



**Halloughton Solar Farm,
Southwell -
Planning Inquiry**

APP/B3030/W/21/3279533

Landscape Proof of Evidence Appendices

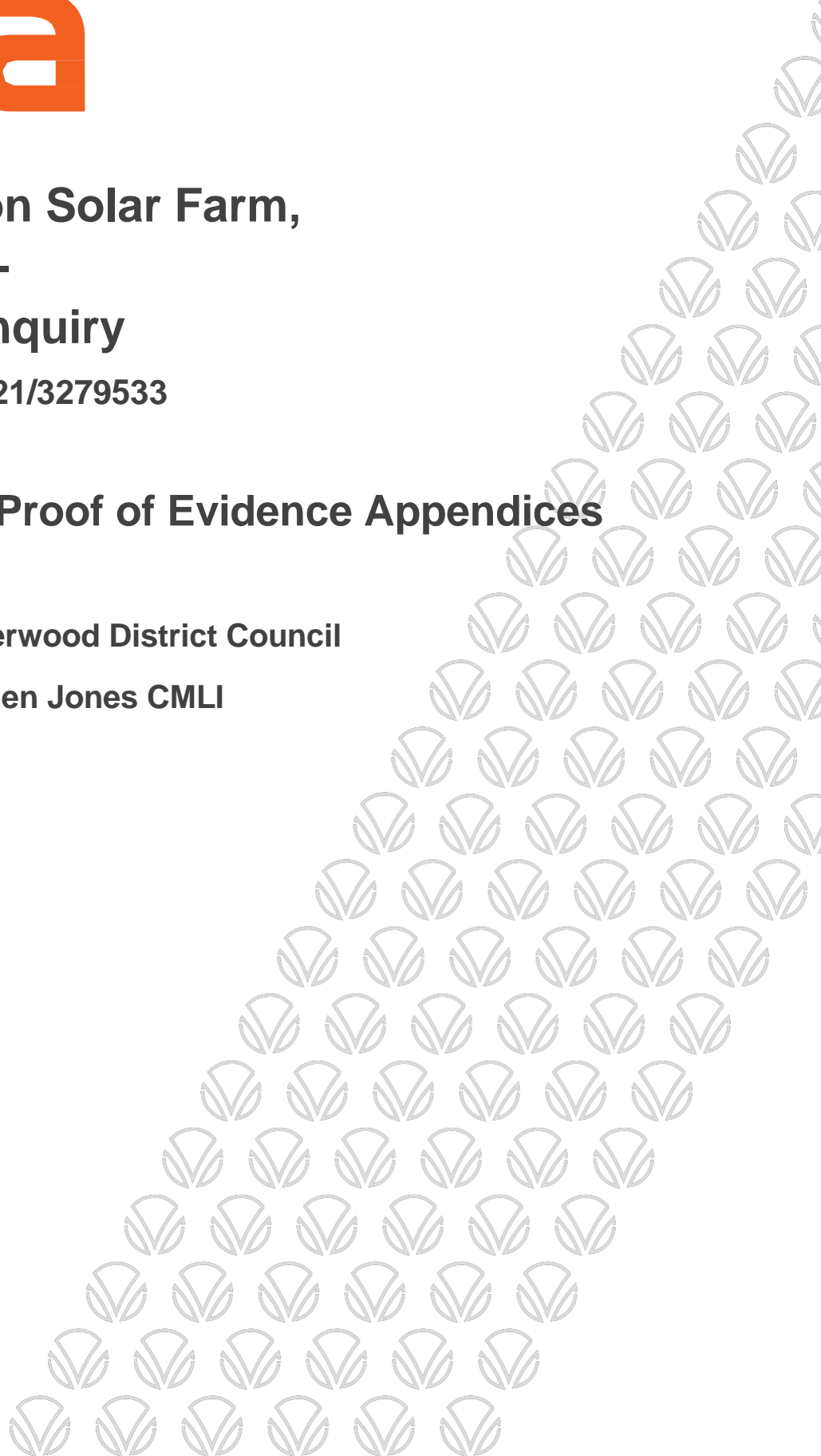
on behalf of

Newark and Sherwood District Council

Prepared by Helen Jones CMLI

Date: October 2021

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Landscape Visual Impact Summary Table

LANDSCAPE VISUAL IMPACT ASSESSMENT - SUMMARY TABLE

Viewpoint reference	Receptor type & sensitivity	Assessment Date & Revisions	Magnitude of Change			Scale of Visual Effect			Distance from site
			Construction	Year 1	Year 10	Construction	Year 1	Year 10	
1	Recreational High sensitivity		Medium	Medium	Negligible	Major	Major	Negligible	76m
		Pegasus 18.12.2020	Medium	Medium	Low	Major	Major	Moderate	
		Pegasus 02.02.2021	Low	Low	Negligible	Moderate	Moderate	Negligible	
		VIA 12.02.21				In a range between Major and Moderate adverse	In a range between Major and Moderate adverse	Dependant on success of vegetation establishment	
2	Recreational High sensitivity	Pegasus	High	High	Low to negligible	Major	Major	Moderate to negligible	0m
		Pegasus 18.12.2020	High	High	Low	Major	Major	Moderate	
		Pegasus 02.02.2021	Low	Low	Negligible	Moderate	Moderate	Negligible	
		VIA 12.02.21				In a range between Major and Moderate adverse	In a range between Major and Moderate adverse	Dependant on success of vegetation establishment	
3	Recreational High sensitivity	Pegasus	Medium	Low	Negligible	Major	Moderate	Negligible	81.7m
		Pegasus 18.12.2020	Medium	Low	Low	Major	Moderate	Moderate	
		Pegasus 02.02.2021	Low	Negligible	Negligible	Moderate	Negligible	Negligible	
		VIA 12.02.21				In a range between Major and Moderate adverse	Moderate adverse	Dependant on success of vegetation establishment	

