

DPZ within this Regional Character Area:

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| NW01 | Gotham and West Leake Wooded Hills and Scarps |
| NW02 | East Leake Rolling Farmland |
| NW03 | Widmerpool Clay Wolds |
| NW04 | Cotgrave Wooded Clay Wolds |

Key Characteristics

- Defined by a low boulder clay plateau traditionally known as 'wolds' (elevated tracts of open land);
 - Closely associated with a dissected glacial plateau comprising variable thicknesses of boulder clay overlying Lower Lias and Rhaetic Beds;
 - Broad area of low hills which extend to the Soar Valley thinning out to a series of hills in the north. Gotham and West Leake are the most prominent;
 - Rhaetic beds provide a low steeply inclined escarpment which forms a continuous boundary above Cropwell Bishop broken only by the valleys of Fairham Brook and other minor streams;
 - Soils are predominantly strong clayey matrix containing chalk stones and lenses of fine loamy material which are difficult to cultivate although loamy coarse soils are present to the west of the region;
 - Erosion by streams has stripped away covering glacial drift to create a series of deep valleys separated by ridges of higher ground. The most prominent is Kingston Brook, a narrow corridor flanked by steeply rising hills;
 - Most streams flow west towards the River Soar except Fairham Brook which flows north to the River Trent;
 - Distinctive rural character and feeling of seclusion from urban centres;
 - Small red brick and pantile roofed villages interconnected by narrow winding country lanes;
 - Larger commuter settlements with residential estates on their fringes and small older centres within the northern and western parts of the region;
 - Red brick and pantile roof farmsteads are common within the area although many farms contain larger modern buildings constructed in metal or timber;
 - Industrial influences have a localised effect on the area such as Ratcliffe on Soar Power Station, and gypsum works at East Leake and Gotham;
 - Narrow lanes bordered by hedgerows and frequent hedgerow trees (mostly ash with some oak);
 - Extensive areas of continuous pasture and arable farming;
 - Well defined and recognisable pattern of hedged fields and woodland;
 - Medium to large scale regular and semi-irregular field pattern, this is less distinctive in arable fields; older smaller field patterns are present in pastoral fields close to village fringes;
 - Ridge and furrow present within pastoral fields;
 - Hedgerows are mostly hawthorn, most are well maintained and intact although around arable fields their condition is more variable;
 - Broad-leaved woodland is variable across the area and ranges in size creating areas of high and low enclosure; the most prominent and mature is on high ground covering the hills to the north at Gotham and West Leake and around Cotgrave;
 - Smaller woodland copses and coverts are common and exert a localised influence particularly where present on high ground;
 - Hills characterised by large regular blocks of mature broad-leaved woodland, scarp grasslands and pasture and long arable fields which extend down the slopes;
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- Pockets of wooded parkland provide an element of formality and enclosure within the landscape such as Stanford Hall and Kingston Hall;
- Small streams notable through the presence of willows and riparian shrubs; and
- Willow pollards are common within this area.

Guidelines and Recommendations

- Enhance the broad-leaved character of existing woodlands;
 - Identify opportunities for new woodland planting on suitable sites;
 - Conserve the sparsely settled rural character of the landscape;
 - Conserve the traditional built form character and pattern of rural settlements;
 - Conserve all areas of permanent pasture particularly where present close to villages and along streams;
 - Promote measures for conserving and enhancing the historic features such as ridge and furrow;
 - Conserve the historic pattern of hedgerows along rural lanes;
 - Conserve the semi-irregular small to medium scale field pattern around villages and medium to large scale field pattern throughout remainder of the area;
 - Restore the traditional pastoral character and diversity of scarp grasslands;
 - Promote measures to enhance the semi-natural appearance of scarp woodland;
 - Conserve the balance of woodland and farmland on scarp hills;
 - Conserve the riparian character of stream corridors through retention and replanting of streamside trees and scrub;
 - Conserve willow pollards where present along stream corridors;
 - Conserve the character of village side pastoral landscapes; and
 - Promote measures for achieving a better integration of new and existing development in the countryside.
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NW01 Gotham And West Leake Hills And Scarps



