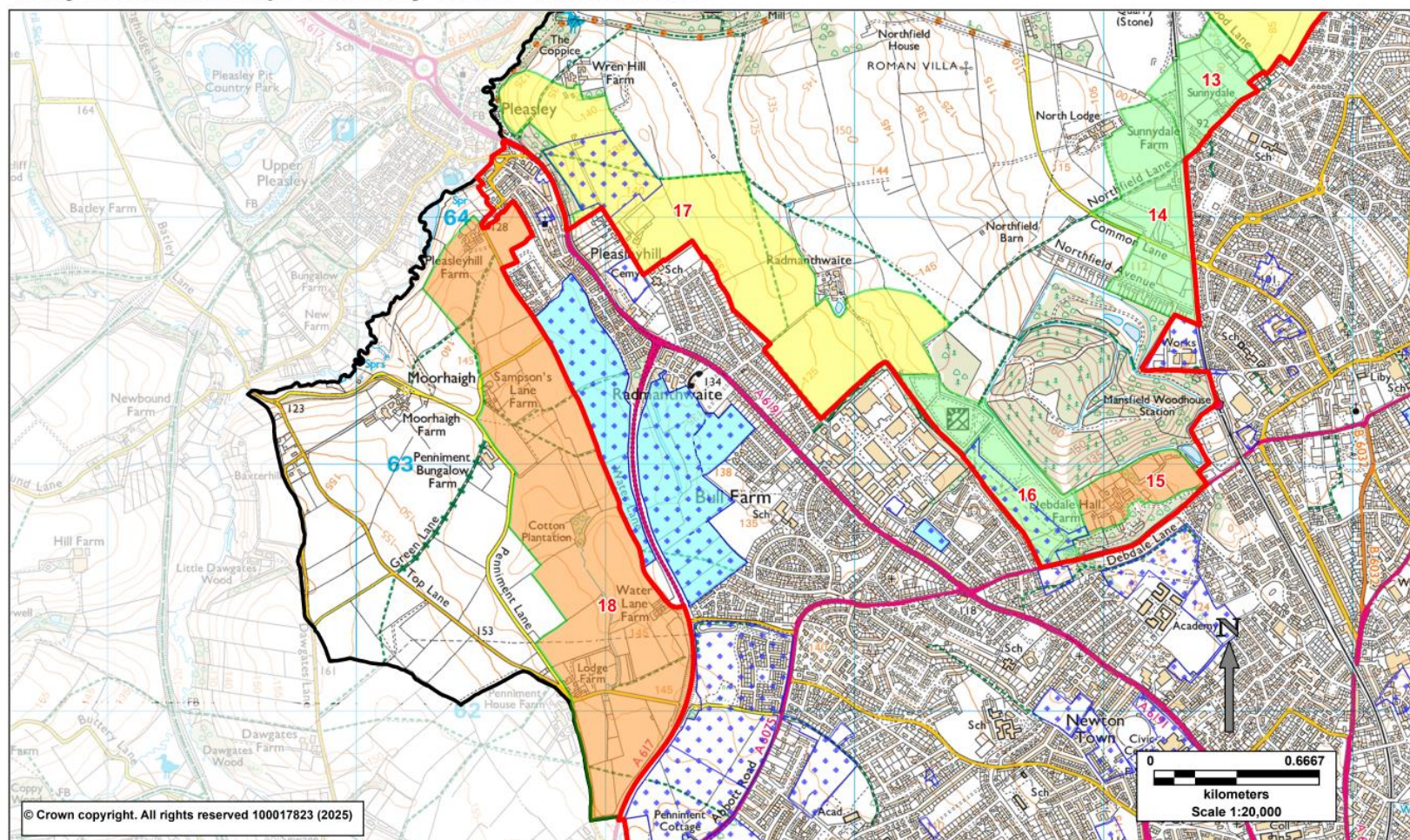
Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	largely undeveloped, rural skyline is likely to be conspicuous.	The study parcel does not form a backdrop to settlement and does not lie within views to distinctive / historic focal points / landmarks other than views to Oxclose Wood (described in the LCA as visually detracting due to its unnatural / artificial landform).	
Scenic quality	The study parcel has some evident rural character but weak sense of place, lacking scenic quality.	The landscape is strongly influenced by intrusive man-made structures and human activity which adversely affect landscape integrity and scenic quality.	Low
Visual receptors	Views from residents at home are the most sensitive visual receptors, generally well contained by vegetation along the railway and the current settlement edge. Housing along Northfield Avenue have views across the study parcel. Views from a PRoW along Northfield Lane and walkers / dog walkers along Common Lane and Northfield Avenue are sensitive to changes in view, although built development and visual detractions already feature in most views.	Travellers and commuters on nearby roads and people at work are visual receptors less susceptible to changes in views.	Medium-Low
Landscape Value			
Strength of landscape character and condition	The study parcel exhibits characteristics recognised in the LCA as key features of the Magnesian Limestone LPZ 27, in particular the gently undulating landform rising to plateau to the west, generally limited tree cover, intensive arable farming, impact of the restored Sherwood Colliery, limestone quarry and urban fringe development, and open views out to the northwest. LPZ Policy Action is to Conserve and Restore (see Mitigation Opportunities below), indicating higher susceptibility. The main future threat to the wider landscape recognised in the LCA is residential expansion	The LCA recognises that there are some detracting features within the Magnesian Limestone LPZ 25, including the unnatural / artificial landform of the restored Sherwood spoil tip to the south (Oxclose Wood), quarry and overhead power lines that cross the area to the north. The study parcel itself exhibits few key characteristic features of the relevant LPZ, with generally poor legibility due to weak character and landscape structure, and poor-quality landscape elements in poor physical condition.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	on the western edge of Mansfield (though not an area within the study parcel). Other threats include further quarrying and possible renewable energy developments on the plateau landscape to the west.	Indicators of landscape value in terms of strength of landscape character and condition are limited such that they should not preclude appropriate development within the study parcel.	
Distinctiveness	Some evident but limited rural character and sense of place.	Generally indistinct featureless landscape with weak landscape character and sense of place and identity. Indicators of landscape value in terms of distinctiveness are limited such that they should not preclude development.	Low
Natural ecological heritage / biodiversity	No natural ecological heritage / biodiversity attributes of higher susceptibility to development, although the railway and disused mineral line corridors provide wider connectivity.	Few indicators of landscape value in terms of natural ecological heritage / biodiversity qualities such that they should not preclude development. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network around Mansfield.	Low
Historic / cultural heritage	Some evidence of remnant historic, long sinuous strip fields remains, providing some limited historic / cultural heritage interest and value.	The historic field pattern of long, sinuous strip fields has mostly broken down due to hedgerow removal and field enlargement (and adjacent quarrying and mining activities). Few indicators of landscape value in terms of historic / cultural heritage qualities such that they should not preclude development.	Low
Recreational	Northfield Lane PRoW cuts through the centre of the study parcel along an open field boundary, providing connection to the wider PRoW network to the west, across the railway to the northeast and along Common Lane, a single-track rural lane through to the southeast providing access from the settlement out into the countryside.	Few indicators of landscape value in terms of recreational opportunities within the study parcel such that they should not preclude development.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Scenic, aesthetic, perceptual and experiential	No scenic, aesthetic, perceptual or experiential attributes of higher susceptibility to development.	No or few indicators of landscape value in terms of scenic / aesthetic, perceptual and experiential qualities such that they should not preclude appropriate development.	Low
Visual Value			
Views of recognised value	No views of recognised value.	No views of recognised value.	Low
Summary			
	Gently rising landform, relatively simple and indistinct, with localised higher arable land around North Lodge Farm. Open arable land to the east of North Lodge is lower lying and more secluded, where new development may be less conspicuous. Generally a weak rural character with urbanising influences, an incoherent pattern of landcover / landscape elements across the study parcel, man-modified and influenced by past mining and nearby quarrying operations to the north, with arable land, occupied and disused allotments, Vale Road Vehicle Dismantlers, a small, mounded area of reclaimed ground recently planted with trees, and ribbon housing along Northfield Avenue, railway and disused mineral lines. Oxclose Wood on a restored colliery spoil tip is a prominent, distinctive, artificial / unnatural landform immediately to the south, and similarly the reclaimed former spoil tip at Shirebrook Colliery to the north. Views are generally well contained to the north, east and south, more open across arable fields to the west. Relatively poor visual relationship of the landscape between Common Lane and Northfield Avenue with the settlement edge. Many visually detracting features reduce susceptibility to further housing, especially in this southern area of the study parcel. The nature of the settlement edge to the north of Northfield Lane is relatively positive and soft, where the railway and disused mineral line provide a strong boundary to current recognised settlement limits. Development here is likely to be contrary to adjacent land uses and to the general form/pattern and scale of this part of Mansfield Woodhouse such that it would adversely affect the character of the settlement edge. Although the railway provides a strong boundary to recognised current settlement limits, ribbon housing along Northfield Avenue and discordant land uses to the north and south of Common Lane provides a weak, discordant and inharmonious settlement edge to this part of the western edge of Mansfield Woodhouse. Further housing development on land between Common Lane and Northfield Avenue could be in keeping with adjacent land uses and the settlement form, pattern and scale and the general character of the settlement edge, where Northfield Lane could provide an appropriate limit to development without limited impact on the character of the wider Pleasley Vale landscape. There is limited potential for development north of Common Lane due to the maturing tree plantation.		
Mitigation Opportunities	Magnesian Limestone LPZ 27 Policy Action is to Conserve and Restore, including the following measures of relevance to this study parcel: • Conserve the distinctive gentle rolling landform and openness of the raised plateau by careful siting of woodland and built form		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	• Conserve field boundary hedges and encourage the restoration of fragmented sections. Increase numbers of hedgerow trees whilst maintaining the open character • Enhance and create wildlife corridors to link with existing habitats • Built form is not prominent in this landscape and any new developments should be restricted to the perimeter of the LPZ as far as possible. However, development within Landscape Policy Zones of a lower landscape condition and landscape sensitivity is to be encouraged. Development should generally avoid adverse effects on open countryside and particularly the sloping edges of the plateau. Conserve the existing settlement pattern, where rooflines are typically below the crest of hills and ridgelines • Increase tree cover within the perimeter of the LPZ to minimise effects of development on the landscape • Conserve and restore tree cover around isolated farms and residential dwellings. Other mitigation should include: • Limit any new development to the area south of Common Lane, north of Northfield Avenue, west of the railway line and east of Northfield Lane. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network around Mansfield.		
Strategic Landscape Policy Zone Magnesian Limestone LPZ 27: Pleasley Hill Village Farmlands		Strategic Landscape Policy Action Conserve and Restore	
Study Parcel 14: Overall Landscape Sensitivity to Housing Development: MEDIUM-LOW			

Study Parcel Landscape Sensitivity Values - Mansfield West



Settlement Boundaries
Mansfield District Boundary

Reasonable Alternative Sites (HELAA 2025)
Reasonable Alternative Sites (HELAA 2025) with Planning Permission

Landscape Sensitivity Values

High **Medium-Low**
High-Medium **Low**
Medium

Study Parcel 15: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	The small parcel falls over a part-plateau between twin slopes of Oxclose Wood restored spoil heap and the natural valley slope below which themselves offer significant local landscape importance, but as setting to the study parcel.	A limited area of level ground between the steep slope of woodland falling to Debdale Lane, and the rising ground of the reclaimed, woodland landscape of Oxclose Wood. To the east of the parcel the site is artificially profiled to provide various levels of flat playing fields. Further development within the parcel would have limited impact on topographic interest.	Medium-Low
Landscape pattern, landcover & scale	No characteristics of higher susceptibility to housing development	A small-scale mosaic landscape unit across a level shelf of ground within the wider sloped landform. Landcover varies from small scale pasture in the west, through low density historic houses in large well-treed grounds through to regraded playing fields over terraced levels in the east. These all sit within a sloped woodland setting beyond the study parcel boundaries. The unit therefore offers significant variation and elements of more significant value or interest but little coherent or integral unifying character.	Medium
Sense of place, rural character and quality & landscape condition	Moderately strong historic character of Debdale Hall country house (grade II listed) and former estate buildings within wooded surrounds affords some clear sense of place, although slightly eroded through later development within the grounds. Strong wooded character remains overall but this tends to contain the area as an enclosed landscape unit at variance from surrounding land. Housing development would be likely to have an impact on the historic setting of designated	Playing fields of Debdale Park present clear functional character but not of landscape sensitivity or distinctive rural sense of place. Small-scale pastoral and domestic garden uses to the east of the parcel present limited rural character.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	heritage assets. Historic interest to east and west of this area is negligible.		
Tranquillity	No characteristics of higher susceptibility to housing development	Influenced by the road corridor of Debdale Lane although usually visually screened by topography and tree cover. Activity at sports fields reduces tranquillity	Medium-Low
Settlement pattern and the nature of the adjoining settlement edge	Debdale Hall and surrounding estate buildings constitutes a distinct cluster of low-density historic buildings and large dwellings in a wooded setting not strongly related to settlement pattern. The parcel is separated from the urban framework of Mansfield by study parcel 16 to the west and the Debdale Lane corridor and woodland belt immediately east of the sportsground.	More widely, the parcel falls within the elbow of established urban framework of Mansfield Woodhouse and the Chesterfield Road corridor where some housing development would have limited effect in relation to rural encroachment	High-Medium
Visual Susceptibility			
Visibility, intervisibility & types of views	No characteristics of higher susceptibility to housing development	Generally, a well-contained landscape unit with views restricted in most directions by mature treescapes inside and surrounding the study parcel. Elevated levels afford very limited views to the south across the urban framework of Mansfield but these are limited and private. Vistas to the north are restricted by the woodland of Oxclose Wood, as are views into the parcel from within the public woodland. Subject to retention of the existing treescape new housing development would have limited effects on wider views from within the town.	Medium-Low
Skylines and focal points/landmarks	No characteristics of higher susceptibility to housing development	Sky-lining of possible housing development within the parcel is unlikely from vistas outside it, with potential exceptions of short glimpses from Debdale Lane, arising as a consequence of woodland cover and steep surrounding relief backing the parcel.	Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Scenic quality	Some localised and historic visually attractive sense of place arising from the Debdale Hall and estate buildings and associated treescapes. This is limited to vistas within the parcel.	Strong containment (or visual separation) of the study parcel by treescape and relief reduces any significant contribution of the parcel to wider scenic value. Sports fields to the east do not present scenic value but enjoy attractive well-treed enclosure	Medium
Visual receptors	Sensitive visual receptors to new housing development within the parcel would be residents of the dwellings and care homes loosely scattered within the parcel and which currently enjoy a low-density and well-wooded outlook and amenity.	Participants and spectators of the sport fields would be afforded relatively low sensitivity as receptors to visual impact of new housing.	High-Medium
Landscape Value			
Strength of landscape character and condition	Relatively good landscape condition with large residential buildings, gardens and grounds and managed playing fields to the east but with some elements of insensitive development and/or land management. Reflected by LPZ objective to conserve and restore.	The parcel presents an atypical component of the wider LPZ27: Pleasley Hill Village Farmlands within which the parcel sits. The mixed uses of the parcel and its general visual containment distinguish the parcel from wider landscape connectivity or continuation of character.	Medium
Distinctiveness	Some historic importance of the Debdale Hall estate and wooded, sloping topography which links the wooded valley below with the recreated landscape of Oxclose Wood above.	Playing fields to the north of the parcel are functional in character and afford low levels of landscape distinctiveness.	High-Medium
Natural ecological heritage / biodiversity	Mature broadleaved wooded character of the central parts of the site affords good habitat potential and wildlife corridor functions linking Oxclose Wood with the Debdale Lane valley woodlands to the immediate south of the parcel. Calcareous grassland LWS at Debdale Lane Grassland. New housing development would have the potential for harm to ecological networks over the central area of the site and interrupt connectivity to Oxclose Wood	No characteristics of lower susceptibility to housing development	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Historic / cultural heritage	Grade II Listed Debdale hall and estate farm and woodlands presents some strong heritage importance to the west and central areas.	Lower susceptibility to housing development would arise over the playing fields to the north-east of the parcel.	High
Recreational	Significant sportsground facility at Mallard Close to the north-east of the parcel. Housing development across the pitches and sports facilities would present significant harm to the community facility.	Privately owned spaces of Debdale Hall and former estate buildings limit public recreational value. No PRoW through the parcel.	High-Medium
Scenic, aesthetic, perceptual and experiential	Locally attractive landscape features of mature woodland slopes and historic buildings but to a small spatial extent. Housing development of a greater density than exists would be likely to existing perceptions of the space to residents	Positive landscape elements are diluted by scattered built development, active recreational uses, proximity to the road corridor, sports facilities and significant wirescape to the west (SP16).	Medium
Visual Value			
Views of recognised value	No characteristics of higher susceptibility to housing development.	No views of note. Well-contained landscape unit with views restricted in most directions by mature treescapes inside and surrounding the study parcel. Elevated levels afford very fleeting views to the south across the urban framework of Mansfield but these are limited and private. Vistas to the north are restricted by the woodland hillside of Oxclose Wood, as are views into the parcel from within the public woodland.	Low
Summary			
	A compact study parcel occupying a sloping platform on the Debdale/Oxclose Wood valley side, with contrasting character and landcover therein. Generally, a private and contained landscape unit with limited views into/out of it and a weak relationship spatially and visually with the wider landscape setting of the north-west of the town. Component elements of the landscape do present important heritage and ecological value as well as recreational value across the sports ground to the east. The site present some mixed characteristics in terms of sensitivity to housing development, with an ability to accommodate carefully sited small-scale development without presenting strong wider visual impacts, but where this would be likely to have negative implications on natural and historic heritage value. Development across the playing fields may be strongly contained visually but have a significant harmful effect on recreational amenity and community value.		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Mitigation Opportunities	Magnesian Limestone LPZ 27 Policy Action is to Conserve and Restore, including the following measures of relevance to this study parcel: • Conserve the distinctive gentle rolling landform and openness of the raised plateau by careful siting of woodland and built form • Enhance and create wildlife corridors to link with existing habitats • Development should generally avoid adverse effects on open countryside and particularly the sloping edges of the plateau. Conserve the existing settlement pattern, where rooflines are typically below the crest of hills and ridgelines • Increase tree cover within the perimeter of the LPZ to minimise effects of development on the landscape • Conserve and restore tree cover around isolated farms and residential dwellings. Other mitigations may include: • Limit development to small areas where treescape and ecological networks can be retained or enhanced. • The setting and integrity of the historic built environment should be maintained and conservation of irreplicable assets prioritised. The Green Infrastructure Study, 2018, recognises the following enhancement measures of relevance to development within this study parcel (part of GI Area 2): • Improve safe access to Oxclose Woods for nearby residential areas AND from Oxclose Woods to nearby countryside e.g. improve trail maintenance/management (surfaces and viability) and better pedestrian crossings across Debdale Lane and Chesterfield Road		
Strategic Landscape Policy Zone Magnesium Limestone LPZ27: Pleasley Hill Village Farmlands		Strategic Landscape Policy Action Conserve and Enhance	
Study Parcel 15: Overall Landscape Sensitivity to Housing, Employment and Mixed-Use Development: High-Medium			

Study Parcel 16: Landscape Sensitivity to Mixed-Use Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	No characteristics of higher susceptibility to housing development.	Slightly elevated but generally level relief characterises the western parts of the parcel, standing below higher ground to the north-eastern flank of the restored landscape of Oxclose Wood, before gently falling down to mixed residential and employment space to the south. The parcel then falls away more markedly to the south and south-east with an overall range in height from 139m AOD in its north-west corner down to 113m AOD where it meets Debdale Lane.	Medium
Landscape pattern, landcover & scale	Primarily small/medium scale landscape grain. Some impression of smaller-scale landscape consequent to the mixed uses and partial framing and enclosure by higher, wooded land to the immediate north and east. The eastern edge of the rectilinear parcel falls steeply down to Debdale road with a short undeveloped boundary.	Landcover is characterised by commercial solar farm installation with remaining land of remnant former agricultural use. Widely characterised by solar farm infrastructure across its upper slopes, with open pasture remaining between the ground-mounted panels and the settlement edge along Millenium Enterprise Park (economic uses) and housing along Burlington Drive. High-voltage power lines and pylons skirt the inner parcel boundary. Some evidence of horsiculture to the eastern upper slope above Debdale Road	Medium-Low
Sense of place, rural character and quality & landscape condition	Some limited pasture and arable farmland to the southern fringe of the parcel but these are disconnected from the open agricultural landscapes to the north-west by the solar installation and landform.	Eroded rural character consequent to tight relationship with existing settlement and established solar installations and wirescape. Piecemeal land use to the south-eastern fringe of the site tends to further emphasise this and reflects a relatively poor landscape condition.	Low
Tranquillity	No characteristics of higher susceptibility to housing development.	Proximity to housing and employment space, and the busy Debdale Lane to the east undermines any limited	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
		tranquillity to the relatively small parcel where there is no significant variation in neighbouring impacts over the site. The predominant solar farm landcover does not give rise to appreciable noise or movement but maintains a perception of built development within the parcel.	
Settlement pattern and the nature of the adjoining settlement edge	The south-east fringe of the parcel does provide an undeveloped gap between the Newton Town/Pleasley Hill area from Mansfield Woodhouse to the north. Most of this gap is wooded around Debdale Hall but the study Parcel presents greater openness with pasture falling to the roadside, a visual break which is reinforced by open space to the south of Debdale Lane.	The generally relates well to the established settlement pattern with a linear shape generally skirting the northern edge of the urban framework, with the low density and historic settlement around Debdale Hall, and the restored colliery heap enclosing from the north. Only the change in elevation provides some distinction to the settlement pattern.	Medium-Low
Visual Susceptibility			
Visibility, intervisibility & types of views	No characteristics of higher susceptibility to housing development.	Relatively contained parcel with enclosing effect of rising woodland to the north and the mature hedgerow boundaries of the solar farm. Enclosure is emphasised by the effect of built development along the south-western boundary. Views to higher parts of the parcel are generally limited to receptors close to the boundary or occasional glimpses from within the public access land of Oxclose Wood. More open views into the parcel from Debdale Lane are possible from the road but only across the eastern fringe of the site as it raises from the road.	Medium-Low
Skylines and focal points/landmarks	A limited short-distance skyline is found from Debdale Lane looking north-west. Development over this fringe of the site would have potential to mask the natural landform and present a developed horizon from Debdale Lane.	For most of the parcel skylines are severely restricted by rising land beyond the outer boundary of the parcel.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Scenic quality	No characteristics of higher susceptibility to housing development, with the exception of the undeveloped open slopes to the eastern boundary to Debdale Lane where its rising and green landform is locally appreciable.	Scenic value is highly limited by existing solar farm development and absence of more attractive focal landmarks or natural features. Housing development within the parcel would present limited harm in scenic quality terms.	Medium-Low
Visual receptors	Well-used PRoW skirt the north-eastern and south-western parcel boundaries afford some sensitivity to recreational users but the amenity value of the space between is low. Residential development standing along the lower south-eastern flank of the parcel is a sensitive receptor but is generally relatively well screened to the existing solar panels by mature hedging.	Occasional vistas into the site from the Millennium Enterprise Park where users are considered to be low sensitivity receptors.	Medium-Low
Landscape Value			
Strength of landscape character and condition	No wider characteristics of higher susceptibility to housing development, with the exception of the undeveloped open slopes to the eastern boundary to Debdale Lane where its rising and green landform is locally appreciable.	Significantly altered landscape character consequent to the solar farm and associated infrastructure alongside remnant horsiculture use to the south-east area.	Medium-Low
Distinctiveness	Potentially important space between the urban framework and rising wooded landscape of Oxclose Wood, but significantly eroded by solar farm installation.	Existing solar farm structures and pylons dominate the parcel over most of the area.	Medium-Low
Natural ecological heritage / biodiversity	Limited to boundary hedgerows and grassland habitats within the solar farm. No designated ecological sites, although stands as buffer between existing urban framework and Oxclose Wood. Falls within GI Network 2 – Oxclose Woods	Modest level of ecological value. The solar farm provides a semi-green buffer between Oxclose Wood and the urban framework	Medium-Low
Historic / cultural heritage	No wider characteristics of higher susceptibility to housing development.	No landscape components with cultural heritage significance, with the parcel outside the visual setting of Debdale Hall (within P15).	Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Recreational	A central PRoW affords access from residential area to Oxclose Wood as a locally important recreational asset which should be safeguarded from obstruction through housing development.	Limited inherent recreational value despite accessibility to perimeter by PRoW.	Medium-Low
Scenic, aesthetic, perceptual and experiential	Some modest value arising from the open pasture of the eastern fringe as it falls to Debdale Lane consisting part of the perceptual gap between urban areas.	Widely eroded scenic value consequent to existing development across the parcel.	Medium-Low
Visual Value			
Views of recognised value	No characteristics of higher susceptibility to housing development.	No views of recognise value from sites with public access.	Low
Summary			
	The study parcel comprises a relatively compact and enclosed tract of land forming a transition between urban framework and the wooded, elevated landform of Oxclose Wood over the former colliery spoil heap. It is dominated by the existing solar farm which takes an elongated footprint along much of the rectilinear parcel. Despite relatively elevated landform, the solar farm and wider parcel is enclosed in the landscape between the settlement and Oxclose Wood. To the east of the parcel the landform dips to meet Debdale Lane where it constitutes a significant part of an undeveloped gap between the Newton Town/Pleasley Hill area from Mansfield Woodhouse to the north. Ecological and heritage characteristics are limited although the site lies within the wider area of habitat connectivity of the Green Infrastructure Study 2018 area 2 Oxclose Woods and falls within the Strategic Green Infrastructure policy IN2. New housing development across the central north-western parts of the parcel is unlikely to have significant harmful effects on the landscape context of the settlement. Development to the south-eastern parts should be resisted as this would have the potential to be locally prominent and serve to erode the (undesigned) green gap along Debdale Lane.		
Mitigation Opportunities	Magnesian Limestone LPZ 27 Policy Action is to Conserve and Restore, including the following measures of relevance to this study parcel: - Conserve the distinctive gentle rolling landform and openness of the raised plateau by careful siting of woodland and built form - Conserve the existing settlement pattern, where rooflines are typically below the crest of hills and ridgelines - Increase tree cover within the perimeter of the LPZ to minimise effects of development on the landscape Other mitigations may include: - Avoid development which contributes to closure or partial closure of the green spaces along Debdale Road. - Maintain recreational route linkages between residential areas and Oxclose Wood and the PRoW network beyond.		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	- Consider potential for sky-lining development to south-eastern slope from Debdale Lane. - Seek to embed habitat connectivity/corridors within any development to maintain ecological permeability across the strategic Green Infrastructure network. The Green Infrastructure Study, 2018, recognises the following enhancement measures of relevance to development within this study parcel (part of GI Area 2): - Improve safe access to Oxclose Woods for nearby residential areas AND from Oxclose Woods to nearby countryside e.g. improve trail maintenance/management (surfaces and viability) and better pedestrian crossings across Debdale Lane and Chesterfield Road		
	Strategic Landscape Policy Zone Magnesium Limestone LPZ27: Pleasley Hill Village Farmlands	Strategic Landscape Policy Action Conserve and Enhance	
Study Parcel 16: Overall Landscape Sensitivity to Housing, Employment and Mixed-Use Development: MEDIUM-LOW			