Viewpoint reference	Receptor type & sensitivity	Assessment Date & Revisions	Magnitude of Change			Scale of Visual Effect			Distance from site
			Construction	Year 1	Year 10	Construction	Year 1	Year 10	
4	Recreational High sensitivity	Pegasus	Medium	Medium	Low to negligible	Major	Major	Moderate to negligible	123.2m
		Pegasus 18.12.2020	Medium	Medium	Low to negligible	Major	Major	Moderate to negligible	
		Pegasus 02.02.2021	Medium-Low	Medium-Low	Low to negligible	Major to moderate	Major to moderate	Moderate to negligible	
		VIA 12.02.21				agree	agree	Agree but dependant on success of vegetation establishment	
5	Recreational High sensitivity	Pegasus	Low	Negligible	Negligible	Moderate	Negligible	Negligible	137.7m
6	Recreational High sensitivity	Pegasus	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	818.8m
7	Road user Medium sensitivity	Pegasus	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	38.7m
8	Road user Medium sensitivity	Pegasus	Medium	Low	Low	Moderate	Minor	Minor	9.4m
9	Visitor to churchyard Medium sensitivity	Pegasus	Low	Low	Negligible	Minor	Minor	Negligible	75.9m
10	Recreational High sensitivity	Pegasus	Low	Low	Negligible	Moderate	Moderate	Negligible	416m
11	Road user Medium sensitivity	Pegasus	Low	Low	Negligible	Minor	Minor	Negligible	229m
12	Recreational High sensitivity	Pegasus	Medium	Low	Negligible	Major	Moderate	Negligible	356.6m
		Pegasus 30.06.2021	VIA - Likely to reduce	VIA - Likely to reduce		VIA - Likely to reduce	VIA - Likely to reduce		

Viewpoint reference	Receptor type & sensitivity	Assessment Date & Revisions	Magnitude of Change			Scale of Visual Effect			Distance from site
			Construction	Year 1	Year 10	Construction	Year 1	Year 10	
13	Recreational High sensitivity	Pegasus	Low	Low	Negligible	Moderate	Moderate	Negligible	7.8m
14	Recreational High sensitivity	Pegasus	Medium	Medium	Low to Negligible	Major	Major	Moderate to negligible	10.4m
		Pegasus 30.06.2021	VIA - Likely to reduce	VIA - Likely to reduce	VIA - Likely to reduce	VIA - Likely to reduce	VIA - Likely to reduce	VIA - Likely to reduce	
15	Recreational High sensitivity	Pegasus	High	High	High	Major	Major	Major	0m
		Pegasus 30.06.2021	VIA - Likely to reduce	VIA - Likely to reduce	VIA - Likely to reduce	VIA - Likely to reduce	VIA - Likely to reduce	VIA - Likely to reduce	
16	Recreational High sensitivity	Pegasus	Low	Low	Negligible	Moderate	Moderate	Negligible	46.6m
17	Recreational High sensitivity	Pegasus	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	149.4m
18	Recreational High sensitivity	Pegasus	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	1783.4

HERITAGE ASSESSMENT

Viewpoint reference	Receptor type & sensitivity	Assessment Date & Revisions	Magnitude of Change			Scale of Visual Effect			Distance from site
			Construction	Year 1	Year 10	Construction	Year 1	Year 10	
Heritage A	Road user Medium	Pegasus	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	2400.1m
Heritage B	Recreational High sensitivity	Pegasus	Low to Negligible	Negligible	Negligible	Moderate to Negligible	Negligible	Negligible	2105.2m
		Pegasus 18.12.2020		Low to Negligible			Low to Negligible		
Heritage C	Recreational High sensitivity	Pegasus	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	2002.9m

TABLE NOTES:

1. Where assessment ratings are struck through a revised assessment has been provided at a later date, (line below), these are shown in different colour text to clarify different assessment dates
2. All assessment ratings given are provided by the applicant unless shown otherwise. These are agreed.
3. Where the applicant has not provided an updated rating for a change in design on the Revised Scheme VIA have provided an indication of what change is likely to occur as a result, (Green text on an orange background). This view is not a rated assessment but an indication of travel.

NSDC Landscape Character Assessment (F5) information:

Mid Nottinghamshire Farmlands Policy Zone 37 – Halam Village Farmlands with Ancient Woodlands Extract and LCA Landscape Condition and Sensitivity Report

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 37: Halam Village
Farmlands with Ancient Woodlands
Policy: Conserve**

An area of rolling and undulating topography resulting in medium to long distance views towards frequently wooded skylines, interrupted intermittently by pylons and power lines running east-west to the south of the area. A predominantly arable agricultural landscape with medium to large scale fields of irregular geometric pattern, smaller scale pastoral fields with some horseyculture are also apparent, generally closer to settlements.

Settlements in the area are principally composed of isolated vernacular red brick farm houses. Part of Halam village is included in the Policy Zone, and a number of Listed Buildings are present.

Boundaries to fields tend to be composed of well maintained hedgerows (patchy and fragmented in places to some of the larger fields), with some outgrown hedgerow tree species occurring along the line of hedgerows. Hedgerows to larger fields are predominantly Hawthorn, although hedgerows to tracks and lanes can often be species-rich, including species such as Hawthorn, Oak, Ash, Rubus, Ilex, Convolvulus, Elder, Rosehip, Hazel, Elm and Blackthorn. Some Bracken can be seen along roadsides and within hedgerows. Post & rail fencing can be seen to the boundaries of the pastoral fields, with some temporary electric fencing to areas of horseyculture – mainly to periphery of Halam and around isolated farmhouses.

Fragmented blocks of mixed deciduous woodland occur throughout the area (Combs Wood, Bird Wood, Margaret's Spring, Shaftbecks Bank, Horse pasture Wood, Loath Hill, Jacksons Wood, Far Levs Holt, Godson Plantation, Middlehey and Eatmoor Plantation), with some linear woodland towards the west. Species tend to include Oak, Ash and some Horse Chestnut. One large block of Beech woodland also exists. Historic Orchards are present on the outskirts of the settlement of Halam (Halam Orchard, Godbers Orchard, and Little Temple Orchard). Some small areas of open water exist throughout the area, and along with some streams and drains, there is some associated riparian vegetation.

Some areas throughout the Policy Zone are designated as Biological SINCS:

- 2/528 – Combes Wood 'A mixed plantation with a locally notable woodland herb community'
- 2/713 – Rob Lane 'A most interesting green lane and wooded cutting'
- 2/538 – Rob Lane Bank 'Scattered scrub over a relict grassland community with associated secondary woodland'
- 5/170 – Hartswell Scrub 'Scrubby woodland on a slope with a noteworthy flora'
- 2/704 – Hartswell Farm Meadow 'a sloping meadow with associated stream and marsh communities'
- 2/705 – greaves Lane Pasture 'A notable damp pasture'
- 5/169 – Margaret's Spring 'Conifer Plantation with a noteworthy ground flora'
- 2/711 – Honeyknab Lane 'Hedges and species-rich verges along a little-used lane'
- 2/543 – Oxton Dumble 'A densely wooded riparian cutting'
- 2/529 – Jackson's Wood 'A valuable semi-natural scarp woodland'
- 2/715 – Radley Lane Dumble 'Woodland and scrub along a stream cutting'
- 2/714 – Wolfeley Hill Lane 'An attractive green lane with species-rich hedgerows'

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

- 2/496 – Wolfeley Hill Lane Meadow ‘a meadow with a diverse grass content and some herb interest’
- 2/716 – Carvers Hollow Pasture ‘A steeply sloping species-rich pasture’
- 2/967 – Edingley Meadows ‘Two species-rich hay meadows’
- 1/57 – Newhall Reservoir ‘An excellent example of species-rich grassland on calcareous soils’
- 5/2155 – Brockley Farm Field Margin ‘A species-rich grassland on a field margin’
- 5/171 – Brockley Farm Track Verges ‘Species-rich roadside verges with a notable flora’
- 2/497 – Brockley Farm Meadow ‘A species-rich damp hay meadow’

Numerous Mature Landscape Area Designations exist: South of Halam, South of Edingley, New Holbeck Farm and Turncroft Farm.