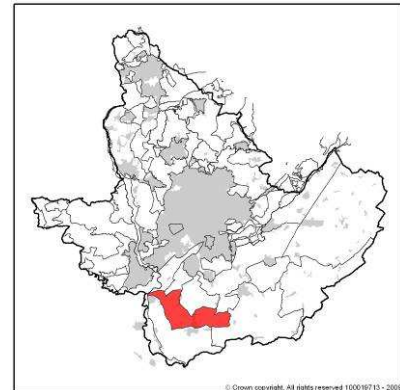
CONTEXT

Regional Character Area:

Nottinghamshire Wolds

LDU Reference: 113, 128, 66, 425, 251, 252, 187, 258

DPZ Reference: NW01



CHARACTERISTIC FEATURES

- Series of prominent individual hills with steep sometimes scarp slopes and broad plateaus
- Hills are the dissected northern extent of a low boulder clay plateau extending from Leicestershire traditionally known as 'The Wolds'
- Rural character although urban elements such as villages, power station, industry and quarrying are frequent in the landscape
- Kingston Brook is a localised feature on low ground between hills characterised by riparian woodland and some grazing pasture at its margins
- Land use is a mixture of woodland, arable and pasture. Arable is on the lower and more gentle slopes, pasture close to rivers, settlements and scarp grassland where the land is steeply sloping precluding machinery from working the land
- Field pattern is mostly modern although pockets of older field systems such as irregular geometric and geometric and those reflecting open fields are present
- Field pattern in places sweeps down the slopes and is a distinctive feature
- Field boundaries are mostly hedgerows on the slopes with fences often present on higher ground
- Woodland is generally on high ground across the hills although there are smaller pockets of woodland on lower ground as establishing scrub and along village fringes/areas of former quarry
- Prominent extensive woodland plantation covers the slopes and high ground, often on steep scarps
- Rides and areas of open land are interspersed between plantation woodland
- Wooded tracks with spring flowering understorey planting along tracks up hills
- Large commuter settlements such as Gotham and East Leake and smaller settlements such as West Leake are nestled at the base of the hills on the fringes of the DPZ
- Infrequent individual farms within the character area often on the slopes or high ground. A row of individual modern houses is present along Ash Lane. One distinctive red brick and pantile roof farmstead on Bunny Hill is set within gardens with a small orchard
- Buildings are mostly red brick with older properties having red pantile roofs
- Church towers and spires are prominent within a uniform village skyline
- Overhead lines are prominent on low ground between hills
- Small former spring (Wheldon Spring) on Gotham Hill is a localised feature characterised by a depression in the ground and establishing scrub
- Enclosed channelled views on low ground between hills with extensive panoramic views across towards Nottingham City and beyond from high ground



