

# **A46 Newark Bypass**

**TR010065/APP/6.3**

## **6.3 Environmental Statement**

### **Appendix 7.1 Landscape Character Policy Zone Descriptions**

APFP Regulation 5(2)(a)

Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and  
Procedure) Regulations 2009

Volume 6

April 2024

Infrastructure Planning

Planning Act 2008

**The Infrastructure Planning  
(Applications: Prescribed Forms  
and Procedure) Regulations 2009**

**A46 Newark Bypass**

Development Consent Order 202[x]

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**ENVIRONMENTAL STATEMENT**

**APPENDIX 7.1 LANDSCAPE CHARACTER POLICY ZONE  
DESCRIPTIONS**

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| <b>Regulation Number:</b>                     | Regulation 5(2)(a)                                |
| <b>Planning Inspectorate Scheme Reference</b> | TR010065  |
| <b>Application Document Reference</b>         | TR010065/APP/6.3                                  |
| <b>Author:</b>                                | A46 Newark Bypass Project Team, National Highways |

| <b>Version</b> | <b>Date</b> | <b>Status of Version</b> |
|----------------|-------------|--------------------------|
| Rev 1          | April 2024  | DCO Application          |

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# 1 Introduction

- 1.1.1 The Newark & Sherwood Landscape Character Assessment divides each Regional Character Area (RCA) into smaller 'policy zones' (PZ) (see Figure 7.1 (Published Regional Character Areas and Policy Zones) of the Environmental Statement (ES) Figures **(TR010065/APP/6.2)**), with landscape analysis undertaken for each. This appendix sets out the key character descriptions for each policy zone within the Scheme study area. It also presents the key actions for that policy zone as described within the Newark & Sherwood District Council assessment.
- 1.1.2 The information presented below has informed the landscape character baseline described in Chapter 7 (Landscape and Visual Effects) of the ES **(TR010065/APP/6.1)**. The key actions have also informed the development of the environmental design, ensuring the design responds appropriately to the local sense of place.

## 2 Regional character areas and policy zones

2.1.1 Regional character areas and associated Policy Zones within the Landscape and Visual Impact Assessment (LVIA) study area are listed in Table 1-1 below.

**Table 1-1: Regional character area policy zones**

| Regional Character Area                  | Relevant Policy Zone   |
|--|--|
| Trent Washlands (TW) RCA                 | TW PZ 10 – River Greet Meadowlands<br>TW PZ 11 – Cromwell, North and South Muskham, Kelham, Averham, Staythorpe and Rolleston Village Farmlands<br>TW PZ 12 – Farndon Village Farmlands<br>TW PZ 13 – Manor Farm River Meadowlands<br>TW PZ 29 – Upton Hall River Meadowlands<br>TW PZ 30 – Farndon River Meadowlands<br>TW PZ 31 – Battle Bridge River Meadowlands<br>TW PZ 32 – Kelham Hills River Meadowlands<br>TW PZ 33 – Newark West River Meadowlands<br>TW PZ 34 – Sconce and Devon Park River Meadowlands<br>TW PZ 35 – South Muskham Village Farmlands<br>TW PZ 37 – Winthorpe West River Meadowlands<br>TW PZ 53 – Averham Weir River Meadowlands |
| Mid-Nottinghamshire Farmlands (MN) RCA   | MN PZ 30 – Knapthorpe Village Farmlands with Ancient Woodland<br>MN PZ 32 – Upton Village Farmlands  |
| East Nottinghamshire Sandlands (ES) RCA  | ES PZ 04 – Winthorpe Village Farmlands<br>ES PZ 06 – Bowbridge Lane Village Farmlands  |
| South Nottinghamshire Farmlands (SN) RCA | SN PZ 07 Elston Village Farmlands  |

### 2.1 TW PZ 10 River Greet Meadowlands

2.1.1 River Greet Meadowlands PZ is located between the villages of Upton, Rolleston and Fiskerton. The landscape condition is described as ‘moderate’. The area is largely flat and the landform rises up gently to Upton Village. The dominant land use is intensive arable farming with some smaller field boundaries surviving. Meandering streams with riparian trees and vegetation are a strong feature, although many electricity pylons cross the area. Overall, the area is considered to have a ‘moderate’ sense of place, with a ‘moderate’ degree of visibility leading to ‘moderate’ landscape sensitivity.

2.1.2 As a result of the analysis, the landscape actions are to ‘conserve and create’, conserving existing hedgerows and pasture and seek opportunities to restore pasture/alluvial wet grassland and enhance river channel diversity.

