

FIGURE 4.1 – TOPOGRAPHY AND DRAINAGE (FABRIK, 2023)

4.0

BASELINE CONDITIONS

4.2 CONTEXTUAL LANDSCAPE ELEMENTS

Figure 4.2 on the following page illustrates the contextual landscape elements and land uses within the study area. These are described below.

4.2.1 NATURAL

Geology and Soils

As identified in Chapter 2 of the Newark and Sherwood District Landscape Character Assessment: *'Like the rest of Sherwood, the Estate Farmlands are characterised by sandy, free-draining soils which originally supported a dry heathland habitat, until this was enclosed and improved for agriculture during the 18th and 19th centuries'*.

The geology and soils within the study area are typical of the wider Estate Farmlands.

Vegetation Cover

The vegetation cover in the study area is extensive with large woodlands occupying the hill sides surrounding Ollerton within the study area, as well as linear tree belts or woodlands following key transport and communications routes, including the former railway line embankments within and defining the Site boundaries. Field boundaries within the wider study area are often defined by hedgerows with isolated trees or by more substantial tree belts.

The vegetation cover within the study area is considered to be consistent with that set out in Chapter 2 of the Newark and Sherwood District Landscape Character Assessment, which states: *'The large-scale pattern of hedged fields generally complements the scale and pattern of woodland cover, creating a well-ordered and visually unified landscape. Field boundaries are nearly everywhere defined by low-cut hawthorn hedges, while most of the roads are bounded by wide grass verges. In places these verges retain a remnant heathy vegetation, reflected in the occurrence of roadside bracken and gorse'*.

4.2.2 CULTURAL / SOCIAL

Land Use

The predominant land uses within the study area are settlements, agriculture and woodland. The settlement of Ollerton includes a mixture of residential, commercial, employment and industrial uses with some of these uses present within the Site through J. Murphy & Sons Ltd's premises, which is bound by residential uses to the west, Sherwood Forest Crematorium to the south west and Ollerton Pit Woods to the north. Ollerton Pit Woods, Wellow Park and Bilhaugh are significant areas of woodland within the study area. The southern parts of the study area consist of extensive agricultural fields of medium - large scale. The study area is crossed by numerous communications routes including active and disused railway lines, the A614, A6075 Tuxford Road and A616 Wellow Road/Newark Road.

The land use within the study area is considered to be consistent with that set out in Chapter 2 of the Newark and Sherwood District Landscape Character Assessment, which states: *'The Estate Farmlands is characterised by discrete blocks of woodland*

ranging in size from small coverts to larger field-sized plantations. These woodlands are a dominant and unifying element, defining both the scale and pattern of the landscape. Most have been planted with a mixture of broad-leaved and coniferous species, including ash, oak, sycamore, Scots pine and larch. The larger plantations are linked by belts of trees which together with the associated areas of parkland, these trees have the effect of creating a sequence of large spaces framed by woodland edges. Middle-distance views are nearly everywhere enclosed by wooded skylines, an impression reinforced by the relatively subdued nature of the underlying topography'.

Settlement Pattern

The settlements of Ollerton and Wellow are nucleated settlements with historic cores and more recent expansion. The settlements are set on the lower ground to the east of the River Maun, surrounded by the wooded hills, which create a sense of enclosure. Employment and industrial uses are located on the outskirts of Ollerton in close proximity to the local A-Road network.

Time Depth

The historic built core of Ollerton runs along Main Street, Newark Road, Wellow Road and Station Road to the immediate east of the River Maun. The buildings here date back to the 18th/19th Century and form part of the Ollerton Conservation Area. The Ollerton Conservation Area Appraisal (CAA), 2022 states that *"the historic significance of Ollerton Conservation Area derives from its ancient and medieval origins, its proximity to the ancient woodland of Sherwood Forest and its siting within the Dukeries area."* The open fields and Sherwood Forest to the west of the settlement are identified as *"an important rural and woodland backdrop."*

Outside the Conservation Area boundary, the remains of the Lancashire, Derbyshire & East Coast Railway line cut through the study area along a broad east-west axis through the southern part of Ollerton and along the northern Site boundary. The Ollerton CAA (2022) states that the line: *"...was built as a mineral railway designed to connect the coalfields of Nottinghamshire and Derbyshire with Warrington and the Lincolnshire coast. The line opened at Ollerton 15th December 1896 and High Street was subsequently renamed Station Road, the name of which remains in place today. The line predominantly remained as a mineral railways due to the connected lines to the collieries en route. The line was later passed to the Great Central Railway (GCR) in 1907 and then their successor London and North Eastern Railway (LNER) in 1923. The passenger and tourist travel of this rail link proved to be difficult to sustain, particularly after the closure of the collieries, and the line was mainly closed in 1955 with some infrequent and occasional summer use until 1972."*

The remnants of the old colliery arms of the railway line cut through the landscape of the study area in various places, often following sweeping curves on well vegetated embankments, including within and on the boundaries of the Site. These remnant railway line embankments are now part designated as SINCs and provide a sense of time depth relating to the industrial heritage of the landscape.

New Ollerton is located to the east and north of the historic core/Conservation Area and is a former colliery village laid out in the mid-1920s. It has a uniform and radial layout *"typical of the 'Model Village' style"*. Ollerton Colliery opened in 1926 and closed in 1994. The land was redeveloped as an ecologically sustainable business park of commercial offices occupying 40-acres, named Sherwood Energy Village, which has a distinctive low density and radial layout.