LANDSCAPE ANALYSIS																		
Condition																		
<p>A series of distinctive wooded hills with arable fields on lower and gentler slopes and pasture and pockets of grassland on the steeper slopes. Views are extensive and often over long distances from the high ground although become more enclosed from lower ground. Urban elements are frequent with views of Ratcliffe on Soar Power Station and the gypsum works. Some villages such as Gotham village are characterised by modern edges and a small older core with a distinctive church spire. Others such as West Leake are small and distinctive focused along a single street with small working farms and lack of modern development.</p> <p>Land use is a mix of plantation woodland, arable farming and pasture. Fields are mostly medium to large in size with the majority of arable farming being a modern field pattern; although at Gotham there is evidence of older irregular geometric patterns. Pockets of fields reflecting open field system and regular geometric patterns are present on lower slopes or pockets of high ground. Older field patterns are generally used for pasture.</p> <p>Woodland comprises large geometric field sized blocks of both broadleaved and conifer woodland. On West Leake Hill a large woodland is used for commercial forestry with rides and various belts of different species within woodlands. Other vegetation includes smaller frequent copses at the base of slopes and around settlements. Frequent hedgerow trees and intact hedgerows are present across the area. Pockets of regenerating scrub are often around village fringes or on the base of slopes.</p> <p>The landscape condition is GOOD. Hedgerows and woodland are well managed, although there is some evidence of field boundary fragmentation in places. Where hedgerows have been replaced, the timber fencing is usually in good condition. The agricultural land is well managed and features are intact with little sign of decline.</p>	 																	
Landscape Strength																		
<p>This DPZ is a distinctive series of hills which are prominent within the surrounding area. They often form a backdrop to views from the southern edges of Nottingham. From high ground within the DPZ there are open expansive views to the centre of Nottingham and lower-lying farmland at Ruddington and Bunny.</p> <p>The strength of character is STRONG. The hills are distinctive and consistent features across the landscape and exert their influence within the surrounding area. The pattern of arable, pasture and woodland is also consistent with moderate sized villages and some expanding commuter villages present on low ground.</p>	<table><tr><th rowspan="4">Landscape Condition</th><th>Good</th><th>MODERATE <i>Enhance</i></th><th>MODERATE - GOOD <i>Conserve and Enhance</i></th><th>GOOD <i>Conserve</i></th></tr><tr><th>Moderate</th><td>POOR - MODERATE <i>Enhance and Restore</i></td><td>MODERATE <i>Enhance</i></td><td>MODERATE - GOOD <i>Conserve and Enhance</i></td></tr><tr><th>Poor</th><td>POOR <i>Restore/Create</i></td><td>POOR - MODERATE <i>Enhance and Restore</i></td><td>MODERATE <i>Enhance</i></td></tr><tr><td></td><td>Weak</td><td>Moderate</td><td>Strong</td></tr></table> <p>The overall landscape strategy is CONSERVE.</p>	Landscape Condition	Good	MODERATE <i>Enhance</i>	MODERATE - GOOD <i>Conserve and Enhance</i>	GOOD <i>Conserve</i>	Moderate	POOR - MODERATE <i>Enhance and Restore</i>	MODERATE <i>Enhance</i>	MODERATE - GOOD <i>Conserve and Enhance</i>	Poor	POOR <i>Restore/Create</i>	POOR - MODERATE <i>Enhance and Restore</i>	MODERATE <i>Enhance</i>		Weak	Moderate	Strong
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LANDSCAPE ACTIONS																		
<p><i>Landscape features</i></p> <ul style="list-style-type: none">• Conserve the distinctive pattern of hills with large blocks of woodland on high ground• Conserve the older field patterns within the character area such as those reflecting open systems and the irregular and regular geometric patterns• Conserve the balance of arable farming on lower slopes and pasture on steeper and higher slopes• Conserve field patterns which sweep down the hills• Conserve the landform of the former Wheldon Spring• Conserve the diversity of broadleaf and large-scale woodland plantations on hills• Ensure new conifer planting includes belts of broadleaf woodland and woodland edge along its fringes• Any new woodland planting should be small in scale along the base of slopes becoming larger and of field size on higher slopes• Conserve the small rides and various ages of woodland within the character area• Conserve the wooded tracks along the ridgelines• Conserve hedgerows and encourage infill planting within gaps rather than erection of timber fencing• Conserve areas of rough grassland where present on steeper scarp slopes <p><i>Built form</i></p> <ul style="list-style-type: none">• Conserve the frequency of small farmsteads and outbuildings throughout the landscape; any new barn developments should be small scale and fit within the existing pattern and vernacular styles• Conserve the small linear and vernacular character of West Leake• Conserve the uniform roofline of villages with prominent church spires																		

- Encourage the use of red brick and red pantile roofs for new buildings and extensions
 - Conserve the nucleated character of larger villages
 - Minimise the influence of larger settlements such as East Leake through small-scale woodland planting to reduce the scale and frequency of urban edges within views
- Other development/ structures in the landscape*
- Conserve the winding character of rural lanes with expansive channelled views between hills
 - Ensure any new industrial development is nestled on low ground and has well wooded boundaries which integrate with woodland on higher ground to reduce its visibility