- 2.1.3 TW PZ 11 Cromwell, North and South Muskham, Kelham, Averham, Staythorpe and Rolleston Village Farmlands
- 2.1.4 Cromwell, North and South Muskham, Kelham, Averham, Staythorpe and Rolleston Village Farmlands PZ is a large policy zone covering a number of village settlements and surrounding countryside to the west of Newark-on-Trent. The landscape condition is defined as 'moderate'. The landscape has been fragmented in places by transport routes, including the busy A1 to the north-east of the area. There are some detracting features which include the National Grid power station to the south of Averham, pylons, the railway line and busy roads. Some historic elements have been degraded by intensive arable farming, transport routes and mineral extraction, however the historic settlements are characteristic of Trent Washlands RCA. The historic parkland landscape still exists around Kelham Hall. Villages at Averham and Kelham are designated Conservation Areas. Overall, the area is considered to have a 'moderate' sense of place, with a 'moderate' degree of visibility leading to 'moderate' landscape sensitivity.
- 2.1.5 As a result of the analysis, the landscape actions are to 'conserve and create', conserving and restoring historic field patterns and conserving the historic woodland and parkland landscape around Kelham Hall, as well as to seek opportunities to restore arable land to permanent wet alluvial grassland close to the River Trent.

## 2.2 TW PZ 12 Farndon Village Farmlands

- 2.2.1 Farndon Village Farmlands PZ is a small area located at the south-west edge of Newark-on-Trent. The landscape condition is defined as 'poor' with a coherent pattern of landscape elements with some detracting features which include power lines, commercial buildings, busy roads and road junctions. Overall, the area is visually coherent. The character assessment concludes a 'very weak' sense of place with features that are characteristic of the Trent Washlands, which would give the area its local distinctiveness, having largely been removed. The landform is apparent and generally there is little tree cover which leads to 'high' visibility. The 'very weak' sense of place with a 'high' degree of visibility leads to landscape sensitivity being defined as 'low'.
- 2.2.2 As a result of the analysis, the landscape actions for PZ 12 are to 'create', including seeking opportunities to recreate historic field boundaries where lost and restore arable land to

permanent pasture. There is also an action to restore hedgerows where necessary and reinforce and strengthen ecology along water courses with native planting.

- 2.2.3 This policy zone also encompasses Newark, north-west of the River Devon Townscape, as described in the Newark Open Breaks review. A mostly residential area situated on Farndon Road on the edge of Newark. To the north, former wharf buildings and warehouses, in general disrepair, front onto the River Trent. A river path along the southern bank of the river provides a quiet secluded contrast to road activity at Farndon roundabout. Modern businesses, including garages, modern office units and a pub have prominent frontages along Farndon Road. The residential architecture has a mixed character, including red brick Edwardian villa style houses infilled with 20th century housing. Street trees, grass verges and many houses set back from the road by gardens contribute to a leafy character along the residential stretches of Farndon Road.

## **2.3 TW PZ 13 Manor Farm River Meadowlands**

- 2.3.1 Manor Farm River Meadowlands PZ is located to the west of the Trent Valley and is a predominately flat arable landscape becoming gently undulating to the south and west. The landscape condition is described as being 'good', albeit the landscape has been fragmented by rail infrastructure running on a north to south axis outside of the study area. There are few detracting features, and overall, the area is considered visually coherent. Cultural integrity is variable as a result of the degradation of field patterns in the north, but they remain in place in the south. Landscape condition is described as 'good', with a 'moderate' sense of place. This along with a moderate degree of visibility leads to 'moderate' landscape sensitivity.
- 2.3.2 As a result of the analysis, the landscape actions are to 'conserve and reinforce' including conserving and restoring traditional field patterns and associated hedgerows, restoring arable to permanent pasture, and reinforcing continuity and ecological diversity of water courses.

## **2.4 TW PZ 29 Upton Hall River Meadowlands**

- 2.4.1 Upton Hall River Meadowlands PZ sits within part of the Upton Hall former Mature Landscape Area. The landscape is dominated by improved pasture, with areas of arable

farmland in the east. Fields are generally regular in form and small to medium in size. Strong hedgerows including hedgerows with trees define field boundaries. Trees are also present along watercourses. The overall condition is defined as 'very good'. The unified pattern combined with few detracting features gives a 'strongly visually unified' area overall. Landscape features are characteristic of the wider Trent Washlands RCA. Historic features are evident, including historic field boundaries running on a north to south axis through the area, contributing to a 'moderate' sense of place. This combined with a 'moderate' degree of visibility leads to a 'moderate' landscape sensitivity.