4.2.3 PERCEPTUAL AND AESTHETIC

The perceptual and aesthetic qualities of the study area are the sense of enclosure created by the well wooded hills, which surrounds the settlement and industrial uses which are generally set on lower ground. The wooded hills create a green setting to the built form.

The landscape to the south has a more uniform slope and is predominantly agricultural, creating a sense of openness in a more traditionally rural landscape. The industrial and employment uses are mixed amongst residential areas and resulting in a mixed use place that has an industrial character. This is further reinforced by the former railway lines and evidence of disused Collieries.

4.2.4 SUMMARY OF CONTEXTUAL LANDSCAPE CHARACTER

Overall the study area is considered to be a relatively ordinary environment, which outside of the settlements is predominantly in use for agriculture. A number of railway lines cut through the landscape. Not all of these remain in use with some providing evidence of former mining uses in and around Ollerton, which is the main settlement within the study area. Ollerton itself is a mixture of historic and more recent development interspersed with areas of commercial and industrial uses, which together diminish the sense of tranquillity and wildness in close proximity to the settlement. Wellow to the south of Ollerton is a rural village with a number of listed buildings.

The Ancient Woodlands and SSSI at Wellow Park in the centre of the study area and further afield in the north west of the study area are designations of national importance. These are located in close proximity to the existing settlements alongside other areas of woodland on hills, including Ollerton Pit Wood, which is a locally designated open space within the former New Ollerton Colliery site. Ollerton Pit Woods is well used and the wider PRoW network provides access to the wider countryside indicating that the study area has recreational value.

The historic cores of Ollerton and Wellow are designated as Conservation Areas and a number of listed buildings are present. Ollerton Pit Woods and the former colliery railway lines now designated as SINCs provide evidence of the historic use of a landscape that has experienced significant change over time. A number of high voltage electricity lines and pylons cross through the landscape, further adding to the industrial nature of the study area.

Overall the value of the landscape of the study area is considered to be Medium overall.

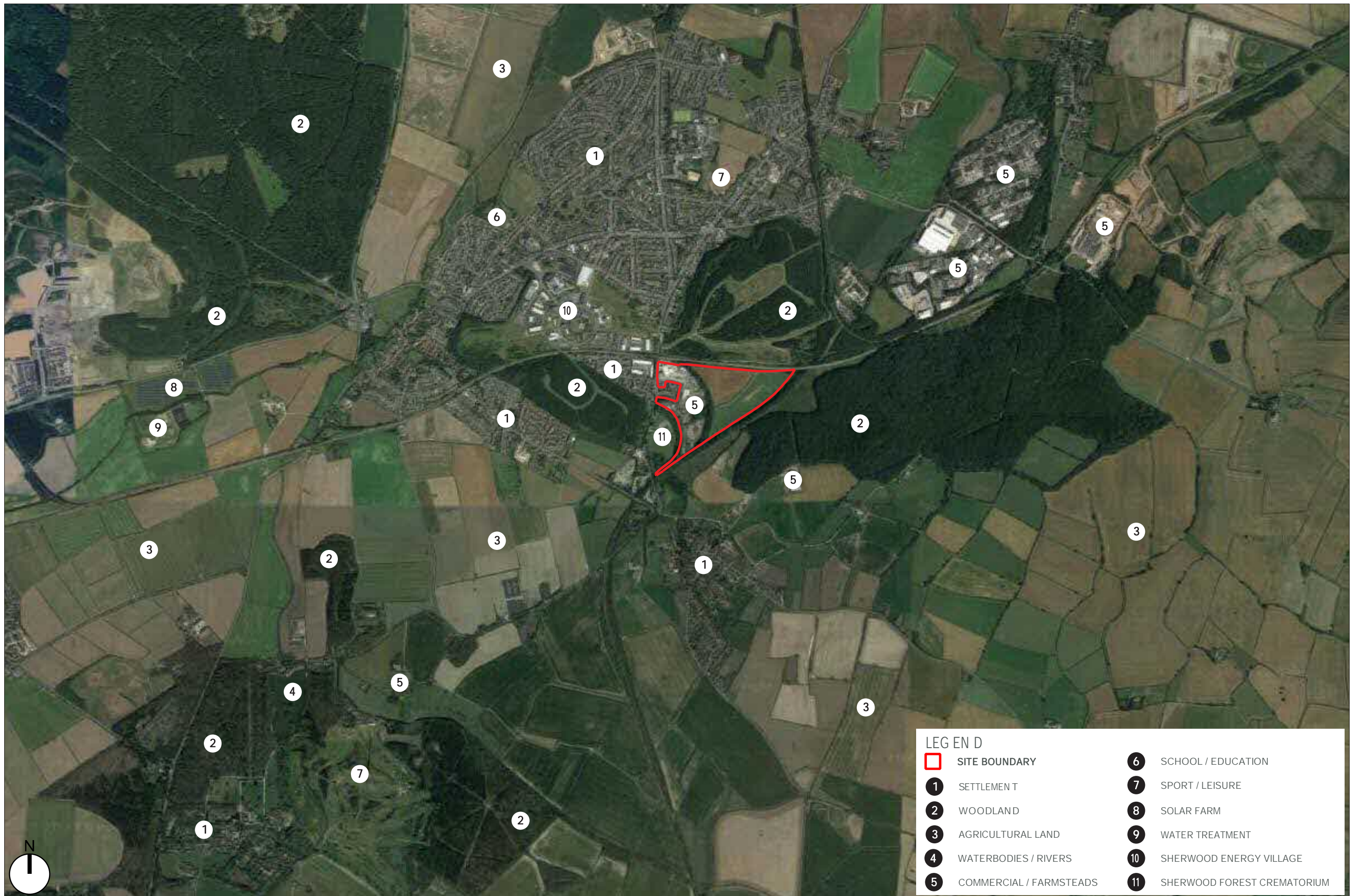


FIGURE 4.2 –LAND COVER (FABRIK, 2023)

4.0

BASELINE CONDITIONS

4.3 LANDSCAPE CHARACTER CONTEXT

4.3.1 INTRODUCTION

The term 'landscape' commonly refers to the view or appearance of the land as perceived by people. Landscape applies to any natural, rural, urban or urban edge areas, in land, water and seascape areas.