NW02 East Leake Rolling Farmland

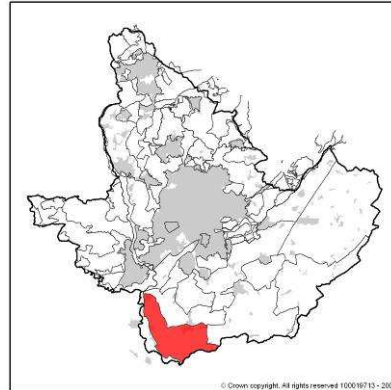


CONTEXT

Regional Character Area: Nottinghamshire Wolds



LDU Reference: 268, 247, 186, 365, 364

DPZ Reference: NW02



CHARACTERISTIC FEATURES

- Rolling landscape which forms part of the wider glacial plateau of chalky boulder clay overlying lower lias and Rhaetic beds
- Undulations in the landscape are formed by small streams and tributaries which have cut through softer mudstones and clays; Kingston Brook is the most distinctive
- Localised man-made earthworks present around Ratcliffe Power Station which have a localised influence on character
- Frequent watercourses which are often demarcated by clusters of riparian willows along their course; where trees are not present watercourses are generally not visible in the landscape
- Rural character present across the area although there are views towards urban elements such as Ratcliffe on Soar Power Station visible above hills, a gypsum works and village fringes
- Land use is arable and some pasture. Pasture becomes more prominent around East Leake where it is mostly horse grazing and around Rempstone where sheep grazing is more common
- Field pattern includes small, medium and large-scale fields recognised within the Historic Landscape Characterisation as being a mix of ages including regular, semi-regular geometric and irregular field patterns. Arable field pattern tends to be of modern origin
- Oldest field enclosures are often concentrated around watercourses and smaller settlements
- Field boundaries are almost all hedgerows which are generally intact and comprise mostly hawthorn; around horse grazing areas electric and timber and wire fencing is present which has a localised influence in character particularly along the southern fringe of East Leake
- There are few hedgerow trees within the landscape; this in combination with low hedgerows creates an open character to fields. Hedgerow trees tend to be concentrated around smaller pastoral fields
- Relatively low level of woodland cover comprising prominent geometric blocks of woodland on high ground, infrequent hedgerow trees, and clumps along watercourses including willow pollards. The most significant blocks of woodland are at Stanford Hall and the formal lake and entrance at Kingston Hall around the parkland margins which includes ornamental species
- Parkland is a distinctive feature around Kingston Hall and Stanford Hall where permanent pasture and parkland trees are prominent
- Prominent halls framed by vistas of trees such as lime avenues. Formal brick wall boundaries define the edges of parkland
- Small estate cottages at Kingston on Soar and lodge houses are features in these areas
- One large nucleated commuter settlement is at East Leake; the southern edge of the village is prominent within views
- Costock is a small linear settlement with a pocket of prominent new development concentrated along the western edge
- New apartment buildings for Nottingham Trent University are a localised urbanising feature within the landscape and contrast with other smaller-scale buildings
- Network of farms each often contains a large red brick and pantile roofed farmstead with modern timber or metal outbuildings; older red brick barns are also frequent
- Views vary from enclosed and channelled views from lower ground along watercourses to open often expansive views from higher ground, particularly to the south and beyond the borough boundary
- Views are rural in character, with frequent dispersed villages and open farmland; small woodland blocks are a feature on high ground
- A sand and gravel quarry has a localised influence on the landscape character of the DPZ
- Roads through the area often have narrow grassed ditches on either side