- 2.4.2 The analysis concludes a need to 'conserve' landscape features. This includes conserving historic field boundaries and associated hedgerows, conserving ecological diversity including along water courses, and conserving pastoral character. Actions also include considering enhancements through small scale tree and woodland planting as well as conserving the sparsely settled character of the landscape.

## **2.5 TW PZ 30 Farndon River Meadowlands**

- 2.5.1 Farndon River Meadowlands PZ is a small area located on the south-west edge of Farndon. The landscape condition is defined as 'very good' with the pattern of landscape elements described as being unified with few detracting features, which gives a strongly visually unified area. The features which give the area its local distinctiveness are characteristic of the Trent Washlands, leading to a 'moderate' sense of place. This combined with the 'low' degree of visibility leads to landscape sensitivity being defined as 'low'.
- 2.5.2 As a result of the analysis, the landscape actions are to 'conserve and reinforce' by conserving the traditional pattern of hedged fields and to reinforce historic field pattern with new hedgerow planting where appropriate, conserve pastoral character and reinforce the species diversity of alluvial grasslands, conserve and maintain willow holts and enhance visual unity through small scale tree and woodland planting.

## **2.6 TW PZ 31 Battle Bridge River Meadowlands**

- 2.6.1 Battle Bridge River Meadowlands PZ is a small area dominated by species rich pasture and some areas of arable



farmland. It forms part of Micklebarrow Hill former Mature Landscape Area. The field pattern is defined by small regular layout with strong mixed species hedgerows. The area is well enclosed by mature field boundary vegetation, limiting views. The overall landscape condition is defined as 'very good'. Landscape pattern is considered to be coherent with few detracting features. Landform is 'apparent' and the strong tree cover providing enclosure leads to a low degree of visibility. This combined with the 'moderate' sense of place leads to a 'low' landscape sensitivity.

- 2.6.2 The analysis concludes a landscape action to 'conserve and reinforce'. Landscape features to be conserved include traditional hedged fields and ridge and furrow features, and those to be reinforced include historic field patterns. Actions also include seeking opportunities to convert arable land to permanent pasture, enhancements to the river environment, enhancements through small scale tree and woodland planting, and conserving the sparsely settled character of the landscape.

## 2.7 TW PZ 32 Kelham Hills River Meadowlands

- 2.7.1 Kelham Hills River Meadowlands PZ forms part of the Kelham Hills former Mature Landscape Area. The area is characterised by mixed farmland with small to medium sized fields of largely improved or semi-improved grassland. Historic field patterns also remain, delineated by tall mixed hedgerows. The overall landscape condition is defined as 'very good', with a unified pattern and few detracting features. This leads to a strong visually unified area. Landscape features which provide the area's sense of place are characteristic of the wider Trent Washlands RCA. Views are restricted by the strong mature hedgerows and woodland to the west, leading to a moderate visibility of the area from outside the policy zone. This combined with the 'moderate' sense of place leads to a 'moderate' landscape sensitivity.
- 2.7.2 The analysis concludes the need to 'conserve' landscape features, including the traditional pattern of hedged fields and meadowland, and 'reinforce' the historic field pattern where possible. Additional actions include seeking opportunities to return arable land to pasture, conserving pastoral character and promoting ecological diversity, as well as enhancing visual unity through small scale tree and woodland planting and conserving the sparsely settled character of the area.

## 2.8 TW PZ 33 Newark West River Meadowlands

- 2.8.1 Newark West River Meadowlands PZ is a small area located on the western edge of Newark-on-Trent. The landscape condition is defined as 'very poor'. The pattern of landscape elements is incoherent, and the area has many detracting features including the A46 roundabout and associated roads, railway line and other detracting features such as caravan park, industrial and residential development giving rise to a significantly visually interrupted area. Despite cultural integrity being poor due to a loss of features, historic sites do still remain. This area has a 'very weak' sense of place as it has been highly fragmented by provision of major roads, the railway, and recent industrial and residential developments. Few distinctive features of the Trent Washlands RCA are evident. The very weak sense of place with 'moderate' degree of visibility results in a 'very low' landscape sensitivity.
- 2.8.2 As a result of the analysis, the landscape actions are to 'create' by recreating the traditional pattern of hedged fields to reinforce the historic field pattern and seek opportunities to enhance visual unity through planting of small-scale trees and woodland, as well as enhancing tree cover with planting of hedgerow trees.