Study Parcel 17: Landscape Sensitivity to Mixed-Use Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	Area of gently rolling plateau landscape with elevated and open topography and rounded brows relative to the settlement, particularly to the north-west and far south-east. Mixed use development away from the existing settlement edge would be likely to present harm to the characteristic openness of the study parcel.	Relatively simple open plateau topography, flat in places with gentle slopes particularly across the central and south-eastern parts. Limited topographic focal points or hydrological features.	Medium
Landscape pattern, landcover & scale	Some limited areas of smaller-scale landcover to north-west fringes above the steeper wooded Meden valley.	Generally open, medium-large scale grain of simple arable landscape cover. Area of historic hedgerow loss. Non-arable land use limited to MTFC training facility. Wirescapes from powerlines are prominent on the outer edge of the parcel.	Medium-Low
Sense of place, rural character and quality & landscape condition	Clear rural arable use with some pasture but limited urban fringe incursion / influence. Low open brows and undulation are pervasive. Openness is a strong characteristic where new mixed use development away from the existing settlement edge would be likely to present harm to this characteristic of the study parcel	Medium to larger scale, simple land cover pattern. Lacks human scale reference points. Limited enclosure and hedgerow loss.	Medium-Low
Tranquillity	Generally a landscape with limited disturbance despite proximity to Mansfield. The urban fringe is often apparent but limited through topography / views within the parcel, but minimal influence of main roads or movement in the landscape. Housing and economic scaled development away from the existing settlement edge would be likely to present multiple sources of harm to the widely accessible sense of peacefulness of the study parcel.	To the inner boundary floodlights and fencing is occasionally prominent on the ridge of the MTFC training facility, and this is emphasised in times of evening use.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Settlement pattern and the nature of the adjoining settlement edge	The north-western reaches of the study parcel broadly flanks the linear A619 road corridor of Pleasley Hill which relates less strongly with the nuclear urban form of Mansfield. North of the A619 along its north-west reaches the parcel part helps create a break between Pleasley Hill and Pleasley village and would be more sensitive to new housing development.	Relatively stark, crisp and linear existing boundary between the parcel and urban framework of Mansfield, but with occasional garden/boundary planting which softens this. Housing and economic scaled development (to the south-west fringe of the parcel) would generally be in keeping with adjacent land uses or with settlement form/pattern and/or scale and the general character of the settlement edge.	Medium-Low
Visual Susceptibility			
Visibility, intervisibility & types of views	Generally an open landscape with repeated views from rolling brows across low clipped and poor condition hedges. Occasional small pockets of woodland and steeper relief to north-west setting partial context to the Meden valley beyond. Some more extensive views are possible to north-west from the topographic brow of the settlement edge. Expansive views are possible into and across from raised points on Oxclose Wood restored Sherwood colliery spoil heap where new housing and economic scaled development, particularly to the outer parcel fringe could be prominent and harmful.	Limited focal points and strong visual presence of high voltage pylons just beyond the outer boundary. Floodlights and fencing is occasionally prominent on the ridge of the MTFC training facility, and this is emphasised in times of evening use.	High-Medium
Skylines and focal points/landmarks	Rolling, generally uninterrupted mid-distance skylines beyond the outer edge of the parcel but where overhead wirescape and pylons are prominent. Rolling landform affords changing horizons and skylines passing through the parcel. Housing development across the open brows of the parcel could be locally prominent, with economic scaled development away from the eastern fringe potentially highly prominent.	Parcel landscape falls within open views to undeveloped / rural skylines to the north-east and east. Development is unlikely to be conspicuous across the skyline beyond, although topographical variation within the parcel could present lower prominence of development, such as the lower tracts away from the rounded crests to the north and central areas of the parcel.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
		The parcel landscapes that do not lie within views to distinctive / historic focal points / landmarks, although longer views where possible are generally rural.	
Scenic quality	Rolling open landform affords some modest scenic quality but with limited focal points of interest or variety. Openness is a strong characteristic where housing and economic scaled development away from the existing settlement edge would be likely to present harm to this characteristic of the study parcel.	Pylons and wirescapes, large-scale landcover grain and limited focal points limit conventional scenic value.	Medium
Visual receptors	Occupants of dwellings to edge of Pleasley Hill have slightly elevated, generally unrestricted views into and beyond the study parcel. These could be particularly sensitive to new economic scaled development. Users of extensive PRow network over the parcel would be sensitive to development.	Users of MTFC training facility will be less sensitive to change through new housing and economic scaled development within its vicinity.	High-Medium
Landscape Value			
Strength of landscape character and condition	Reflects closely the characteristics of the Magnesian Plateau landscape set out in the LCA's LPZ27 where objectives are to conserve and restore landscape character. Its open rolling character is evident and generally undiluted although condition is moderate with weak and lost hedgerows. The urban fringe is generally not a strong visual or prominent characteristic despite proximity.	Landscape condition is negatively affected by historic hedgerow loss and prominence of the pylons and wirescape. Absence of strong landscape features or habitat interest reduce sensitivity to new housing development to inner parcel boundary areas away from prominent brows.	Medium
Distinctiveness	Unremarkable in terms of focal points but extensive and locally distinctive landscape parcel. Gently rolling and open plateau landscape would be sensitive to new housing, but particularly to economic scaled development on elevated areas where skylines and longer views could be interrupted.	General absence of focal points of higher individual value would limit more specific sensitivities to development.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Natural ecological heritage / biodiversity	Limited ecological value more generally, but its calcareous substrate soils offers inherent value where remnant unimproved grassland is found in small un-cultivated patches across the parcel.	Hedgerow loss, large scale arable farming, limited treescape, absence of surface water presents low natural capital value and constraint of mixed-use development.	Medium-Low
Historic / cultural heritage	No visually prominent assets of historic or cultural significance.	Not a significant contributor to value.	Low
Recreational	Well-used network of PRoW across and in close proximity to the parcel, offering relatively peaceful open space accessible to residential areas. New housing or economic scale development reducing this resource or altering its recreational value should be avoided.	Limited landscape focal points of interest and lower ecological diversity partly reduce recreational interest afforded by the PRoW network.	High-Medium
Scenic, aesthetic, perceptual and experiential	Some perceptual value in the parcel's rolling openness and relative tranquillity, with wide open spaces and low prominence of built development within it. This is enhanced by low prominence of the urban edge particularly to the north of the parcel.	No outstanding scenic focal points or outstanding natural character. Electricity lines and pylons and some limited farm infrastructure reduce overall scenic value.	Medium
Visual Value			
Views of recognised value	No singular focal points or vistas but expansive middle distance rolling skyline to north of settlement.	No views of formally recognised value	Medium
Summary			
	The study parcel comprises an extensive tract of gently rolling arable landscape with an abrupt but often visually recessive boundary with the urban framework of Pleasley Hill. The parcel itself is not strongly self-contained but does benefit from some perceived topographic enclosure by rising landform and pockets of treescapes beyond its outer boundaries to the east and north. The parcel's land cover is simple but poor in relation to natural habitats or visual focal points of interest. Condition is slightly degraded reflecting arable agriculture of its good magnesian limestone plateau soils. Although with limited specific interest the parcel offers accessible and relatively extensive PRoW across open countryside with longer views across and out of the parcel with evidence of good levels use from local neighbourhoods and links to areas beyond the parcel.		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Landscape sensitivity to mixed-use development of the parcel would broadly increase with distance away from the inner boundary and particularly over more pronounced relief across the north-west of the parcel. These areas are also least-well related to the existing settlement framework, and as such sensitivity would generally increase towards the outer and northern reaches of the parcel. Large scale economic related development would be particularly harmful to the north-east of the parcel. Landscape sensitivity to mixed-use development would potentially be lowest in the area south-east of Radmanthwaite Road, although residential receptors will have a greater degree of sensitivity to economic-scaled proposals. Existing employment space at Millenium Enterprise Park to the south of the parcel is currently well screened by structural planting. Development of similar nature should be afforded with similar levels of strong landscape screening.		
Mitigation Opportunities	Magnesian Limestone LPZ 27 Policy Action is to Conserve and Restore, including the following measures of relevance to this study parcel: • Conserve the distinctive gentle rolling landform and openness of the raised plateau by careful siting of woodland and built form • Conserve the existing settlement pattern, where rooflines are typically below the crest of hills and ridgelines • Increase tree cover within the perimeter of the LPZ to minimise effects of development on the landscape Other mitigations may include: • Limit development to residential typologies in proximity to existing neighbourhoods. • Avoid development on and beyond low but distinctive brows across the parcel. • Protect amenity presented by PRoW network and seek to deliver ecological enhancement along hedgerows and provision of hedgerow trees. The Green Infrastructure Study, 2018, recognises the following enhancement measures of relevance to development within this study parcel (part of GI Area 2): • Improve safe access to Oxclose Woods for nearby residential areas AND from Oxclose Woods to nearby countryside		
Strategic Landscape Policy Zone Magnesium Limestone LPZ27: Pleasley Hill Village Farmlands		Strategic Landscape Policy Action Conserve and Enhance	
Study Parcel 17: Overall Landscape Sensitivity to Housing, Employment and Mixed-Use Development: MEDIUM			

Study Parcel 18: Landscape Sensitivity to Mixed-Use Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	Gently rolling, gradually rising plateau landform away from its inner boundary, a rise clearly legible consequent to limited tree cover, particularly away from the flatter south-eastern area where hedges are more established. Terrain generally susceptible to harm arising from mixed-use development over prominent open slopes.	Limited landform features of lower susceptibility to harm from mixed-use development with the exception of the flatter area of relief to the south-east fringe where level terrain sits low to the south of the MARR landscaped corridor.	High-Medium
Landscape pattern, landcover & scale	Medium to small-scale irregular field pattern to the south-east with small parcels of pasture and equestrian use around farms in particular.	Landscape scale slightly expands to a medium scale, with primarily arable land use across an irregular field pattern over the majority of the study parcel with a lesser (but not low) susceptibility to harm from mixed use development.	Medium
Sense of place, rural character and quality & landscape condition	Strong rural character consequent to (existing) low prominence of urban elements despite Mansfield's proximity to the east. Limited built development beyond scattered, compact farms. Pleasley is widely apparent but rarely prominent. Hedgerow field boundaries remain in good condition and do not suggest widespread loss. Structural planting to the MARR A617 bypass presents a strong visual buffer between the urban influence of Mansfield and the study parcel which increases a sense of separation to the urban area. Such qualities are likely to be eroded to uncertain degrees by the proposed large-scale development in the allocated Strategic Urban Extension allocation at Pleasley Hill Farm to the immediate east of Water Lane.	If built out, the mixed-use allocation at Pleasley Hill Farm to the immediate east of Water Lane is likely to considerably change the balance of features in the landscape, with the potential for large scale built development to be prominent, as noted elsewhere in the MARR corridor. In such circumstances the relative sense of place experienced at the time of survey is likely to be significantly eroded.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Tranquillity	Relatively peaceful character across the parcel despite proximity to the MARR. This will vary dependent on busy travel periods. Very few disturbing land uses or developments across the parcel and only minor lanes cross or bound the area. Perception of relative tranquillity are likely to be eroded to uncertain degrees by the proposed large-scale development in the allocated Strategic Urban Extension allocation at Pleasley Hill Farm to the immediate east of Water Lane.	If built out, the mixed-use allocation at Pleasley Hill Farm to the immediate east of Water Lane is likely to considerably change the balance of features in the landscape, with the potential for large scale built development to be prominent, as noted elsewhere in the MARR corridor and as such eroding any sense of tranquillity. Housing and Economic focused development is likely to increase trip-generation and movement associated with staff and commercial logistics. In such circumstances the relative tranquillity experienced at the time of survey is likely to be significantly eroded.	High-Medium (changing over time)
Settlement pattern and the nature of the adjoining settlement edge	Remote/separated from the urban framework of Mansfield - mainly consequent to the intervening MARR and (yet) undeveloped large strategic development site at Pleasley Hill Farm. As the development site is developed the relationship to the urban framework of Mansfield may change, dependent upon the extent of built development (rather than open space and landscaping) as part of the scheme. Limited proximity to the existing built framework at Pleasley Hill to the north-east of the parcel.	If built out, the mixed-use allocation at Pleasley Hill Farm to the immediate east of Water Lane is likely to considerably change the balance of features in the landscape, with the potential for large scale built development to be prominent, as noted elsewhere in the MARR corridor. This would erode the clear sense of separation experienced at the time of this study.	High-Medium (changing over time)
Visual Susceptibility			
Visibility, intervisibility & types of views	Views over clipped hedgerow boundaries are possible across most of the parcel, although the depth of these vary locally due to undulations and dips in the topography and where lanes are partly sunken. Medium depth views are possible particularly to the north toward Pleasley with its historic colliery infrastructure a notable landmark, as well as shorter views into the wooded and steep sided Meden valley from Pleasley Hill Farm vicinity.	Very limited views from and into the parcel from other study parcels consequent to intervening built development and MARR landscaping. Views from existing urban area are limited to those small areas of settlement abutting the northern area of the study parcel at Pleasley Hill, and from scattered farms across the parcel. In places the parcel presents quite enclosed areas where field size is lower and field hedges	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Views to the open landscape to the east are otherwise generally restricted by rising ground. Vistas towards Mansfield in the east are foreshortened by the MARR structural planting along the inner boundary but roofscape become more apparent – but not obtrusive as land rises to the east.	are mature, such as at the southern parts around Lodge Farm.	
Skylines and focal points/landmarks	Larger scale economic uses within the parcel, such as B8 storage and distribution development consistent in scale and character with existing sites along the MARR corridor would have potential to skyline when viewed from the footpaths which cross the parcel and looking westwards from Water Lane. The brow to the Meden Valley at the north-west of the parcel presents topography where development within its vicinity could affect locally important undeveloped skyline.	Gently undulating topography partially limits the opportunity for new development to skyline, although locally this may be possible around more elevated areas such as along Sampson's Lane. Otherwise few important focal points within the parcel which would be susceptible to harm from development.	High-Medium
Scenic quality	Some limited scenic quality arises principally from absence of detracting features and good condition of field hedges and a small-medium scale of field pattern over undulating relief. A pocket woodland LWS to the middle parts of the parcel sits within a depression in the terrain and adds a modest but attractive focal point which would be susceptible to harm from development. If built out, the mixed-use allocation at Pleasley Hill Farm to the immediate east of Water Lane is likely considerably change the balance of features in the landscape setting of the parcel and reduce the modest scenic quality as presently experienced.	Limited distinctive features, topography or focal points of particular visual value which would be susceptible to harm from mixed-use development. If built out, the mixed-use allocation at Pleasley Hill Farm to the immediate east of Water Lane is likely considerably change the balance of features in the landscape setting of the parcel, with the potential for large-scale built development to be prominent, as noted elsewhere in the MARR corridor and likely to reduce existing positive character of the parcel.	Medium
Visual receptors	Several PRoW cross the parcel, principally from east to west and leisure users of these paths will be sensitive to change through new mixed-use development which erodes the strong rural character in the parcel.	Few sensitive receptors. Residential uses limited to scattered farms and housing east of Water Lane at Pleasley Hill, although individually these present sensitive outlooks to residents.	High-Medium

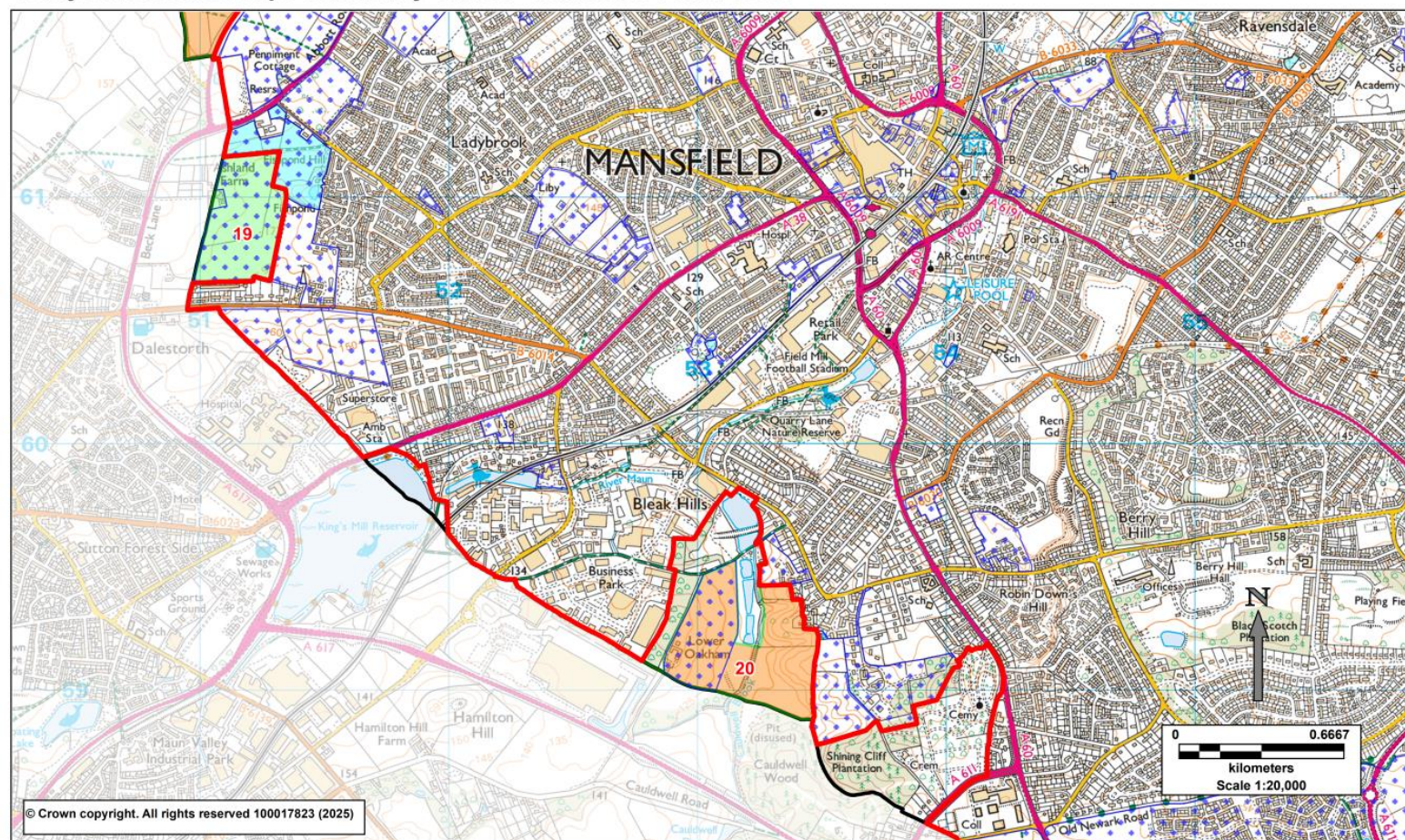
Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Value			
Strength of landscape character and condition	The parcel clearly reflects the recognised character of LPZ23 – Skegby Village Farmlands. Good landscape condition, generally intact field boundaries, few detracting elements and a perceptual separation from the main urban area present relatively strong character of the parcel. LPZ action is to conserve this landscape type. Mixed use development in this parcel is likely to cause harm to established character and condition of the landscape.	No characteristics of lower susceptibility to mixed use development. If built out, the mixed-use allocation at Pleasley Hill Farm to the immediate east of Water Lane is likely considerably change the balance of features in the landscape setting of the parcel, with the potential for large-scale built development to be prominent, as noted elsewhere in the MARR corridor and likely to reduce existing positive character of the parcel,	High-Medium
Distinctiveness	General absence of urban fringe uses and detracting development is significant. Introduction of large-scale buildings in a mixed-use development would be likely to erode existing distinctiveness.	Limited features of strong distinctiveness, although cumulatively the landscape's good condition and simple component elements present some landscape sensitivity and value which potentially would be diminished by the large-scale built development of the SUE at Pleasley Hill Farm if built out.	Medium
Natural ecological heritage / biodiversity	Northern reaches of the parcel bound the important Meden Valley wildlife corridor, although is not a component of it. A small and incongruous 'island' of dense woodland sits isolated in the study parcel's centre, designated as Cotton Plantation Local Wildlife Site.	Primarily arable land use with inherently diminished ecological value outside some older hedgerows and the 'island' Local Wildlife Site of Cotton Plantation to its centre. More widely a limited treescape and very limited surface water provide low wider ecological value.	Medium
Historic / cultural heritage	Listed buildings within the Pleasley Hill, Sampson's Lane and Lodge Farm complexes which stand as distinct compact farmsteads in a wider open landscape. The setting to these listed buildings may be negatively affected by development within their open landscape context. Some intact field patterns remain, together presenting some modest susceptibility to harm from mixed use development.	Limited prominent or sensitive cultural heritage landscape components likely to be harmed by mixed use developments	Medium
Recreational	Good network of PROW across the parcel presenting higher susceptibility to visual and experiential harm to	No wider recreational uses present.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	recreational users. Some equestrian uses evident to the eastern fringes of the parcel.		
Scenic, aesthetic, perceptual and experiential	Modest scenic value arising mainly through separation from urban framework and limited detracting elements. Some longer views from elevated areas add to sense of rurality and separation. PRoW network allows for experience of open landscape away from disturbance, movement and noise. Large scale mixed-use development would be particularly likely to result in significant harm to this positive characteristic of the study parcel.	If built out, the mixed-use allocation at Pleasley Hill Farm to the immediate east of Water Lane is likely considerably change the balance of features in the landscape setting of the parcel, with the potential for large-scale built development to be prominent, as noted elsewhere in the MARR corridor and likely to reduce existing positive character of the parcel.	High-Medium
Visual Value			
Views of recognised value	Some modest value of views to Pleasley Colliery winder gear as a cultural landmark to the west, and expansive middle distance rolling skyline to south and west of the parcel.	No views of recognised value although views to north and east offer longer vistas and points of interest.	Medium-Low
Summary			
	A large study parcel with consistent landscape attributes and slightly separated relationship to the urban framework of Mansfield. The parcel's rolling topography, general absence of incongruous development, retained field pattern and good condition field boundaries provides a consistent sense of place and strong rural character. The study parcel presents a perception of separation from the Mansfield urban area and a degree of tranquillity, which in turn enhances recreational use of its footpaths. However, its general sense of rurality and landscape coherence is not further enhanced by natural or cultural heritage value which is relatively modest. Consequently, the parcel would be relatively sensitive to new mixed-use development, increasingly so with distance away from the inner boundary, and with it modest increases in elevation. New development may be acutely isolated from the main urban framework if proposed allocations at Pleasley Hill Farm do not come forward. The relatively clear sensitivity to new mixed-use development is however based upon evidence and experience <i>at the time of the study</i>. Planning permission for the Strategic Urban Extension at Pleasley Hill Farm on the south side of the town, within the MARR corridor, is likely to significantly alter the balance of landscape components immediately adjacent to the inner boundary of the parcel, and in doing so break the physical and perceptual separation between it and the study parcel which contributes to its current levels of sensitivity. Should the development of the Strategic Urban Extension come forward, sensitivity to development of the study parcel would still remain in relation to elevation, visual prominence, landcover and scale as a coherent rural landscape with good path network, but deterioration of a current perception of its quiet isolation would be likely.		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Sensitivity of the parcel would remain higher across outer, more elevated parts of the parcel, particularly to large scale economic use buildings.		
Mitigation Opportunities	Magnesian Limestone LPZ 23 Policy Action is to Conserve, including the following measures of relevance to this study parcel: • Conserve the distinctive gentle rolling landform and openness of the raised plateau through careful siting of woodland and built form. • Conserve the simple and irregular field pattern of the rural agricultural landscape. • Conserve the older patterns of enclosure such as those reflecting open systems and semi-regular field patterns. • Conserve field boundary hedges and encourage the restoration of fragmented sections. Increase numbers of hedgerow trees whilst maintaining the open character. • Conserve the narrow and enclosed nature of rural lanes and conserve distinctive roadside hedges • Enhance and create wildlife corridors (habitat linkages) to buffer existing hedgerows, grasslands, and woodland. • Conserve areas of improved and unimproved pasture close to isolated farms • Conserve areas of calcareous and neutral grassland, and wet woodland • Conserve long views from high points by ensuring that the viewpoints remain open. Other mitigation measures may include: • Limit development to inner study parcel areas over lower areas of the sloping topography and areas most benefiting from existing treescape along the MARR. • Retain field pattern and maintain and strengthen good condition and integrity of hedgerows, supported with hedgerow trees • Avoid prominent development to the brow between study parcel and the steeper environs of the Meden Valley at the north of the parcel. • The southern areas of the parcel may have marginally less sensitivity to new development consequent to more level terrain and greater enclosure by mature hedging and the increased presence of farm buildings. The Green Infrastructure Study, 2018, does not recognise this area as a part of the strategic green Infrastructure network		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Strategic Landscape Policy Zone LPZ23 – Skegby Village Farmlands	Strategic Landscape Policy Action Conserve	
Study Parcel 18: Overall Landscape Sensitivity to Housing, Employment and Mixed-Use Development: High-Medium			

Study Parcel Landscape Sensitivity Values - Mansfield South-West



- Settlement Boundaries
- Mansfield District Boundary
- Reasonable Alternative Sites (HELAA 2025)
- Reasonable Alternative Sites (HELAA 2025) with Planning Permission

Landscape Sensitivity Values

- High
- High-Medium
- Medium
- Medium-Low
- Low

Study Parcel 19: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	No characteristics of higher susceptibility to housing development.	Landform dipping very gently to the west from a low brow in the topography, mainly even gradient.	Medium-Low
Landscape pattern, landcover & scale	Medium-small scale rectilinear fields. Western boundary part-defined by Ashland Farm farmhouse, an isolated dwelling and outbuildings standing isolated in the open landscape. Generally free from incongruous features of development. Some remnant field pattern in places.	Mainly arable use but indications of more recent pasture use. Some hedgerow loss to south and west.	Medium-Low
Sense of place, rural character and quality & landscape condition	No strong sense of place. Moderate condition with generally thick hedges. Hedgerow tress to the southern boundary to rear gardens of Skegby lane and Mapletree Meadow	Unremarkable open farmland sloping towards the main A617 road corridor to the west. Some sense of recent neglect and absence of signs of active agricultural use. Very few trees to inner hedgerows. Some indication of hedgerow loss.	Medium-Low
Tranquillity	No characteristics of higher susceptibility of harm.	Strong influence of the MARR to the west of the parcel diminishes any sense of tranquillity. This is likely to be further diminished with housing development under construction within Ashfield district to the immediate west of the main road and by housing permitted (but yet to be implemented at time of study) to the immediate north and east, adjoining the northern edge of the study parcel.	Low
Settlement pattern and the nature of the adjoining settlement edge	The parcel has a weak relationship to existing built development and the established limits to Mansfield's urban framework. In the current context, the parcel only abuts ribbon development along Skegby Lane to the	Strongly influenced by the proximity to the A617 to the west which perceptually brings the parcel within its ring-road system enclosure Adjacent housing to southern	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	southern boundary, with its remaining boundaries separated from built development by open fields. Consequently, development in its current context would be effectively perceived as an island of development. However, this context of separation is not anticipated to remain into the life of the revised local plan period consequent to extant but not yet built out planning permissions for housing. Moreover, emerging allocations in close proximity to the study parcel within the Ashfield District Local Plan review (at an advanced stage at time of the study) present a clear risk of coalescence between urban areas within the two LPA areas, although this is already established to the south of the plan area.	boundary presents a current context to the urban framework. Extant planning permission to the north and north-west boundary of the parcel, if implemented would alter the context of the parcel in relation to settlement built form and the parcel's relationship to the settlement.	
Visual Susceptibility			
Visibility, intervisibility & types of views	Sloping topography allows medium depth vistas out to the west, north and south (as far as Mapletree Meadows and Skegby Lane). Some longer views are possible to west and north-west but to low horizons. Upper stories of new housing development would be clearly visible from the road.	Views into the site are possible from the A617 beyond the western parcel boundary, although such views are part foreshortened by existing hedgerows around Ashland Farm and a slight lessening of the gradient giving some topographic cover. Extant planning permission to land to the slightly raised east of the parcel, on implementation would be likely to alter the visual context of views up the hill from the road. Vistas from the existing PRoW to the north are screened by thick hedging, although planning permission in this area may alter the balance of elements in this context.	Medium-Low
Skylines and focal points/landmarks	Some longer views are possible from the west to the low horizon where land dips again towards Mansfield. Upper stories of new housing development would be clearly visible from the road and have the potential to change the skyline from the A617.	Extant planning permission to land to the slightly raised east of the parcel, on implementation would be likely to alter the visual context of views up the hill from the road.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Scenic quality	No characteristics of higher susceptibility	Unremarkable arable landscape in deteriorating condition strongly influenced by the A617 corridor and development to the west within Ashfield District Council area.	Low
Visual receptors	Sensitive receptors to new housing development would be private views from dwellings on Skegby Laner and Mapletree Meadows which define the southern boundary of the parcel. PRoW users would be sensitive to new development but extant consent for development is likely to erode some of this inherent recreational value.	A617 road users are likely to be less sensitive receptors.	Medium-Low
Landscape Value			
Strength of landscape character and condition	No characteristics of higher susceptibility.	Unremarkable arable landscape in deteriorating condition strongly influenced by the A617 corridor and development to the west within Ashfield District Council area which is unlikely to justify constraint on future built development. Historic imagery suggest field hedgerow set-aside corridors have been lost.	Low
Distinctiveness	No characteristics of higher susceptibility and not strongly reflecting the character of ML23 landscape policy zone, particularly in respect to its declining condition.	Unremarkable landscape components in declining condition.	Low
Natural ecological heritage / biodiversity	No characteristics of higher susceptibility. Less intensive agricultural use recently may enhance low-level ecological value.	Very limited open arable fields with modest hedgerow condition.	Medium-Low
Historic / cultural heritage	No characteristics of higher susceptibility	No apparent historical significance.	Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Recreational	Footpath to the northern fringe of the parcel but separated from the parcel by strong hedges.	No characteristics of lower susceptibility	Medium-Low
Scenic, aesthetic, perceptual and experiential	No characteristics of higher susceptibility. Although limited visual value, risk arises from coalescence and consolidation of urban areas by development within the study parcel in combination with adjoining planning permissions and ADC allocations should those be built out.	Unremarkable developed landscape components in declining condition	Low-Medium
Visual Value			
Views of recognised value	No characteristics of higher susceptibility in relation to recognised views (actual experiential value may be higher).	No views of recognised value	Low
Summary			
	Although the parcel falls within a LPZ where conserve of the existing landscape is the policy objective, the parcel presents few landscape characteristics that would present higher sensitivity to new housing development. It is only its weak relationship with the established built framework of the town which potentially presents higher levels of susceptibility to change through built development. That localised separation from the town is however expected to be short-term, owing to extant planning permissions for housing to its north and north-west boundary. Implementation of that permission would alter the balance of landscape features and considerations and leave to parcel with an overall lower level of landscape sensitivity. There is some likelihood that housing development across the parcel may form a new skyline in open views from the MARR to the west, but this is not a particularly important receptor. Further development in the immediate vicinity through extant MDC planning permission to the northern boundary of the study parcel and emerging allocations within the Ashfield District Local Plan review (at an advanced stage at time of the study) present a clear risk of coalescence between urban areas within the two LPA areas, although this situation is already established to the south of the plan area. Opportunity to soften skyline prominence is possible through planting schemes across the higher brow of the parcel.		
Mitigation Opportunities	Magnesian Limestone LPZ 23 Policy Action is to Conserve, including the following measures of relevance to this study parcel: Conserve the distinctive gentle rolling landform and openness of the raised plateau through careful siting of woodland and built form.		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	• Conserve the simple and irregular field pattern of the rural agricultural landscape. • Conserve the older patterns of enclosure such as those reflecting open systems and semi-regular field patterns. • Conserve field boundary hedges and encourage the restoration of fragmented sections. Increase numbers of hedgerow trees whilst maintaining the open character. • Enhance and create wildlife corridors (habitat linkages) to buffer existing hedgerows, grasslands, and woodland. • Conserve areas of calcareous and neutral grassland • Conserve long views from high points by ensuring that the viewpoints remain open. Other mitigations may include: • Soften potential skyline by structural planting to higher parts of the parcel. • Seek to strengthen green infrastructure features within new development • Seek to enhance ecological permeability and habitat creation within the parcel. • Consider structural planting to the western boundary to provide a softer boundary to the town’s edge. • In combination these mitigations should seek to reduce a continuous coalescence of development through retention of green spaces/breaks within sites. The Green Infrastructure Study, 2018, does not recognise this area as a part of the strategic green Infrastructure network		
Strategic Landscape Policy Zone Magnesian Limestone 23: Skegby Village Farmlands		Strategic Landscape Policy Action Conserve	
Study Parcel 19: Overall Landscape Sensitivity to Housing Development: Medium-Low			