LANDSCAPE ANALYSIS																								
Condition																								
<p>This area is characterised by its gently rolling landform with a prominent river corridor along Kingston Brook. It has a rural character with open views across mostly arable farmland with localised enclosure along smaller pastoral fields. Small villages, frequent farmsteads and two parkland estates are features.</p> <p>Fields are a mixture of small fields close to watercourses and large-scale fields which are mostly arable with some pasture farming. These include both modern and older enclosures. Older enclosures are around the watercourse and village fringes.</p> <p>The area has a low level of woodland cover. Woodland tends to be small broadleaved geometric blocks on high ground which gives them greater prominence in the landscape. Other woodland is concentrated within parkland around the fringes of halls and contains coniferous and ornamental species. Parkland trees are also distinctive in these areas.</p> <p>The landscape condition is MODERATE. Features are generally well maintained although there is evidence of fragmentation where fields have expanded and where fields are subdivided for horse grazing using electric tape and fencing. The man-made landform changes around the power station have an influence.</p>	 																							
Landscape Strength																								
<p>Views are often over quite long distances due to the undulating landform. On high ground views extend to Ratcliffe on Soar Power Station and the hills surrounding it and across rolling farmland towards Leicestershire. The character of this landscape extends into Leicestershire so when viewed from outside the area is seen in this context; it is screened to the north by Bunny Hill, Gotham Hill and West Leake Hill.</p> <p>The strength of character of the area is STRONG. The area has a strong intact rural character with arable and pasture farming, prominent small woodlands, villages and a network of farmsteads key features. A minor amount of fragmentation is present in the north of the area where land has been altered adjacent to the power station.</p>	<table><tr><td rowspan="3">Landscape Condition</td><td>Good</td><td>MODERATE <i>Enhance</i></td><td>MODERATE - GOOD <i>Conserve and Enhance</i></td><td>GOOD <i>Conserve</i></td></tr><tr><td>Moderate</td><td>POOR - MODERATE <i>Enhance and Restore</i></td><td>MODERATE <i>Enhance</i></td><td>MODERATE - GOOD <i>Conserve and Enhance</i></td></tr><tr><td>Poor</td><td>POOR <i>Restore/Create</i></td><td>POOR - MODERATE <i>Enhance and Restore</i></td><td>MODERATE <i>Enhance</i></td></tr><tr><td colspan="2"></td><td>Weak</td><td>Moderate</td><td>Strong</td></tr><tr><td colspan="2"></td><td colspan="3">Landscape strength</td></tr></table> <p>The overall landscape strategy is CONSERVE AND ENHANCE.</p>	Landscape Condition	Good	MODERATE <i>Enhance</i>	MODERATE - GOOD <i>Conserve and Enhance</i>	GOOD <i>Conserve</i>	Moderate	POOR - MODERATE <i>Enhance and Restore</i>	MODERATE <i>Enhance</i>	MODERATE - GOOD <i>Conserve and Enhance</i>	Poor	POOR <i>Restore/Create</i>	POOR - MODERATE <i>Enhance and Restore</i>	MODERATE <i>Enhance</i>			Weak	Moderate	Strong			Landscape strength		
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LANDSCAPE ACTIONS																								
<p><i>Landscape features</i></p> <ul style="list-style-type: none">• Conserve the older field patterns within the character area such as those reflecting open systems and the semi-regular geometric patterns• Conserve the prominence of woodlands on high ground• Conserve and enhance the regular dispersal of small geometric broadleaved copses and woodlands often on high ground• Conserve the rural character with built form infrequent in views• Conserve hedgerows and where present ensure that infill planting is undertaken where gaps occur rather than infilling or replacement with fencing• Enhance the distribution of hedgerow trees by encouraging greater planting of trees within hedgerows. Species used should be a mostly ash with some oak.• Conserve the formal parkland and pasture within Kingston and Stanford Halls• Conserve the ornamental broadleaved woodlands around the parkland fringes enclosed by red brick walls• Conserve the framed vistas towards the halls from adjacent roads• Conserve areas of permanent pasture where present in the DPZ and ensure that hedgerows and hedgerow trees at the boundaries are maintained• Restore hedgerows and encourage planting of new hedgerow trees to provide unity between more open land at East Leake and the more enclosed and wooded pasture fields.• Conserve and enhance the character of watercourses through retention of willow pollards and planting of new riparian vegetation• Conserve and enhance the small scale field pattern present along watercourse fringes; where arable farming is present encourage new tree planting to integrate the fields with smaller pastoral fields <p><i>Built form</i></p> <ul style="list-style-type: none">• Conserve the estate character of Kingston on Soar and the estate lodges at entrances to halls• Conserve the regular distribution of built form and villages within the DPZ• Enhance the fringes of the new apartment buildings at University of Trent through localised woodland planting• Conserve the rural scale and vernacular style of buildings in smaller villages through restricting new development. Where development occurs it should make a positive contribution to the local vernacular, scale and massing of the																								

village.