## 2.9 TW PZ 34 Sconce and Devon Park River Meadowlands

- 2.9.1 Sconce and Devon Park River Meadowlands PZ is a small area located on the south-west edge of Newark-on-Trent. The landscape condition is defined as 'very good'. The pattern of the landscape elements is coherent with few detracting features with an overall visually unified area. The features which give this area its local distinctiveness are characteristic of the Trent Washlands. Views within the area are restricted by Newark-on-Trent's urban area. The landform is apparent and intermittent tree cover provides a limited degree of enclosure which leads to a 'moderate' visibility of the area from outside the policy zone. The area has a moderate sense of place which when combined with the moderate visibility leads to a 'moderate' landscape sensitivity.
- 2.9.2 As a result of the analysis, the landscape actions are to 'conserve' by recreating the traditional pattern of hedged fields to reinforce the historic pattern, conserve and protect pollarded willows and seek opportunities to re-pollard

existing willows and conserve and enhance the pattern and special features of meadowland hedgerows.

## **2.10 TW PZ 35 South Muskham Village Farlands**

- 2.10.1 South Muskham Village Farlands PZ is a small linear area dominated by Moorhouse Lane Drain, a designated Sites of Importance for Nature Conservation (SINC) due to its notable plant community. The landscape condition is defined as 'very good'. Riparian trees and vegetation are prominent along the drain and semi-irregular and sinuous field boundaries retain some of the historic field pattern. The 'moderate' sense of place combined with a 'moderate' degree of visibility leads to a 'moderate' landscape sensitivity.
- 2.10.2 As a result of the analysis, the landscape actions are to 'conserve' by reinforcing the historic field pattern and seek opportunities to reinforce the species diversity in the pasture and restore wet grassland, strengthen the level of tree cover and stream corridors.

## **2.11 TW PZ 37 Winthorpe and West River Meadowlands**

- 2.11.1 Winthorpe and West River Meadowlands PZ is a small area located on the western edge of Winthorpe. The landscape condition is defined as 'very good' with a unified pattern of elements and few detracting features. The historic field pattern is well maintained, and hedgerows are in a good condition with the exception to the far west where field patterns have been lost to arable farmland. The policy zone includes the historic Winthorpe Hall which lies within Winthorpe village Conservation Area. Features that give rise to the local sense of place are characteristic of the RCA. Views within the areas are restricted due to strong hedgerows and vegetation along watercourses. There are open views to the south-west and south-east. The 'moderate' sense of place combined with the 'moderate' degree of visibility results in a 'moderate' landscape sensitivity.
- 2.11.2 As a result of the analysis, the landscape actions are to 'conserve' by conserving the traditional pattern of hedged fields to reinforce the historic pattern, conserve and renew ornamental parkland planting and individual parkland trees, and conserve and enhance the pattern and special features of meadowland hedgerows.

## 2.12 TW PZ 53 Averham Weir River Meadowlands

- 2.12.1 Averham Weir River Meadowlands PZ is a large area spanning from the south of Farndon to north of Winthorpe on the western edge of Newark-on-Trent. The landscape condition is defined as 'moderate'. This is a landscape made up of large-scale arable fields with some detracting features such as the sugar beet factory and part of the Staythorpe power station. However, visual unity is coherent due to the large-scale elements found throughout the area. The landscape has an overall 'moderate' condition. Recent gravel extraction and intensive arable farming have left a highly modified landscape with an indistinct feel and weak sense of place. This combined with a 'high' degree of visibility along the Trent Valley leads to landscape sensitivity being defined as 'low'.
- 2.12.2 As a result of the analysis, the landscape actions are to 'create and reinforce' by reinforcing and strengthening the continuity and ecological diversity of stream and water courses by native planting or allowing natural regeneration, and conserve and reinforce pattern and special features of meadowland hedgerows.

## 2.13 MN30 PZ Knapthorpe Village Farmlands with Ancient Woodland

- 2.13.1 The Knapthorpe Village Farmlands with Ancient Woodland PZ is characterised by a gently undulating topography set to a mix of intensive arable fields with well managed hedgerow and areas of lower intensity permanent improved pasture. Landscape pattern is coherent and there are a small number of detracting features including the A616 and A617. Farmland is interspersed with numerous blocks of mixed deciduous woodland, often forming wooded skylines. The presence of woodland and hedgerows leads to a 'moderate' visibility. Landscape condition is considered to be 'very good' and the sense of place is 'moderate'. This leads to a 'moderate' landscape sensitivity overall.
- 2.13.2 The landscape analysis concludes the need to 'conserve' landscape features. This includes conserving and maintaining historic field patterns, hedgerows and blocks of woodland, as well as conserving and enhancing biodiversity within riparian habitats.