There are a number of threats and drivers for change in the area. These include:

- Reduction of woodland due to land use changes;
- Loss of hedgerows due to poor management and fragmentation, and/or intensification of arable agriculture, leading to loss of historic field pattern.
- Horsey culture infringing into surrounding fields;
- Further development of Southwell encroaching into agricultural space.
- Potential Biomass agriculture.

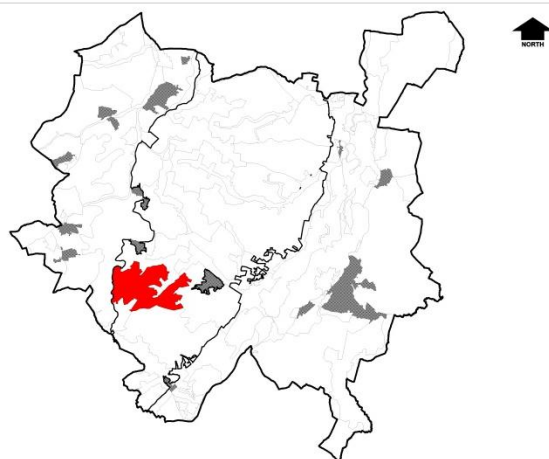
MN PZ 37 Halam Village Farmlands with Ancient Woodlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands with Ancient Woodlands
Policy Zone: MN PZ 37
Landscape Character Parcel: MN67



CHARACTERISTIC VISUAL FEATURES

- 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.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **Very Good**.

The area has a **unified** pattern of elements composed of arable fields, blocks of deciduous woodland and isolated farms; there are **few** detracting features including a section of pylon line and a caravan park. Overall this gives a visually **strongly unified** area. There are a number of Biological SINC designations (2/528 – Combes Wood; 2/713 – Rob Lane; 2/538 – Rob Lane Bank; 5/170 – Hartswell Scrub; 2/704 – Hartswell Farm Meadow; 2/705 – Greaves Lane Pasture; 5/169 – Margaret’s Spring; 2/711 – Honeyknab Lane; 2/543 – Oxton Dumble; 2/529 – Jackson’s Wood; 2/715 – Radley Lane Dumble; 2/714 – Wolfeley Hill Lane; 2/496 – Wolfeley Hill Lane Meadow; 2/716 – Carvers Hollow Pasture; 2/967 – Edingley Meadows; 1/57 – Newhall Reservoir; 5/2155 – Brockley Farm Field Margins; 5/171 – Brockley Farm Track Verges; 2/497 – Brockley Farm Meadow).

In ecological terms the area provides a **strong** habitat for wildlife, with

SUMMARY OF ANALYSIS

Condition	Very Good
Pattern of Elements:	Unified
Detracting Features:	Few
Visual Unity:	Strongly Unified
Ecological Integrity:	Strong
Cultural Integrity:	Good
Functional Integrity:	Very Strong

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

areas of mixed deciduous woodland and hedgerows forming good networks. Cultural integrity is **good** in that the field pattern is generally intact, with hedgerows generally being mature, well maintained and species-rich. A **strongly unified** area with a **very strong** functional integrity gives a **very good** landscape condition.

Landscape Sensitivity

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

The components of the landscape are **characteristic** to the Mid-Nottinghamshire LCA. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall.

The landform is **dominant** with **intermittent** areas of woodland giving a generally **high** visibility value within the Policy Zone. Views are intermittent due to numerous blocks of woodland and hedgerows. A **moderate** sense of place and **high** visibility leads to a **high** landscape sensitivity overall.

Sensitivity High

Distinctiveness:	Characteristic
Continuity:	Historic
Sense of Place:	Moderate
Landform:	Dominant
Extent of Tree Cover	Intermittent
Visibility:	High

LANDSCAPE ACTIONS – Conserve

Landscape Features

- **Conserve** hedgerows and prevent fragmentation (through lack of management and intensification of arable farming).
- **Conserve** historic field pattern by containing and limiting any new development within historic enclosed boundaries.
- **Conserve** the ecological diversity and setting of the designated SINC.
- **Conserve** and enhance tree cover and landscape planting generally to improve visual unity and habitat across the Policy Zone.

Built Features

- **Conserve** the rural character of the landscape by limiting any new development to around the settlement of Halam.
- Maintain use of vernacular materials, style and scale in any new developments.
- Promote measures for reinforcing the traditional character of existing farm buildings using vernacular building styles.

Condition

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

Sensitivity

LANDSCAPE CONDITION and SENSITIVITY (report)

DPZ Ref **MN37**

Draft Character Type **Mid-Nottinghamshire Farmland** Date **28/09/2009** Surveyor **KW/CM**

Land Cover Parcel Ref(s) **MN67**

Conditions **Cloudy** OS East **466173** OS North **352751**

Location **Radley Lane**

LANDSCAPE CONDITION DPZ Ref **MN37**

Visual Unity - assess the overall unity of the landscape and note the significance of the following

Pattern of Elements

Describe the extent of uniform or unifying features / coherent or incoherent pattern of elements, are these intact, interrupted or fragmented?

Detracting Features (Presence of Incongruous Features) - Negative contribution to strength of char. area

Pylon linerunning east to west
Caravan site at Old Hall Farm Edingley

Overall how would you rate the amount of detracting features in the area?

Visual Unity Score *this score equates to..*

Functional Integrity - How does this area function as a habitat for wildlife?