- Conserve the use of red brick and pantile roofs within farmsteads, barns and properties in villages
- Minimise the influence of larger settlements such as East Leake through small-scale woodland planting along fringes

Other development/ structures in the landscape

- Conserve and enhance the character of hedgerow trees lining roads through the landscape
- Ensure that on completion of quarrying that hedgerow trees, hedgerows and small woodlands are encouraged within the restoration proposals to ensure that the land integrates with the surrounding land
- Conserve grassed ditches along the edge of roads



NW03 Widmerpool Clay Wolds

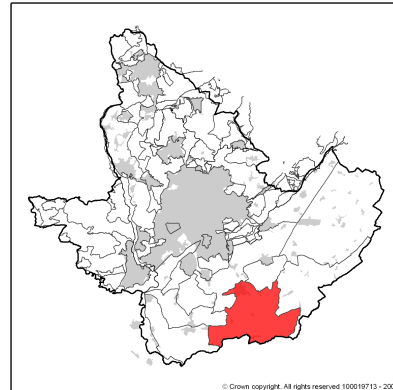


CONTEXT

Regional Character Area: Nottinghamshire Wolds

LDU reference: 187,191

DPZ reference: NW03



CHARACTERISTIC FEATURES

- Rolling landscape which forms part of the wider glacial plateau of chalky boulder clay overlying lower lias and Rhaetic beds
- Undulations in the landscape are formed by small streams and tributaries which have cut through softer mudstones and clays
- Distinctive steep slopes present along the western edge of the DPZ
- Frequent watercourses which are often demarcated by landform and riparian trees along their course
- Remote rural character present across the area although there are views towards the urban edge of Keyworth in the north
- Land use is a mixture of arable and pasture although pasture becomes more dominant approaching Widmerpool and Willoughby-on-the-Wolds where the land is continuous pasture and is particularly distinctive
- Field pattern includes medium to large scale regular, semi-regular geometric and irregular field patterns. An area reflecting one of the earliest forms of enclosure within Nottinghamshire is present as a cluster around Thorpe-in-Glebe
- Field boundaries are almost all hedgerows which are generally intact and comprise mostly hawthorn although blackthorn, field maple and hazel are present in places
- Around larger fields, hedgerows show some sign of fragmentation and replacement with timber post and wire and stockproof fencing. In places parkland style fencing provides an element of formality along roads
- Areas of ridge and furrow are locally distinctive
- Woodland comprises a mix of small linear belts, geometric copses and coverts on high ground and around large farmsteads and halls on village fringes
- Wooded impression created through frequent blocks of small woodland, hedgerow trees and mature hedgerows
- The railway is a prominent wooded feature within the landscape
- Prominent Roman road (Fosse Way) is visible within the landscape, traffic movement on it provides a slight urbanising feature
- Frequent small nucleated villages which have a remote and rural character with concentrations of distinctive vernacular buildings and some more modern additions
- Farmsteads are frequent within the landscape, and they often contain a large red brick and pantile roofed farmstead with modern timber or metal outbuildings; older red brick barns are also frequent
- Some villages are set on slightly higher ground and are visible within the landscape. Woodland and trees along the boundaries reduces their prominence and edges are often seen as individual or small clusters of buildings
- Thorpe Le Glebe, a former medieval village site is discernible through undulations within the ground
- Wooded formal parkland present around Widmerpool is a local feature of the landscape
- Views vary from enclosed and channelled views from lower ground to open often expansive views from higher ground
- Views are rural in character with dispersed village fringes and small woodland blocks a feature on high ground
- Distinctive long distance views along western edge of DPZ on the A606 across the adjacent Vale of Belvoir flat farmland