Study Parcel 20: Landscape Sensitivity to Mixed-Use Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	East and west valley slopes and watercourse corridor of the Cauldwell Brook. Contrasting east and west slope profiles. Smooth gently rounded gradients to the west slope with a rise of around 15m, whilst the rise to the west is over 20m and across more complex, smooth rolling spurs. Watercourse corridor bisects the site. Large scale commercial units reflecting locally established MARR corridor units would have significant potential to erode the valley character and legibility given the scale and degree of ground works and grading associated with such sites.	The north flowing brook is an important element of the landscape but itself has low visual prominence, with riparian vegetation and pasture being more indicative of the watercourse's presence. The series of small fishing lakes of the dammed brook falls outside the parcel.	High
Landscape pattern, landcover & scale	Medium scale arable land use with a corridor of grassland and riparian trees and vegetation along the brook's immediate environs. Scattered mature trees within large fields offers a parkland character in places although most likely is reflective of past hedgerow loss. No incongruous built development, but evidence of demolished farm at south-west of the parcel. Large scale commercial units reflecting locally established MARR corridor units would have significant potential to erode the existing grain and pattern of landscape within the parcel.	Some field hedgerow loss presents a larger scale pattern to the west valley side where development at a modest scale may have limited effect of pattern and scale subject to appropriate layout and landscaping.	High-Medium
Sense of place, rural character and quality & landscape condition	Locally strong sense of place and rural character as distinct valley and watercourse topography emphasised by a strong woodland context (outside the parcel) and where even very substantial built development beyond	No characteristics of lower susceptibility apart from hedgerow loss to the western valley side.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	the parcel is mostly inconspicuous despite proximity to the town. Condition generally good.		
Tranquillity	The topographic and woodland enclosure affords a relatively strong sense of tranquillity despite proximity to the town and the A617 beyond the southern parcel boundary which runs through a cutting at this point. Large scale commercial units reflecting locally established MARR corridor units would have significant potential to destroy the quite character of the site.	Public access is not available and such characteristics therefore not generally experienced. The Timberland promoted walking trail skirts the northern boundary of the study parcel along Bleak Mills Lane but does not encroach on the site. Existing visibility to the parcel from Bleak Mills Lane is limited by sunken lane levels and boundary hedges.	High-Medium
Settlement pattern and the nature of the adjoining settlement edge	The parcel is weakly related to the established urban framework on the southern edge of Mansfield. Generally, the parcel loosely abuts low-density housing to the north and east. More generally the parcel benefits from strong woodland framing to the west and south-east in particular which further isolates the parcel from strong connectivity to the town. Areas beyond eastern flank of the parcel (within the settlement boundary – and outside this study's scope) remain undeveloped at time of survey.	New development within the Cinder Lane housing development has increased the extent to which the valley environs immediately abuts higher-density development to its north-west, slightly diluting its separation from the town. More strategically, the developed urban framework of Mansfield extends southwards to both the east and west of the parcel, suggesting enclosure although these areas are not conspicuous from within the study parcel.	High-Medium
Visual Susceptibility			
Visibility, intervisibility & types of views	Private views into the parcel becoming available from new housing under construction at Cinder Lane. Large scale commercial units reflecting locally established MARR corridor units would have potential to erode the enclosure and self-containment of the parcel as currently experienced by rising above existing screening afforded by treescapes and landform.	A well contained landscape with limited inward and outward views and low intervisibility. Enclosure consequent to topography and tree cover within and beyond its boundaries. Limited public access exacerbates this enclosure. Views into the site from Bleak Hills Lane to its northern edge are significantly limited by sunken land character and strong hedging. Exceptional to the wider parcel, limited views from the upper valley side towards the south-west offer vistas to the very large Amazon EMA2 warehouse development along the MARR.	Medium

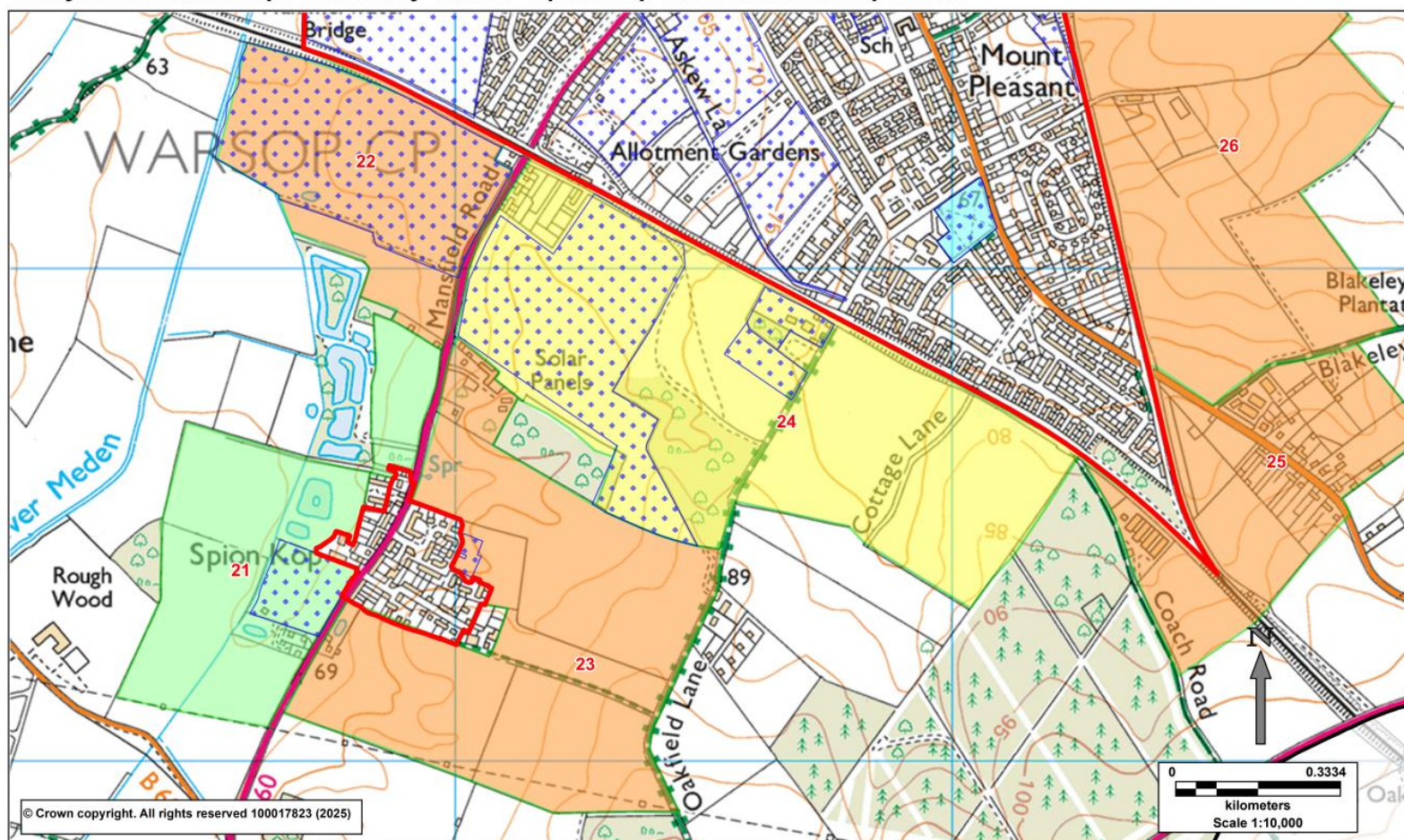
Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Skylines and focal points/landmarks	Although well enclosed and benefiting from a wooded frame across much of its boundaries, large scale economic development such as distribution warehouses and storage facilities similar to others located across the southern fringe of Mansfield would present potential for tall buildings to breach the enclosing skyline and woodland collar.	Topography and boundary treescape result in the parcel generally enjoying a backdrop to the north, west and east such that new housing development would be unlikely to skyling or be prominent in wider vistas.	Medium
Scenic quality	Relative to the proximity to the town, the valley landscape, brook corridor and grasslands with very limited incongruous components offers a good degree of local scenic value, which would be very susceptible to change through development, particularly large scale commercial units reflecting locally established MARR corridor units.	No characteristics of lower susceptibility apart from hedgerow loss to the western valley side.	High-Medium
Visual receptors	No PRoW across the site. Limited vistas into the parcel from public vantage points.	Generally limited to few private views from new and established housing in the Paddock View and Cinder Lane environs.	Medium
Landscape Value			
Strength of landscape character and condition	Generally strong landscape character consequent to retained integrity of the valley topography with few incongruous components. Good condition and strong landscape framing by woodland and treescape particularly susceptible to harm from large scale commercial units reflecting locally established MARR corridor units.	No characteristics of lower susceptibility apart from hedgerow loss to the western valley side.	High-Medium
Distinctiveness	Distinctive watercourse corridor and valley profile combine with strong landscape framing by woodland and treescape particularly susceptible to harm from large scale commercial units reflecting locally established MARR corridor units. Few detracting elements.	No characteristics of lower susceptibility apart from hedgerow loss to the western valley side.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Natural ecological heritage / biodiversity	Inherent value of watercourse, rough grassland and woodland fringe presents ecological value as well as important wildlife corridor functions. These features would be highly susceptible to harm from large scale commercial units reflecting locally established MARR corridor units. The study parcel provides an undeveloped green corridor between the Oakham LNR north of Bleak Mills Lane with the more open landscapes south of the MARR.	No local or national ecological designation, and main land use is intensive arable.	High-Medium
Historic / cultural heritage	No characteristics of higher susceptibility. Some potential of historic importance of the brook.	No characteristics of lower susceptibility.	Medium-Low
Recreational	No characteristics of higher susceptibility. Fishing lakes fall outside the study parcel. The Timberland Trail runs parallel to the parcel's northern boundary but does not encroach into it. Recreational amenity could be negatively impacted from new development across its northern areas.	No PRoW across the site although some informal access apparent.	Medium
Scenic, aesthetic, perceptual and experiential	Relative to the proximity to the town, the valley landscape, brook corridor, treescape and grasslands with very limited incongruous components offers a good degree of scenic value, tranquillity and which would be susceptible to change through development.	No characteristics of lower susceptibility apart from hedgerow loss to the western valley side.	High-Medium
Visual Value			
Views of recognised value	No characteristics of higher susceptibility in relation to recognised views (actual experiential value may be higher).	No characteristics of lower susceptibility	Low
Summary			
	A well-contained parcel where surrounding landscape and townscape topography and woodland contribute to its enclosed character, and where absence of incongruous features allow the landform and landcover interest to present a sensitive landscape unit. Whilst highly		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	limited in public access, it affords a valuable ecological corridor and is of intrinsic landscape value. The southern district boundary cuts across the valley landscape to omit some of its locally significant valley-floor components from the study area. Very limited development within the parcel of well-designed housing would be unlikely to have significant visual prominence from positions outside the parcel, but the introduction of any built development would be likely to have clearly harmful impacts on the integrity of its character and intrinsic attractiveness of the area, its ecological capacity and sense of place. Locally, significant economic development has been established within the MARR corridor, but despite this proximity is not visually prominent from within the well-enclosed parcel. However, new economic development reflecting this predominant scale of building (distribution sheds and warehousing with associated access infrastructure, security fencing and lighting) has the potential to significantly harm the positive landscape character and its valued components identified within the study parcel. All parts of the parcel reflect such susceptibility. More limited scale conventional housing development adjacent to Bleak hills Lane may be accommodated without significantly eroding the character of the wider parcel, but this would need to be modest in scale to avoid more significant landscape erosion.		
Mitigation Opportunities	Sherwood LPZ SH11 Policy Action is to Conserve and Create, including the following measures of relevance to this study parcel: • Conserve the sparsely settled character of the landscape by concentrating new developments around the existing urban fringe of Mansfield • Create small scale woodland/tree planting to soften new development, preferably in advance of development • Conserve the existing field pattern by locating new small-scale development within the existing field boundaries Other mitigation / GI enhancement measures of relevance to development within this study parcel: • Create an appropriate (wooded and/or wetland) additional transitional habitat buffer along the course of the Cauldwell Brook. • Limit any new development to conventional housing, and restrict from proximity to the brook to reduce potential for widespread landscape harm and newly introduced visual prominence arising from economic development reflecting the scale of development on neighbouring sites. • Any development permitted should have regard to the impacts upon the ecological corridor of the Cauldwell Brook. • Support any new housing development with green infrastructure components, green and ecological links and tree planting to integrate with neighbouring woodland habitats.		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Strategic Landscape Policy Zone Sherwood Landscape Policy Zone SH11 - Lindhurst Wooded Farmlands	Strategic Landscape Policy Action Conserve and Create	
Study Parcel 20: Overall Landscape Sensitivity to Mixed-Use Development: High-Medium			

Study Parcel Landscape Sensitivity Values - Spion Kop and Market Warsop South



Settlement Boundaries
Mansfield District Boundary

Reasonable Alternative Sites (HELAA 2025)
Reasonable Alternative Sites (HELAA 2025) with Planning Permission

Landscape Sensitivity Values

High
High-Medium
Medium
Medium-Low
Low

Study Parcel 21: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	The Bottoms watercourse (a small, shallow, inconspicuous tributary of the River Meden) passes through the centre of the study parcel, opening out into a number of private fishing ponds. Spion Kop Fishing Lakes are located immediately to the north.	Relatively flat, simple, indistinct landform. Secluded, low-lying within the River Meden floodplain, where development is unlikely to be conspicuous due to landform.	Medium
Landscape pattern, landcover & scale	Small to medium scale arable farmland with coherent pattern of small pockets of improved grassland for cattle / horse grazing, and ornamental gardens close to the settlement. Riparian vegetation along The Bottoms watercourse and fishing lakes, together with field boundary / roadside hedgerows (albeit of varying quality) provide a unified pattern. Human scale elements present along the settlement boundary.	Simple landcover pattern. Some modification by way of fishing lakes, garden extensions and gappy hedgerows. Community complex to the southwest includes sports pitches (improved grassland), with small woodland on the boundary.	Medium-Low
Sense of place, rural character and quality & landscape condition	Evident rural character of the settlement located within the countryside of predominantly arable fields, with small pockets of improved grassland for cattle / horse grazing. Settlement edge to the north provides a harmonious, coherent relationship between the built and natural environment.	Rural, agricultural character is weakened by urbanising influences, including the settlement itself, the busy A60 with road lighting, signage etc., a small area of outlying residential properties and caravan storage to the south, overhead power lines and pylons. Poor quality hedges reduce sensitivity to development. Harsh settlement edge to the south where there are some large, modern, metal barn-like structures, providing a discordant inharmonious relationship between the built and natural environment. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network within Mansfield district.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Tranquillity	No key attributes of higher susceptibility in terms of tranquillity.	Disturbance by modern noisy influences e.g. nearby development, human activity and busy roads including the A60.	Low
Settlement pattern and the nature of the adjoining settlement edge	The nature of the settlement edge to the north is positive where built form is softened by tall coniferous trees providing a harmonious, coherent relationship between the built and natural environment. Although there is built development along the northern edge of the study parcel (Cat Adoption Centre, with a residential property, outbuildings, car parking etc.) and on the eastern side of the A60 opposite the northern arable field in the study parcel (Mount Pleasant and Hillcrest), these are isolated from the main settlement edge. Housing development within the northern-most arable field would be contrary to adjacent land uses and to the general form, pattern and scale of settlement such that it would adversely affect the character of the settlement edge to the north. Sensitivity of this part of the study parcel could reduce should new housing development occur on adjacent land to the east of the A60 (study parcel 23). Should new development take place on land alongside the A60 to the south of Market Warsop, the northern-most arable field within this study parcel could provide an important function of physical separation between Market Warsop and Spion Kop, with green wedge functionality. Development between The Bottoms watercourse and the River Meden would be isolated from the settlement and extend into LPZ ML 24 Market Warsop	The settlement of Spion Kop has grown over the past 10 years with housing development and a care home on the eastern side of the A60, and a small housing development at Spion Park Mews on the northwestern side of the road. The nature of the southern settlement edge to the west of the A60 is negative, harsh and somewhat abrupt, and poorly integrated into the surrounding landscape. A small area of outlying residential properties with outdoor caravan storage lies along the southern boundary of the study parcel, with adjacent almost continuous urban form on the opposite side of the A60. It is considered that some small-scale housing development within the southern-most grass field (identified as a Reasonable Alternative Site by the Council) could be in keeping with adjacent land uses and with settlement form, pattern and scale, and the general character of the settlement edge to the south.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Meadowlands (LPZ ML 24 policy action is to Conserve and Create) where development would be inappropriate.		
Visual Susceptibility			
Visibility, intervisibility & types of views	There are open views of the settlement edge and the southern extents of the study parcel from the A60, across the River Meden corridor. Although the shallow river is itself inconspicuous in the landscape, the study parcel contributes to the character and setting of the river valley that should be protected from inappropriate development.	Views are varied but generally well contained by landform (undulating and in parts rolling landform within the Sherwood landscape to the east of the A60) and woodland tree belts to the east between Market Warsop and Clipstone. To the west, tall dense mixed coniferous and broadleaf trees around the Spion Kop Fishing Lakes and riparian vegetation alongside the River Meden, and broadleaf trees within Rough Wood combine to limit views. Many visually detracting features, including the settlement itself and other urbanising influences, the busy A60 with road lighting, signage etc., a small area of outlying residential properties and caravan storage to the south, overhead power lines and pylons, reduce visual sensitivity to new development.	Medium
Skylines and focal points/landmarks	The study parcel lies within the River Meden floodplain to the west; development is likely to break the skyline in views from the east in which case it would be conspicuous.	The skyline does not form a backdrop to the settlement and does not lie within views to distinctive / historic focal points / landmarks.	High-Medium
Scenic quality	No key attributes of higher susceptibility in terms of scenic quality.	Scenic quality is reduced by some urbanising influences.	Low
Visual receptors	Residents at home and views from local communities are visual receptors most susceptible to change.	There are no sensitive views from users of PROW into the study parcel. People at work and travellers / commuters are visual receptors less susceptible to change.	Medium-Low
Landscape Value			

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Strength of landscape character and condition	The LCA recognises main threats to the Magnesian Limestone LPZ 25 of relevance to this study parcel as urban expansion along the A60 corridor. LPZ Policy Action is to Conserve and Reinforce (see Mitigation Opportunities below), indicating higher susceptibility, although this is not directly relevant to the study parcel that forms a very small part of the extensive LPZ.	The landscape exhibits few key characteristic features of the relevant LPZ ML 25 with poor legibility due to weak character and landscape structure, and poor-quality landscape elements in some cases in poor physical condition. Indicators of landscape value in terms of strength of landscape character and condition are limited such that they should not preclude development.	Low
Distinctiveness	The study parcel lies alongside the main A60 that passes through the settlement. The landscape of the study parcel, and any development within it, can make an important contribution to the character and identity of Spion Kop on the approach into / leaving the settlement.	Indistinct or featureless landscape with weak landscape character, sense of place and identity. Indicators of landscape value in terms of distinctiveness are limited such that they should not preclude development.	Medium-Low
Natural ecological heritage / biodiversity	No natural ecological heritage / biodiversity attributes of higher susceptibility to development.	Few indicators of landscape value in terms of natural ecological heritage / biodiversity qualities such that they should not preclude development. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network around Mansfield.	Low
Historic / cultural heritage	No historic / cultural heritage attributes of higher susceptibility to development.	No or few indicators of landscape value in terms of historic / cultural heritage qualities such that they should not preclude development.	Low
Recreational	No recreational attributes of higher susceptibility to development.	No or few indicators of landscape value in terms of recreational opportunities such that they should not preclude development.	Low
Scenic, aesthetic, perceptual and experiential	No scenic, aesthetic, perceptual and experiential attributes of higher susceptibility to development.	No or few indicators of landscape value in terms of scenic / aesthetic, perceptual and experiential qualities such that they should not preclude development.	Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Visual Value			
Views of recognised value	No views of recognised value.	No views of recognised value.	Low
Summary	The small settlement of Spion Kop straddles the boundary of where the Magnesian Limestone landscape meets the Sherwood landscape, roughly along the line of the A60. Relatively flat, simple, indistinct landform, secluded, low-lying within the River Meden floodplain. Simple landcover pattern, with small to medium scale arable fields, grazing paddocks, ornamental garden extensions, The Bottoms watercourse and fishing lakes. Rural, agricultural character is weakened by poor condition and urbanising influences that reduce sensitivity to development, including the settlement itself, the busy A60 with road lighting, signage etc., a small area of outlying residential properties and caravan storage to the south, overhead power lines and pylons. Views are varied but generally well contained by landform and vegetation. However, the study parcel lies within the River Meden floodplain to the west where development is likely to break the skyline in views from the east in which case it would be conspicuous. The study parcel is of low landscape and visual value. Settlement edge to the north provides a harmonious, coherent relationship between the built and natural environment. Housing development within the northern-most arable field would be contrary to adjacent land uses and to the general form, pattern and scale of settlement such that it would adversely affect the character of the settlement edge to the north. Sensitivity of this part of the study parcel could reduce should new housing development occur on adjacent land to the east of the A60 (study parcel 23). Should new development take place on land alongside the A60 to the south of Market Warsop, the northern-most arable field within this study parcel could provide an important function of physical separation between Market Warsop and Spion Kop, with green wedge functionality. Development between The Bottoms watercourse and the River Meden would be isolated from the settlement and extend into LPZ ML 24 Market Warsop Meadowlands where development would be inappropriate. The settlement of Spion Kop has grown over the past 10 years with housing development and a care home on the northeastern side of the A60, and a small housing development at Spion Park Mews on the northwestern side of the road. It is considered that some small-scale housing development within the southern-most grass field (identified as a RAS) could be in keeping with adjacent land uses and with settlement form, pattern and scale, and the general character of the settlement edge to the south.		
Mitigation Opportunities	The small settlement of Spion Kop straddles the boundary of where the Magnesian Limestone landscape meets the Sherwood landscape, roughly along the line of the A60 (although the presence of springs on the eastern side of the road suggests the boundary is not fixed, as would be expected). Magnesian Limestone LPZ 25 Policy Action is to Conserve and Reinforce, including the following measures of relevance to this study parcel: • Conserve areas of calcareous and neutral grassland, and seek opportunities to extend and enhance these areas		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	• Conserve open views across the landscape through careful siting of any woodland and management of existing vegetation • Conserve and reinforce existing habitats including lakes, ponds, wetland meadow, reedbeds or grassland banks as a buffer adjacent to arable farming, and seek opportunities for planting of new riparian trees and shrubs using species appropriate to the Magnesian Limestone Landscape Character Area. Other mitigations may include: • Maintain an open gap between any development and the settlement edge of Market Warsop to retain separation. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network within Mansfield district.		
Strategic Landscape Policy Zone Magnesian Limestone LPZ 25: Sookholme Limestone Farmlands		Strategic Landscape Policy Action Conserve and Reinforce	
Study Parcel 21: Overall Landscape Sensitivity to Housing Development: MEDIUM-LOW			