Landscape character is the combination of both natural / physical, cultural / social and perceptual / aesthetic influences, which give rise to a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse and which define the 'sense of place'. The landscape is not therefore simply a visual phenomenon.

The following section sets out the landscape character framework of the study area at the borough level and regional level based upon the landscape character assessment undertaken by Newark and Sherwood District Council, with the boundaries of the character areas shown on Figure 4.3 on the following page.

4.3.2 BOROUGH CHARACTER ASSESSMENT

The Newark and Sherwood Landscape Character Assessment Supplementary Planning Document (Adopted 2013) is cited and referenced within the current Local Development Framework.

The wider study area consists of two Regional Landscape Character Areas - Sherwood (in the west) and the Mid Nottinghamshire Farmlands (to the east). These Regional Landscape Character Areas are split into a series of smaller Landscape Character Types, which are then supported by corresponding Landscape Policy Zones. The location and extent of the Regional Landscape Character Areas and Landscape Character Types relevant to the Site and study area are illustrated on Figure 4.3 on the following page.

SHERWOOD REGIONAL LANDSCAPE CHARACTER AREA

The Sherwood Regional Landscape Character Area broadly occupies the western half of the study area. Its visual character is described in the Newark and Sherwood Landscape Character Assessment (2013) as where: *"The character of the Sherwood region is strongly influenced by a number of factors. The high level of woodland cover and strong heathy character provide a reminder of the formerly extensive areas of forest and "waste". A range of features combine to produce a distinctive and sometimes unified landscape; these include rolling landform, scattered areas of grass, bracken and heather heathland, excellent examples of lowland oak/birch woodland, large mature coniferous forests, enclosed arable farmlands, narrow river corridors and ornamental parklands.*

The undulating landform ensures views of varying distance. Frequently these are of well-wooded skylines; however, in the more open arable areas they are often confined to the crests of the dry valleys. The arable farmlands are, in places, totally devoid of tree cover with the geometric patterns of low hawthorn hedgerows imparting a

distinctive, but rather uniform character to the landscape. To the north of the region, farmland becomes the most dominant landscape element; the extent and pattern of woodland cover is markedly different from the landscapes located further south. Scattered pockets of parkland add diversity to the landscape, creating a strong historical sense of place."

The following Landscape Character Types (LCTs) within the Sherwood Regional Landscape Character Area are relevant to the Site and study area:

Estate Farmlands

The western part of the Site and study area are identified as the Estate Farmlands LCT. This LCT is described as *'an enclosed, gently rolling estate landscape characterised by an ordered pattern of fields, roads and woodlands'*.

The key characteristics of the Estate Farmlands LCT pertinent to the study area include the following:

- *'Isolated brick-built farmsteads and estate cottages;*
- *Large-scale rolling topography;*
- *Views enclosed by wooded skylines;*
- *Estate plantations and belts of trees;*
- *Large arable and grass fields;*
- *Low-cut hawthorn hedges;*
- *Straight roads with wide grass verges'.*

The relevant Landscape Policy Zone for the Estate Farmlands LCT is S PZ 27: Ollerton Estate Farmlands. The policy zone considers the characteristic features, landscape condition, and landscape sensitivity to inform a series of "Landscape Actions". The condition and sensitivity of S PZ 27 are both identified as "Moderate" resulting in a Landscape Action of "Conserve and Create" with the following details:

Landscape Features

- *"Conserve the ecological diversity and character of woodland habitats*
- *Conserve existing hedgerows and seek opportunities to restore the historic field pattern with new hedgerow planting*
- *Seek opportunities to restore hedgerows with some hedgerow trees where appropriate to field boundaries*
- *Seek opportunities to restore arable land to mixed woodland, permanent pasture, and heathland*

Built Features

- *New development should be contained within historic field boundaries*
- *Conserve the historic character and setting of Walesby – new development should respect the scale, design and materials used traditionally in the Policy Zone and be contained near to the existing settlements of Walesby and Ollerton.*
- *Sensitive design and siting of new agricultural buildings."*

Value: Medium

Meadow lands

The central and eastern parts of the Site and north eastern part of the study area are identified as the Meadowlands LCT in the Newark and Sherwood District Landscape

Character Assessment 2013. The Meadowlands are described as *'an open landscape characterised by a rectilinear pattern of fields and roads bounded by neatly trimmed hawthorn hedges'.*

The key characteristics of the Meadowlands LCT pertinent to the study area include the following:

- *Meandering river channel often defined by sinuous riparian tree cover along the water course.*
- *Neatly trimmed hawthorn hedges, in places with gorse, broom and bracken*
- *Red brick and pantile Sparsely settled with scattered farmhouses*
- *Former colliery site and urban edges apparent*

The relevant Landscape Policy Zone for the Meadowlands LCT is S PZ 56 Kirton Meadowlands. The policy zone considers the characteristic features, landscape condition, and landscape sensitivity to inform a series of "Landscape Actions". The condition of S PZ 56 is identified as "Poor" and the Sensitivity is "Moderate" resulting in a Landscape Action of "Restore and Create" with the following details:

Landscape Features

- *"Restore pastoral character and promote measures for enhancing the ecological diversity of alluvial grasslands*
- *Seek opportunities to convert arable land to permanent pasture*
- *Restore and enhance the ecological diversity of riparian woodlands*
- *Restore and enhance river channel diversity and marginal river side vegetation*

Built Features

- *Conserve the sparsely settled character of the river corridors concentrating new small scale development along transport corridors*
- *New development should protect the historic core of Kirton and respect its scale, design and traditional materials*
- *Create new development using the traditional architectural style of red brick construction"*

Value: Medium - Low

MID-NOTTINGHAMSHIRE FARMLANDS REGIONAL LANDSCAPE CHARACTER AREA

The Mid-Nottinghamshire Farmlands Regional Landscape Character Area broadly occupies the eastern half of the study area. Its visual character is described in the Newark and Sherwood Landscape Character Assessment (2013) as where: *"The Mid-Nottinghamshire Farmlands is an area of undulating landscape with a distinctively rural, agricultural character. Arable farming is the predominant land use on the clay soils, where mixed farming prevails. The historical pattern of land use and settlement is influenced by the physical characteristics of the region, particularly its soils. It is also influenced by its geographical relationship with adjacent regions where different physical conditions occur. Many villages have been established along the margins of the Mercia Mudstone outcrop where a wider range of physical resources is accessible. A more limited range of resources has historically been available to the inhabitants of the central parts of the region, consequently a sparser settlement pattern is evident.*

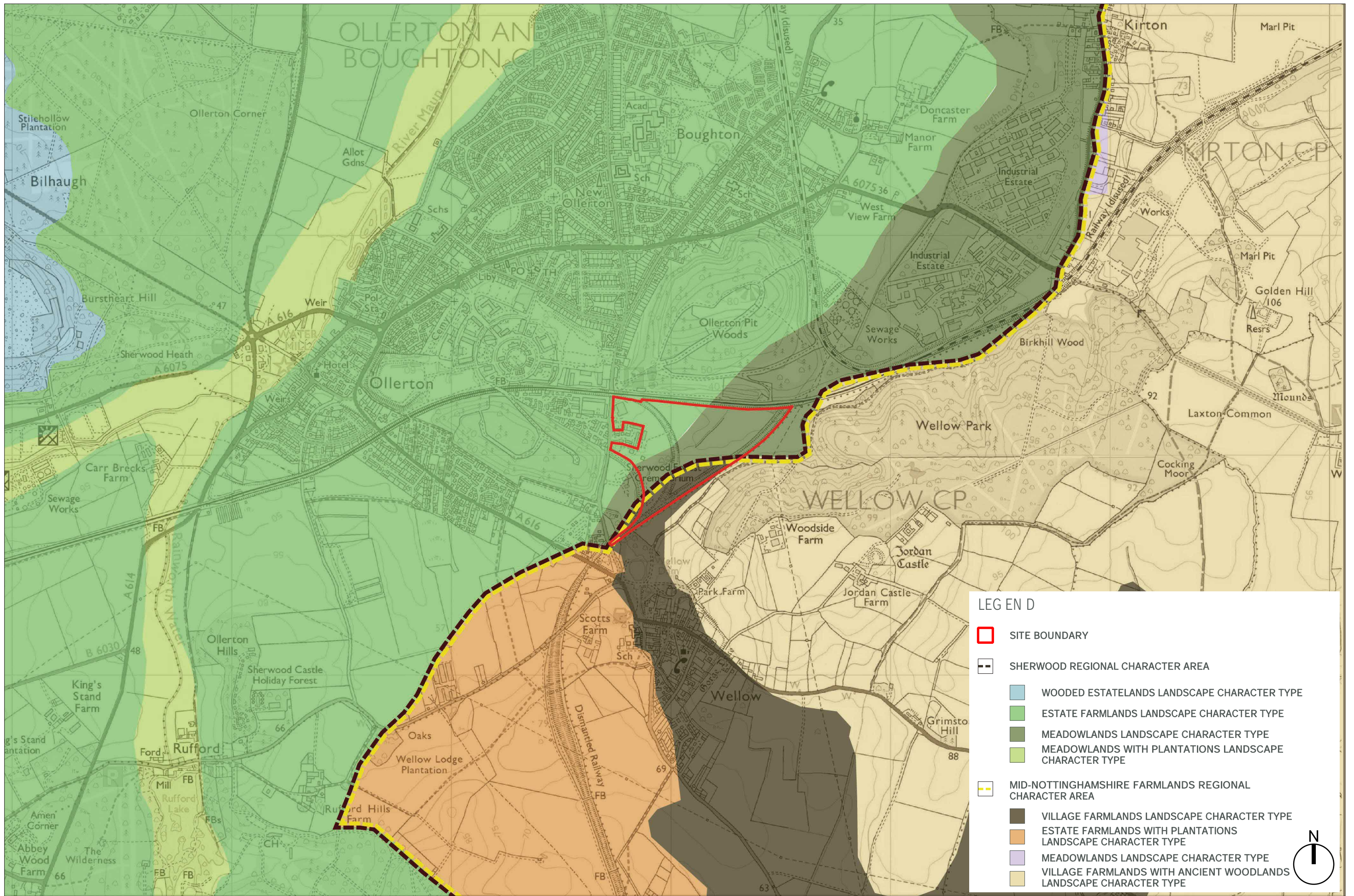


FIGURE 4.3 –LANDSCAPE CHARACTER AREAS (FABRIK, 2023)

4.0

BASELINE CONDITIONS

MID-NOTTINGHAMSHIRE FARMLANDS REGIONAL LANDSCAPE CHARACTER AREA CONTINUED

The region is relatively remote from major population centres and has a well-defined and largely undeveloped rural character. Industry is of little significance save for the occasional clay quarry and brick works. A number of main highways cross the area, but typically roads are narrow country lanes linking the scattered nucleated settlements. The villages are well integrated into the surrounding countryside with small-scale field patterns, unimproved pastures, species-rich hedgerows and remnant orchards forming common features along their edges.