## 2.14 MN32 PZ Upton Village Farmlands

- 2.14.1 Upton Village Farmlands PZ is gently undulating in the north, before flattening to the south of Upton. The PZ is dominated by the historic settlement of Upton, a designated Conservation Area, which sits beyond the study area boundary for this Scheme. Small geometric pastoral fields surround the village. In other areas, farmland take the form of intensive arable land use. Hedgerows and woodland create a sense of enclosure in many areas. Some agricultural and leisure development also exists. The landscape condition is considered as 'very good'. There are a few detracting features such as the A617 and electricity pylons, as well as poultry houses. Given the historic fabric of the landscape the sense of place is determined to be 'moderate'. Visibility is generally 'high' within the PZ, although views are intermittent due to intervening blocks of woodland and hedgerows. The 'moderate' sense of place and high visibility leads to a 'high' landscape sensitivity overall.
- 2.14.2 The analysis concludes the need to 'conserve' landscape features. This includes conserving hedgerows and preventing fragmentation, as well as conserving the associated historic field patterns. There is also an action to maintain use of vernacular materials, style and scale in any new developments.

## 2.15 ES PZ 04 Winthorpe Village Farmlands

- 2.15.1 Winthorpe Village Farmlands PZ is a large area spanning from the south-east edge of Newark-on-Trent to the north of Collingham. The landscape condition is defined as 'moderate'. The area has a coherent pattern of elements composed of predominantly arable fields and isolated farms with some detracting features. The landscape sensitivity is defined as 'moderate' with components of the landscape characteristic to the East Nottinghamshire Sandlands RCA. The landform is apparent with intermittent areas of woodland giving a generally moderate visibility value within the policy zone. Views are intermittent due to blocks of woodland and networks of hedgerows. A 'moderate' sense of place and 'moderate' visibility leads to a 'moderate' landscape sensitivity overall.
- 2.15.2 As a result of the analysis, the landscape actions are to 'conserve and create' by creating new hedgerows and conserve existing, conserve field patterns and conserve and

enhance tree cover and landscape planting generally to increase visual unity across the policy zone.

## 2.16 ES PZ 06 Bowbridge Lane Village Farmlands

- 2.16.1 Bowbridge Lane Village Farmlands PZ is a small area located on the southern boundary of Newark-on-Trent. The landscape condition is defined as 'good' with a coherent pattern of elements composed of predominantly arable fields and isolated farms with few detracting features. Overall, this gives a visually unified area. The landscape sensitivity is defined as 'low'. The landform is insignificant with intermittent tree cover giving a generally low visibility value with the policy zone. This 'low' visibility value combined with a 'moderate' sense of place leads to a 'low' sensitivity overall.
- 2.16.2 It should be noted that this PZ is in a state of change, with the eastern most area of the PZ having recently been developed with residential properties and continues to expand, establishing a new community at Middlebeck. This has locally altered the landscape character in the area immediately south of Hawton Lane and west of the railway line, with development moving south beyond the edge of Newark into farmland. The masterplan for Middlebeck suggests PZ06 will be fully developed as part of the expansion, including residential properties, commercial land and substantial green space forming the new urban fringe to the more rural landscape to the south.
- 2.16.3 As a result of the analysis, the landscape actions are to 'reinforce' including fragmented hedgerows with new planting to infill and replace post and rail fencing and enhance visual unity and soften surrounding built development through landscape planting. It appears that these actions have been considered in the development of the outline masterplan, with hedgerow boundaries retained or reinforced and additional tree and shrub planting proposed.

## 2.17 SN PZ 07 Elston Village Farmlands

- 2.17.1 Elston Village Farmlands PZ is located to the south of Newark-on-Trent and Farndon. The landscape condition is defined as 'moderate'. The area has a coherent pattern of elements composed of predominantly arable fields and isolated farms with some detracting features; including

sewage works, industrial works, the busy A46 and pylons. The landform is apparent with intermittent tree cover giving a generally 'moderate' visibility value within the policy zone. The moderate visibility combined with the 'moderate' sense of place results in 'moderate' landscape sensitivity.

- 2.17.2 As a result of the analysis, the landscape actions are to 'conserve and create' by creating new hedgerows and restore existing, enhance tree cover and landscape planting generally, in particular along the A46, to create increased visual unity and habitat across the policy zone.



### 3 References

<sup>1</sup> Newark & Sherwood District Council (2013) Landscape Character Assessment Supplementary Planning Document [online] available at: [Landscape character assessment SPD | Newark & Sherwood District Council \(newark-sherwooddc.gov.uk\)](https://www.newark-sherwooddc.gov.uk/landscapereference) (last accessed December 2023).