Study Parcel 22: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	The shallow corridor of the River Meden and The Bottoms watercourse (a small, shallow, inconspicuous tributary of the River Meden) mark the study parcel's western boundary. There is a field pond within the study parcel. Spion Kop Fishing Lakes are located immediately to the southwest.	A flat, simple, indistinct landform, low-lying within the River Meden floodplain, where development is unlikely to be conspicuous due to landform.	High-Medium
Landscape pattern, landcover & scale	Medium-scale arable field to the north, separated from a smaller, irregular arable field and smaller, more intimate area of unimproved grassland / wetland to the south by a sinuous closely trimmed hedgerow that continues alongside the A60, taller at the northern end. A small number of isolated trees dot the fields. A unified, coherent pattern of landcover / landscape elements.	Simple landcover pattern, with few human scale elements present. Some gaps in the hedgerow boundaries.	Medium
Sense of place, rural character and quality & landscape condition	The study zone is located where three LCAs meet (ML24, ML25 and SH25) increasing sensitivity. It exhibits characteristics primarily of the ML25 LPZ, with a strong rural / agricultural character and sense of place with few urbanising influences. Predominantly in good condition, with boundary vegetation along the fishing lakes and watercourses providing wildlife / biodiversity corridors. Tall boundary vegetation to the south and on the railway embankment to the north provide soft settlement edges to Spion Kop and Market Warsop respectively, with a harmonious, coherent relationship between the built and natural environment.	Urbanising influences are limited to the A60 road corridor, with street lighting and footways and signage. Urban character at the northeastern corner of the study parcel where bungalows mark the entrance into Market Warsop. To the south, a small number of residential properties mark the entrance to Spion Kop. Harsher settlement edge on the entrance to Market Warsop on the A60, marked by a row of roadside residential properties on both sides of the road to the south of the railway line.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Tranquillity	Likely to be some limited sense of tranquillity along the river valley to the west.	Disturbance by modern noisy influences, in particular the A60, and other disturbances on the southern edge of Market Warsop.	Low
Settlement pattern and the nature of the adjoining settlement edge	Tall boundary vegetation to the south and on the railway embankment to the north provide soft settlement edges to Spion Kop and Market Warsop respectively, such that existing built form is mostly well integrated into the settlements and surrounding landscape. Despite a small number of outlying properties to the south of the railway, the growth of Market Warsop has been largely restricted by the railway lines to the south and east, and the River Meden corridor to the west. The study parcel is highly susceptible to medium to large scale development to the south of the railway, that forms the established settlement boundary. Larger scale development could create extensive intrusion into the countryside. Sensitivity is less to some small scale development south of the railway along the A60 where intrusion into the countryside is limited (there are only approximately 9 single storey and two 2-storey houses south of the railway). Should new development take place on land alongside the A60 to the north of Spion Kop, the study parcel would provide an important function of physical separation between Market Warsop and Spion Kop, with green wedge functionality. Development close to the western study parcel extents close to the watercourses would extend into LPZ ML 24 Market Warsop Meadowlands (LPZ ML 24 policy action	Harsher settlement edge on the entrance to Market Warsop on the A60, marked by a small number of roadside residential properties on both sides of the road to the south of the railway line, poorly integrated into the surrounding landscape. The established settlement pattern of Market Warsop has largely been restricted by the railway, but some small scale housing along the A60 to the south of the railway goes against this. Further limited housing along the A60 would be in keeping with the houses here but would go against the wider established settlement pattern.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	is to Conserve and Create) where development would be inappropriate.		
Visual Susceptibility			
Visibility, intervisibility & types of views	Views beyond the fishing lakes to the west to woodland to the north of Warsop Vale, and the reclaimed Shirebrook Colliery spoil heap. Generally, a strong visual relationship of the landscape with the settlement edges of Spion Kop and Market Warsop. Although the shallow watercourses are themselves inconspicuous in the landscape, the study parcel contributes to the character and setting of the river valleys that should be protected from inappropriate development. Development south of the railway would affect the open nature and character of the River Meden valley (recent development north of the railway continues the settlement pattern and the character of the river which is already influenced by development). The study parcel is located on the main, distinctive approach / gateway to the settlements which increases susceptibility to development that would affect countryside views from the A60 on this stretch of road between Spion Kop and Market Warsop.	Views are varied but generally well contained by landform (undulating and in parts rolling landform within the Sherwood landscape to the east of the A60) and woodland tree belts to the east between Market Warsop and Clipstone. To the west, tall dense mixed coniferous and broadleaf trees around the Spion Kop Fishing Lakes and riparian vegetation alongside the River Meden, combine to limit some views. The railway embankment and vegetation confine views to the north. Visually detracting features along the A60 road corridor reduce sensitivity to new development.	High-Medium
Skylines and focal points/landmarks	The study parcel lies within the River Meden floodplain to the west within open countryside and is part of the undeveloped rural skyline; development is likely to break the skyline in views from the east in which case it would be conspicuous.	The skyline does not form a backdrop to the settlements and does not lie within views to distinctive / historic focal points / landmarks.	High-Medium
Scenic quality	The study parcel exhibits some scenic quality in terms of its evident rural character and sense of place, mostly in good condition.	Scenic quality is reduced by some urbanising influences.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Visual receptors	There are limited sensitive views across the study parcel from a small number of residents of bungalows alongside the A60 to the south of the railway line. Users of the PRow to the west along Sookholme Lane are sensitive to changes in view across the study parcel that are currently largely unaffected by development, although the busy A60 is a feature in their views.	People at work and travellers / commuters are visual receptors less susceptible to change.	Medium
Landscape Value			
Strength of landscape character and condition	The study parcel is located where three LCAs meet (ML24, ML25 and SH25) increasing sensitivity. It exhibits characteristics primarily of the ML25 LPZ, in particular the flat or gently undulating topography, intensive arable farming with hawthorn field boundaries and oak and ash trees, railway line, and views contained by wooded skylines. The LCA recognises main threats to the Magnesian Limestone LPZ 25 of relevance to this study parcel as urban expansion along the A60 corridor, and the subdivision of fields into paddocks. ML LPZ 25 Policy Action is to Conserve and Reinforce. ML LPZ 24 Policy Action is to Conserve and Create (see Mitigation Opportunities below), indicating higher susceptibility to development that would adversely affect the character of the River Meden.	Strength of landscape character is reduced by the poor condition of some gappy hedgerows. The study parcel forms a very small part of the extensive ML LPZ 25, with many characteristic features referred to in the LCA of no or little relevance.	High-Medium
Distinctiveness	The study parcel lies alongside the main A60 that passes between Spion Kop and Market Warsop. The landscape of the study parcel, and any development within it, can make an important contribution to the character, identity and distinctiveness of both settlements (depending on the extent of an open gap / green wedge between them).	Indicators of landscape value in terms of distinctiveness are limited such that they should not preclude appropriate development that maintains some degree of separation / gap to the south of the study parcel.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Natural ecological heritage / biodiversity	Vegetation along the western boundary provides some habitats of wildlife / ecological / biodiversity value.	Few indicators of landscape value in terms of natural ecological heritage / biodiversity qualities such that they should not preclude development. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network around Mansfield.	Medium-Low
Historic / cultural heritage	No historic / cultural heritage attributes of higher susceptibility to development.	No or few indicators of landscape value in terms of historic / cultural heritage qualities such that they should not preclude development.	Low
Recreational	No recreational attributes of higher susceptibility to development.	No or few indicators of landscape value in terms of recreational opportunities such that they should not preclude development.	Low
Scenic, aesthetic, perceptual and experiential	Vegetation along the western boundary, hedgerows, isolated trees and arable land in fairly good condition, combine to provide rural character and sense of place, of scenic / aesthetic value.	Few indicators of landscape value in terms of scenic / aesthetic, perceptual and experiential qualities such that they should not preclude development.	Medium-Low
Visual Value			
Views of recognised value	No views of recognised value.	No views of recognised value.	Low
Summary			
	A flat, simple, indistinct landform, low-lying within the River Meden floodplain and the shallow corridor of the The Bottoms watercourse (a small, shallow, inconspicuous tributary of the River Meden), with field ponds and fishing lakes to the south. Medium to small scale arable fields with sinuous clipped hedgerow boundaries, few trees and a small area of unimproved grassland / wetland. A strong rural / agricultural character and sense of place with few urbanising influences associated with the A60. Predominantly in good condition, with boundary vegetation along the fishing lakes and watercourses providing wildlife / biodiversity corridors and scenic quality. Tall boundary vegetation to the south and on the railway embankment to the north provide soft settlement edges to Spion Kop and Market Warsop respectively, with a harmonious, coherent relationship between the built and natural environment. Despite a small number of outlying properties to the south of the railway, the growth of Market Warsop has been largely restricted by the railway lines to the south and east, and the River Meden corridor to the west. Larger scale housing development within the study parcel to the south of		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	the railway line would be contrary to this established settlement form and pattern such that it would adversely affect the character of the settlement edge, and could create extensive intrusion into the countryside. However, some limited new housing development alongside the A60 south of the railway would be in keeping with adjacent land uses and the general character of this part of the settlement edge. Should new development take place on land alongside the A60 to the north of Spion Kop, the study parcel would provide an important function of physical separation between Market Warsop and Spion Kop, with green wedge functionality. Development close to the western study parcel extents close to the watercourses would extend into LPZ ML 24 Market Warsop Meadowlands (LPZ ML 24 policy action is to Conserve and Create) where development that adversely affected the natural river channel and open character of the landscape would be inappropriate. Views are generally well contained by landform to the east, and by vegetation. More extensive views to wooded skylines around Warsop Vale to the west. Limited views into the study parcel from a small number of residential properties, from the A60 and from PRoW in the west. The study parcel lies within the River Meden floodplain to the west where development is likely to break the skyline in views from the east in which case it would be conspicuous. The character of the river floodplain landscape to the south of the railway is open, rural and relatively free of development, thus sensitive to development that adversely affects these qualities.		
Mitigation Opportunities	The western half of the study parcel lies within Magnesian Limestone LPZ 24, with the Policy Action to Conserve and Create, including the following measures of relevance to this study parcel: • Conserve the naturalistic character of the River Meden • Conserve and create riparian vegetation along the river, seeking opportunities for new tree planting along the river using species appropriate to the Magnesian Limestone landscape character area • Create additional woodland within the landscape seeking opportunities for new woodland planting particularly along the urban fringe • Conserve areas of calcareous grassland, neutral grassland and wet meadows; and seek opportunities to extend and enhance these areas • Conserve field ponds and associated wetland fringes and reedbed, and seek opportunities to create new wetland areas • Conserve open landscape views • Preserve open landscape views near to Market and Church Warsop • Conserve the natural channel of the River Meden, avoiding damage to the river edge as a result of residential development. The eastern half of the study parcel lies within Magnesian Limestone LPZ 25 (at the boundary with Sherwood LPZ 25 to the east of the A60), with the Policy Action to Conserve and Reinforce, including the following measures of relevance to this study parcel: • Conserve and reinforce areas of older field patterns, such as semi-regular and regular geometric patterns • Conserve field boundary hedges, and encourage the restoration of fragmented sections		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	• Conserve open views across the landscape through careful siting of any woodland and management of existing vegetation • Conserve and reinforce existing habitats including lakes, ponds, wetland meadow, reedbeds or grassland banks as a buffer adjacent to arable farming, and seek opportunities for planting of new riparian trees and shrubs using species appropriate to the Magnesian Limestone Landscape Character Area • Conserve and reinforce the rural character by reducing the prominence of urban fringes by woodland planting • Development within LPZs of a lower landscape condition and landscape sensitivity us to be encouraged. Other mitigations may include: • Maintain an open gap between the settlement edges of Market Warsop and Spion Kop to avoid coalescence and to retain the perception of separation. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network within Mansfield district.		
Strategic Landscape Policy Zone Magnesian Limestone LPZ 24: Market Warsop Meadowlands & Magnesian Limestone LPZ 25: Sookholme Limestone Farmlands		Strategic Landscape Policy Action ML LPZ 24: Conserve and Create & ML LPZ 25: Conserve and Reinforce	
Study Parcel 22: Overall Landscape Sensitivity to Housing Development: HIGH-MEDIUM			

Study Parcel 23: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	Distinctly rolling landform that rises from west to east, steeply in parts from approximately 70m AOD near the A60 to approximately 100m AOD in the southeastern corner of the study parcel on Oakfield Lane. New development is likely to be conspicuous on the prominent, exposed landform above Spion Kop.	Lack of hydrological features.	High
Landscape pattern, landcover & scale	The study parcel wraps around the northern, eastern and southern sides of Spion Kop, where small to medium arable fields with a mostly rectilinear, geometric, coherent, intact field pattern are unified by low clipped hedgerows and occasional hedgerow trees. Two isolated properties with ornamental gardens at Mount Pleasant and Hillcrest occupy land in the northwestern corner of the study parcel, on land rising from the A60 to a small young plantation on the study parcel's northern edge. Various land uses on the eastern side of Spion Kop provide human scale elements, including farmyard paraphernalia around Mossscar Farm. An area of informal community woodland (with unsurfaced footpaths, seating etc.) overlooks the settlement on the northeastern corner.	Simple landcover pattern. Evidence that a narrow strip of arable land to the east of Mossscar Farm through the centre of the study parcel has been modified and enlarged from previous subdivision into a number of small, fenced paddocks for horse grazing associated with Mossscar Farm livery stables.	High-Medium
Sense of place, rural character and quality & landscape condition	Evident rural / agricultural character, generally in good condition. Due to the rolling landform the western settlement edge of Spion Kop is not evident in the landscape, with views from Oakfield Lane along the eastern edge of the study	Rural character is weakened by the main A60 and the presence of a line of pylons and overhead electricity wires that pass along the southern boundary of the study parcel.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	parcel looking across rooftops. Landform softens the southern settlement edge in views from the A60, providing a harmonious, coherent relationship between the built and natural environment.	The untidy, degraded appearance of Moss-car Farm further weakens rural character and condition. The northern settlement edge is harsh and poorly integrated due to an incoherent pattern of low gappy or missing boundary hedges and different types of boundary fencing, providing a discordant inharmonious relationship between the built and natural environment in views from the A60 across the northern extents of the study parcel.	
Tranquillity	Some sense of relative tranquillity along the eastern extents of the study parcel, away from the busy A60 and the settlement.	Disturbance by modern noisy influences e.g. nearby development and busy roads in the western half of the study parcel.	Medium
Settlement pattern and the nature of the adjoining settlement edge	The nature of the eastern and southern settlement edges is generally positive and smooth, where existing built form is mostly well integrated into the settlement and surrounding landscape that rises to the east. Although new housing development to the east and south could be in keeping with adjacent land uses and with settlement form, pattern and scale, it would be conspicuous on the rising, rolling landform adversely affecting the appearance of the settlement in the landscape.	The settlement of Spion Kop has grown over the past 10 years with housing development and a care home on the northeastern side of the A60 (and a small housing development at Spion Park Mews on the northwestern side of the road). New roadside housing development on the lower lying ground to the north of the settlement could be in keeping with adjacent land uses and with settlement form, pattern and scale, and the general character of the settlement edge in this location, maintaining the setting of the settlement in the landscape with higher ground above and beyond to the east. New development here could soften the current harsh northern settlement edge. The degraded appearance of Moss-car Farm is also poorly integrated and provides a negative edge in close views from a PRoW that passes through the farmyard.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Visual Susceptibility			
Visibility, intervisibility & types of views	Views from the eastern edge of the study parcel along Oxfield Lane are distant and in parts panoramic to the west, over the eastern parts of the study parcel and roof tops of properties within Spion Kop. Similar views are available from gaps through the vegetation within the area of community woodland in the northeastern corner of the settlement. Clearer, open views are available from the PRoW that passes east-west across the study parcel and through Mossar Farmyard. Due to landform, there is a strong visual relationship of the landscape with the settlement edge, where new development within the study parcel could be conspicuous and could adversely affect the character and setting of the settlement in the landscape.	Due to landform, views of the entire study parcel are extremely limited. There are views from the A60 eastwards to the central portion of the study parcel and to the top of woodlands beyond to the north and east, with low intervisibility across the study parcel. Some features are visually detracting, in particular the busy main A60 and pylons and overhead powerlines.	High-Medium
Skylines and focal points/landmarks	The study parcel is part of the undeveloped / rural skyline important to the setting of the settlement in the Sherwood landscape, where development could be conspicuous. It forms the backdrop to the settlement in views to the east.	The landscape does not lie within views to distinctive / historic focal points / landmarks.	High
Scenic quality	The distinctive, rolling landform and evident rural character, sense of place and intact field pattern in good condition, provide scenic quality.	Rural character is weakened by intrusive elements and human activity which adversely affect landscape integrity and scenic quality.	Medium
Visual receptors	Residents at home, the local community, and users of PRoW through and bordering the study parcel are visual receptors most sensitive to changes in view.	People at work and travellers / commuters are visual receptors less susceptible to change.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Value			
Strength of landscape character and condition	The study parcel landscape exhibits some key characteristic features of the ML LPZ 25, with a positive character, strong intact structure and field patterns with hedgerows and trees generally in good physical condition. The LCA recognises main threats to the Magnesian Limestone LPZ 25 of relevance to this study parcel as urban expansion along the A60 corridor. LPZ Policy Action is to Conserve and Reinforce (see Mitigation Opportunities below), indicating higher susceptibility, although this is not directly relevant to the study parcel that forms a very small part of the extensive LPZ.	Some parts of the study parcel are uncharacteristic of the wider ML LPZ 25, with poor legibility where character and structure are weakened by poor quality landscape elements in poor physical condition, for example around Mossar Farm.	High-Medium
Distinctiveness	Distinctive landform is important to the setting of the settlement in the landscape, with evident rural character and sense of place contributing to the distinctive identity of Spion Kop. Located on the main A60, the landscape of the study parcel, and any development within it, can make an important contribution to the character and identity of a Spion Kop on the approach into / leaving the settlement.	Landform to the north of the settlement is less distinctive, where nearby land uses weaken landscape character, sense of place and the identity of Spion Kop.	Medium
Natural ecological heritage / biodiversity	Field boundary hedgerows, trees, and the area of community woodland provide habitats of wildlife / ecological / biodiversity interest that contribute to sense of place.	Few indicators of landscape value in terms of natural ecological heritage / biodiversity qualities such that they should not preclude appropriate development. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network around Mansfield.	Medium-Low
Historic / cultural heritage	No historic / cultural heritage attributes of higher susceptibility to development.	No or few indicators of landscape value in terms of historic / cultural heritage qualities such that they should not preclude development.	Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Recreational	The study parcel offers direct recreational opportunity by way of the PRoW that passes through it and provides important connection to the PRoW network to the east between market Warsop and Clipstone, and the wider Sherwood Forest.	Landscape value in terms of recreational opportunities are limited such that they should not preclude development.	High-Medium
Scenic, aesthetic, perceptual and experiential	The distinctive landform with evident rural character and intact field pattern, and the area of community woodland are scenic, aesthetic, perceptual and experiential qualities of landscape value.	Some parts of the study parcel lack scenic, aesthetic, perceptual and experiential qualities of landscape value, such that appropriate development should not be precluded.	Medium
Visual Value			
Views of recognised value	No views of recognised value.	No views of recognised value.	Low
Summary			
	A distinctly rolling landform that rises from west to east, steeply in parts, with high susceptibility to development that would be conspicuous on the prominent, exposed landform above Spion Kop. Simple landcover pattern of small to medium scale arable fields with a mostly rectilinear, geometric, coherent, intact field pattern in good condition, but evidence of some modification and enlargement where grassland paddocks have been ploughed. Evident rural character and sense of place is weakened by the main A60 and the presence of a line of pylons and overhead electricity wires that pass along the southern boundary of the study parcel. The untidy, degraded appearance of Mossar Farm also weakens rural character. An area of informal community woodland overlooks the settlement on the northeastern corner. The settlement of Spion Kop has grown over the past 10 years with housing development and a care home on the northeastern side of the A60 (and a small housing development at Spion Park Mews on the northwestern side of the road). New roadside housing development on the lower lying ground to the north of the settlement could be in keeping with adjacent land uses and with settlement form, pattern and scale, and the general character of the settlement edge in this location, maintaining the setting of the settlement in the landscape with higher ground above and beyond to the east. New development here could soften the current harsh northern settlement edge. The nature of the eastern and southern settlement edges is generally positive and smooth, where existing built form is mostly well integrated into the settlement and surrounding landscape that rises to the east. Although new housing development to the east and south could be in keeping with adjacent land uses and with settlement form, pattern and scale, it would be conspicuous on the rising, rolling landform adversely affecting the appearance of the settlement in the landscape.		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	The study parcel lies alongside the main A60 that passes through the settlement. The landscape of the study parcel, and any development within it, can make an important contribution to the character and identity of a Spion Kop on the approach into / leaving the settlement. Due to landform, there is a strong visual relationship of the landscape with the settlement edge, where new development within the study parcel could be conspicuous and could adversely affect the character and setting of the settlement in the landscape. The study parcel is part of the undeveloped / rural skyline important to the setting of the settlement in the Sherwood landscape, where development could be conspicuous. It forms the backdrop to the settlement in views from the east, increasing sensitivity to new development.		
Mitigation Opportunities	Sherwood LPZ 25 Policy Action is to Conserve and Reinforce, including the following measures of relevance to this study parcel (recognising that the study parcel forms a very small part of the extensive LPZ): • Conserve and reinforce existing hedgerows and seek opportunities to restore the historic field pattern with new hedgerow planting with some hedgerow trees, where appropriate • Restore areas of arable land to semi-natural oak woodland and heathland • Reinforce the existing level of tree cover and use oak and birch along woodland edges and rides • Conserve the integrity and remote rural character of the landscape by concentrating new development around existing settlements of Market Worksop and Mansfield Woodhouse. Other mitigations may include: • Maintain an open gap between any development and the settlement edge of Market Warsop to retain separation. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network within Mansfield district.		
Strategic Landscape Policy Zone Sherwood LPZ 25: Birklands Wooded Estatelands		Strategic Landscape Policy Action Conserve and Reinforce	
Study Parcel 23: Overall Landscape Sensitivity to Housing Development: HIGH-MEDIUM			

Study Parcel 24: Landscape Sensitivity to Mixed Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	Towards the centre of the study parcel is the remnants of a small disused quarry with steep sides, providing complexity to the landform (although largely hidden by naturalising vegetation). Local landform undulations give the perception at the southern central part of the study parcel along Oakfield Lane of a relatively high and exposed landform where development could be conspicuous.	Generally, a gently undulating, simple, landform, gradually rising from approximately 70m AOD along the western boundary with the A60, to approximately 85m AOD at the southern central and eastern boundary of the study parcel. Lack of hydrological features.	Medium
Landscape pattern, landcover & scale	Generally, a coherent, intact field pattern unified by hedgerows, mostly lacking in hedgerow trees although tall vegetation follows the sinuous route of Cottage Lane through the eastern part of the study parcel.	Relatively simple landcover pattern of medium scale, irregular and regularly shaped arable fields, broken up by the well-vegetated disused quarry and young woodland on the southern western boundary. Residential development off the A60 at Elmfield in the northwestern corner of the study parcel, and a small trading estate and recycling centre where Oakfield Lane passes beneath the railway, with an incoherent pattern of mixed land uses including a plant nursery, timber yard, recycling facility and a metal fenced compound, lowers susceptibility to development.	Medium-Low
Sense of place, rural character and quality & landscape condition	Evident agricultural character and rural sense of place, with urbanising influences but due to landform the impact of these on landscape character is reduced. Natural / semi-natural woodland at the disused quarry and at the trading estate provide wildlife / biodiversity habitats worthy of protection / conservation, providing connectivity to young woodland near Mount Pleasant	Evident rural character is weakened along the western extents of the study parcel by the main A60 and roadside properties including bungalows close to the railway, the small isolated residential development at Elmfield, Mount Pleasant and Cat Adoption Centre (with a residential property, outbuildings, car parking etc.). Evident rural character is weakened along the central part of the study parcel by the small trading estate,	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	and hedgerow corridors and woodland habitats to the east. The railway embankment provides a soft settlement edge towards the central and eastern extents of the study parcel and a strong limit to built development on the southern edge of Market Warsop. Rural character, sense of place and the quality and condition of the landscape here is higher than elsewhere in the study parcel, with high sensitivity to development.	recycling centre and metal fenced compound, and pylons and overhead power lines to the south. Although the railway embankment generally softens the settlement edge and provides a strong limit to built development on the southern edge of Market Warsop, a row of roadside residential properties on both sides of the A60 to the south of the railway line produces a harsher settlement edge. The railway embankment itself is a linear man-made feature in the landscape that provides a somewhat discordant inharmonious relationship between the built and natural environment. The landscape is in fair condition, degraded by gappy hedgerows and the disused quarry. Hedgerow removal and replacement by post and wire fencing along Oakfield Lane between the quarry and recycling centre. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network within Mansfield district.	
Tranquillity	There is a sense of tranquillity along the central southern and eastern extents of the study parcel.	Disturbance by modern noisy influences, in particular the A60, around the trading estate / recycling centre and other disturbances on the southern edge of Market Warsop.	Medium-Low
Settlement pattern and the nature of the adjoining settlement edge	The growth of Market Warsop has been largely restricted by the railway lines to the south and east, and the River Meden corridor to the west. The railway embankment provides a positive, smooth, soft settlement edge towards the central and eastern extents of the study parcel and a strong limit to built development on the southern edge of Market Warsop.	The settlement edge is harsher and less well defined at the western side of the study parcel where there is a row of roadside residential properties on both sides of the A60 to the south of the railway line. New roadside housing development on the lower lying ground could be in keeping with adjacent land uses and with settlement form, pattern and scale, and the general character of the settlement edge in this location, whilst	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	New housing development within the central and eastern extents of the study parcel to the south of the railway would be contrary to the general established settlement form and pattern such that it would adversely affect the character of the settlement edge in these locations. Should new development take place on land alongside the A60 to the north of Spion Kop, the eastern extents of the study parcel would provide an important function of physical separation between Market Warsop and Spion Kop, with green wedge functionality.	maintaining the setting of the settlement in the landscape with higher ground above and beyond to the east. New development here could soften the current harsh northern settlement edge. New employment development may be appropriate along Oakfield Lane where the small trading estate has become established and together with the disused quarry reduce rural character.	
Visual Susceptibility			
Visibility, intervisibility & types of views	Views from the Oakfield Lane PRow and Byway (open to all traffic) along the centre of the study parcel, and from the Coach Road PRow at the eastern end, are distant and panoramic to woodland beyond Warsop Vale the west, across the study parcel, with high intervisibility. Similarly, there are views from the west across the study parcel, including views from properties within Elmfield, to wooded horizons to the east and south of the study parcel. Views across eastern extents of the study parcel are least affected by urbanising influences, with higher susceptibility to development. New development here would be perceived as lying beyond well-established current limits to Market Warsop defined by the railway.	Due to landform and vegetation, views of the entire study parcel are extremely limited. There are views from the A60 eastwards to a minor ridgeline but the central and eastern parts of the study parcel are hidden by landform, with views extending beyond to the top of woodlands to the north and east, with low intervisibility across the study parcel. Some features are visually detracting, in particular the busy main A60 and roadside properties, pylons and overhead powerlines, and the trading estate. Woodland, including the natural / semi-natural vegetation within the disused quarry and young plantation adjacent to the south, reduce visibility.	High-Medium
Skylines and focal points/landmarks	Western extents of the study parcel are part of the undeveloped / rural skyline to the south of the railway in views from the A60, where development on the higher ground could be conspicuous.	Central and eastern extents of the study parcel are not part of undeveloped / rural skylines, thus development is unlikely to be as conspicuous as that which breaks the skyline.	Medium

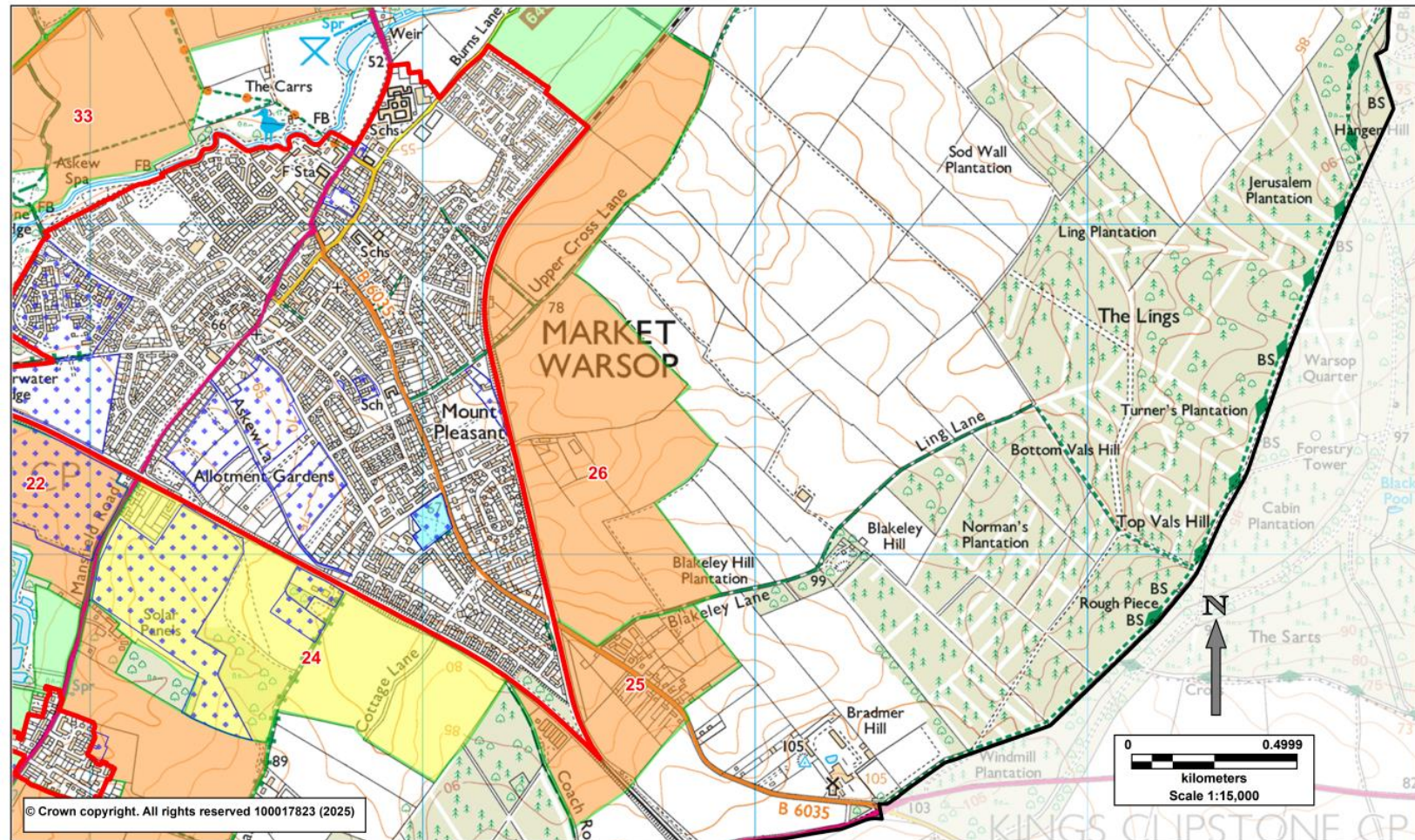
Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
		The landscape does not form a backdrop to settlement and does not lie within views to distinctive / historic focal points / landmarks.	
Scenic quality	Eastern extents of the study parcel have high scenic quality with strong evident rural character, sense of place and intact agricultural field pattern, largely unaffected by modern development or activity.	Central and western extents of the study parcel are influenced by intrusive man-made structures and human activity which adversely affect landscape integrity and scenic quality.	Medium
Visual receptors	Residents at home and users of PROW through and bordering the study parcel are visual receptors most sensitive to changes in view.	Existing views from the Byway along Oakfield Lane are adversely affected by urbanising influences, reducing susceptibility to development. People at work and travellers / commuters are visual receptors less susceptible to change.	Medium
Landscape Value			
Strength of landscape character and condition	The study parcel exhibits characteristics of the ML25 LPZ, in particular the flat or gently undulating topography, intensive arable farming with hawthorn field boundaries, railway line, and views contained by wooded skylines. Landscape character is stronger to the east where the landscape is in good condition and there are few urbanising influences. The LCA recognises main threats to the Magnesian Limestone LPZ 25 of relevance to this study parcel as urban expansion along the A60 corridor, and the subdivision of fields into paddocks. ML LPZ 25 Policy Action is to Conserve and Reinforce (see Mitigation Opportunities below), indicating higher susceptibility to development.	Strength of landscape character is reduced by the poor condition of some gappy hedgerows, and where hedgerows are missing. Landscape character is weakened by urbanising influences towards the study parcel's central and western extents. The study parcel forms a very small part of the extensive ML LPZ 25, with many characteristic features referred to in the LCA of no or little relevance.	Medium
Distinctiveness	Landscape character and sense of place is strong in the eastern part of the study parcel where the gently undulating landscape is in good condition, with a coherent field pattern and wooded horizons, and there	Weaker landscape character, in poor condition in parts, and weaker sense of place due to urbanising influences in the central and western parts of the study parcel.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	are few urbanising influences. The settlement of Market Warsop, beyond the railway embankment, is not readily identifiable here.		
Natural ecological heritage / biodiversity	Woodland, including the natural / semi-natural vegetation within the disused quarry, close to the trading estate, and young plantation adjacent to the south, provide habitats of wildlife / ecological / biodiversity interest and value.	Few indicators of landscape value in terms of natural ecological heritage / biodiversity qualities such that they should not preclude development. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network within Mansfield district.	Medium
Historic / cultural heritage	No historic / cultural heritage attributes of higher susceptibility to development.	No or few indicators of landscape value in terms of historic / cultural heritage qualities such that they should not preclude development.	Low
Recreational	The study parcel offers direct recreational opportunity by way of the PRoW / Byway that passes through it along Oakfield Lane, and the PRoW along the Coach Road at the eastern end, also providing important connections to the PRoW network to the east between Market Warsop and Clipstone, and the wider Sherwood Forest.	Landscape value in terms of recreational opportunities are limited such that they should not preclude development.	High-Medium
Scenic, aesthetic, perceptual and experiential	The strong evident rural character, intact field pattern in good condition, and views to wood horizons in the eastern extents of the study parcel provide scenic, aesthetic, perceptual and experiential qualities of landscape value.	The central and western extents of the study parcel lack scenic, aesthetic, perceptual and experiential qualities of landscape value, such that appropriate development should not be precluded.	Medium
Visual Value			
Views of recognised value	No views of recognised value.	No views of recognised value.	Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Summary	Generally, a gently undulating, simple, landform, gradually rising from west to east. Relatively simple landcover pattern of medium scale, irregular and regularly shaped arable fields, broken up by the well-vegetated disused quarry and young woodland on the southern western boundary. Local landform undulations give the perception at the southern central part of the study parcel along Oakfield Lane of a relatively high and exposed landform where development could be conspicuous. Evident agricultural character and rural sense of place, with urbanising influences but due to landform the impact of these on landscape character is reduced. Some hedgerows are gappy and replaced by post and wire fencing. Other detractors include a small trading estate with a recycling centre and metal fenced compound area, a row of bungalows and other properties along the A60, a small residential development at Elmfield, and views to pylons and overhead power lines to the southeast. Natural / semi-natural woodland at the disused quarry and at the trading estate provide wildlife / biodiversity habitats. On the whole, the railway embankment provides a soft settlement edge towards the central and eastern extents of the study parcel (despite the timber yard and other outlying land uses south of the railway) and a strong limit to built development on the southern edge of Market Warsop. Rural character, sense of place and the quality and condition of the landscape here is higher than elsewhere in the study parcel, with high sensitivity to development. New housing development within the central and eastern extents of the study parcel to the south of the railway would be contrary to the general established settlement form and pattern such that it would adversely affect the character of the settlement edge in these locations. However, new employment development may be appropriate along Oakfield Lane where the small trading estate has become established and, together with the disused quarry, reduces rural character. The settlement edge is harsher along the A60 where there is a row of bungalows to the south of the railway. The railway embankment itself is a linear man-made feature in the landscape that provides a somewhat discordant inharmonious relationship between the built and natural environment. New roadside housing development on the lower lying ground could be in keeping with adjacent land uses and with settlement form, pattern and scale, and the general character of the settlement edge in this location, whilst maintaining the setting of the settlement in the landscape with higher ground above and beyond to the east. New development here could soften the current harsh northern settlement edge. New employment development may be appropriate along Oakfield Lane where the small trading estate has become established and, together with the disused quarry, reduce rural character. Views across eastern extents of the study parcel to wooded horizons are least affected by urbanising influences, with higher susceptibility to development due to high scenic quality with strong evident rural character, sense of place and intact agricultural field pattern. New development here would be perceived as lying beyond well-established current limits to Market Warsop defined by the railway.		
Mitigation Opportunities	Sherwood LPZ 25 Policy Action is to Conserve and Reinforce, including the following measures of relevance to this study parcel (recognising that the study parcel forms a very small part of the extensive LPZ): • Conserve and reinforce existing hedgerows and seek opportunities to restore the historic field pattern with new hedgerow planting with some hedgerow trees, where appropriate		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	• Restore areas of arable land to semi-natural oak woodland and heathland • Reinforce the existing level of tree cover and use oak and birch along woodland edges and rides • Conserve the integrity and remote rural character of the landscape by concentrating new development around existing settlements of Market Worksop and Mansfield Woodhouse. Other mitigations may include: • Maintain an open gap between the settlement edges of Market Warsop and Spion Kop to avoid coalescence and to retain the perception of separation. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network within Mansfield district.		
Strategic Landscape Policy Zone Sherwood LPZ 25: Birklands Wooded Estatelands		Strategic Landscape Policy Action Conserve and Reinforce	
Study Parcel 24: Overall Landscape Sensitivity to Mixed Development: MEDIUM			