A characteristic of the Mid-Nottinghamshire Farmlands is the strong sense of enclosure which exists over most of the region. Field patterns have remained largely intact although they have become somewhat eroded in the most intensively farmed areas, especially to the north and east. Ancient hedgerows are scattered throughout, hedgerow trees are usually ash and oak and have a localised importance in the landscape.

The landscape has a generally well-wooded character except over tracts of land to the far north and east. Woodlands tend to be mainly deciduous or mixed and are typically small to medium in size. A special feature of the area is the many ancient woodlands, often prominently sited on hilltops and rising ground. Scattered pockets of parkland add to this well-wooded character, along with the many tree-lined streams which drain the area from west to east.”

The following Landscape Character Types (LCTs) within the Mid-Nottinghamshire Farmlands Regional Landscape Character Area are relevant to the Site and study area:

Village Farmlands

The southern part of the Site and part of the southern study area are identified as the Village Farmlands LCT. This LCT is described as ‘a gently rolling agricultural landscape with a simple pattern of large arable fields and village settlements’.

The key characteristics of the Village Farmlands LCT pertinent to the study area include the following:

- ‘Gently rolling topography
- Simple pattern of large arable fields
- Nucleated settlement pattern of villages and isolated farmsteads
- Small-scale pastoral landscapes and remnant orchards around settlements
- Lines of willow and other riparian trees along streams
- Open views to the Trent Valley, power stations and pylons’.

The relevant Landscape Policy Zone for the Village Farmlands LCT is MN PZ 22: Wellow Village Farmlands with Ancient Woodlands. The policy zone considers the characteristic features, landscape condition, and landscape sensitivity to inform a series of “Landscape Actions”. The condition of MN PZ 17 is identified as “Good” and the Sensitivity is “Moderate” resulting in a Landscape Action of “Conserve and Reinforce” with the following details:

Landscape Features

- Maintain any existing historic field patterns.
- Conserve and enhance the ecological diversity of deciduous woodland through consistent management.
- Conserve and maintain hedgerows and prevent fragmentation (through lack of management and intensification of arable farming). Infill hedgerows where necessary.

Built Features

- Maintain use of vernacular materials, style and scale in any new developments around Wellow, Ompton and Kneesall.
- Promote measures for reinforcing the traditional character of existing farm buildings using vernacular building styles.”

Value: Medium

Village Farmlands with Ancient Woodlands

The land to the south east of the Site and within the south eastern part of the study area are identified as the Village Farmlands with Ancient Woodlands LCT. This LCT is described as ‘a varied undulating arable landscape characterised by remnant ancient woodlands and small rural villages’.

The key characteristics of the Village Farmlands LCT pertinent to the study area include the following:

- ‘Varied undulating topography
- Ancient woodlands, often prominently sited on hill tops
- Well-defined pattern of hedged fields
- Streams defined by lines of trees and permanent pasture
- Traditional pattern of farms and small rural villages
- Red brick buildings with pantile roofs
- Quiet country lanes
- Small remnant orchards and permanent pastures around villages’.

The relevant Landscape Policy Zone for the Village Farmlands LCT is MN PZ 17: Wellow Park Village Farmlands with Ancient Woodlands. The policy zone considers the characteristic features, landscape condition, and landscape sensitivity to inform a series of “Landscape Actions”. The condition of MN PZ 17 is identified as “Good” and the Sensitivity is “Moderate” resulting in a Landscape Action of “Conserve and Reinforce” with the following details:

Landscape Features

- Maintain any existing historic field patterns.
- Conserve and enhance the ecological diversity of deciduous woodland through consistent management.
- Maintain coppicing regime within Wellow Woods.
- Conserve hedgerows and prevent fragmentation (through lack of management and intensification of arable farming).
- Conserve historic field pattern by containing any new development to periphery of Wellow within historic enclosed boundaries, restoring hedgerow boundaries where necessary.
- Prevent the spread of Industrial works from infringing on Wellow Wood.

Built Features

- Maintain use of vernacular materials, style and scale in any new developments.
- Contain new development within existing field boundaries.
- Conserve the rural character of the landscape by concentrating new development around existing settlement of Wellow.”

Value: Medium

Estate Farmlands with Plantations

The land to the south of the Site and within the southern part of the study area are identified as the Estate Farmlands with Plantations LCT. This LCT is described as ‘a heavily wooded and sparsely settled landscape characterised by ornamental parklands, lakes and large fields framed by woodland edges. Only a small part of this landscape type lies within Newark and Sherwood District boundary, which is focussed around the Rufford Park Estate’.

The key characteristics of the Estate Farmlands with Plantations LCT pertinent to the study area include the following:

- ‘Undulating landform
- Sparsely settled and largely inaccessible Views framed by woodland edges
- Extensive broad-leaved, mixed and coniferous woodlands
- Country houses set in ornamental parklands
- Narrow man-made lakes along river valleys
- Extensive areas of unenclosed heath
- Unfenced minor roads’.

