

Epperstone Parish Draft Neighbourhood Plan 2016 – 2033

Distinctive Views and Vistas – Supporting Evidence



1.0 Introduction

This purpose of this document is to support the policies in the Epperstone Neighbourhood Plan that seek to conserve distinctive views and vistas in the Parish. It briefly sets out the methodology used to identify the proposed important views and vistas. A short explanation with supporting photographic evidence is also been provided as to why each is special.

2.0 Background

Epperstone Parish is set within a dramatic and attractive landscape.

It is located in the valley of the Dover Beck (a tributary of the Trent River). The rising (and largely undeveloped) sloping valley sides rise up above Epperstone village and are a key landscape setting feature. They are fundamental to the identity and character of the Parish.

National and Regional policy require local planning authorities to move from local landscape designations to a comprehensive assessment of landscape character. This involves assessing the whole of an area's landscape rather than focusing on particular locations. In Nottinghamshire, the County Council has developed a Landscape Character Assessment process, which Newark and Sherwood District Council has used to comprehensively assess the whole of the district. This is set out in Newark and Sherwood District Council's *Landscape Character Assessment Supplementary Planning Document (SPD) (2013)*¹. This assessment breaks the landscape down into 5 County Character Areas. The Parish lies within the 'Mid Nottinghamshire Farmlands Policy Zone MN PZ 40 Epperstone Village Farmlands with Ancient Woodlands', the characteristics of this area are described as,

- *“Very gently undulating and rounded topography.*
- *Medium distance views to frequently wooded skylines, although often enclosed by vegetation – hedgerows, woodland etc.*
- *Mixture of intensive arable fields with strongly trimmed hedges and some low intensity farming with permanent improved pasture.*
- *Village of Epperstone designated as conservation area.*
- *A number of peripheral leisure industries in vicinity of Epperstone”.*

This distinctive landscape provides an attractive visual backdrop and setting for Epperstone and the wider Parish. It also offers important and stunning opens views to and from the countryside.

As the 2006 Newark and Sherwood District Council Epperstone Conservation Area Appraisal² states, *“Epperstone has a strong relationship with its landscaping setting as the distinctively undulating topography prevails offering a variety of intimate, middle and distant views”.*

The need to conserve and enhance these important views and that they should be taken into account when designing developments in and around the Parish were major themes of the consultation.

3.0 Identification of distinctive views and vistas

Through the development of the Plan, several distinctive views and vistas were identified, which were considered to have the greatest importance.

These were initially identified through consultation with the local community. A key milestone was the drop-in event which took place in July 2015, at which attendees were asked to identify (using blue dots) which views they considered to be especially important in the Parish.

This 'long list' was then further developed and refined, through two main routes:

- A desktop exercise. This utilised OS mapping, photographs and local knowledge together with documents such as the Newark and Sherwood District *Landscape Character Assessment Supplementary Planning Document (SPD) (2013)*¹ and *Epperstone Conservation Area Appraisal*.
- Each was considered with regard to the extent they contribute positively to the distinctive character of the Parish and the creation of a strong sense of place. In undertaking this regard was had to publications such as Natural England's *An Approach to Landscape Character Assessment*³ as well as other useful documents.

Through this process, a small number of especially distinctive views and vistas were identified. These include long and short range views towards the village of Epperstone (which is a designated as a Conservation Area) and from the village towards the surrounding rising landscape. Some encompass important landmark buildings, including Holy Cross Church, the Pinfold and the Dovecote (all Listed Buildings).

In selecting these views, the Group was also mindful that they are subject to change with the seasons and the weather.

Whilst there are many other important views and vistas, these are considered to have more local significance. The Group considered it important that they focused on the most distinctive ones.

These were then tested through the consultation process. Key milestones were the various community consultation events that took place and the formal consultation on the draft which took place in 2017 and 2018 at which the proposed views and vistas were presented for comment, and the formal consultation on the original draft Plan undertaken over the summer of 2017 and revised draft in 2018/2019.

The following views and vistas (accessible to the public) have been identified as especially important and distinctive.

4.0 Distinctive Views and Vistas Assessment Forms


The following section details how each view or vista meets the criteria. An indicative photo for each one is also provided.

¹ *Landscape Character Assessment Supplementary Planning Document (SPD) (2013)*

² <http://www.newark-sherwooddc.gov.uk/conservation/conservationareas/>

³ Natural England's *An Approach to Landscape Character Assessment*

Reference	1
Description	Looking south-east from the most northern point of Epperstone Park towards Epperstone village across open fields and mature trees.



Reference	2
Description	Looking from the bridleway between Cottage Farm and Norwood Farm next to the woodlands offering a long and largely unbroken view towards Epperstone village across open countryside and mature trees. Holy Cross Church, Epperstone can be seen in the distance.



Reference	3
Description	Views south and south-west from the high point on the field public footpath before it comes onto Hagg Lane near to Eastwood Farm looking down towards the village of Epperstone across open fields.



Reference	4
Description	Standing on the public footpath, the view from the end of Parr Lane offers a panoramic 180-degree view across beautiful open countryside and towards the Dover Beck and Ploughman's Wood beyond.



Reference	5
Description	Standing on Main Street between the Cottage and The Laurels immediately in front of the Pinfold (a Listed Building), looking north over the lawned garden offers views of open fields with hedgerows dotted with mature trees directly linking Main Street to

the open countryside. From the footpath, beyond the garden, the view becomes panoramic.



Reference	6
Description	Looking south, standing on Main Street between Meadowside and Dovecote House the view starts with the Dovecote (a Listed Building) in the immediate foreground beyond which is a long and largely unbroken view of attractive open

countryside. This offers the best view of, and link to, the countryside from the village. This offers an excellent view linking the village to the surrounding countryside.



Reference	7.
Description	Standing on the field public footpath close to the historic Wash Bridge off Lowdham Road the view west towards the Dover Beck and associated meadowlands as well as the view north towards Epperstone village.



An indicative map showing the views and vistas is contained in the Neighbourhood Plan. This and a more detailed one is also available on the Parish Council website at <http://www.epperstoneparishcouncil.uk/community/epperstone-parish-council-13819/neighbourhood-plan/>.