Ecological Integrity:

Extent and type of semi-natural habit

Linear sections of pasture
Some scrub along hedgerows and field margins
Some bracken within hedgerow bases

Ecological Bases

Hedgerows and field margin provide good network
Blocks of deciduous woodland.
Large area of Beech woodland
Intact field pattern with strong hedgerow trees

Biological SINC's:

- 2/528 - Combes Wood 'A mixed plantation with a locally notable woodland herb community'
- 2/713 - Rob Lane 'A most interesting green lane and wooded cutting'
- 2/538 - Rob Lane Bank 'Scattered scrub over a relict grassland community with associated secondary woodland'
- 5/170 - Hartswell Scrub 'Scrubby woodland on a slope with a noteworthy flora'
- 2/704 - Hartswell Farm Meadow 'A sloping meadow with associated stream and marsh communities'
- 2/705 - Greaves Lane Pasture 'A notable damp pasture'
- 5/169 - Margaret's Spring 'Conifer plantation with a noteworthy ground flora'
- 2/711 - Honeyknab Lane 'Hedges and species-rich verges along a little-used lane'
- 2/543 - Oxtan Dumble 'A densely wooded riparian cutting'
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- 2/714 - Wolfeley Hill Lane 'An attractive green lane with species-rich hedgerows'
- 2/496 - Wolfeley Hill Lane Meadow 'A meadow with a diverse grass content and some herb interest'
- 2/716 - Carvers Hollow Pasture 'A steeply sloping species-rich pasture'
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- 1/57 - Newhall Reservoir 'An excellent example of species-rich grassland on calcareous soils'
- 5/2155 - Brockley Farm Field Margin 'a species-rich grassland on a field margin'
- 5/171 - Brockley Fram Track Verges 'Species-rich roadside verges with a notable flora'
- 2/497 - Brockley Farm Meadow 'A species-rich damp hay meadow'

Intensity of Land Use

Highly intensive arable land with strongly trimmed hedges and numerous hedgerow trees with some parkland trees.

Additional Notes

Overall, how does this area function as a habitat for wildlife?

Cultural Integrity:

Tree cover

Oak, Ash and mixed woodland including some Horse Chestnut.
Large area of Beech woodland

Extent

Moderqate coverage

Age Structure

Diverse age structure

Field Boundaries

Generally strong and well maintained, fragmented in places
Some post and rail and post and wire

Built Features

Isolated red brick farm buildings
part of Haram village

Additional Notes

Overall Cultural Integrity

Functional Integrity Score *this score equates to..*

Impact of Built Development (does not feed into a matrix)

How does development demonstrate or respect the local vernacular, character and sense of place?

Very small amount of development which respects vernacular

Impact of built development

Impact of Recent Land Use (does not feed into a matrix)

What type of land use changes are likely to affect the landscape?

Biomass
Intensivication of farming
Loss of woodland and hedgerow trees

Impact of recent land use change

Overall Condition Summary Statement

generally an area in excellent condition with mainly intact field patterns and strong hedgerow trees.although fragmented in places

Condition Overall Score *this score equates to..*

LANDSCAPE SENSITIVITY

Sense of Place: How do the Key Characteristics contribute to local distinctiveness and continuity?

Woodlands

NB. re Continuity: Recent-50years, Historic-post 1600, Ancient-pre 1600

Mainly mixed woodland with one area of plantation and a large area of Beech.

Distinctiveness

Continuity

Hedgerow and Hedgerow Trees

Oak and Ash with some Horse Chestnut.
Hedgerows very mixed including Hawthorn, Hazel, Elm, Elder, Ash, Oak, Blackthorn, Elder

Distinctiveness

Continuity

Other Vegetation

Bracken
Some riparian
Pasture scrun
Orchard

Distinctiveness

Continuity

Field Boundaries

Strong well trimmed hedgerows
Ditches
Post and rail/post and wire
Hedge with broad grass verges

Distinctiveness

Continuity

Buildings

Isolat
Vernacular buildings to the village of Halam
Isolated farms
Small pumping station

Distinctiveness

Continuity

Highways

Narrow hedged lined tracks and lanes

Distinctiveness

Continuity

Other Features

Orchard
Caravan park

Distinctiveness

Continuity

Settlements

part of Halam

Distinctiveness

Continuity

Final distinctivene

Final Continuity

To support final di

To support final co

Sense of Place Score *this score equates to..*

Visibility

Views typically limited to within LDU or beyond it ?

Mixed, some views beyond when topography allows, views within when enclosed by hedgerows and vegetation.

Scale of Landform and Landscape elements ?

How wooded is the landscape ?

Views Score *this score equates to..*

Sensitivity Overall Score *this score equates to..*

Landscape Policy Score *this score equates to Landscape Polic*



MN67-2

MN37

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NSDC Landscape Character Assessment (F5) information:

Mid Nottinghamshire Farmlands Policy Zone 38 – Halloughton Village
Farmlands Extract and LCA Landscape Condition and Sensitivity Report

Mid Nottinghamshire Farmlands Policy Zone MN PZ 38: Halloughton Village Farmlands

Policy: Conserve and Reinforce

A gently undulating and rounded landform, with medium to long distance views towards frequently wooded skylines. These views are interrupted intermittently by power lines and pylons running east-west to the south of the area. These views are, however, often enclosed by hedgerows, vegetation (woods and riparian vegetation) and settlements.

A predominantly arable agricultural landscape, with some smaller scale pastoral fields along with some horseculture (generally around the periphery of Southwell and Halloughton). Some agriculture is dedicated to commercial production, in the form of a Mushroom farm and strawberry production under polytunnels. A large proportion of the of the landscape is also dedicated to leisure activities, with Norwood Park Golf Course, Brinkley Golf Course, South Hill Cricket Ground, Southwell Recreation Ground, Leisure Centre, Rugby/Football Ground, Norwood Park, allotments and Nurseries present in the area.

Boundaries to the fields are chiefly formed by well maintained hedgerows. Arable fields tend to be composed of Hawthorn, and can be patchy and fragmented in places, especially to the larger scale fields. Other hedgerows along tracks and lanes are mostly species-rich and include species such as Hawthorn, Ash, Oak, Rubus, Convolvulus, Elder, Rosehip, Hazel etc. Boundaries to pastoral fields (often near settlements) may also include post & rail, post & wire and temporary electric fencing.

Fragmented blocks of mixed deciduous woodland, some with occasional coniferous planting occur throughout the area. Some linear sections of woodland along field boundaries are apparent, along with riparian woodland habitat associated with the streams and drains (Westhorpe Dumble and Halloughton Dumble). There is also an historic Orchard associated with Norwood Park, and some ornamental planting associated with settlements.

Settlements throughout the area are Halloughton, South Hill, Brinkley, fringe areas of Southwell and isolated farmhouses. The buildings tend to be vernacular, with a few exceptions of more modern developments, principally around the north west of Southwell. There are a variety of built features throughout the area including; Brackenhurst Agricultural and Horticultural college, and Historic Norwood Hall. A number of Listed Buildings exist in the Policy Zone.