The relevant Landscape Policy Zone for the Estate Farmlands with Plantations LCT is MN PZ 22: Wellow Village Farmlands with Ancient Woodlands, which is the same policy zone that applies to the Village Farmlands LCT.

Value: Medium

4.0

BASELINE CONDITIONS

4.4 SITE DESCRIPTION

4.4.1 INTRODUCTION

The Site lies to the southeast of the town of Ollerton and to the northeast of the village of Wellow. The western part of the Site forms the J. Murphy & Sons (JMS) Ollerton depot. The eastern part of the Site forms two irregular shaped fields with mature vegetation boundaries. To the immediate north is a railway line and to the immediate south lies Wellow Park, which is an Ancient Woodland and SSSI. Refer to Figure 4.4 showing the existing site arrangements.

4.4.2 NATURAL

Geology and Soils

The Site is underlain with sandy free-draining soil, representative of the geology and soils within the wider study area. However, the west of the Site is covered by hard standing and areas of compacted soil as a result of the existing JMS commercial operation.

Value: Medium - Low

Landform and drainage

The Site has a gently sloping landform ranging from approximately 45m AOD in the north western corner to 37m AOD in the eastern part of the Site. Former railway line embankments define the south western and south eastern boundaries of the Site with an additional embankment curving through the centre of the Site and dividing it into western and eastern parcels. These embankments are generally circa 6m in height and are well vegetated. The northern boundary is also defined by a railway line, which is currently still active. This sits on embankment too but slightly lower than the disused lines. A stream flows from west to east through the centre of the Site towards the lowest point of the Site in the east. It crosses under the former railway embankments via culverts.

Value: Medium

Vegetation Cover

The eastern part of the Site comprises of two irregular shaped fields of grassland with mature mixed woodland boundaries following the embankments of the active and disused railway lines. The former railway line embankment dividing the Site in half is well wooded, creating a dividing line both physically and visually between the two halves of the Site. Species present within the Site include Willow, Hawthorn, Oak, Cherry, Birch, Ash and Sycamore. The tree survey assesses the trees within the Site as generally of "Good" quality. A Hawthorn hedgerow follows the line of the watercourse in the east of the Site. The JMS Ollerton depot area in the west of the Site is predominantly devoid of trees and vegetation, with those present confined to the central railway line embankment and Site boundaries with Newark Road. An area of scrub follows part of the watercourse through this half of the Site.

Value: Medium

4.4.3 CULTURAL / SOCIAL

Land Use

The land use within the Site is divided in two with the western half in use by JMS as their Ollerton depot with car parking, office and workshop buildings set amongst areas used for the storage of containers, machinery and material relating to the operation of the business. In contrast, the eastern half of the Site consists of two agricultural fields, divided by a watercourse and hedgerow.

Value: Low

Built Form

Within the western half of the Site, there are a number of buildings and workshops of a medium scale and mass (1/1.5 and 2 storeys). Numerous shipping containers are temporarily stored throughout this part of the Site, often stacked three-containers high (approximately 9m). These buildings and containers are located adjacent to areas of two storey residential uses to the immediate west of the Site.

The eastern half of the Site does not currently contain any built form.

Value: Low

Land Ownership

The land within the Site is owned by J. Murphy & Sons Ltd.

Value: Low

Time Depth

The western half of the Site has been in use as the JMS Ollerton depot since 1998. It has experienced significant change during that time as a result of the operational requirements of the business. The eastern half of the Site is in agricultural use and has been historically since the 1800s, however the field patterns have changed significantly during that time, partly influenced by the introduction of the railway lines and mining activities during the 1900s. The well vegetated former railway line embankments within the Site and defining the southern Site boundaries provide evidence of time depth in this regard.

Value: Medium

4.4.4 PERCEPTUAL AND AESTHETIC

The western half of the Site is perceived as an industrial/construction related area with the presence of containers, machinery and materials associated with the operation of the JMS business. The premises are set within a well wooded framework created by the railway line embankments, which create a sense of enclosure from the wider landscape. The Site has a close association with the existing residential uses to the west creating a contrast in character and use.

To the east, beyond the central railway line embankment, the Site has a greener

character, with the open fields set within a well wooded framework. This part of the Site has an agricultural character with an informal field pattern. The linear features of the railway lines and embankments compartmentalise the Site and create a sense of separation from the surrounding landscape. Ollerton Pit Wood and Wellow Park to the north and south of the Site respectively are perceived from the eastern half of the Site, adding to the sense of greenness, whilst reinforcing the sense of enclosure.

Perceptual and Aesthetic Landscape Value: Medium - Low

4.4.5 LANDSCAPE CHARACTER

The above elements combine to inform the landscape character of the Site and the immediate setting, the key characteristics of which are as follows:

- The vegetated embankments of the former railway lines are linear features along sweeping curves that compartmentalise the landscape of within the Site and create a sense of enclosure from the surrounding area.
- The industrial character of the western half of the Site which is currently occupied by JMS's commercial operations.
- The agricultural character of the eastern half of the Site.
- The sense of enclosure created by the well vegetated Site boundaries on embankment and the gently sloping topography within the Site.

Value: Medium - Low

4.4.6 THE ROLE OF THE SITE IN THE WIDER LANDSCAPE

The Site is broadly representative of the surrounding landscape, which contains a mix of commercial, industrial and residential uses set within a well vegetated, undulating landscape. The Site is located within the lower lying ground typical of the settlements within the study area and is surrounded by the wooded hills of Wellow Park and Ollerton Pit Wood to the south and north respectively.