Study Parcel Landscape Sensitivity Values - Market Warsop East



Settlement Boundaries
Mansfield District Boundary

Reasonable Alternative Sites (HELAA 2025)
Reasonable Alternative Sites (HELAA 2025) with Planning Permission

Landscape Sensitivity Values

High
High-Medium
Medium
Medium-Low
Low

Study Parcel 25: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	Landform continues to gradually rise beyond the study parcel to the east to 99m AOD at Blakeley Hill and to the southeast to 105m AOD at Bradmer Hill, more prominent and exposed than the landform of the study parcel.	Gently undulating, gradually rising from approximately 75m AOD where the B6035 Forest Road passes beneath the railway at the edge of Market Warsop, to approximately 90m AOD to the east and south. The study parcel occupies a relatively shallow, low-lying location with higher ground to the north, east and south, and the railway embankment and coniferous plantation to the west. Consequently, development is unlikely to be conspicuous. No hydrological features.	Medium-Low
Landscape pattern, landcover & scale	The study parcel comprises a small number of small-scale paddocks of improved grassland with a coherent, regular, geometric field pattern of closely trimmed hedgerows and post and wire fences, and few hedgerow trees. The paddocks are located around a small outlying group of residential properties to the west of Bradmer Hill, in effect ribbon development on both sides of the B6035 Forest Road, characterised by their well-treed gardens and the tree-lined road. Many human scale elements are present in the landscape. The southern extent of the study parcel comprises a triangular shaped, medium scale arable field lying between the B6035 Forest Road, the A6075, and Coach Road, a minor track and PRoW on the edge of a coniferous woodland. A chicken farm with four sheds, feed hoppers, areas of hardstanding etc. and a	Previously all arable farmland, the landscape of the study parcel has for a number of years been divided into small paddocks of improved grassland for grazing sheep and predominantly horses. Consequently, the field pattern has undergone modification of hedgerow boundaries, including post and wire fencing dividing the paddocks to the south of the road and weakening the field pattern.	High

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	manager's dwelling lies within a secluded location of this part of the study parcel where it narrows in between the railway and Coach Road.		
Sense of place, rural character and quality & landscape condition	This tight knit rural community, with Meden Farm at the northern end including a number of large-scale corrugated sheds, is set within a wider open landscape of medium to large scale arable fields, including the southern extent of the study parcel to the south of the railway line, that is more characteristic of the wider Sherwood landscape as described in the LCA. Consequently, the study parcel has its own character and sense of place, whilst exhibiting few characteristics of the wider LCA limited to the low, well-trimmed roadside and field boundary hedgerows with oak and Ash trees. Large coniferous plantations lie to the east and west, also characteristic of the wider Sherwood landscape. The well-treed landscape of the small outlying settlement is in good condition overall and provides some natural / semi-natural features worthy of protection and conservation, providing wildlife / biodiversity habitats. Field boundary hedgerows provide connectivity to surrounding woodland and other habitats within the wider landscape. Boundary trees, hedgerows and garden vegetation provide a soft settlement edge, with a harmonious, coherent relationship between the built and natural environment. The well-vegetated railway embankment provides a soft settlement edge to Market Warsop.	Previously arable farmland, the landscape of the study parcel has for a number of years been divided into small paddocks of improved grassland for grazing sheep and predominantly horses. Although the well-vegetated railway embankment provides a soft settlement edge to Market Warsop, it is a man-made linear feature providing a somewhat discordant inharmonious relationship between the built and natural environment. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network within Mansfield district.	High

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Tranquillity	Some sense of tranquillity along the Coach Road PRoW away from the roads, although the chicken farm provides some disturbance.	Disturbance by modern noisy influences e.g. nearby development and busy roads.	Medium-Low
Settlement pattern and the nature of the adjoining settlement edge	The growth of Market Warsop has been largely restricted by the railway lines to the south and east, and the River Meden corridor to the west. The study parcel lies beyond the railway embankment that provides a strong boundary to recognised current settlement limits of Market Warsop, where new housing development would be contrary to the general settlement form and pattern such that it would adversely affect the character of the settlement edge. The landscape in the north of the study parcel provides an important function of physical separation between Market Warsop and the small outlying settlement, with green wedge functionality. The nature of the settlement edge is positive/smooth/soft such that existing built form is well integrated into the settlement and surrounding landscape.	The small outlying group of residential properties in effect comprise ribbon development on both sides of the B6035 Forest Road. Further small-scale roadside housing may be appropriate that continues the same form, pattern and scale of the settlement and retains its individual character and sense of place, including its green wedge functionality as an area of separation from Market Warsop.	High
Visual Susceptibility			
Visibility, intervisibility & types of views	From the higher ground to the south of the study parcel it appears as a well contained landscape on shallow ground, with often extensive and panoramic views across the study parcel to the rising arable land beyond and to woodland plantations (and the large solar farm) above Meden Vale. Intervisibility in this direction is high. The study parcel is located beyond the railway embankment that provides a strong boundary to recognised current settlement limits of Market Warsop.	Views are well contained by landform and vegetation, in particular woodland blocks, the well-vegetated railway embankment and groups of trees, which limit inward and outward views. Views southwards to pylons and overhead power lines that are detracting features in the landscape.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	It lies alongside the B6035 Forest Road that is a busy, distinctive approach / gateway into Market Warsop.		
Skylines and focal points/landmarks	Higher ground on the edge of the study parcel provides an undeveloped rural skyline in some views, forming a backdrop to the small outlying residential settlement where development could be conspicuous.	Built form within the study parcel occupies a relatively shallow, low-lying location where further small scale housing development is unlikely to be conspicuous. The landscape does not lie within views to distinctive / historic focal points / landmarks.	High-Medium
Scenic quality	The study parcel has its own small scale, well-treed, pastoral character and sense of place that despite contrasting with the surrounding wider Sherwood landscape, has its own scenic quality.	Urbanising features associated with the road passing through the study parcel, including lighting and signage, reduce scenic quality. The railway on embankment is a man-made linear feature in the landscape providing a somewhat discordant inharmonious relationship between the built and natural environment, reducing scenic quality.	High-Medium
Visual receptors	Residents at home and users of the PRow on the Coach Road bordering the study parcel to the west are visual receptors most sensitive to changes in view.	Existing views from the PRow on the Coach Road are adversely affected by urbanising influences, in particular the chicken farm, urban edge of Market Warsop and nearby roads, reducing susceptibility to development. Views from residential properties are currently of many urbanising influences, reducing susceptibility to development. People at work and travellers / commuters are visual receptors less susceptible to change.	Medium-Low
Landscape Value			
Strength of landscape character and condition	The study parcel has its own small scale, well-treed, pastoral character in good condition and with a strong sense of place, despite contrasting with the surrounding wider Sherwood landscape as described in the LCA.	Strength of landscape character is reduced by the poor condition of some gappy hedgerows, and where hedgerows are missing.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	However, some measures to conserve and reinforce landscape characteristics of ML LPZ 25 are still relevant (see Mitigation Opportunities below). The LCA recognises main threats to the Magnesian Limestone LPZ 25 of relevance to this study parcel as the further subdivision of fields into paddocks.	Landscape character is weakened by urbanising influences. The study parcel forms a very small part of the extensive ML LPZ 25, with many characteristic features referred to in the LCA of no or little relevance.	
Distinctiveness	The study parcel has its own small scale, well-treed, pastoral character and sense of place that despite contrasting with the surrounding wider Sherwood landscape, has its own distinctiveness.	Urbanising influences and poor gappy and missing hedgerows reduce distinctiveness.	High-Medium
Natural ecological heritage / biodiversity	The well-treed landscape of the small outlying settlement together with field boundary hedgerows contribute to sense of place and provide some natural / semi-natural habitats of ecological heritage / value, with linkages to features beyond the study boundary including Bradmer Hill Cutting LWS.	Few indicators of landscape value in terms of natural ecological heritage / biodiversity qualities such that they should not preclude appropriate development. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network within Mansfield district.	Medium-Low
Historic / cultural heritage	The Parliament Oak is located close to the southern boundary of the study parcel, but despite being on higher ground is not obvious. Development on higher ground could affect its setting and historical integrity.	No or few indicators of landscape value in terms of historic / cultural heritage qualities such that they should not preclude development.	Medium-Low
Recreational	Direct recreational opportunity is provided by way of the PRow along the Coach Road at the western side of the study parcel, also providing important connections to the PRow network to the south between Market Warsop and Clipstone, and the wider Sherwood Forest.	Landscape value in terms of recreational opportunities are limited such that they should not preclude development.	High-Medium
Scenic, aesthetic, perceptual and experiential	The small scale, well-treed, pastoral character of the landscape, in good condition and with a strong sense of place, and contrasting with the surrounding wider Sherwood landscape, provide scenic, aesthetic, perceptual and experiential qualities of landscape value.	Scenic, aesthetic, perceptual and experiential qualities of landscape value are reduced close to the busy Forest Road that passes through the study parcel and is a main route into / out of Market Warsop.	High-Medium
Visual Value			

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Views of recognised value	No views of recognised value.	No views of recognised value.	Low
Summary	The study parcel occupies a sheltered, low-lying position with gently undulating landform gradually rising from the west to the east and south, with higher ground at Blakeley Hill and Bradmer Hill, and the railway embankment and coniferous woodland to the west. Consequently, small scale development is unlikely to be conspicuous. The study parcel comprises a small number of small-scale paddocks of improved grassland with a coherent, regular, geometric field pattern of closely trimmed hedgerows and post and wire fences, and few hedgerow trees, located around a small outlying group of residential properties, in effect ribbon development on both sides of the B6035 Forest Road. The tight knit rural community, with Meden Farm at the northern end, has its own well-treed character quite different to the wider Sherwood landscape characterised by larger scale open arable fields with few trees. A chicken farm lies in the study parcel between the B6035 Forest Road, the A6075, and Coach Road, a minor track and PRoW on the edge of a coniferous woodland. The nature of the settlement edge is positive/smooth/soft such that existing built form is well integrated into the settlement and surrounding landscape. The landscape in the north of the study parcel provides an important function of physical separation between Market Warsop and the small outlying settlement, with green wedge functionality. The study parcel lies beyond the railway embankment that provides a strong boundary to recognised current settlement limits of Market Warsop, where new housing development would be contrary to the general settlement form and pattern such that it would adversely affect the character of the settlement edge. The small outlying group of residential properties in effect comprise ribbon development on both sides of the B6035 Forest Road. Further small-scale roadside housing may be appropriate that continues the same form, pattern and scale of the settlement and retains its individual character, sense of place, distinctiveness, scenic quality and other landscape values, including its green wedge functionality as an area of separation from Market Warsop. Views are well contained by landform and vegetation, in particular woodland blocks, the well-vegetated railway embankment and groups of trees, which limit inward and outward views. More extensive and panoramic views to the north, with high intervisibility. Higher ground on the edge of the study parcel provides an undeveloped rural skyline in some views, forming a backdrop to the small outlying residential settlement where development could be conspicuous. Direct recreational opportunity is provided by way of the PRoW along the Coach Road at the western side of the study parcel, also providing important connections to the PRoW network to the south between Market Warsop and Clipstone, and the wider Sherwood Forest.		
Mitigation Opportunities	Sherwood LPZ 25 Policy Action is to Conserve and Reinforce, including the following measures of relevance to this study parcel (recognising that the study parcel forms a very small part of the extensive LPZ):		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	• Conserve and reinforce existing hedgerows and seek opportunities to restore the historic field pattern with new hedgerow planting with some hedgerow trees, where appropriate • Conserve the historic character and setting of village settlements. New development should respect the scale, design and materials used traditionally • Conserve the integrity and remote rural character of the landscape by concentrating new development around existing settlements of Market Worksop and Mansfield Woodhouse • Promote sensitive design and siting of new agricultural buildings • Promote measures for reinforcing the traditional character of farm buildings using vernacular building styles. Other mitigations may include: • Maintain an open gap between any development and the settlement edge of Market Warsop to retain separation. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network within Mansfield district.		
Strategic Landscape Policy Zone Sherwood LPZ 25: Birklands Wooded Estatelands		Strategic Landscape Policy Action Conserve and Reinforce	
Study Parcel 25: Overall Landscape Sensitivity to Housing Development: HIGH-MEDIUM			

Study Parcel 26: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	Mid-slopes of the southern valley side of the river Meden, flanking much of the eastern boundary of Market Warsop. Undulating topography with sense of elevation in places. Some mostly flat areas to the northern limits, gradually becoming more complex in slope profile to the south with marked undulation and series of gentle brows across the slope, radiating from the settlement up the slope. More elevated sections of the parcel would be susceptible to harm arising through development where slope profiles would be graded.	No characteristics of lower susceptibility	High-Medium
Landscape pattern, landcover & scale	No characteristics of higher susceptibility to development.	Medium-scale transitional landscape from arable to livestock and arable landcover again. Some evidence of hedgerow loss. Medium-scale agricultural land division with mix of arable fields and large-scale unenclosed pig farming with distinctive and prominent regularly spaced stys and complex, small-scaled intra-field sub-division and access tracks. Some hobby-farming/small holding land use to inner boundary with miscellaneous buildings and external storage. Limited tree cover. Limited susceptibility to harm from further build development.	Medium-Low
Sense of place, rural character and quality & landscape condition	Generally well-maintained condition. Away from the pig units some positive landscape character is derived from rising and undulating topography rather than unremarkable arable and livestock agricultural use. Sloping parcel profile affords sense of elevation with expansive views which provide further distinctiveness.	Distinctive area of pig farming on elevated exposed land which provides locally strong distinctiveness but of incongruous open landscape features. Limited susceptibility to further landscape harm from well designed and laid-out built development.	Medium

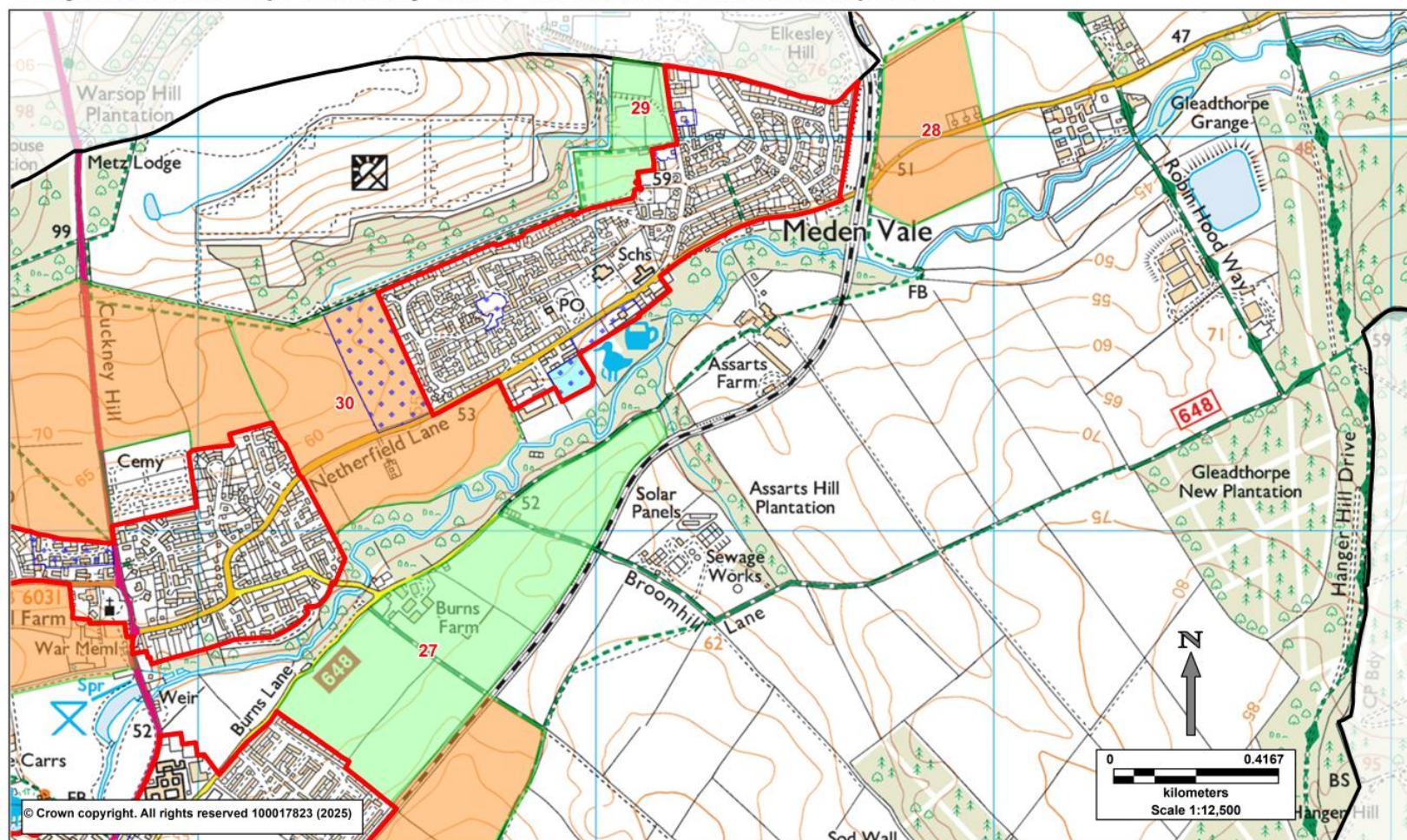
Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Tranquillity	No characteristics of higher susceptibility	Although elevated and open, the influence of the intensive farming and proximity to and prominence of the settlement is constant and erodes any sense of tranquillity. Limited susceptibility to further landscape harm from well-designed and laid-out built development.	Medium-Low
Settlement pattern and the nature of the adjoining settlement edge	The parcel flanks much of the eastern edge of Market Warsop, but this boundary is clearly and distinctively defined by the former railway track-bed which is intermittently either cutting or embankment reflecting undulating landform. Development across this long, sweeping and smooth established boundary would constitute a significant breach in established settlement limits, notwithstanding the character or value of the landscape beyond.	No characteristics of lower susceptibility, although a new landscape and ecologically sensitive urban boundary can be established through development	High-Medium
Visual Susceptibility			
Visibility, intervisibility & types of views	Long and widespread views into parts of the parcel from multiple areas around the settlement including from longer elevated positions to the north of Church Warsop on Cuckney Hill. The scale and elevated character of the outer parts to the parcel present some prominence in the wider landscape. New housing development across outer reaches of the parcel are likely to visually prominent in the landscape.	The undulating topography results in significant variation in the visibility into and out of the parcel, with some areas of lower prominence in close views, particularly to the central, inner areas of the parcel east of the railway track bed.	High-Medium
Skylines and focal points/landmarks	The scale and elevated character of the outer parts to the parcel present some prominence in the wider landscape with the possibility of new built development being prominent on mid-slopes. Undulating topography suggests that some shorter views with steeper profiles could result in new development skylining from below,	The undulating topography results in significant variation in the visibility into and out of the parcel, with some areas of lower prominence in close views, particularly to the central, inner areas of the parcel east of the railway track bed. Northern reaches are generally flat and benefit from some longer screening by treescapes of the	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	such as from private views from residential areas close to the settlement boundary.	Meden corridor, but are exposed from views from upper slope PRoW.	
Scenic quality	No characteristics of higher susceptibility, although areas of more elevation give rise to expansive landscape vistas which to the north can be attractive mosaics of woodland blocks and open pasture.	Although important in defining the established setting of Market Warsop the component elements of the parcel do not present clear scenic value.	Medium
Visual receptors	Private vistas from the rear of housing on Nethercross Drive and across the eastern flank of the town which are currently over open farmland would be sensitive to new built development. Recreational users of the footpath which bisects the northern parts of the parcel would be sensitive to change, although vistas are currently dominated by the pig rearing paraphernalia in near views.	Longer views into the parcel are possible from wider tracts of land and settlements along the Meden corridor but distance limits the sensitivity of those changes.	Medium
Landscape Value			
Strength of landscape character and condition	No characteristics of higher susceptibility.	Clear arable character with complex sub-areas of land use and agricultural paraphernalia. Landscape condition generally moderate to low with field boundary loss.	Medium-Low
Distinctiveness	No characteristics of lower susceptibility with the exception of the prominent and incongruous pig-rearing infrastructure.	The parcel affords some local distinctiveness but in relation to more intensive use and lower cognition in places.	Medium-Low
Natural ecological heritage / biodiversity	No characteristics of higher susceptibility	Very limited with open arable fields with poor hedgerow condition and intensive livestock rearing.	Low
Historic / cultural heritage	No characteristics of higher susceptibility	No prominent historical significance. Although northern reaches of the study parcel offer views into Church Warsop church and its Conservation Area setting, these areas are at a distance and separated by the river valley,	Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
		strong treescapes and more recent development. The parcel is part of the much wider setting of Church Warsop Conservation Area but with no greater significance than many areas within its view arc.	
Recreational	Good footpath network over the northern parts of the parcel and again to its southern boundary. Paths which appear to be well used and as part of circular routes.	No characteristics of lower susceptibility	High--Medium
Scenic, aesthetic, perceptual and experiential	Elevation over the settlement afford some sense of place with some longer views possible. The strong settlement boundary along the former railway track bed is locally distinctive and a long-established limit to development.	No clearly important combinations of landscape components to present higher susceptibility to development in scenic or experiential terms.	Medium
Visual Value			
Views of recognised value	No characteristics of higher susceptibility in relation to recognised views (actual experiential value may be higher). However, vistas outwards from the PRoW can be expansive and pleasing.	Draft Warsop Neighbourhood plan does not identify specific recognises views of importance.	Medium-Low
Summary			
	The parcel presents few characteristics of visual quality or particularly attractive components, and is generally in moderate to low condition. However, its sloping and elevated character is distinctive in relation to the setting of Warsop which sits below the parcel in the Meden valley bottom. Wider views into the parcel are possible from distant vantages. Intensive livestock farming provides a strong visual impact on the hillside, exacerbated by elevation and those longer views to it. The long-established curved, smooth boundary of the urban framework delineated by the disused railway line is significant but not in itself widely perceptible on the ground. Historical significance of the boundary is possibly less significant than that of the former railway. This provides a distinctive and clear cut boundary the east of the town, beyond which new development would be likely to have significant change on the established limits to Warsop. In places the significance of this would be increased consequent to elevation and visual prominence across parts of the wider area. However, in other lower areas of the undulating parcel, particularly to the southern and northern reaches, visual prominence of some conventional housing development close to the railway line may have limited wider prominence, but would still have a major impact on established settlement limits. Some opportunity for a greener, softer settlement boundary to be established through limited new housing development with integrated green infrastructure could arise through well designed development.		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Mitigation Opportunities	Sherwood LPZ 25 Policy Action is to Conserve and Reinforce, including the following measures of relevance to this study parcel (recognising that the study parcel forms a very small part of the extensive LPZ): • Conserve and reinforce existing hedgerows and seek opportunities to restore the historic field pattern with new hedgerow planting with some hedgerow trees, where appropriate • Conserve the historic character and setting of village settlements. New development should respect the scale, design and materials used traditionally • Conserve the integrity and remote rural character of the landscape by concentrating new development around existing settlements of Market Worksop and Mansfield Woodhouse • Promote sensitive design and siting of new agricultural buildings • Promote measures for reinforcing the traditional character of farm buildings using vernacular building styles. Other mitigation measures may include: • Avoid prominent development around the elevated outer boundaries of the parcel. • The sweeping inner boundary, whilst rarely visible as continuous visual feature, should only be breached where wider prominence is limited through topography. • If development is permitted, it should be conventional housing in close proximity to established housing and where elevation is lower, to avoid prominent or sky-lining development visible in wider vistas. • Opportunity exists for enhancement in landscape and ecological condition particularly where pig rearing is a prominent land use. Hedgerow replacement and hedgerow tree planting should be supported. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network within Mansfield district.		
Strategic Landscape Policy Zone Sherwood LPZ 25 – Birklands Wooded Estates		Strategic Landscape Policy Action Conserve and Reinforce.	
Study Parcel 26: Overall Landscape Sensitivity to Housing Development: High-Medium			

Study Parcel Landscape Sensitivity Values - Meden Vale & Market Warsop North



 Settlement Boundaries
 Mansfield District Boundary

 Reasonable Alternative Sites (HELAA 2025)
 Reasonable Alternative Sites (HELAA 2025) with Planning Permission

Landscape Sensitivity Values

	High		Medium-Low
	High-Medium		Low
	Medium		

Study Parcel 27: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	No characteristics of landform highly susceptible to harm from built development, although higher reaches will give rise to increased prominence.	Gently sloping lower reaches of Meden valley. Land rises from Burns Lane which delineates the northern boundary, to the south-east in a generally even gradient slope to the former railway line cutting which defines the south-east boundary of this triangular parcel.	Medium
Landscape pattern, landcover & scale	No characteristics of high susceptibility to new built development. The relatively strong treescape to the north and south-east boundaries of the parcel fall outside it but are important to its landscape setting.	Arable land use with farm complex to central area of northern boundary. Large-medium-scale, rectilinear arable field pattern with low clipped hedges in mixed condition. Few hedgerow trees within the parcel.	Medium-Low
Sense of place, rural character and quality & landscape condition	The parcel presents no points of strong landscape interest but it occupies a quiet valley side location influenced by the river Meden treescape to the north (across Burns Lane). The rural character and quiet sense of place increases to the north-east as the parcel narrows with a greater sense of enclosure and diminishing influence of urban elements.	Open arable land cover with no distinctive focal points. Historic field patterns appear to have been eroded. Landscape condition is generally poor with weak boundaries and hedgerow loss.	Medium-Low
Tranquillity	Some perception of tranquillity can be experienced to the north-east parts of the parcel away from Burns Lane and the settlement edge.	The visual and disturbance influence of the urban edge of Market Warsop to the south-west of the parcel limits any significant sense of tranquillity to those parts.	Medium-Low
Settlement pattern and the nature of the adjoining settlement edge	Areas to the north and east of the parcel (particularly beyond Burns Farm) are perceptibly and spatially detached from the urban frameworks of both Church Warsop to the north and Market Warsop to the south-west (where the established housing development itself has a weak relationship to the historic form of Market Warsop). This separation to the north-east is	South-west parts of the parcel abut the mid 20 th century residential estate of Nethercross Drive which has a very abrupt and linear boundary to the open arable landscape of the parcel. Development within this area would present opportunity to improve the rural/urban interface.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	exacerbated to the north by the strong woodland barrier along the Meden corridor.		
Visual Susceptibility			
Visibility, intervisibility & types of views	South-western areas of the parcel afford wide open views across lower tracts where field boundaries are weak and elevated viewpoints are available from the PRow crossing the parcel. Views from Broom Lane to the west extend over the parcel and town beyond with long low horizons. Vistas from the more elevated eastern edge of the parcel extend over the northern tree belt to clear views of the hillside Meden Vale solar farm.	The river corridor tree belt to the north, and gently rising ground to the south-west affords some relative containment of the parcel, increasing to the north-east where the outer field presents a greater degree of enclosure.	High-Medium
Skylines and focal points/landmarks	Longer views up the shallow valley side to the wooded and rolling horizons are intermittently important from the footpaths across the parcel. Prominent ridgeline development is possible, with undulations in the topography giving rise to intermittent sky-lining development when viewed from Burns Lane and the twin footpaths crossing the site. Very close views from Burns Lane to the south-east would be vulnerable to skylining dependent on the depth back from the lane of any new built development.	No strong focal points. The parcel falls across lower slopes of the Meden Valley with rolling open and wooded horizons distant to the south-east generally likely to rise above lower slope-built development when viewed from longer distance views from the elevated land north of Church Warsop.	Medium
Scenic quality	No characteristics of higher susceptibility.	The basic components of the parcel of wide-open arable fields with clipped hedges in modest condition is of low intrinsic scenic value.	Medium-Low
Visual receptors	Sensitive receptors to new development would be private vistas from the rear of houses to Nethercross Drive. Footpath users across the parcel would be sensitive to new built development.	Road users on Burn Lane would be less susceptible to new built development.	Medium
Landscape Value			