There are a number of Biological SINC designations:

- 2/540 – Halloughton Dumble ‘A long and striking landscape feature with characteristic woodland plant communities’
- 2/525 – Halloughton Verge ‘A herb-rich roadside verge’
- 2/729 – Brackenhurst ‘a notable array of herb species in an ornamental setting with a pond of zoological importance’
- 2/730 – Potwell Dyke Grasslands ‘A mosaic of species-rich fen communities and a notable calcareous grassland’
- 5/2104 – Southwell Cemetery ‘A cemetery supporting a notable base-rich grassland’
- 5/176 – Potwell Dyke Marsh, Southwell ‘A relict species-rich unmanaged marshy grassland by a small stream’
- 2/524 – Westhorpe Dumble ‘A characteristic Dumble’

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

- 2/759 – Crew Lane Grasslands, Southwell ‘Noteworthy base-rich semi-improved grasslands’
- 2/756 – Brinkley Farm Meadow ‘A locally typical species-rich grassland’

This policy zone lies directly to the south and west of Southwell and provides the wider landscape setting for this Minster town. The relationship between the Southwell, the Minster and the surrounding area is described within Southwell Landscape Setting (2012) <http://www.newark-sherwooddc.gov.uk/landscapesetting/> and planning policy relating to its setting is found within the adopted *Allocations & Development Management Development Plan Document* (DPD) July 2013.

Possible threats or drivers for change in the Policy Zone include:

- Increase in intensity of commercial agriculture (for example, development of mushroom farming).
- Increase in horsey culture leading to encroachment into existing fields.
- Increase in number of leisure amenities.
- Further built development, specifically residential housing impacting adversely on the setting of Southwell and its Minster.
- Potential Biomass crops.

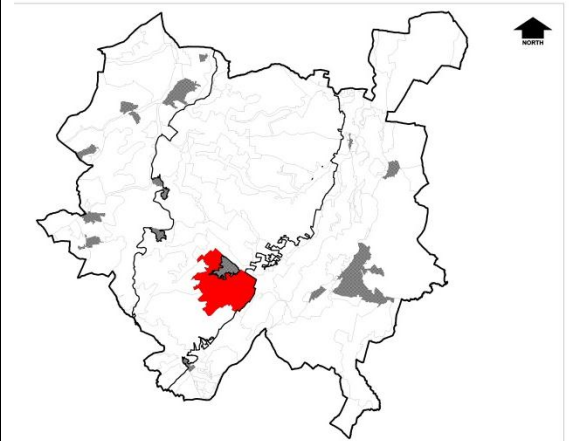
MN PZ 38 Halloughton Village Farmlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands
Policy Zone: MN PZ 38
Landscape Character Parcel: MN68



CHARACTERISTIC VISUAL FEATURES

- 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.
- Small commercial agriculture – Mushroom Farm, Strawberry Poly-tunnels.
- Small industrial estate
- Leisure facilities surrounding Southwell – Golf Course, Horsey culture, Sports Fields.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **Good**.

The area has a **coherent** pattern of elements composed of predominantly arable fields, blocks of deciduous woodland and isolated farms; there are **some** detracting features including pylon lines running E-W, a Golf Course, Small Industrial Estate, Mushroom Farm, Strawberry Polytunnels and Horseyculture. Overall this gives a visually **coherent** area. There are a number of Biological SINC designations (2/540 – Halloughton Dumble; 2/525 – Halloughton verge; 2/729 – Brackenhurst; 2/730 – Potwell Dyke Grasslands; Southwell Cemetery; 5/176 – Potwell Dyke Marsh, Southwell; 2/524 – Westhorpe Dumble; 2/759 – Crew Lane Grasslands; 2/756 – Brinkley

SUMMARY OF ANALYSIS

Condition	Good
Pattern of Elements:	Coherent
Detracting Features:	Some
Visual Unity:	Coherent
Ecological Integrity:	Moderate
Cultural Integrity:	Good
Functional	Strong

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

Farm Meadow).

In ecological terms the area provides a **moderate** habitat for wildlife, with areas of mixed deciduous woodland and hedgerows forming generally good networks. Cultural integrity is **good** in that the field pattern is by and large intact, with hedgerows often being mature, well maintained and species-rich. A **coherent** area with a **strong** functional integrity gives a **good** landscape condition.

Integrity:

Landscape Sensitivity

Sensitivity Moderate

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

Distinctiveness: Characteristic

The components of the landscape are **characteristic** to the Mid-Nottinghamshire LCA. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall.

Continuity: Historic

The landform is **apparent** with **intermittent** areas of woodland giving a generally **moderate** visibility value within the Policy Zone. Views are intermittent due to numerous blocks of woodland and hedgerows. A **moderate** sense of place and **moderate** visibility leads to a **moderate** landscape sensitivity overall.

Sense of Place: Moderate

Landform: Apparent

Extent of Tree Cover: Intermittent

Visibility: Moderate

LANDSCAPE ACTIONS – Conserve and Reinforce

Landscape Features

Condition

- **Conserve and reinforce** hedgerows where these are gappy and in poor condition, particularly internal hedgerows. Seek opportunities to restore the historic field pattern/boundaries where these have been lost and introduce more hedgerow trees. **Reinforce** with new planting to replace post and wire fencing.
- **Conserve and Reinforce** the ecological diversity of Norwood Park and other designated SINCs where appropriate.
- Ensure that new planting takes into consideration the medium and longer views across the shallow ridgelines around Southwell which allow views across to the Minster and landscape beyond.

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

Built Features

Sensitivity

- **Conserve** the local built vernacular and **reinforce** this in new development.
- **Conserve and reinforce** the rural character of the Policy Zone by concentrating new development around existing settlements of Southwell and Halloughton.
- Recognise the contribution of existing heritage assets within Southwell, visible from the northern part of this DPZ, to the wider landscape character
- Ensure that development proposals address the policy approach set by the Core Strategy and Allocations and Development

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

Management DPD, taking account of the Southwell Landscape
Setting Study (November 2012)

LANDSCAPE CONDITION and SENSITIVITY (report)

DPZ Ref **MN38**

Draft Character Type **Mid-Nottinghamshire Farmland** Date **28/09/2009** Surveyor **KW/CM**

Land Cover Parcel Ref(s) **MN68**

Conditions **Sunny, partly fluffy clouds** OS East **469250** OS North **352447**

Location **Stubbins Lane**

LANDSCAPE CONDITION DPZ Ref **MN38**

Visual Unity - assess the overall unity of the landscape and note the significance of the following

Pattern of Elements

Describe the extent of uniform or unifying features / coherent or incoherent pattern of elements, are these intact, interrupted or fragmented?

Detracting Features (Presence of Incongruous Features) - Negative contribution to strength of char. area

Pylon lines running east to west
Golf course
Small industrial estate
Mushroom farm
Strawberry polytunnels
Horseyculture

Overall how would you rate the amount of detracting features in the area?