The vegetated embankments of the former railway lines compartmentalise the Site and create a strong boundary with the surrounding landscape and townscape. The Site does not form part of the approach to Ollerton from the south until the main entrance, which fronts onto Newark Road beyond the existing residential edge of the settlement. Nor does it form the setting to any designated landscape or heritage asset.



FIGURE 4.4 –EXISTING SITE LANDSCAPE (FABRIK, 2023)

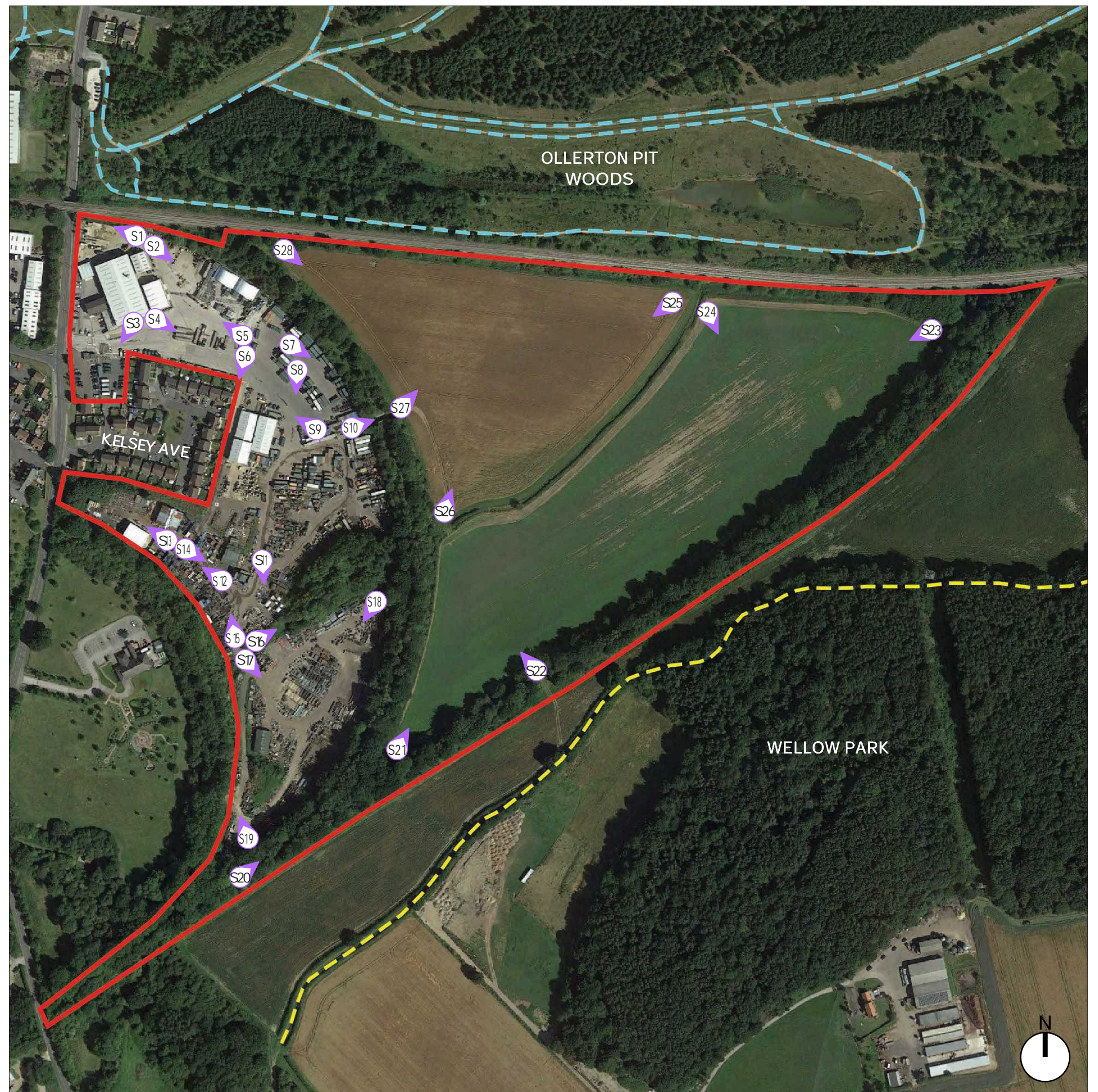
4.0 BASELINE CONDITIONS

4.5 INTERNAL VISUAL SURVEY

A visual inspection of the Site was conducted on the 7th August 2023.

Views out of the Site are foreshortened to the west, east and south by the existing mature boundary vegetation and the central tree belts on the embankments of the former railway lines. Where gaps in the boundary vegetation allow, there are partial views to the south to the Ancient Woodland of Wellow Park and to the west of the existing two storey residential dwellings at Kelsey Avenue. From the eastern half of the Site, there is a more open relationship to the north, with the railway line located on a lower, less vegetated embankment, which allows views north to the rising ground of Ollerton Pit Wood, a SINC and public open space on the hill of the former New Ollerton Colliery. The western half of the Site has an enclosed character due to the former railway line embankments and residential uses surrounding it.

The following pages present a series of photos illustrating the character of the Site, the viewpoint locations are illustrated on Figure 4.5 opposite.