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Strength of landscape character and condition	No characteristics of higher susceptibility.	Clear undiluted arable character but in generally modest condition.	Medium-Low
Distinctiveness	No characteristics of higher susceptibility, although northern reaches offer stronger rural character.	Indicators of landscape value in terms of distinctiveness are limited such that they should not clearly preclude development	Medium-Low
Natural ecological heritage / biodiversity	No characteristics of higher susceptibility	Very limited open arable fields with poor hedgerow condition.	Low
Historic / cultural heritage	A small area of Church Warsop Conservation Area extends across the Meden Valley into the study parcel to include the farm buildings and a field at Burns Farm. Some historic farm buildings fall within that area but are generally surrounded by and are otherwise visually dominated by modern portal framed barns within the complex. The historic buildings are not prominent within this context.	No apparent historical significance.	Medium-Low
Recreational	Good footpath network over the parcel which appear to be well used and as part of circular routes.	No characteristics of lower susceptibility	High--Medium
Scenic, aesthetic, perceptual and experiential	Some limited sense of tranquillity can be perceived to the north-eastern reaches of the parcel but Burns Lane and existing built development with abrupt landscape edge becomes prominent to the west.	No clearly important combinations of landscape components to present higher susceptibility to development in scenic terms.	Medium-Low
Visual Value			
Views of recognised value	No characteristics of higher susceptibility in relation to recognised views (actual experiential value may be	Draft Warsop Neighbourhood plan does not identify specific recognises views of importance.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	higher). However, vistas outwards from the inner parcel boundary are pleasing.		
Summary	The study parcel covers an elongated, relatively narrow tract of land covering on the south-east side of the shallow River Meden valley, separating Market Warsop and Church Warsop at this point. As such development within its eastern and more northern areas would have a weak spatial relationship with both settlement's established form, and also the historic context of Church Warsop to the north being separated by the river. The parcel is clearly visible from public vantage points from its strong PRoW network within and from above (Study Parcel 26). Public vistas from the east and north PRoW take in the southern areas of the parcel in the context of residential estates to the northern edge of Market Warsop where a harsh settlement boundary can be observed and where opportunity for well designed development may soften this boundary line. The site's intrinsic landscape characteristics are generally weak, with open arable land use over low terrain in relatively weak condition. Ecological value within the parcel is modest although to the north-west and south-east the twin ecological corridors of the river and disused railway are important linear habitats. Housing development within the parcel generally, but particularly to its northern reaches could result in a potential dilution of established settlement form for Market Warsop by extension from what is already an outlying component of the town. Development in the northern parts of the parcel would also present potential for a perception that it would effectively read as an extension to Meden Vale, north-west of the parcel and across the river Meden, and breach that historic separation. To the south and east the disused railway line affords some perceptual containment of the settlement, which is a distinctive boundary feature to the east of the settlement more widely (see parcel 26 assessment). Opportunity may arise for a more landscape-sensitive settlement boundary to be secured through development limited to the south-west of the parcel.		
Mitigation Opportunities	Sherwood LPZ 25 Policy Action is to Conserve and Reinforce, including the following measures of relevance to this study parcel (recognising that the study parcel forms a very small part of the extensive LPZ): • Conserve and reinforce existing hedgerows and seek opportunities to restore the historic field pattern with new hedgerow planting with some hedgerow trees, where appropriate • Conserve the historic character and setting of village settlements. New development should respect the scale, design and materials used traditionally • Conserve the integrity and remote rural character of the landscape by concentrating new development around existing settlements of Market Warsop and Mansfield Woodhouse • Promote sensitive design and siting of new agricultural buildings • Promote measures for reinforcing the traditional character of farm buildings using vernacular building styles.		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Other mitigation measures may include: • Avoid prominent development around the more elevated outer boundaries of the parcel. • If development is permitted, it should be conventional housing in close proximity to established housing north of Nethercroft Drive and where elevation is lower, to avoid prominent or sky-lining development visible in wider vistas. • Development to the northern parts of the parcel should generally be resisted to protect settlement form and separation. • Opportunity exists for enhancement in landscape and ecological condition particularly associated with existing linear habitats to the east and west. Hedgerow replacement and hedgerow tree planting should be supported. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network within Mansfield district.		
Strategic Landscape Policy Zone Sherwood LPZ 25 – Birklands Wooded Estates		Strategic Landscape Policy Action Conserve and Reinforce	
Study Parcel 27: Overall Landscape Sensitivity to Housing Development: Medium-Low			

Study Parcel 28: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	No characteristics of higher susceptibility	Shallow Meden valley floor area. Low variation in relief, generally flat without topographical interest. Slightly more elevated to northeast areas.	Low
Landscape pattern, landcover & scale	No characteristics of higher susceptibility	Medium sized arable fields either side of the Netherfield Lane. Very limited internal division of the parcel beyond the roadside clipped hedging.	Low
Sense of place, rural character and quality & landscape condition	Clearly rural character owing to open, arable landcover and visual separation from the settlement by the former railway embankment. Outlying dwellings to the north of Netherfield Lane do not significantly dilute the rural character. Hedges are in good condition and the area free from detracting features. The parcel does not have a clear perceptual connectivity with the main settlement west of the heavily vegetated railway line embankment and bridge such that development on the site would constitute a breach of historic settlement delineation.	The parcel does not display any particularly strong sense of place other than characteristics listed as undiluted arable landscape.	High-Medium
Tranquillity	Separation from the urban framework of Meden Vale affords a low-level sense of quietness to the parcel. Development of the site would erode this quality.	Absence of disturbance through land use but highly influenced by noise and movement from the bisecting lane.	Medium-Low
Settlement pattern and the nature of the adjoining settlement edge	Although Gleadthorpe Cottages stand alone to the east of the embankment, the parcel is perceptually detached from Meden Vale by the heavily vegetated former railway embankment along its inner boundary. This provides visual and physical barrier between the site and village, despite their proximity. A bend in the road near	No characteristics of lower susceptibility.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	the railway bridge further limits clear vistas between the parcel and village. The parcel has a weak visual relationship to the settlement overall.		
Visual Susceptibility			
Visibility, intervisibility & types of views	The parcel is visually separated from the village by the former railway line and vegetated embankment. Views across the parcel are possible from all parts owing to gentle relief and low clipped hedges. Views out and into the parcel are therefore limited to the public footpath which skirts the northern field boundary and then the inner western boundary. Open views with absence of built development to the wooded horizon to the north are possible from across the parcel.	Longer views from the south beyond the parcel are limited by the course of the river and its riparian treescape. Views approaching from the east along Netherfield Lane are open to the south of the lane, but slightly restricted by the outlying row of housing at the eastern parcel boundary. Views into the parcel from within the settlement are fully obstructed by the railway embankment.	Medium
Skylines and focal points/landmarks	Unfettered views to low wooded horizons and river corridor in all directions.	Low-lying parcel without focal interest and with level approaches and backed by the railway embankment. Skylining unlikely until very close viewpoints to any new development.	High-Medium
Scenic quality	Wider setting of low, rolling wooded horizons offers a pleasing aspect in all directions but these are characteristics of the setting rather than qualities of the parcel itself.	Although relatively undiluted open arable landscape the parcel offers only intrinsic countryside character with no particular additional scenic merit.	Medium
Visual receptors	More sensitive receptors to the introduction of housing across the open site would be residents of Gleadthorpe Cottages and outlying dwellings to outer boundary of the parcel. Users of the footpath which bounds a significant extent of the site boundary will be sensitive to development across the parcel	Road users would be less sensitive receptors to development of the site.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Value			
Strength of landscape character and condition	Clear undiluted arable character in good condition.	That clear character is generally unremarkable and relatively widespread across much of the district.	Medium
Distinctiveness	No characteristics of higher susceptibility to housing development.	Characteristic of the arable landscape but with no clearly distinctive elements.	Medium-Low
Natural ecological heritage / biodiversity	No characteristics of higher susceptibility	Highly limited inherent ecological value limited to field boundaries around the arable land use. However, the parcel is bounded by important linear habitats of the river environs and semi-naturalised railway embankment corridor. Such corridors would have the potential for enhancement through appropriate Green Infrastructure provision within any new housing development scheme. Development should seek to enhance the functionality of those linear habitats.	Medium-Low
Historic / cultural heritage	No characteristics of higher susceptibility	Not evident beyond the cultural significance of the former minerals railway trackbed associated with the former colliery falling between the parcel and the village.	Low
Recreational	Footpath close to the settlement skirts the parcel leading to more attractive countryside.	No inherent recreational value within the parcel itself.	Medium-Low
Scenic, aesthetic, perceptual and experiential	Perceptually the parcel feels removed from the settlement and a component of the landscape corridor leading to more attractive mosaic landscapes of the Sherwood Forest and Dukeries to the west and north.	Intrinsic scenic or aesthetic value is limited	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Visual Value			
Views of recognised value	No formally recognised views but generally attractive outlooks from the parcel.		Low
Summary	The study parcel is simple in character, relief and component elements. Intrinsically its landscape qualities are limited as open and relatively flat arable fields with no significant vistas into or out of the parcel. Ecological and heritage value is limited. A greater sensitivity to new housing development arises as a consequence of its perceptual separation from Meden Vale by the former colliery railway embankment with its linear treescape and visual contribution as a container for the settlement edge. The parcel appears to be remote from the village with no significant visual connectivity despite proximity and therefore new development would add a stark built component into the landscape with little visual connectivity and a break in the historic edge to the colliery settlement.		
Mitigation Opportunities	Sherwood LPZ 29 Policy Action is to Conserve, including the following measures of relevance to this study parcel (recognising that the study parcel forms a very small part of the extensive LPZ): • Seek opportunities to restore arable land to pasture. • Conserve historic field pattern, restoring and reinforcing poor hedgerow boundaries where necessary. • Seek opportunities to create areas of heathland where appropriate. • Conserve the rural character of the landscape by concentrating new development around the existing settlements of Meden Vale and Church Warsop. • Create small scale woodland/tree planting to soften new development, preferably in advance of development. • Conserve and respect the local vernacular of stone / red brick construction in any new development. • Conserve and respect the historic character and setting of Lady Margaret Hall and surroundings. • Contain new development within historic field boundaries. Other mitigation measures may include: • Protect amenity of PRow to periphery of the parcel. • Maintain or enhance ecological corridors to west and south of the parcel. The Green Infrastructure Study, 2018, does not recognise the study parcel as being part of the strategic green infrastructure network within Mansfield district.		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Strategic Landscape Policy Zone SH29 Meden Vale and Church Warsop Meadowlands with Plantations	Strategic Landscape Policy Action Conserve	
Study Parcel 28: Overall Landscape Sensitivity to Housing, Employment and Mixed-Use Development: High-Medium			

Study Parcel 29: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	No characteristics of higher susceptibility	Levelled sports pitches across engineered steps over falling ground towards the village from its northern edge. Some areas of steep embankment. More widely enclosed to the north and west by wooded former colliery heaps.	Low
Landscape pattern, landcover & scale	No characteristics of higher susceptibility	Sports pitches and associated buildings, changing rooms, clubhouses, security fencing, parking and barriers. Evidence of former cricket ground.	Low
Sense of place, rural character and quality & landscape condition	No characteristics of higher susceptibility. Perceptual influence of wooded enclosure does provide an element of attractive setting.	No conventional rurality, naturalness or agricultural uses, with clearly human-created levels and highly managed landcover.	Low
Tranquillity	No characteristics of higher susceptibility. Low influence of traffic or other visual or audible disturbance when not in use.	Actively used parcel during game/training periods but at times very low levels of activity.	Medium
Settlement pattern and the nature of the adjoining settlement edge	No characteristics of higher susceptibility	The parcel sits between higher elevations of the village but enclosed by woodland and former colliery site to the north. The built framework of the settlement wraps around two sides of the rectilinear site. There is limited intervisibility between the northern parts of the site and urban framework because of changes in levels. Surrounding woodland would provide an enclosing fringe to any development over the site.	Medium-Low
Visual Susceptibility			

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Visibility, intervisibility & types of views	Views across the village to the south and over the Meden Valley are possible from the southern edges of the raised playing fields.	Parcel is generally enclosed by former colliery site and tip to the north and west with established and enclosing woodland cover. It does not constitute a part of wider landscape context to Meden Vale. Raised levels across the site give some longer views over the settlement to its southern edge but return views are limited by abrupt changes on levels, screen central and northern parts of the parcel from views from the settlement.	Medium-Low
Skylines and focal points/landmarks	No characteristics of higher susceptibility	New housing development to the southern fringes of any of the multiple playing field levels would have a potential for near distance sky-lining from within the village, but more widely the parcel would sit below an enclosing backdrop of woodland and rising relief.	Medium-Low
Scenic quality	No characteristics of higher susceptibility	The parcel's functional character and land cover provide very limited inherent scenic quality but its enclosing woodland fringe to the north and west are of local value.	Medium-Low
Visual receptors	Footpaths cross the site and as such recreational users would be sensitive to new built development thereon. Some views from existing housing into the site are possible but not extensive owing to existing screening and levels. Rear private views from housing along Egmonton Road would be sensitive to housing along the southern edge of the site.	Siting new development away from sensitive steep embankments could help limited residential receptor impacts	Medium
Landscape Value			
Strength of landscape character and condition	No characteristics of higher susceptibility	No natural or clearly rural character to the parcel, although strong recreational functionality is reflected in well-managed site	Medium-Low
Distinctiveness	No characteristics of higher susceptibility	No distinctive sense of place or important landscape foci within the parcel, but its enclosing woodland fringe to	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
		the west and north are locally prominent. New housing development would be unlikely to have strong detrimental effect on the balance of components in the landscape.	
Natural ecological heritage / biodiversity	No characteristics of higher susceptibility	Manged playing fields/pitches present inherently low ecological value.	Low
Historic / cultural heritage	Cultural and community association of former colliery welfare pitches are locally significant.	Manged playing fields/pitches present inherently low heritage value.	Medium
Recreational	High value as community football, and rugby clubs' sports fields. Provides community value in addition to recreation activity alone.	No characteristics of lower susceptibility	High
Scenic, aesthetic, perceptual and experiential	No characteristics of higher susceptibility	No distinctive aesthetic value within the parcel, but its enclosing woodland fringe to the west and north are locally prominent and provide a soft-naturalised enclose to the upper parcel.	Medium-Low
Visual Value			
Views of recognised value	No recognised views although vistas across the village to the south and over the Meden Valley are possible from the southern edges of the raised playing fields		Medium
Summary			
	Parcel is distinctive in its engineered levels and sports pitches / infrastructure function, which also reflects important cultural use as historic miners' welfare association. Community value as functional playing fields is high. The parcel has varying degrees of exposure, enclosure and intervisibility owing to a wooded backdrop to the west and north, but with engineered levels also presenting sharp changes to relief over grassed embankments. Hiostorically the site was within the environs of the former colliery to the norther of the parcel, so has been within the wider built environs of Meden Vale during the collierys operation.		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	The site has limited intrinsic visual or scenic value and is not integral to the wider landscape setting of the settlement. There is potential for development of housing across the site with limited potential of significant landscape or settlement harm subject to sensitive distribution between built and undeveloped/landscaped areas, with consideration to be afforded to the risk of skylining on exposed slope crests. Connectivity between the wooded backdrop and settlement should be integrated in any development proposals.		
Mitigation Opportunities	Sherwood LPZ 29 Policy Action is to Conserve, including the following measures of relevance to this study parcel (recognising that the study parcel forms a very small part of the extensive LPZ): • Seek opportunities to restore arable land to pasture. • Conserve historic field pattern, restoring and reinforcing poor hedgerow boundaries where necessary. • Seek opportunities to create areas of heathland where appropriate. • Conserve the rural character of the landscape by concentrating new development around the existing settlements of Meden Vale and Church Warsop. • Create small scale woodland/tree planting to soften new development, preferably in advance of development. • Conserve and respect the local vernacular of stone / red brick construction in any new development. • Conserve and respect the historic character and setting of Lady Margaret Hall and surroundings. • Contain new development within historic field boundaries. Other mitigation measures may include: • Avoid locally prominent skyline areas along the tops of steep slopes – set back two storey development. • Maintain amenity and green corridors along PRoW • Consider the need for compensatory recreational provision of playing fields and open space lost to development. The Green Infrastructure Study, 2018, does not present pertinent enhancement measures of relevance to development within this study parcel (part of GI Area 4):		
Strategic Landscape Policy Zone SH29 – Meden Vale and Church Warsop Meadowlands with Plantations		Strategic Landscape Policy Action Conserve	
Study Parcel 29: Overall Landscape Sensitivity to Housing Development: Medium-Low			

Study Parcel 30: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	Shallow lower valley slopes of river Meden. Gentle falling profile reduces further in gradient to the southern fringe of the parcel close to the watercourse. Bisected by Netherfield Lane from east to west towards its lower reaches. A fall in elevation of 20m from Northwest fringe to south-east corner, but more typically a 10m fall from north to south. Landform is a simple, smooth profile but with a slight north-south brow bisecting the parcel north of the road which partly encloses the north-east sector. Housing development would present a risk of higher prominence over higher ground and brows within the parcel.	Lower reaches of the parcel, south of Netherfield Lane are almost flat where housing development would generally sit low in the landscape with prominence largely limited to outer properties.	Medium
Landscape pattern, landcover & scale	Simple, medium-to-small scale arable fields with strong hedgerows, particularly to the northern side of the road. Few hedgerow trees. An area of stronger enclosure by boundary vegetation and landform is found across the north-east sector.	Flatter area south of the road has electricity substation infrastructure with negligible screening and with associated overhead wirescape. A strip of allotments bound the western edge of the [parcel south of Netherfield Lane, on the edge of Market Warsop.	Medium-Low
Sense of place, rural character and quality & landscape condition	Condition is generally good and locally typical but over a limited, simple combination of landscape components. Sense of place is not strong although largely typical of the national Sherwood landscape character area.	No significant sense of place with typical rectilinear arable field pattern, medium grain and very simple balance of components in the landscape. Housing development would be unlikely to erode any strong sense of place.	Medium-Low
Tranquillity	No characteristics of higher susceptibility.	All parts of the parcel influenced by traffic of Netherfield Lane.	Medium-Low
Settlement pattern and the nature of the	The parcel performs a very strong separation function between Meden Vale and Church Warsop. The	Neither settlement at the east and west flank of the parcel show historic development form or pattern, which	

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
adjoining settlement edge	undeveloped character of the arable landscape allows for a clear spatial and perceptual gap to between the two settlements to remain, which otherwise stand less than 300m apart with no strong intervening landscape components. Even some limited new housing development to the fringe of either settlement within this parcel would present at least some perceptual and spatial reduction in the separation between Meden Vale and Church Warsop and be harmful to settlement identity, whilst larger scale development risks coalescence.	each settlement edge being defined by mid-to-late 20 th century estate housing and the relatively recent Netherfield Way business park. New housing development would have limited impact on historic settlement <i>character</i> in proximity of these settlement fringes, but settlement identity remains susceptible to harm through encroachment to the study parcel. It could be seen that very limited development potential arises to the far western edge of the parcel adjacent to Netherfield Lane where this would not extend eastwards beyond the allotments to the south of Netherfield Lane.	High-Medium
Visual Susceptibility			
Visibility, intervisibility & types of views	The parcel is clearly visible from Netherfield Lane and from footpaths across its northern and eastern flanks. Relatively few landscape components apart from hedgerows affords some open and other more screened vistas to the twin settlement edges on approaches. Views between the two settlements are obscured by slightly raised topography and strong hedges between the settlements, but this may be diminished with extension of either village.	The built environment character at the fringes of the parcel are not of architectural or historic significance, but are often relatively softened by garden and allotment planting and boundaries. Low changes in relief either side of Netherfield Road limit more significant views in to or out of the settlements. The north-east of the parcel enjoys a greater degree of enclosure or framing consequent to relief, woodland edges and soft garden boundaries to Meden Vale. Longer views in the landscape are also limited by the riparian treescape of the Meden river south of the parcel	Medium-Low
Skylines and focal points/landmarks	No characteristics of higher susceptibility.	Valley floor relief of the parcel with enclosing woodlands to the higher north valley slope and to the south along the Meden river corridor. Built-up fringes east and west present low opportunity for development to present prominent skyline impacts.	Medium-Low
Scenic quality	No characteristics of higher susceptibility.	Low intrinsic scenic quality although the wider setting of the river valley, framing riparian treescape and higher	Medium

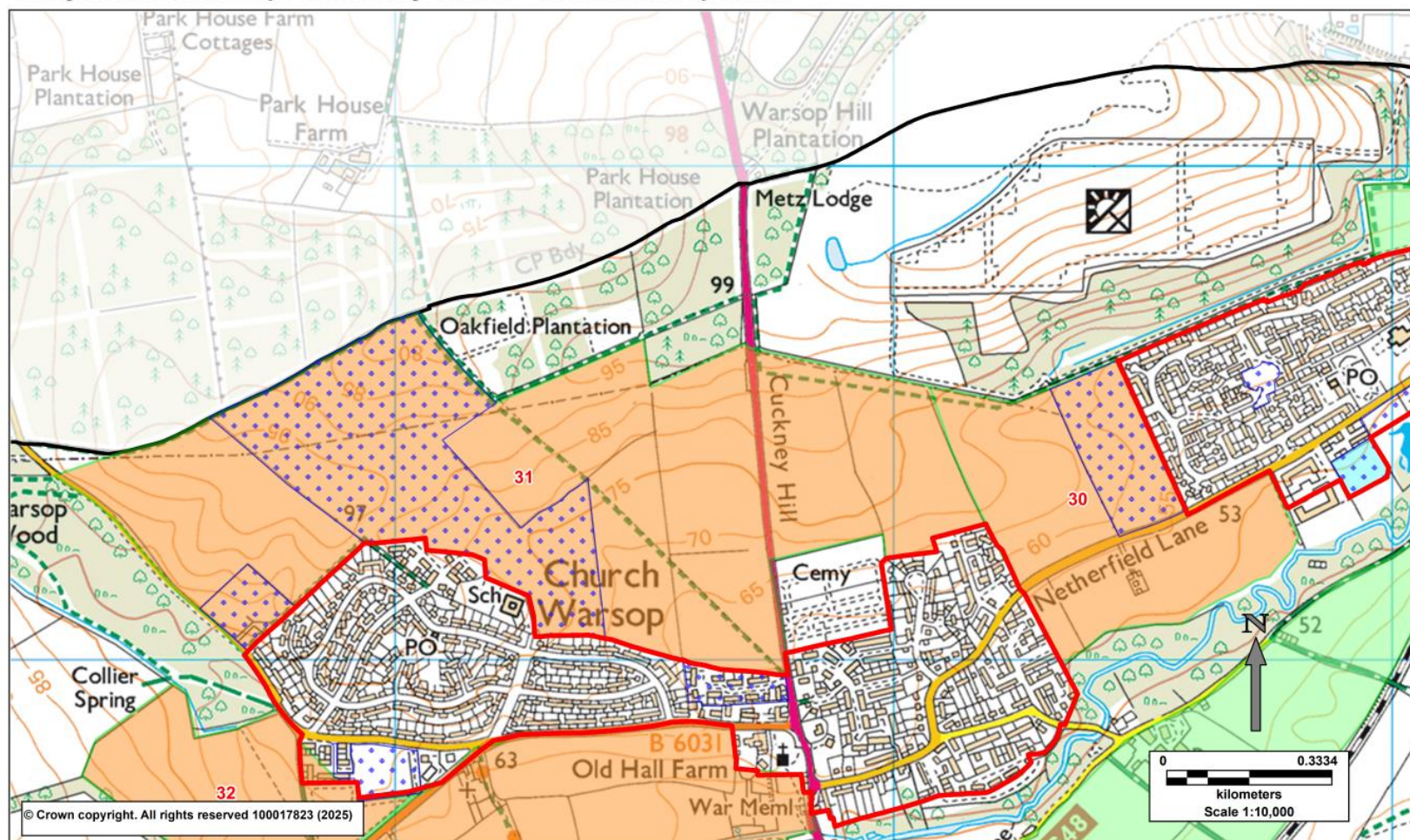
Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
		woodland framing add some value to the landscape context.	
Visual receptors	A potential for footpath users to the east and northern flanks and residents to the edges of Meden Vale and Church Warsop to have private outlooks altered and amenity affected through delivery of new development in the parcel.	Road users along Netherfield Lane will be less sensitive receptors.	Medium
Landscape Value			
Strength of landscape character and condition	Landscape Policy Zone for the LPZ29 is to Conserve. The parcel itself is generally in good condition and of clear cultivated arable farmland character, although some diluting elements (substation and allotments) are prominent in public views. Established character is of generally modest landscape significance in terms of constituent elements but its visual framing by the river environs and treescape as well as its separation function are strong, with clear delineation between urban and rural character. High levels of visibility to the parcel from public vantage heightens its sensitivity to change through development.	Individually unremarkable landscape components, with low landform interest and prominent incongruous utility development and wirescapes.	Medium
Distinctiveness	No characteristics of higher susceptibility.	Not strongly distinctive, but with typical balance of elements of the arable landscapes of the Sherwood landscapes	Medium
Natural ecological heritage / biodiversity	No characteristics of higher susceptibility within the parcel. Development to the south of the road could present indirect risks of disturbance to the ecologically important river corridor and riparian habits.	Although adjacent to the river Meden corridor and woodland to the northern boundary, inherent ecological value is limited to hedgerows and ditches with arable land use dominant. Opportunity for enhancement would arise through new development where green infrastructure enhancement could be integrated to development layouts.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Historic / cultural heritage	No characteristics of higher susceptibility.	No apparent historical significance.	Low
Recreational	Limited to footpaths to north and eastern flanks of the parcel.	No public access or recreation function.	Medium
Scenic, aesthetic, perceptual and experiential	Rural landscape in generally good condition and few detracting features apart from the substation and wirescape. Strong hedgerows and gentle change in relief with treescapes partly enclosing the parcel and add to some local attractiveness. Perception of open break between settlements is particularly important which would be vulnerable to harm through new housing development from either settlement, serving to perceptibly constrict the sense of separation between the villages. With the exception of a small area to the western fringe of the parcel north of the road, the area is vulnerable to this encroachment across all parts.	Inherently modest value of arable landscape components. Electricity sub-station to south of Netherfield Lane dilutes the open approaches to the river valley treescape.	High-Medium
Visual Value			
Views of recognised value	Openness, rather than clear vistas is significant in relation to maintaining separation between settlements.	None of recognised significance	Medium
Summary	The parcel is a simple tract of lower valley topography with a very simple pattern of arable landcover in relatively good condition. The landscape offers few specific landscape focal points or strongly valued or scenic characteristics. However, a strong exception to this is its function as open space / undeveloped land maintaining a physical and perceptual separation between Meden Vale and Church Warsop. In doing so these neighbouring settlements can remain distinct and retain their own identity and spatial integrity. The space between existing housing north of Netherfield Lane is particularly important in providing a separation function consequent to the narrowest gap being evident at this point, despite this displaying the highest degree of enclosure by relief and strong vegetation cover. The south-east		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	area of the parcel, adjacent to the Netherfield Way business park development is slightly less important in separation functions, although visually open, such that new housing development in that area which would not extend beyond housing north of the lane would not serve to seriously erode that important separation function. The parcel therefore presents diverging sensitivity values to new development where the value of maintaining settlement separation and identity must be considered against pockets of well enclosed land and / or land with modest inherent landscape value.		
Mitigation Opportunities	The parcel falls across LPZ29. Policy action is to Conserve, including the following measures of relevance to this study parcel (recognising that the study parcel forms a very small part of the extensive LPZ): • Seek opportunities to restore arable land to pasture. • Conserve historic field pattern, restoring and reinforcing poor hedgerow boundaries where necessary. • Seek opportunities to create areas of heathland where appropriate. • Conserve the rural character of the landscape by concentrating new development around the existing settlements of Meden Vale and Church Warsop. • Create small scale woodland/tree planting to soften new development, preferably in advance of development. • Conserve and respect the local vernacular of stone / red brick construction in any new development. • Contain new development within historic field boundaries. Other mitigation measures may include: • Avoid development which would diminish the sense of separation between the two settlements. The Green Infrastructure Study, 2018, does not present pertinent enhancement measures of relevance to development within this study parcel (part of GI Area 1): • Includes a variety of publicly accessible walking trails between the settlements of Market Warsop, Church Warsop and Meden Vale and northwards across into Bassetlaw district. • In combination with strategic GI network 4, GI network 1 forms part of a wider ecological corridor stretching from Pleasley Vale to Meden Vale along the River Meden. • Important open breaks preventing coalescence between settlements.		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Strategic Landscape Policy Zone LPZ 29 SH29 – Meden Vale and Church Warsop Meadowlands with Plantations	Strategic Landscape Policy Action Conserve	
Study Parcel 30 Overall Landscape Sensitivity to Housing, Employment and Mixed-Use Development: High-Medium			