Visual Unity Score *this score equates to..*

Functional Integrity - How does this area function as a habitat for wildlife?

Ecological Integrity:

Extent and type of semi-natural habit

Scrub and grassland
Riparian ditches and dykes
Linear sections of woodland
Southwell trail nature reserve
Veteran trees in parkland

Ecological Bases

Linear sections of dumble and associated woodlands
Ponds and Lake in Norwood Park
Orchards
Scrub vegetation associated with golf course
Hedgerows and field margins provide good network

Biological SINCs:

- 2/540 - Halloughton Dumble 'A long and striking landscape feature with characteristic woodland plant communities'
- 2/525 - Halloughton Verge 'A herb-rich roadside verge'
- 2/729 - Brackenhurst 'A notable array of herb species in an ornamental setting with a pond of zoological importance'
- 2/730 - Potwell Dyke Grasslands 'A mosaic of species-rich fen communities and a notable calcareous grassland'
- 5/2104 - Southwell Cemetary 'A cemetary supporting a notable base-rich grassland'
- 5/176 - Potwell Dyke Marsh, Southwell 'A relict species-rich unmanaged marshy grassland by a small stream'
- 2/524 - Westhorpe Dumble 'A characteristic dumble'
- 2/759 - Crew Lane Grasslands, Southwell 'Noteworthy base-rich semi-improved grasslands'
- 2/756 - Brinkley Farm Meadow 'A locally typical species-rich grassland'

Intensity of Land Use

Highly intensive arable and leisure uses
Arable fields with strong hedgerows and hedgerow trees

Additional Notes

Overall, how does this area function as a habitat for wildlife?

Moderate

Cultural Integrity:

Tree cover

Oak, Ash some Willow, Horse Chestnut and Sycamore

Extent

Moderate coverage

Age Structure

Diverse age structure

Field Boundaries

Well trimmed hedgerows some hedgerow trees.
Some fragmented hedgerows
Post and rail and post and wire around horseyculture areas

Built Features

Isolated farmhouses
Village of Hallaughton vernacular with some new build
New estates NW area of Southwell
Brackenhurst College , agricultural and horticultural college.
Norwood Hall

Additional Notes

Overall Cultural Integrity

Functional Integrity Score *this score equates to..*

Impact of Built Development (does not feed into a matrix)

How does development demonstrate or respect the local vernacular, character and sense of place?

New development respects local vernacular and sense of place

Impact of built development

Impact of Recent Land Use (does not feed into a matrix)

What type of land use changes are likely to affect the landscape?

Increase in intensity of commercial agriculture
Biomass
Increase in horseyculture
Increase in Leisure amenities
Built development

Impact of recent land use change

Overall Condition Summary Statement

A mixed use area with emphasis on both argriculture and leisure activities including horseyculture, golf courses, nurseries, allotments and agriculture including both strawberry and mushroom farms.

Condition Overall Score *this score equates to..*

LANDSCAPE SENSITIVITY

Sense of Place: How do the Key Characteristics contribute to local distinctiveness and continuity?

Woodlands

NB. re Continuity: Recent-50years, Historic-post 1600, Ancient-pre 1600

Mixed deciduous mainly linear woodlands.
Riparian woodland also apparant

Distinctiveness

Continuity

Hedgerow and Hedgerow Trees

Oak, ash trees within hawthorn hedges
 Holly, field maple and hazel within hedgerow with some elder

Distinctiveness **Continuity**

Other Vegetation

Parkland trees
 Semi naturalised scrub
 Riparian habitats
 Orchards
 Ornamental planting

Distinctiveness **Continuity**

Field Boundaries

Hedge with ditch
 Hedge with broad grass verge
 Trimmed hedges
 Post and rail and post and wire around horseyculture
 Temporary electric fencing

Distinctiveness **Continuity**

Buildings

Large country houses, Isolated farms, Hallaughton village, Brackenhurst college, Norwood Park

Distinctiveness **Continuity**

Highways

Windy roads and narrow hedged lanes

Distinctiveness **Continuity**

Other Features

Golf courses
 Orchards
 Allotment gardens
 Leisure centre
 Sports grounds
 Park
 Equestrian centre
 3 garden centres

Distinctiveness **Continuity**

Settlements

Hallaughton
 Brinkley
 New residential development to north west of Southwell

Distinctiveness **Continuity**

Final distinctivene **Final Continuity**

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Sense of Place Score *this score equates to..*

Visibility

Views typically limited to within LDU or beyond it ?

Generally within

Scale of Landform and Landscape elements ?

How wooded is the landscape ?

Views Score *this score equates to..*

Sensitivity Overall Score *this score equates to..*

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NSDC Landscape Character Assessment (F5) information:

Mid Nottinghamshire Farmlands Policy Zone 39 – Thurgarton Village
Farmlands with Ancient Woodlands Extract and LCA Landscape
Condition and Sensitivity Report

**Mid Nottinghamshire Farmlands Policy Zone MN PZ 39 Thurgarton Village
Farmlands with Ancient Woodlands
Policy: Conserve**

The Policy Zone lies approximately 11 miles (18 km) to the northeast of Nottingham, and around 3 miles (5 km) to the south of Southwell. The River Trent is about a mile away, to the southeast of Thurgarton. Gonalston is to the southwest and Bleasby to the southeast. The A612 road runs through Thurgarton, coming south out of Southwell.

A relatively large Policy Zone, with numerous fragmented blocks of mixed deciduous woodland throughout it. Predominantly rolling and undulating topography, with some areas of relatively flat landscape, views are often medium to long distance with frequently wooded skylines. Some areas are enclosed to some extent due to woodland vegetation and hedgerows along tracks and lanes.

Land use is dedicated principally to intensive arable agriculture, within regular geometric field patterns. Some smaller scale regular and irregular geometric pastoral fields exist in the vicinity of settlements and isolated farmhouses. Boundaries to arable fields are composed of generally well maintained Hawthorn hedgerows. Some are patchy and fragmented in places, especially within the larger arable fields, and post and wire fencing often acts as infill. Pastoral fields, roads and tracks, are regularly bounded by well maintained species-rich hedgerows, including species such as Oak, Ash, Hawthorn, Elder, Rubus, Ilex, Convolvulus, Hazel etc. Post and rail fencing can be seen around pastoral fields which are often used for horseculture, and temporary electric fencing associated with this is evident in places.

Fragmented blocks of mixed deciduous woodland of varying scale are apparent throughout the Policy Zone. Some smaller blocks, often linear in nature, occur within the field systems, along with larger blocks of woodland and plantations with occasional coniferous planting. Epperstone Park, Birkhouse Wood, Rosselle Wood, Bentley Wood, Thirstly Coppice, Foxhole Wood, Halloughton Wood, Halloughton Wood Gorse, Souther Wood, Spital Wood and The Gorse. Linear sections of riparian woodland associated with numerous streams and drains throughout the area are also apparent, with the principal stream being Halloughton Dumble.