LEG EN D

- SITE BOUNDARY
- - - PROW - FOOTPATH
- - - PERMISSIVE FOOTPATH
- VIEWPOINT LOCATION

FIGURE 4.5 –INTERNAL SITE PHOTOGRAPH LOCATION POINTS (FABRIK, 2023)



PHOTOGRAPH –VIEWPOINT S1
VIEW FROM THE NORTHERN EDGE OF THE JMS SITE, LOOKING WEST TOWARDS NEWARK ROAD. THE EXISTING TREES ALONG NEWARK ROAD, FORESHORTEN LONGER DISTANCE VIEWS.



PHOTOGRAPH –VIEWPOINT S2
VIEW FROM THE NORTHERN EDGE OF THE JMS SITE, LOOKING SOUTH EAST TOWARDS WELLOW PARK, WHICH IS VISIBLE ON THE HORIZON. PROPERTIES ON KELSEY AVENUE ARE VISIBLE ADJACENT TO THE SITE BOUNDARY. VIEWS OF THE EASTERN HALF OF THE SITE ARE TRUNCATED BY THE VEGETATED FORMER RAILWAY LINE EMBANKMENT.

LEG EN D

- SITE BOUNDARY
- ① VIEWPOINT LOCATION



VIEWPOINT LOCATIONS



PHOTOGRAPH –VIEWPOINT S3
 VIEW FROM OPPOSITE THE SECURITY LODGE AT THE MAIN ENTRANCE TO THE JMS SITE, LOOKING SOUTH TOWARDS THE OVERFLOW CAR PARK AND PROPERTIES ON KELSEY AVENUE BEYOND THE SITE. PROPERTIES TO THE WEST OF THE SITE ON MERRY ROAD ARE ALSO VISIBLE FROM THIS LOCATION.



PHOTOGRAPH –VIEWPOINT S4
 VIEW FROM THE ENTRANCE TO THE MAIN WORKSHOP BUILDING WITHIN THE JMS SITE, LOOKING SOUTH EAST ACROSS THE SITE. THE CONTAINER STORAGE AREA IS PROMINENT IN THE FOREGROUND SET AGAINST A BACKDROP OF THE VEGETATION FORMER RAILWAY EMBANKMENT AND WELLOW PARK BEYOND THE SITE TO THE SOUTH. THE PROPERTIES ON KELSEY AVENUE ARE VISIBLE TO THE SOUTH.

LEG EN D

- SITE BOUNDARY
- 21 VIEWPOINT LOCATION



VIEWPOINT LOCATIONS

EXISTING WORKSHOP BUILDINGS

VEGETATION ON FORMER RAILWAY LINE EMBANKMENT DIVIDING THE SITE IN HALF



PHOTOGRAPH –VIEWPOINT S5
VIEW FROM THE NORTHERN PART OF THE JMS SITE, LOOKING WEST TOWARDS THE EXISTING WORKSHOP BUILDINGS AND JCB STORAGE AREA. THIS PART OF THE SITE HAS AN ENCLOSED CHARACTER DUE TO THE BUILT FORM AND EXISTING VEGETATION ALONG THE FORMER RAILWAY EMBANKMENT.

EXISTING WORKSHOP BUILDINGS

PROPERTIES ON KELSEY AVENUE



PHOTOGRAPH –VIEWPOINT S6
VIEW FROM THE NORTHERN PART OF THE SITE, LOOKING SOUTH ALONG THE SITE BOUNDARY INTERFACE WITH THE PROPERTIES ON KELSEY AVENUE.

LEG EN D

- SITE BOUNDARY
- 21 VIEWPOINT LOCATION



VIEWPOINT LOCATIONS



PHOTOGRAPH - VIEWPOINT S7
VIEW FROM THE CENTRAL PART OF THE JMS SITE, LOOKING SOUTH EAST TOWARDS WELLOW PARK, WHICH IS VISIBLE ON THE HORIZON.



PHOTOGRAPH - VIEWPOINT S8
VIEW FROM THE CENTRAL PART OF THE JMS SITE, LOOKING SOUTH ACROSS THE CONTAINER AND STORAGE AREA. THE ROOFTOPS OF THE PROPERTIES ON KELSEY AVENUE ARE PARTIALLY VISIBLE SET AGAINST A WOODED BACKDROP.

LEGEND

- SITE BOUNDARY
- 21 VIEWPOINT LOCATION



VIEWPOINT LOCATIONS



PHOTOGRAPH –VIEWPOINT S9
VIEW FROM THE CENTRAL PART OF THE JMS SITE, LOOKING NORTH WEST TOWARDS THE WORKSHOPS BY THE ENTRANCE AND PROPERTIES ON KELSEY AVENUE.



PHOTOGRAPH –VIEWPOINT S10
VIEW FROM THE CENTRAL PART OF THE JMS SITE, LOOKING EAST TOWARDS THE EXISTING ENTRANCE TO THE EASTERN PART OF THE SITE THROUGH THE FORMER RAILWAY LINE.

LEG EN D

- SITE BOUNDARY
- ① VIEWPOINT LOCATION



VIEWPOINT LOCATIONS



PHOTOGRAPH –VIEWPOINT S11
 VIEW FROM THE CENTRAL PART OF THE JMS SITE, LOOKING SOUTH. VIEWS ARE ENCLOSED BY THE VEGETATED EMBANKMENTS OF THE FORMER RAILWAY LINES.



PHOTOGRAPH –VIEWPOINT S12
 VIEW FROM THE CENTRAL PART OF THE JMS SITE, LOOKING WEST TOWARDS NEWARK ROAD. VIEWS ARE FORESHORTENED BY THE CONTAINERS AND WORKSHOPS WITHIN THE SITE.

LEG EN D

- SITE BOUNDARY
- 21 VIEWPOINT LOCATION



VIEWPOINT LOCATIONS