Study Parcel Landscape Sensitivity Values - Church Warsop North



 Settlement Boundaries
 Mansfield District Boundary

 Reasonable Alternative Sites (HELAA 2025)
 Reasonable Alternative Sites (HELAA 2025) with Planning Permission

Landscape Sensitivity Values

 High	 Medium-Low
 High-Medium	 Low
 Medium	

Study Parcel 31: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	Sweeping but complex upper slopes of the Meden valley, falling from the hilltop woodlands of Oakfield Plantation to the northern fringe of Church Warsop. Smooth but variable slopes, steep in places to the west, resulting in rolling concave and convex profiles. Upper slopes reach elevation of almost 100m, falling markedly to round 60m along the settlement edge. One larger area of less gradient is prominent to the west of the cemetery on Cuckney Hill and north of Bishops Meadows housing development. Steeper and more elevated areas of the parcel would be likely to be susceptible to visual harm arising from new, prominent housing development.	Lower slopes with gentler gradient profiles, such as at the foot of Cuckney Hill are likely to be less vulnerable to new development in terms of visual prominence.	High-Medium
Landscape pattern, landcover & scale	No characteristics of higher susceptibility	Large scale arable landscape, influenced by the A60 Cuckney Hill and Wood Lane roads that bisect the parcel north to south and define the western boundary respectively. Large rectilinear fields with low clipped hedges generally falling across the contours down to the settlement fringe. Few hedgerow trees and very minor dilution of arable land use with small field of pasture to the south-west fringe. Overhead powerlines track the northern, higher parts of the parcel fringe.	Medium-Low
Sense of place, rural character and quality & landscape condition	Combination of typical features of the arable landscape of the Sherwood character area. Condition is generally good and locally typical but over a limited, simple combination of landscape components. The falling terrain and wooded skyline makes a distinctive backdrop to the settlement at the foot of the slopes.	Evidence of hedgerow loss. Few hedgerow trees and abrupt boundary to urban framework of Church Warsop with late 20 th / early 21 st century housing garden boundaries and cemetery along its inner edge. Development to the existing settlement edge would	Medium

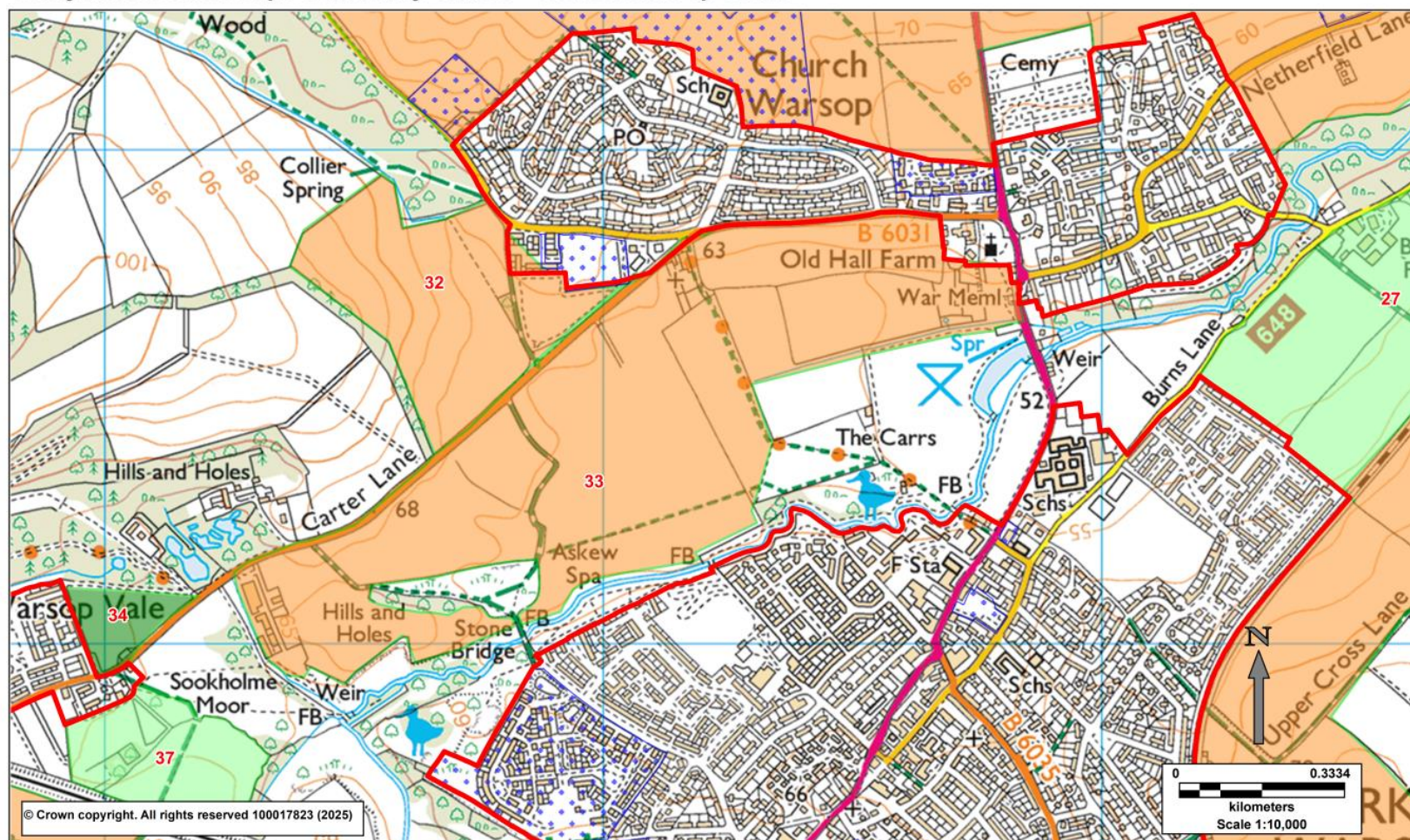
Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
		afford opportunities for more sensitive transition from urban to rural landscapes.	
Tranquillity	Parts of the parcel, where topography and distance limits views to the settlement and where the influence of the hilltop woodlands is strong provide some modest but limited areas of tranquillity which would be vulnerable to development in their vicinity.	Wide open spaces which allow some distance to be gained from the twin roads but movement and noise from these usually perceivable, as are views over the village.	Medium-Low
Settlement pattern and the nature of the adjoining settlement edge	Generally clear but abrupt division between settlement and rising, arable topography. Development of housing to north side of the cemetery would fully enclose it, which may reduce longer-term ability to expand the site and to reduce relative peacefulness. The rise in topography along much of the parcel inner boundary marks a perceptible landscape change and containing element, but this reduces to the east of the parcel where development may be less incongruous. To the western fringe of the parcel new development would fall over steeper areas of land as well as exacerbating the 20 th century pattern of extension away from the historic form of Church Warsop.	No clear historic element to the boundary along late 20 th century garden boundaries and cemetery hedging. The parcel does not present any important separation between settlements.	Medium
Visual Susceptibility			
Visibility, intervisibility & types of views	Long and medium distance views achievable from within much of the parcel, generally increasing with elevation to its north, with vistas out over the settlement, to wooded horizons south and west in particular. Within the parcel its rolling topography alters the extent of views with passage through it. The far north-western area of the parcel does not afford vistas of the settlement edge below due to convex slope profile and interim shelves. Footpaths along the northern edge and down through	From upper areas the foot of the slope as it meets the settlement is often screened by landform. Limited potential for a narrow band of development may be feasible along this line which does not extend up the slope to a point it would present a new skyline edge to the village.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	the open landscape provide expansive long and medium views across the open fields and village.		
Skylines and focal points/landmarks	The rising terrain with varying gradients present the opportunity for some sky-lining of new development, but the upper reaches of the parcel are backed by mature treescapes, which in turn would limit opportunity for development against the far horizon whilst also adding some degree of framing the parcel.	The parcel has no distinctive focal points or points of interest, but its general sloping profile is of inherent visual value	Medium
Scenic quality	Some scenic value is derived from its sweeping and open topography with expansive views from within	The basic components of the parcel of wide-open arable fields with clipped hedges in poor condition is of low intrinsic scenic value.	Medium
Visual receptors	Sensitive receptors would be residents of the housing to the inner boundary and private vistas from rear gardens and windows with topography increasing the prominence of new housing and potential for unneighbourly relationships between dwellings. Footpath users across the upper and central reaches of the parcel would be sensitive to new built development. Visitors to the cemetery would be sensitive to new development in its vicinity.	Road users on Cuckney Hill and Wood Lane would generally be less sensitive receptors.	High-Medium
Landscape Value			
Strength of landscape character and condition	Landscape character is generally undiluted, but condition is often poor. The topography of clearly rising and rolling landform backing the village is of intrinsic importance.	Condition detracts from the overall character and value of the parcel. Good access to it by footpaths	Medium
Distinctiveness	Sloping backdrop to Church Warsop is locally important	Not strongly distinctive, but with typical balance of elements of the arable landscapes of the Sherwood landscapes. No focal points of interest or distinctiveness	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Natural ecological heritage / biodiversity	No characteristics of higher susceptibility	Very limited open arable fields with poor hedgerow condition.	Low
Historic / cultural heritage	No characteristics of higher susceptibility	No apparent historical significance.	Low
Recreational	Good footpath network over the parcel, both within and to the higher outer boundary. Appear to be well used. Some established paths are not formally part of the definitive PRow map.	No characteristics of lower susceptibility	High-Medium
Scenic, aesthetic, perceptual and experiential	Important in relation to rolling and rising landform which from places offer expansive views. Presents a visual backdrop to the northern boundary of the settlement and is widely accessible.	Basic components of landcover or focal points of the parcel are of low intrinsic scenic value.	High-Medium
Visual Value			
Views of recognised value	No characteristics of higher susceptibility in relation to recognised views (actual experiential value may be higher)	Draft Warsop Neighbourhood plan does not identify specific recognises views of importance.	Medium-Low
Summary			
	The large parcel presents strong topographical interest and in doing so presents a degree of distinctiveness and landscape backdrop to the north side of Church Warsop. Its relative elevation from the settlement which falls across the lower Meden valley side results in prominent and visible landscape tracts from several paths and main roads as well as from private outlooks from housing across the north of the settlement. New housing development across the elevated and sweeping topography of the mid and outer parts of the parcel would present clear potential for prominent development and conspicuous change in landscape components. Ecological or heritage value of the parcel is low, but its informal recreational use is important, and strengthened by the amenity of those paths arising from vistas outwards. Parts of the parcel, particularly to the south-east, display reduced gradients and less sensitive boundary between existing development and the arable landscape context. In these areas landscape sensitivity to housing development is likely to be less than across upper/outer reaches of the parcel, and where opportunities for enhance urban rural interface would be possible with integrated green infrastructure and landscaping enhancements.		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Mitigation Opportunities	The parcel falls across LPZ29. Policy action is to Conserve, including the following measures of relevance to this study parcel (recognising that the study parcel forms a very small part of the extensive LPZ): • Seek opportunities to restore arable land to pasture. • Conserve historic field pattern, restoring and reinforcing poor hedgerow boundaries where necessary. • Seek opportunities to create areas of heathland where appropriate. • Conserve the rural character of the landscape by concentrating new development around the existing settlements of Meden Vale and Church Warsop. • Create small scale woodland/tree planting to soften new development, preferably in advance of development. • Conserve and respect the local vernacular of stone / red brick construction in any new development. • Contain new development within historic field boundaries. Other mitigation measures may include: • Site new housing development on lower lying tracts of the parcel to the west of Cuckney Hill • As development reaches up the valley side, layout, design, building materials and planting become more critical in terms of wider visual prominence. • Amenity of the PRoW network to be safeguarded. • Enhancement of biodiversity features through development, particularly strengthening of hedgerows and hedgerow trees. The Green Infrastructure Study, 2018, does not present pertinent enhancement measures of relevance to development within this study parcel (part of GI Area 1): • Includes a variety of publicly accessible walking trails between the settlements of Market Warsop, Church Warsop and Meden Vale and northwards across into Bassetlaw district. • In combination with strategic GI network 4, GI network 1 forms part of a wider ecological corridor stretching from Pleasley Vale to Meden Vale along the River Meden. • Important open breaks preventing coalescence between settlements.		
Strategic Landscape Policy Zone SH29 – Meden Vale and Church Warsop Meadowlands with Plantations		Strategic Landscape Policy Action Conserve	
Study Parcel 31: Overall Landscape Sensitivity to Housing: High-Medium			

Study Parcel Landscape Sensitivity Values - Church Warsop South



Settlement Boundaries
Mansfield District Boundary

Reasonable Alternative Sites (HELAA 2025)
Reasonable Alternative Sites (HELAA 2025) with Planning Permission

Landscape Sensitivity Values

High	Medium-Low
High-Medium	Low
Medium	

Study Parcel 32: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	No characteristics of higher susceptibility	Lower valley slopes of the river Meden, with sweeping, gently rolling slope profile. Falls both to the east and the south from the outer boundary with blind plateau to northern area.	Medium
Landscape pattern, landcover & scale	Strong boundary delineation by woodland and mature hedges with some enclosure defined by topography. South-east segment of the parcel displays smaller grain of landscape pattern with uncultivated paddock with strong hedgerow boundaries between Carter Lane and the rear of properties on recent Housing at The Hollows.	Across most of the parcel is a simple, medium-scale open arable land cover with few specific features of focal interest.	Medium
Sense of place, rural character and quality & landscape condition	Combination of typical features of the arable landscape of the Sherwood character area. Condition is generally good and locally typical but over a limited, simple combination of landscape components. The rolling, falling terrain and wooded east and west skylines afford some natural delineation of the parcel.	Open arable land cover with no distinctive focal points. The south-east paddock presents a less managed condition but as a discrete section of the parcel otherwise untypical.	Medium
Tranquillity	Upper reaches of the parcel are distant from Carter Lane and skirted (but not overlapped) by PRoW which allow for a modest sense of separation from the settlement and road.	Large open space which allows some distance to be gained from the B6407 Carter Lane but movement and noise from this is usually perceivable.	Medium
Settlement pattern and the nature of the adjoining settlement edge	The site is located at the outer fringe of an elongated settlement form, distant from its historic core east of Church Road. Generally, the west of the settlement is delineated to the south by Carter Lane /Bishops Walk and to the west by Wood Lane. This pattern has been slightly eroded by recent housing at The Hollows. Development west of the paddock area across the arable	New development along the south-east paddock of the parcel and the lower slopes of the larger arable field might generally reflect the 20 th century housing settlement growth abutting Wood Lane. Development on the site could retain a southern boundary of Carter Lane but have a tenuous link to the main urban framework. The short undeveloped gap between new	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	parts of the parcel would further erode that established urban framework and further exacerbate the 20th century elongated settlement pattern. That boundary is currently well-defined by established hedges, garden boundaries and treebelt. Development to the upper reaches of the main arable field would relate poorly to the historic settlement form and exacerbate the diluted relationship of this area to the village. The parcel also performs a modest separation function between Church Warsop and Warsop Vale to the west. However, the eastern fringe of Warsop Vale is weakly defined and development of the parcel would not lead to critical narrowing of the separation.	housing fronting the west of wood Lane and the Collier Spring woodland may offer very limited development potential in that it would continue the building line to the wood, but this open character also presents landscape value to the setting of the village.	
Visual Susceptibility			
Visibility, intervisibility & types of views	Limited characteristics of higher susceptibility with fleeting views from Wood Lane and from the footpath to the south-east segment, despite rising elevation.	The parcel enjoys relatively good visual enclosure by tree belts, mature hedgerows and topography with a brow in the landform to its eastern fringe, despite relative openness of land within.	Medium
Skylines and focal points/landmarks	The upper western parts of the parcel present a relatively near-distance horizon from Carter Lane, and development to these parts of the parcel present a risk of skylining development over what is currently a rounder smooth landform .	Although sloping topography, well-treed boundaries to the parcel would limit opportunity for sky-lining of new housing development away from the upper and western fringes. The parcel has no distinctive focal points or points of interest, but its general sloping profile is of inherent visual value	Medium
Scenic quality	Limited characteristics of higher susceptibility, although the combination of well vegetated boundaries and rolling landform provide a pleasing outlook.	Generally free from characteristics within the main open arable field of particular scenic interest	Medium
Visual receptors	Footpath users to the east and northern fringe (outside the parcel) experience pleasing, open views within an	Generally limited by strongly vegetated boundaries	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	enclosed and rolling parcel and would be sensitive to development altering the balance of components. Some private vistas possible from dwellings in Wood Lane and the Hollows.		
Landscape Value			
Strength of landscape character and condition	Generally good landscape condition with few diluting factors. Typical components of Sherwood arable and woodland mosaic setting. The topography of clearly rising and rolling landform backing the village is of intrinsic importance.	Weaker condition to south-east paddock area which is uncultivated and naturalising.	High-Medium
Distinctiveness	No characteristics of higher susceptibility	Not strongly distinctive, but with attractive balance of elements of the rolling arable and woodland landscapes of Sherwood. No focal points of interest or distinctiveness	Medium
Natural ecological heritage / biodiversity	No characteristics of higher susceptibility, although semi-naturalised condition of south-east corner offers some modest habitat value. Collier Wood LWS abuts the north-east of the parcel and development within the northern reaches thereof may present indirect threats from disturbance to its ecological value.	Inherent value of mature hedges and the framing woodlands, but outside the parcel.	Medium-Low
Historic / cultural heritage	No characteristics of higher susceptibility	Absence of important sites or characteristics	Low
Recreational	PRoW to the eastern flank of the parcel, with another path skirting close to the north-east area. Appear to be well used with pleasing outlooks from them.	No wider recreational use.	Medium
Scenic, aesthetic, perceptual and experiential	Important in relation to rolling and rising landform with distinct woodland framing and enclosure for users of the	Individual components of the landscape parcel are unremarkable, but in combination provide a pleasing experience to footpath users.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	footpath. Limited perception of settlement allows for a rural experience close to the settlement.		
Visual Value			
Views of recognised value	No characteristics of higher susceptibility in relation to recognised views (actual experiential value may be higher)	Draft Warsop Neighbourhood plan does not identify specific recognises views of importance.	Medium-Low
Summary	The parcel presents simple component parts, but its landform and wooded boundaries provide it with a sense of enclosure and tranquillity which does not reflect its proximity to the settlement and Carter Lane. As such it presents a modest degree of distinctiveness and discrete landscape frame to the west side of Church Warsop. Individually its landscape components are not distinctive nor of particular significance, but in combination are attractive and retain a sense of integrity. The parcel does benefit from relative sense of enclosure and as such housing development within it would be unlikely to be prominent subject to maintaining existing mature vegetation and restricting development from its upper and outer areas where sky-lining would be a risk. Development within the parcel as a whole would however be likely to relate poorly to historic settlement form and narrow separation with Warsop Vale.		
Mitigation Opportunities	The parcel falls across LPZ29. Policy action is to Conserve, including the following measures of relevance to this study parcel (recognising that the study parcel forms a very small part of the extensive LPZ): • Seek opportunities to restore arable land to pasture. • Conserve historic field pattern, restoring and reinforcing poor hedgerow boundaries where necessary. • Seek opportunities to create areas of heathland where appropriate. • Conserve the rural character of the landscape by concentrating new development around the existing settlements of Meden Vale and Church Warsop. • Create small scale woodland/tree planting to soften new development, preferably in advance of development. • Conserve and respect the local vernacular of stone / red brick construction in any new development. • Contain new development within historic field boundaries. Other mitigation measures may include: • Restrict built development from upper and western parts of the parcel. • Safeguard and reinforce existing parcel framework of woods and mature hedging • Safeguard amenity of PRow as far as possible.		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	- Seek to enhance habitat potential through design and layout proposals. The Green Infrastructure Study, 2018, does not present pertinent enhancement measures of relevance to development within this study parcel (part of GI Area 1): - Includes a variety of publicly accessible walking trails between the settlements of Market Warsop, Church Warsop and Meden Vale and northwards across into Bassetlaw district. - In combination with strategic GI network 4, GI network 1 forms part of a wider ecological corridor stretching from Pleasley Vale to Meden Vale along the River Meden. - Important open breaks preventing coalescence between settlements.		
Strategic Landscape Policy Zone SH29 – Meden Vale and Church Warsop Meadowlands with Plantations		Strategic Landscape Policy Action Conserve	
Study Parcel 32: Overall Landscape Sensitivity to Housing Development: High-Medium			

Study Parcel 33: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	No characteristics of higher susceptibility. The parcel omits a small island of rough, slightly raised heathland of ecological significance around which more typical valley floor landform and arable use continues	Low, open, valley floor landform (outside/omitting the narrow river channel corridor and riparian vegetation) with very gentle undulation. An initial fall from Carter Lane along the northern boundary before very limited undulation and gradual fall in elevation to the east along the Meden Valley floor. Some more pronounced undulation to the western parts.	Medium-Low
Landscape pattern, landcover & scale	Although widely visible from Carter Lane and the footpath network, there are no characteristics of higher susceptibility.	Large-to-medium scale, very open arable landcover with few hedges in sometimes poor condition. Limited area of pasture to the western fringe. Very few trees. The grain of field pattern diminishes towards the eastern reaches of the linear site as it nears Church Warsop.	Medium-Low
Sense of place, rural character and quality & landscape condition	The parcel presents few points of landscape interest but it occupies a valley floor location influenced by the river Meden as it flows east towards the historic bridge and church at Church Warsop which stands as a consistent landmark across the parcel.	Open arable land cover with no distinctive focal points. Field patterns become smaller to the east where some remnant historic field pattern is apparent. Landscape condition is generally poor with weak boundaries and hedgerow loss.	Medium-Low
Tranquillity	No characteristics of higher susceptibility	Limited tranquillity apparent consequent to the constant presence of Carter Lane running parallel and slightly elevated to the northern boundary.	Medium-Low
Settlement pattern and the nature of the adjoining settlement edge	The parcel comprises much the valley floor separation between Warsop Vale in the west and Church Warsop to the east. It has a particularly weak relationship to the loose settlement edge of Warsop Vale. The parcel's eastern reaches extend towards the historic core of Church Warsop, falling over low, flat topography	Much of the development north of Carter Lane is of limited architectural value and has diluted historic settlement form, such that development south of the road would be unlikely to have a strongly detrimental impact on those area's setting.	High

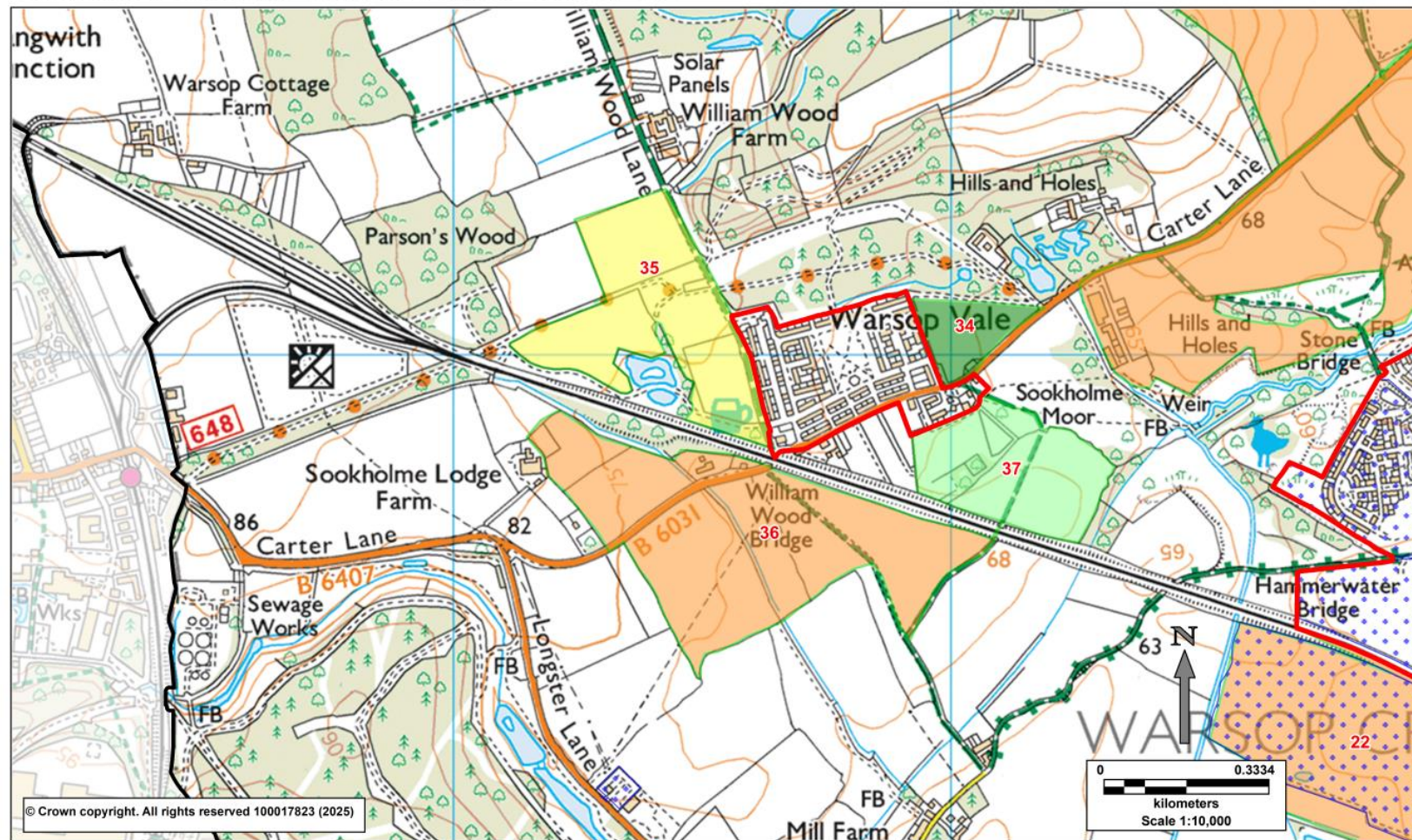
Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	immediately south and west of the slightly elevated landmark church. The settlement of Church Warsop, although closely bounding the parcel, stands entirely north of Carter Lane and then east of Church Road and as such development over any part of the parcel would dilute this historically established delineation.		
Visual Susceptibility			
Visibility, intervisibility & types of views	The open, low-lying and generally flat parcel is widely visible from public vantage points. In particular extensive views are possible from Carter Lane which defines much of its long northern edge and is raised up above low clipped hedges. Views from its multiple PRow are also possible across and out of the parcel. Development within the parcel has a high potential for being prominent in the landscape and an incongruous element in the landscape component mix.	The parcel is generally free from significant elevational change and housing development would be likely to sit low in the landscape.	High-Medium
Skylines and focal points/landmarks	The church tower of St Peter and St Paul church stands prominent in long views from within the parcel to the east. The open valley floor landscape is free from interruption, obstruction or distraction from those historic landmark views such that development within the parcel would potentially harm this context. The eastern parts of the parcel abut the southern edge of Church Warsop along Carter Lane, affording a distinctive and visually prominent context for a main gateway and relationship between the open landscape and settlement form.	The parcel is generally free from significant elevational change and housing development would be likely to sit low in the landscape, limiting opportunity for sky-lining apart from very close vistas.	High-Medium
Scenic quality	No characteristics of higher susceptibility	Although important to the historic setting of Church Warsop the component elements of the parcel do not present scenic value.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Visual receptors	Users of the extensive PRoW network within the parcel would be susceptible to a loss of amenity,	Road users of Carter Lane would be less susceptible to change in the parcel although expansive views are experienced.	Medium
Landscape Value			
Strength of landscape character and condition	No characteristics of higher susceptibility	Clear undiluted arable character but in generally poor condition.	Medium-Low
Distinctiveness	Eastern reaches of the parcel are important in the landscape context of the church tower of St Peter and St Paul's church.	No characteristics of lower susceptibility	Medium-Low
Natural ecological heritage / biodiversity	The parcel itself omits the island of heathland to its western parts which is SSSI (Hills and Holes and Sookholme Brook) for its limestone and base-rich flush plant communities. The parcel falls within the SSSI notification buffer. Whilst not a component of the parcel, residential development within vicinity of the SSSI would present potential for indirect harm. To the central southern boundary the parcel abuts The Carrs Local Nature Reserve .	The parcel itself displaces few elements important for nature conservation being open arable land with poor condition hedgerows.	High-Medium
Historic / cultural heritage	Eastern reaches of the parcel are important in the landscape setting of and views to the church tower of St Peter and St Paul church.	Free from designated heritage sites.	Medium
Recreational	Good network of PRoW across the site which affords access between the three Warsop settlements within the river corridor vicinity. Development would be likely to have a harmful effect on amenity of users.		High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Scenic, aesthetic, perceptual and experiential	No characteristics of higher susceptibility beyond perception of river corridor to the south and vistas to the church tower.	Although relatively undiluted open arable landscape the parcel offers only intrinsic countryside character with no particular additional scenic merit.	Medium
Visual Value			
Views of recognised value	No characteristics of higher susceptibility in relation to recognised views (actual experiential value may be higher)	Draft Warsop Neighbourhood plan does not identify specific recognises views of importance.	Medium-Low
Summary	The study parcel covers an elongated, relatively narrow tract of land covering most of the north bank of the River Meden between Church Warsop and Warsop Vale. As such development within its central and western areas would have a weak spatial relationship with both settlement’s established forms, and also the historic context of Church Warsop to the east. It is highly visible from public vantage points and has a strong PRoW network within. It is also important in terms of a buffer for the Hills and Holes and Sookholme Brook SSSI which it abuts and surrounds in part. The site’s intrinsic landscape characteristics are generally weak, with open arable land use over low terrain in relatively weak condition. Housing development within the parcel would present clear potential a dilution of settlement form of either Church Warsop or Warsop Vale, break established delineations of the urban form of Church Warsop and be detrimental to the ecological and recreational value of the parcel. Some opportunity for limited development may arise to the south of Bishops Walk, however this area is also sensitive in respect to historic settlement limits, landscape field pattern and historic setting of the church.		
Mitigation Opportunities	Magnesian Limestone LPZ 25 Policy Action is to Conserve and Reinforce, including the following measures of relevance to this study parcel: • Conserve and reinforce woodland areas, particularly ancient woodland ensuring appropriate management • Conserve and reinforce the parkland landscape character adjacent to Park Hall and Nettleworth Manor • Ensure that native hedgerows are used to screen the sub-divided fields where fields are fenced to maintain stock or horses • Conserve areas of calcareous and neutral grassland, and seek opportunities to extend and enhance these areas • Conserve open views across the landscape through careful siting of any woodland and management of existing vegetation • Conserve and reinforce existing habitats including lakes, ponds, wetland meadow, reedbeds or grassland banks as a buffer adjacent to arable farming, and seek opportunities for planting of new riparian trees and shrubs using species appropriate to the Magnesian Limestone Landscape Character Area		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	- Conserve and reinforce the rural character by reducing the prominence of urban fringes in the south of the LPZ by woodland planting. Other mitigation measures may include: - Any development permitted should be set close to Carter Lane and avoid interrupting views to the church tower from footpaths within the parcel. - Any new development south of Bishops Walk should not extend beyond the cluster of development at Bethel Gospel Church. - Safeguard the amenity value of PRow network. - Seek to enhance habitat potential through design and layout proposals. - Avoid harmful direct and indirect impacts from residential development on nearby designated ecological sites and river corridor. The Green Infrastructure Study, 2018, sets out the following enhancement measures of relevance to development within parts of this study parcel (part of GI Area 1): - Includes a variety of publicly accessible walking trails between the settlements of Market Warsop, Church Warsop and Meden Vale and northwards across into Bassetlaw district. - In combination with strategic GI network 4, GI network 1 forms part of a wider ecological corridor stretching from Pleasley Vale to Meden Vale along the River Meden. - Important open breaks preventing coalescence between settlements.		
Strategic Landscape Policy Zone ML24: Market Warsop Meadowlands		Strategic Landscape Policy Action Conserve and Create	
Study Parcel 33: Overall Landscape Sensitivity to Housing Development: High-Medium			