Along with Mature Landscape Area designations (around Epperstone Park and Gonalston), the Policy Zone has a number of Biological SINC designations:

- 2/966 – Old Mill House Meadow, Bleasby ‘A species-rich hay meadow’
- 2/691 – High Cross and Goverton Hill Verge ‘A notable grassland community on broad roadside verges’
- 2/540 – Halloughton Dumble ‘A long and striking landscape feature with characteristic woodland plant communities’
- 2/532 – Halloughton Wood ‘An old woodland site of some zoological and botanical note’

The area has a number of small scale settlements within it. Parts of Thurgarton, Goverton, Gonalston and Birkhouse exist, along with numerous isolated buildings (generally farmhouses). Most of the traditional village cores and isolated dwellings are of vernacular style and materials, however, some more modern developments are apparent to the periphery of settlements. Thurgaton Priory and Manor House provide an historic element to the area, and with this, there are a number of Listed Buildings throughout the Policy Zone:

Newark and Sherwood Landscape Character Assessment Mid Nottinghamshire Farmlands

Drivers for change within the area may include:

- Encroachment of horsey culture on existing fields;
- Further residential development within and to fringes of the settlements;
- Change of farming practices (i.e. transition of pastoral farming to arable farming);
- Intensification of arable farming and lack of management of hedgerows, may lead to fragmentation and/or loss of hedgerows and subsequent loss of historic field patterns;
- Reduction of woodland due to land use changes;

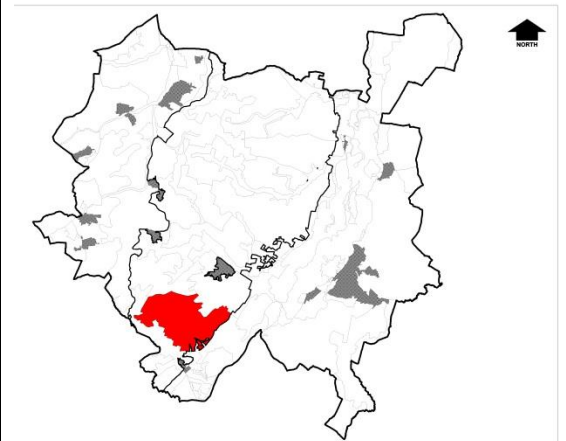
MN PZ 39 Thurgarton Village Farmlands with Ancient Woodlands

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Village Farmlands with Ancient Woodlands
Policy Zone: MN PZ 39
Landscape Character Parcel: MN69 & MN70



CHARACTERISTIC VISUAL FEATURES

- 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.
- Numerous blocks of woodland and plantation, of varying scale.
- Predominantly vernacular settlements and dwellings.
- Good network of mainly intact and well maintained hedgerows.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **Very Good**.

The area has a **unified** pattern of elements composed of predominantly arable fields, blocks of deciduous woodland and isolated farms; there are **few** detracting features including views to pylon lines running E-W and N-S, and disused works at Thurgarton. Overall this gives a visually **strongly unified** area. There are a number of Biological SINC designations (2/966 – Old Mill House Meadow; 2/691 – High Cross and Goverton Hill Verge; 2/540 – Halloughton Dumble; 2/532 – Halloughton Wood).

In ecological terms the area provides a **strong** habitat for wildlife, with

SUMMARY OF ANALYSIS

Condition Very Good

Pattern of Elements:	Unified
Detracting Features:	Few
Visual Unity:	Strongly Unified
Ecological Integrity:	Strong
Cultural Integrity:	Good

**Newark and Sherwood Landscape Character Assessment
Mid Nottinghamshire Farmlands**

areas of mixed deciduous woodland and hedgerows forming generally good networks. Cultural integrity is **good** in that the field pattern is by and large intact, with hedgerows often being mature, well maintained and species-rich. A **strongly unified** area with a **very strong** functional integrity gives a **very good** landscape condition.

Functional Integrity: Very Strong

(Where one criterion is 'very good' or 'very strong', this pushes the policy description into the next highest category)

Landscape Sensitivity

Sensitivity High

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

The components of the landscape are **characteristic** to the Mid-Nottinghamshire LCA. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall.

Distinctiveness: Characteristic

Continuity: Historic

Sense of Place: Moderate

The landform is **dominant** with **intermittent** areas of woodland giving a generally **high** visibility value within the Policy Zone. Views are intermittent due to numerous blocks of woodland and hedgerows. A **moderate** sense of place and **high** visibility leads to a **high** landscape sensitivity overall.

Landform: Dominant

Extent of Tree Cover: Intermittent

Visibility: High

LANDSCAPE ACTIONS – Conserve

Landscape Features

- **Conserve** permanent pasture and seek opportunities to restore arable land to pastoral.
- **Conserve** hedgerow planting along roadsides, seek to reinforce and enhance as appropriate.
- **Conserve** the biodiversity and setting of the designated SINCS, seek to enhance where appropriate.
- **Conserve** and enhance woodland/plantation blocks, seek to reinforce green infrastructure as appropriate.

Built Features

- **Conserve** the rural character of the landscape by concentrating new development around existing settlements.
- **Conserve** and respect the local architectural style and local built vernacular in any new development.

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE

Low Moderate High

Sensitivity

LANDSCAPE CONDITION and SENSITIVITY (report)

DPZ Ref MN39

Draft Character Type Mid-Nottinghamshire Farmland Date 30/09/2009 Surveyor KW/CM

Land Cover Parcel Ref(s) MN69, MN70

Conditions Sunny, Cloudy, Breezy OS East 469732 OS North 350345

Location Southwell Road, north of Thurgarton

LANDSCAPE CONDITION DPZ Ref MN39

Visual Unity - assess the overall unity of the landscape and note the significance of the following

Pattern of Elements

Describe the extent of uniform or unifying features / coherent or incoherent pattern of elements, are these intact, interrupted or fragmented? Unified

Detracting Features (Presence of Incongruous Features) - Negative contribution to strength of char. area

Views to pylon lines running east west and north south
Disused works at Thurgarton

Overall how would you rate the amount of detracting features in the area? Few

Visual Unity Score 6 this score equates to.. Strongly unified

Functional Integrity - How does this area function as a habitat for wildlife?

Ecological Integrity:

Extent and type of semi-natural habit

Numerous blocks of woodland
Excellent interconnecting networks of Riparian vegetation and hedgerows
Excellent hedgerows and field margins to periphery of area, some lost in central area.