LANDSCAPE ANALYSIS

Condition

This area is characterised by its gently rolling landform dissected by frequent small wooded streams. The DPZ has a strongly rural and remote character with a mix of arable and pasture farmland and a regular dispersed pattern of small copses and coverts often on higher ground

Fields are a mixture of medium to large scale fields and include pasture and arable farming with both modern and older enclosures. Around Thorpe in Glebe the field pattern is much smaller and regular and represents one of the oldest patterns in the county. The land has a slightly more enclosed character within this area.

The area has a wooded impression although relatively low woodland cover. Woodland comprises small geometric shaped coverts and copses and some smaller linear blocks on the edges of fields. Most is broadleaved and on high ground. A small area of ornamental and conifer woodland is present around Widmerpool Hall to the south west of Widmerpool.

The landscape condition is **GOOD**. Features are generally well maintained although there is a minor amount of fragmentation where fields have expanded in the south and north of the area.



Landscape Strength

Views are either local short distance views from low ground or expansive long distance views from higher ground over rolling landform with frequent woodland and farmsteads. There is a particularly distinctive view along the A606 from the plateau to lower ground in the Vale of Belvoir. The escarpment on the eastern edge of the character area forms a backdrop to views within the Vale of Belvoir.

The character strength of the area is **STRONG**. The area has a strong intact rural character with arable and pasture farming and pockets of woodland key features. There is a minor amount of fragmentation where fields have expanded in the south and north of the area. In these places hedgerows trees in fields are a remnant of a former pattern.

Landscape Condition	Good	MODERATE <i>Enhance</i>	MODERATE GOOD <i>Conserve and Enhance</i>	GOOD <i>Conserve</i>
	Moderate	POOR - MODERATE <i>Enhance and Restore</i>	MODERATE <i>Enhance</i>	MODERATE - GOOD <i>Conserve and Enhance</i>
	Poor	POOR <i>Restore/Create</i>	POOR - MODERATE <i>Enhance and Restore</i>	MODERATE <i>Enhance</i>
		Weak	Moderate	Strong
Landscape strength				

The overall landscape strategy is **CONSERVE**.

LANDSCAPE ACTIONS

Landscape features

- Conserve the older field patterns within the character area such as those reflecting open systems and the semi-regular geometric patterns
- Conserve and maintain open views along A606 from high ground to the Vale of Belvoir
- Conserve the regular dispersed patterns of small geometric broadleaved copses and woodlands often on high ground
- Conserve the rural character with built form infrequent in views
- Conserve hedgerows and where present ensure that infill planting is undertaken where gaps occur rather than infilling with fencing
- Conserve the regular distribution of hedgerow trees and ensure that where overmature and senescent that a programme for replacement is undertaken. Species used should be mostly ash with some oak.
- Conserve ridge and furrow and the earth mounding of the deserted medieval village at Thorpe in Glebe
- Conserve the formal wooded parkland adjacent to Widmerpool
- Conserve areas of permanent pasture to maintain the pastoral character of the DPZ

Built form

- Conserve the rural character of villages within the DPZ through ensuring any infill respects the key characteristics and local built form vernacular
- Conserve the sparse distribution of built form and villages within the DPZ
- Conserve the small scale and vernacular style within smaller villages through restricting new development. Where development occurs it should make a positive contribution to the local vernacular, scale and massing of the village
- Conserve the use of red brick and pantile roofs within farmsteads, barns and properties within villages
- Conserve the dispersed nature of village edges through retention and new planting to maintain the appearance of individual or small groups of properties
- Minimise the influence of larger settlements such as Keyworth through small-scale woodland planting along fringes

Other development/ structures in the landscape

- Conserve the narrow winding, rural and remote character of lanes through the DPZ
- Industry is not present or visible within this landscape and this should be conserved through careful consideration of siting of development and planting works