Study Parcel Landscape Sensitivity Values - Warsop Vale



 Settlement Boundaries
 Mansfield District Boundary

 Reasonable Alternative Sites (HELAA 2025)
 Reasonable Alternative Sites (HELAA 2025) with Planning Permission

Landscape Sensitivity Values

	High		Medium-Low
	High-Medium		Low
	Medium		

Study Parcel 34: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	Single open triangular field on eastern fringe of Warsop Vale with very gentle fall in levels away from the settlement to the east.	Free from any topographical features of distinction.	Low
Landscape pattern, landcover & scale	No characteristics of higher susceptibility	Open arable field of medium scale, with hedgerow boundaries of varying condition (some missing entirely) and some boundary trees to Carter Lane. A small enclosure to southern edge with fenced-off utility infrastructure.	Low-Medium
Sense of place, rural character and quality & landscape condition	No characteristics of higher susceptibility	Limited rural character consequent to proximity to new housing on King Street to west boundary and to Carter Lane to its southern fringe.	
Tranquillity	No characteristics of higher susceptibility	Proximity to new housing on King Street to west boundary and to Carter Lane to its southern fringe negates any perception of tranquillity.	Medium-Low
Settlement pattern and the nature of the adjoining settlement edge	No characteristics of higher susceptibility.	Closely abuts the eastern edge of the compact form of Warsop Vale and is part enclosed by it and Carter Lane. Development across the parcel would not significantly dilute settlement form. Development across the site would theoretically narrow separation between Warsop Vale and Church Warsop but the scale of the site would render this insignificant.	Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Visual Susceptibility			
Visibility, intervisibility & types of views	Open views along part of Carter lane but against wooded backdrop and/or Kings Street Housing.	Limited vistas out of the parcel, some longer views toward south-east and Meden valley corridor but not significant. Semi-enclosed parcel by woodland and housing.	Medium-Low
Skylines and focal points/landmarks	No characteristics of higher susceptibility.	Immediate backdrop of the settlement and King Street housing and rising wooded ground limits opportunity for development having negative effect on skylines.	Low
Scenic quality	No characteristics of higher susceptibility	Open, flat arable field of medium scale, with hedgerow boundaries of varying condition (some missing entirely) and some boundary trees to Carter Lane. A small enclosure to southern edge with fenced-off utility infrastructure. Backdrop of wooded hillside presents limited scenic value.	Medium-Low
Visual receptors	Receptors of higher susceptibility limited to housing on King Street, although maturing boundary treatment to the parcel reduces this considerably.	Passing traffic and pedestrians to Carter Lane less susceptible to harmful change	Medium-Low
Landscape Value			
Strength of landscape character and condition	No characteristics of higher susceptibility.	Simple combination of unremarkable landscape features on a relatively small scale. Typical of LCA but not of high significance.	Medium-Low
Distinctiveness	No characteristics of higher susceptibility.	Simple combination of unremarkable landscape features on a relatively small scale.	Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Natural ecological heritage / biodiversity	No characteristics of higher susceptibility.	No designated sites across the parcel and limited significance in relation to ecological corridors due to its cultivated arable use. Bounds the wooded hillside to the north which is part of Warsop Colliery LWS.	Medium-Low
Historic / cultural heritage	No characteristics of higher susceptibility.	No designated heritage sites or buildings	Low
Recreational	No designated sites	No recreational use or public access.	Low
Scenic, aesthetic, perceptual and experiential	No characteristics of higher susceptibility.	Intrinsic value as open agricultural space on fringe of the settlement but with low scenic value	Medium-Low
Visual Value			
Views of recognised value	No characteristics of higher susceptibility in relation to recognised views (actual experiential value may be higher)	Draft Warsop Neighbourhood plan does not identify specific recognises views of importance.	Low
Summary	A small/medium scale triangular arable field with very limited landscape components of interest or sensitivity. Well related to the settlement but without strong landscape prominence, with backdrop of rising, wooded hillside and the village edge. Overall, housing development across the parcel would have few harmful landscape impacts, although there would be a change in the balance of visual components in the immediate vicinity. Partial development should be focused to the west of the parcel so as to maintain compact settlement form. Opportunity exists for enhanced frontages to Carter Lane and to present more distinctive gateway into the settlement from the east.		
Mitigation Opportunities	Magnesian Limestone LPZ 25 Policy Action is to Conserve and Reinforce, including the following measures of relevance to this study parcel: • Ensure that native hedgerows are used to screen the sub-divided fields where fields are fenced to maintain stock or horses • Conserve open views across the landscape through careful siting of any woodland and management of existing vegetation		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	- Conserve and reinforce the rural character by reducing the prominence of urban fringes in the south of the LPZ by woodland planting. Other mitigation measures may include: - Focus development to the western parts of the site to retain compact village character. - Strengthen green boundary treatment to Carter Lane - Embed biodiversity gains within proposals to link to woodland to the north. The Green Infrastructure Study, 2018, does not recognise this study parcel as part of the strategic green infrastructure network.		
Strategic Landscape Policy Zone ML25: Sookholme Village Farmlands		Strategic Landscape Policy Action Conserve and Reinforce	
Study Parcel 34: Overall Landscape Sensitivity to Housing Development: Low			

Study Parcel 35: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	No characteristics of higher susceptibility.	Generally flat with low artificial bunds and mounds as part of former Warsop Main Colliery restoration / landscaping scheme.	Medium-Low
Landscape pattern, landcover & scale	Combination of rectilinear agricultural fields and designated public open space with tracks and parking area, planned tree belts and open grassland. Medium-scale landscape. Towards the northern parts hedgerows become more established with restored field boundaries. Southern parts remain more open and less defined spaces. Substantially delineated by wooded railway embankment to southern boundary.	A wholly restored landscape with no visible historic significance in its current state. Extensive tree planting yet to mature.	Medium
Sense of place, rural character and quality & landscape condition	Mixed character reflected by its restored field boundaries to the north with open grassland and immature tree planting to the south as it abuts the western edge of Warsop Vale. Backdrops of wooded railway embankment and former spoil heap provide heavily vegetated context. The parcel provides an unusual but distinct combination of accessible components.	Condition is mainly good but with some elements of new planting neglected.	High-Medium
Tranquillity	Relatively peaceful parcel of land with no significant road disturbance, and most parts visually cut off from the settlement.	Branch-line rail service is infrequent but elevated track makes passage of trains apparent.	Medium
Settlement pattern and the nature of the adjoining settlement edge	The southern section of the parcel has open, abrupt boundary with the terraces of North Street on the western side of Warsop Vale. To the north of the parcel there is a weak visual or settlement form	The settlement is generally a compact, rectilinear settlement form reflecting its colliery settlement heritage. Limited development within the parcel adjacent to North	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	relationship with the village, with development in these areas potentially diluting the general distribution of housing and historical association.	street environs could reflect this arrangement/layout without detrimental impact on settlement form.	
Visual Susceptibility			
Visibility, intervisibility & types of views	Some longer internal views within the generally enclosed parcel are available from the planted bunds, over otherwise flat terrain with limited internal mature treescapes.	The parcel is largely well-contained by the edge of the settlement, railway embankment and wooded spoil heap. Views out to the north, beyond the parcel boundary are contained by enclosing woodland.	Medium-Low
Skylines and focal points/landmarks	No characteristics of higher susceptibility	Immediate backdrop of the settlement at North Street and otherwise enclosed parcel by embankments, treescape and spoil tip and limits opportunity for development to have negative effect on skylines or focal points.	Low
Scenic quality	Whilst comprising re-created/restored landscape of the former colliery site, maturing treescapes which enclose (but do not encroach) the parcel and absence of incongruous elements afford a limited degree of scenic value, particularly in vistas away from the settlement to the north.	No highly scenic landscape elements.	Medium
Visual receptors	Receptors of higher susceptibility of harm from new built development would be recreational uses of the Public Open Space designated across the non-agricultural components of the restored landscape. To the southern area of the parcel residents of North Street with private outlooks to the open meadowland would be sensitive to change	No characteristics of lower susceptibility	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Value			
Strength of landscape character and condition	Northern reaches of the parcel are displaying a developing sense of place consequence to absence of incongruous features and strong (wider) wooded enclosure. Character of the public open space is an extension of the wider restored and wooded non-agricultural character of the adjacent spoil heap.	A wholly restored landscape with still maturing character. Condition is variable in places	High-Medium
Distinctiveness	Modestly distinct combination of land cover, tree belt planting, open grassland and agricultural use. Northern parts in particular reflect the characteristics of the Landscape Policy Zone 26 – Warsop Vale Village Farmlands with ancient Woodlands.	A wholly restored landscape with still maturing character and components of modest distinctiveness.	Medium
Natural ecological heritage / biodiversity	Maturing ecological interest as restored landscape planting and uncultivated grasslands become more established. The parcel bounds multiple areas with strong ecological corridor and mixed habitat value including Warsop Colliery and Parsons woods LWS.	No designated ecological sites.	High-Medium
Historic / cultural heritage	The parcel comprises a substantive part of the former Warsop Main colliery site, around which the settlement and community evolved. Whilst the site is now fully cleared of recognisable coal mining infrastructure remnants, it remains a significant site of local cultural heritage. Development across the site may potentially be affected by contamination or stability constraints arising from the former use.	The parcel is free from historic buildings or other interest features.	Medium
Recreational	The parcel is designated as Public Open Space within the current development plan. Paths, open space and maturing landscaping and habitats present an important local resource and one which is likely to become more so with maturity. Car parking is	Some areas of the parcel given over to arable land use with no public access. Some areas of the site show evidence of anti-social behaviour, possibly reflecting lack of natural surveillance.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	available for users. Partial development across the site would not necessarily eliminate such value but would be detrimental to its openness and public access.		
Scenic, aesthetic, perceptual and experiential	Whilst comprising re-created/restored landscape of the former colliery site, maturing treescapes which enclose (but do not encroach) the parcel and absence of incongruous elements afford a limited degree of scenic value, particularly in vistas away from the settlement to the north. Passage through the parcel is generally tranquil, and sense of cultural importance of the former use of site can be perceived.	Unremarkable individual components of the landscape, but in combination afford some community value.	Medium
Visual Value			
Views of recognised value	No characteristics of higher susceptibility in relation to recognised views (actual experiential value may be higher). However, vistas outwards from the inner parcel boundary are pleasing.	Draft Warsop Neighbourhood plan does not identify specific recognised views of importance.	Medium-Low
Summary			
	The parcel presents an uncommon combination of landscape components arising from past use and significant restoration to recreational, habitat and agricultural use. Very limited change in elevation and considerable enclosure by surrounding topography, treescape and the railway embankment result in some enclosure and few of long views into the parcel from public vantages, which would serve to screen development in longer landscape contexts and views. With the exception of the southern-most areas of the parcel, it generally has a weak relationship to the established urban form (historic colliery village) and perceptual connectivity to Warsop Vale as a settlement. This is particularly evident to the western and northern reaches. The parcel includes area of designated Community Open Space and this alongside accessible well-wooded and semi-naturalised areas affords very good recreational value and ecological potential which development would have a harmful effect upon. Any development permitted should seek to compensate for such losses with substantive planting and ecological measures and for wider public access to be safeguarded.		
Mitigation Opportunities	Magnesian Limestone LPZ 26 Policy Action is to Conserve and Reinforce, including the following measures of relevance to this study parcel • Conserve and reinforce the simple and regular field pattern of the rural agricultural landscape. • Conserve and reinforce the older field patterns of enclosure, where they occur. • Conserve and reinforce field boundary hedges, and encourage the restoration of fragmented sections.		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	- Conserve and reinforce the interlocking character of woodland by planting new hedgerows and linear woodland belts . - Conserve and reinforce woodland and hedgerows by appropriate management to ensure their longevity. - Conserve and reinforce the rural character of the LPZ by small scale tree planting along the fringes of Warsop Vale. - Enhance field boundaries by management and replanting of hedgerows where they become damaged. - Conserve and reinforce the strong woodland character within the landscape by maintaining, and where opportunities exist, extending existing woodland and planting new woodland using species appropriate to the Magnesian Limestone LCA. - Conserve areas of ancient woodland, calcareous and neutral grassland, and wet woodland. Other mitigation measures may include: - Restrict development of new housing to the southern reaches of the parcel for connectivity to the settlement and to safeguard valued Community Open Space designation. - Reflect layout of Warsop Vale in new housing schemes to the south. - Continue active management and enhancement of the landscape features, recreational and ecological potential of COS area. The Green Infrastructure Study, 2018, sets out the following enhancement measures of relevance to development within parts of this study parcel (part of GI Area 13): - Protect areas of existing publicly accessible green space, cycling/walking routes to Shirebrook train station and other routes to Church Warsop and Market Warsop and the National Cycle Network) whilst improving the quality of these areas. - Protect ancient woodland and priority habitats and expand of these habitats where possible. - protect designated sites and the habitats connecting to these (ecological network) - Protect the natural/green setting of Warsop Vale. - Restore natural and semi-natural grasslands and woodlands into favourable conservation management between WarsopVale and Shirebrook station greenway (area surrounding Warsop Junction disused railway line and Parson’s wood). - Improve the place shaping quality of the green spaces in and around Warsop Vale.		
Strategic Landscape Policy Zone Magnesian Limestone Landscape Policy Zone 26 – Warsop Vale Village Farmlands with ancient woodlands		Strategic Landscape Policy Action Conserve and Reinforce	
Study Parcel 35: Overall Landscape Sensitivity to Housing Development: Medium			

Study Parcel 36: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	No characteristics of higher susceptibility.	Very gently falling ground from north-west boundary to south-east, with no significant variation in terrain or landform. Over its broad extent this fall is not clearly apparent.	Low
Landscape pattern, landcover & scale	No characteristics of higher susceptibility.	Primarily open arable land cover with medium scale, irregular rectilinear fields. Low clipped hedges define field boundaries with few scattered hedgerow trees. To the north of Carter Lane and tucked beneath the railway embankment to the north is a small triangular cluster of dwellings and car repair garage with large forecourt which is an outlier of Warsop Vale which is otherwise limited to north of the embankment. Overhead power lines are prominent.	Medium-Low
Sense of place, rural character and quality & landscape condition	Perceptually detached from Warsop Vale by the railway embankment. A clearly rural parcel but where the influence of the outlying buildings and road is perceptible. Away from the road few incongruous components.	Characteristics of lower susceptibility limited to the small area of development by the railway bridge. Condition generally moderate with some evidence of hedgerow loss or deterioration.	High-Medium
Tranquillity	Eastern reaches of the parcel are detached from development and the influence of the settlement and allows a modest sense of tranquillity from the PROWs.	Road and outlying development are perceptible over most of the parcel. Railway presents infrequent but prominent movement and noise.	Medium
Settlement pattern and the nature of the adjoining settlement edge	The parcel generally is detached from Warsop Vale by the railway embankment. The small area of buildings by the roadside and rail bridge are incongruous outliers and should not set a strong precedent for further development south of the railway without significant dilution of historic settlement form.	Although outlier to the settlement the existing built development south of the railway does serve to dilute the predominantly rural character of the parcel.	High-Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Visual Susceptibility			
Visibility, intervisibility & types of views	Wide open parcel with views across and out of it possible from Carter Lane and the two PRoW which cross the parcel. Long, low horizons to the south from footpaths which reach across the Meden Valley corridor. Very weak visual relationship with the settlement. Important gateway to the settlement on approaches on Carter Lane. Development over most parts of the parcel would be highly visible and apart from north of Carter lane introduce development into landscapes free from built structure.	No characteristics of lower susceptibility. Small area of development land north of Carter Lane where redevelopment may maintain the balance of visible components in the landscape.	High-Medium
Skylines and focal points/landmarks	No characteristics of higher susceptibility	Wooded railway embankment provides significant framing to the northern edge of the parcel, removing opportunity for new development to sky-line on approaches on Carter Lane or the PRoW network.	Medium-Low
Scenic quality	No characteristics of higher susceptibility.	The basic components of the parcel of wide-open arable fields with clipped hedges in modest condition is of low intrinsic scenic value.	Medium-Low
Visual receptors	Sensitive receptors to new development would be private vistas from the small group of houses adjacent to the road and northern boundary. Footpath users across the parcel would be sensitive to new built development.	Road users on Carter Lane would be less susceptible to new built development.	Medium
Landscape Value			
Strength of landscape character and condition	No characteristics of higher susceptibility	Clear undiluted arable landscape character but in generally modest condition.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Distinctiveness	No characteristics of higher susceptibility	Indicators of landscape value in terms of distinctiveness are limited such that they should not clearly preclude development	Medium-Low
Natural ecological heritage / biodiversity	No characteristics of higher susceptibility	Very limited open arable fields with poor hedgerow condition.	Low
Historic / cultural heritage	No characteristics of higher susceptibility	No apparent historical significance.	Low
Recreational	Good footpath network over the parcel which appear to be well used and benefit from separation from the settlements.	No characteristics of lower susceptibility	High-Medium
Scenic, aesthetic, perceptual and experiential	Some limited sense of tranquillity can be perceived to the eastern reaches of the parcel but the road and built development dilute this sense across its western parts.	No clearly important combinations of landscape components to present higher susceptibility to development in scenic terms.	Medium-Low
Visual Value			
Views of recognised value	No characteristics of higher susceptibility in relation to recognised views (actual experiential value may be higher). However, vistas outwards from the inner parcel boundary are pleasing.	Draft Warsop Neighbourhood plan does not identify specific recognises views of importance.	Medium-Low
Summary			
	The study parcel has limited inherent characteristics of clear landscape value in modest condition, although for most of its extent is free from built development. It is an important gateway area to Warsop Vale from Sookholme Moor. The parcel is clearly characterised by a strong degree of separation from the built form and extent of Warsop Vale. The railway embankment forms both a visual divide and		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	perceptual separation from the village. Whilst this is slightly diluted by the small area of built development south of the railway bridge on Carter Lane, it is not characteristic of the parcel as a whole. New built development within the parcel would significantly alter the balance of components in the landscape, harming its sense of open countryside and rurality and significant alter the built form of the settlement. Redevelopment or careful extension of the area north of Carter Lane may limit such harm, but would remain an outlying component to the settlement and extend the perception of development into the open countryside.		
Mitigation Opportunities	Magnesian Limestone LPZ 25 Policy Action is to Conserve and Reinforce, including the following measures of relevance to this study parcel: - Conserve and reinforce woodland areas, particularly ancient woodland ensuring appropriate management - Ensure that native hedgerows are used to screen the sub-divided fields where fields are fenced to maintain stock or horses - Conserve areas of calcareous and neutral grassland, and seek opportunities to extend and enhance these areas - Conserve open views across the landscape through careful siting of any woodland and management of existing vegetation Other mitigation measures may include: - Limit development permitted north of Carter Lane where existing development is located. - Site development against the railway embankment to limit dilution of open arable landscape and to provide vegetated backdrop. - Seek nature corridor enhancement through development of poor landscape ecological permeability. The Green Infrastructure Study, 2018, sets out the following pertinent enhancement measures of relevance to development within parts of this study parcel (part of GI Area 4): - Improve trails for multi-user access (walking, cycling, mobility scooter) and enhance function strategic trail and linkages into Bolsover and Ashfield districts.		
Strategic Landscape Policy Zone Magnesian Limestone Landscape Policy Zone 25 – Sookholme Village Farmlands		Strategic Landscape Policy Action Conserve and Reinforce	
Study Parcel 36: Overall Landscape Sensitivity to Housing Development: High-Medium			

Study Parcel 37: Landscape Sensitivity to Housing Development

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Landscape Susceptibility			
Landform	No characteristics of higher susceptibility.	Gently rising ground between Carter Lane and the railway embankment. Free from significant landform interest. Large level area used as rugby pitch.	Medium-Low
Landscape pattern, landcover & scale	Small rectilinear wooded block central to the parcel lies between the rugby pitch and single arable field. Well vegetated	Small-Medium scale landscape pattern	Medium-Low
Sense of place, rural character and quality & landscape condition	Mixed land uses and relationship to the settlement gives rise to different rural characteristics. Beyond the central wooded block and across the arable field with vegetated railway embankment to the south, the character is rural and with low urban influence. Condition is generally good.	The sports pitches with adjacent housing gives rise to low rural character.	Medium
Tranquillity	East of the central wooded block and across the arable field with vegetated railway embankment to the south, some relative tranquillity is experienced with low urban influence.	Railway presents infrequent but prominent movement and noise. Western parts are in close proximity to the settlement and recreational space.	Medium
Settlement pattern and the nature of the adjoining settlement edge	Housing south of Carter Lane does not strongly reflect the historic form of the settlement and development south of this could further exacerbate this dilution of form.	The sports pitches and play area of the western edge of the parcel abuts recent housing south of Carter Lane and urban influence is clear. The parcel would allow the compact form of the village to be maintained. It would also maintain the relationship of the settlement as being north of the railway embankment.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Visual Susceptibility			
Visibility, intervisibility & types of views	Some limited longer views from the upper parts of the PRow crossing the arable field may be possible to the north-east towards Carter Lane, but backed by the embankment.	Generally an enclosed parcel with bounding influence of the railway embankment and southern edge of the settlement within a triangular form. Strong boundary planting to most of the parcel's outer edges also increase enclosure.	Medium-Low
Skylines and focal points/landmarks	No characteristics of higher susceptibility	Well enclosed, mostly low-lying parcel. enclosed parcel with bounding influence of the railway embankment and southern edge of the settlement within a triangular form. Strong boundary planting to most of the parcel's outer edges also increase enclosure. Low likelihood of sky-lining development	Low
Scenic quality	Modest scenic value varies across the site with some intrinsic, well vegetated rural character to the eastern parts of the part-enclosed parcel.	Inner areas present no scenic qualities which would be susceptible to harm from built development	Medium-Low
Visual receptors	Inner parts of the parcel abut existing residential properties where private views to the south and east would be susceptible to built development in outlooks. Recreational users of the PRow over the outer parcel would be susceptible to new built development where currently no urban influence is perceived.	Teams using the playing field (rugby pitch) for formal sport and training would be considered receptors on lower susceptibility to change.	High-Medium
Landscape Value			
Strength of landscape character and condition	Outer parts of the parcel retain a smaller field pattern and strong boundary vegetation and some mature trees, reflecting the distinctive characteristics of Landscape Policy Zone 25 – Sookholme Village Farmlands	The playing field of the inner areas of the parcel reflect a utilitarian character with no sense of place arising.	Medium

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Distinctiveness	Modest characteristics of higher susceptibility to the outer parcel	Generally undistinctive within wider landscape setting.	Medium-Low
Natural ecological heritage / biodiversity	The Study Parcel includes the Warsop Vale Sports ground LWS. Its northern edge abuts the Hills and Holes SSSI (limestone and base-rich flush plant communities). The parcel falls within the SSSI notification buffer. Outer, eastern parcel is characterised by mature boundary vegetation and central wooded belt. Drainage ditches and connectivity of the railway embankment, and proximity to the river Meden corridor to the east present some ecological value. Residential development within vicinity of the SSSI would present potential for indirect harm, but potentially direct harm to the LWS.	Negligible ecological value of the playing field itself and close managed grassland abutting the settlement.	High
Historic / cultural heritage	No characteristics of higher susceptibility	Playing field and adjacent allotments are of some modest cultural significance relating to colliery community sports.	Medium-Low
Recreational	Recreational value of the playing field would be susceptible to loss through development. PRoW to eastern area of the parcel is an important link in circular routes around the settlement.	Playing field appears to be out of regular use as sports field but such uses can be simply reinstated.	High
Scenic, aesthetic, perceptual and experiential	No characteristics of higher susceptibility beyond perception of river corridor to the east and relative enclosure of the wooded railway embankment.	Playing fields and adjacent built development provide no scenic landscape elements susceptible to harm from new development.	Medium-Low
Visual Value			
Views of recognised value	No important views more susceptible to harm from new development.	Draft Warsop Neighbourhood plan does not identify specific recognises views of importance.	Medium-Low

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
Summary	The small study parcel presents some contrasting character in relation to landcover and enclosure, with generally increasing sensitivity away from the existing settlement edge. The eastern/outer field benefits from a degree of enclosure arising from the wooded railway embankment and strong boundary hedges and central tree block which attract LWS status. This outer area, despite relative proximity is perceptibly separate from the village and development here would be likely to harm its sense of rurality, strong ecological qualities and informal recreational value. The inner parcel is characterised by an enclosed playing field with levelled, turfed surface. Whilst of clear community value its landscape qualities are limited and has an open interface with a new block of development south of Carter Lane. It benefits from backdrop of the railway embankment and low prominence in relation to views in or out of the parcel. Greater susceptibility would be expected from private views across the site from existing housing should the site be developed.		
Mitigation Opportunities	Magnesian Limestone LPZ 25 Policy Action is to Conserve and Reinforce, including the following measures of relevance to this study parcel: • Conserve and reinforce woodland areas, particularly ancient woodland ensuring appropriate management • Ensure that native hedgerows are used to screen the sub-divided fields where fields are fenced to maintain stock or horses • Conserve areas of calcareous and neutral grassland, and seek opportunities to extend and enhance these areas • Conserve open views across the landscape through careful siting of any woodland and management of existing vegetation Other mitigation measures may include: • Restrict development to the inner area of the parcel (existing playing fields). • Safeguard ecological value of the existing hedges and tree block LWS and adjacent SSSI from new development. • If playing fields are lost to development, compensatory provision should be secured through planning gain. The Green Infrastructure Study, 2018, sets out the following pertinent enhancement measures of relevance to development within parts of this study parcel (part of GI Area 4): • Improve trails for multi-user access (walking, cycling, mobility scooter) and enhance function strategic trail and linkages into Bolsover and Ashfield districts. • Effectively manage and improve the condition and connectivity of priority habitats esp. magnesium limestone (calcareous) grassland, neutral grassland, semi-natural woodlands & wetlands. This may include scrub removal, addressing areas that have become nutrient enriched and creating new habitat areas to buffer and link to existing ones. Prioritise improving connectivity to designated sites (Local Wildlife Sites, LNRs, SSSIs) and areas of Ancient Woodlands. •		

Criteria	Key Attributes of Higher Susceptibility / Value	Key Attributes of Lower Susceptibility / Value	Sensitivity H/HM/M/ML/L
	Strategic Landscape Policy Zone Magnesian Limestone Landscape Policy Zone 25 – Sookholme Village Farmlands	Strategic Landscape Policy Action Conserve and Reinforce	
Study Parcel 37: Overall Landscape Sensitivity to Housing Development: Medium-Low			