Ecological Bases

Hedgerows and field margins provide good network
Riparian vegetation
Woodland blocks
Mature gardens around settlements

Biological SINCS:

- 2/966 - Old Mill House Meadow, Bleasby 'A species-rich hay meadow'
2/691 - High Cross and Goverton Hill Verge 'A notable grassland community on broad roadside verges'
2/540 - Halloughton Dumble 'A long and striking landscape feature with characteristic woodland plant communities'
2/532 - Halloughton Wood 'An old woodland site of some zoological and botanical note'

Intensity of Land Use

Highly intensive arable land with some horseyculture

Additional Notes Good networks

Overall, how does this area function as a habitat for wildlife? Strong

Cultural Integrity:

Tree cover

Ash, Oak with some Horse Chestnut, Holly and mature parkland species, Lime, conifers, Yew, Willow.
Avenues of Ash and Horse Chestnut between Epperstone and Thurgarton

Extent

Moderate coverage

Age Structure

Generally diverse age structure, some mature avenues of trees at Epperstone/Thurgarton

Field Boundaries

Strong well maintained hedgerows with areas fragmented or missing through the central arable area.
Field boundaries include some post and rail and post and wire particularly within areas of horseyculture.

Built Features

Isolated farm houses
Part of Gonalston, Thurgarton, Goverton, traditional village cores with some new build to periphery..
Thurgarton priory and Manor house with some new build enabling development.

Additional Notes

Overall Cultural Integrity

Functional Integrity Score *this score equates to..*

Impact of Built Development (does not feed into a matrix)

How does development demonstrate or respect the local vernacular, character and sense of place?

generally little development that strongly respects the local vernacular

Impact of built development

Impact of Recent Land Use (does not feed into a matrix)

What type of land use changes are likely to affect the landscape?

Horseyculture
Further residential development
Change of farming practices

Impact of recent land use change

Overall Condition Summary Statement

An area in excellent condition with good uninterrupted views, little development.
Some hedgerow loss in central area

Condition Overall Score *this score equates to..*

LANDSCAPE SENSITIVITY

Sense of Place: How do the Key Characteristics contribute to local distinctiveness and continuity?**Woodlands**

NB. re Continuity: Recent-50years, Historic-post 1600, Ancient-pre 1600

Mixed woodland planting including some coniferous
Diverse Riparian woodlands
Isolated blocks of woodland

Distinctiveness

Continuity

Hedgerow and Hedgerow Trees

mainly hawthorn although species rich in places
Oak and Ash trees within hedgerow
Avenue of Ash and Horse Chestnut between Epperstone and Gonalstone

Distinctiveness

Continuity

Other Vegetation

Riparian vegetation
Pastoral scrub to the side of horseyculture areas
Ornamental parkland planting

Distinctiveness

Continuity

Field Boundaries

Hedge with ditch
Hedge with broad grass verges
Some post and rail, post and wire

Distinctiveness

Continuity

Buildings

Isolated farms
 Large country Houses
 Traditional vernacular red brick houses in villages
 Thurgarton Priory and Manor house

Distinctiveness Characteristic **Continuity** Historic

Highways

Straight roads
 Narrow hedged lanes
 Small amount sunken lane on the edge of Thurgarton

Distinctiveness Characteristic **Continuity** Historic

Other Features

Cricket ground
 Two garden centres

Distinctiveness Characteristic **Continuity** Historic

Settlements

part of Gonalston, Thurgarton and Goverton

Distinctiveness Characteristic **Continuity** Historic

Final distinctivene Characteristic **Final Continuity** Historic

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Sense of Place Score 4 *this score equates to..* Moderate

Visibility

Views typically limited to within LDU or beyond it ?

Excellent long distance views from central area due to topography
 Views enclosed by topography and vegetation to periphery of area.

Scale of Landform and Landscape elements ? Dominant

How wooded is the landscape ? Intermittent

Views Score 5 *this score equates to..* High

Sensitivity Overall Score 9 *this score equates to..* High

Landscape Policy Score 19 *this score equates to Landscape Polic* conserve



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MN69-3

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MN70

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Nottinghamshire County Council Landscape Character Assessment – Species List for Mid Nottinghamshire Farmlands Landscape Character Type

Species List

Mid Nottinghamshire Farmlands County Landscape Character Area

The following list includes native tree and shrub species that are commonly found within the **Mid Nottinghamshire Farmlands County Landscape Character Area** and are suitable for inclusion in planting schemes. These are important for determining the area's regional character. A range of native species may also be appropriate to particular locations or sites. In these cases professional advice should be sought from Nottinghamshire County Council's nature conservation officer or the Landscape and Reclamation team.

All plant material should be of local provenance or at least of British origin. The document 'Using local stock for planting native trees and shrubs' - Forestry Commission - Practice Note August 1999 by George Herbert, Sam Samuel and Gordon Patterson; provides guidance in this respect. A list of suppliers is provided on the Flora Locale website – www.floralocale.org

TREES	Botanical name	Woodlands	Hedges	Hedgerow trees	Wet areas/ streamsides
Alder (Common)	<i>Alnus glutinosa</i>				■
Ash	<i>Fraxinus excelsior</i>	■	□	■	□
Aspen	<i>Populus tremula</i>	□			
Cherry (Wild)	<i>Prunus avium</i>	□			
Crab Apple	<i>Malus sylvestris</i>	□	□	□	
Elm (English)	<i>Ulmus minor var, vulgaris</i>		□	□	
Elm (Wych)	<i>Ulmus glabra</i>	■	□		
Maple (Field)	<i>Acer campestre</i>	■	□	□	□
Oak (Common)	<i>Quercus robur</i>	■	□	■	□
Willow (Crack)	<i>Salix fragilis</i>	□		□	■
Willow (White)	<i>Salix alba</i>			□	■

SHRUBS	Botanical name	Woodlands	Hedges	Hedgerow trees	Wet areas/ streamsides
Blackthorn	<i>Prunus spinosa</i>	■	■		□
Buckthorn (Purging)	<i>Rhamnus cathartica</i>	□	□		
Dogwood (Common)	<i>Cornus sanguinea</i>	□	□		□
Guelder Rose	<i>Viburnum opulus</i>	□	□		□
Hawthorn	<i>Crataegus monogyna</i>	■	■		■
Hawthorn (Midland)	<i>Crataegus laevigata</i>	□	□		□
Hazel	<i>Corylus avellana</i>	■	□		
Holly	<i>Ilex aquifolium</i>	□	□		
Osier	<i>Salix viminalis</i>				□
Privet (Wild)	<i>Ligustrum vulgare</i>		□		
Rosa (Dog)	<i>Rosa canina</i>	□	■		□

- Dominant species
- Other species present