

S PZ 23 Babworth Park Estatelands with Plantations

Policy: Conserve

Character Summary

This is gently undulating wooded estateland located to the west of Retford. The area encompasses Babworth Park, and Retford Golf Club.

The Babworth Park estate is situated in the centre of the area. Babworth Hall is an 18th century country house with surrounding parkland created by Humphry Repton during the 1790s. The Park is on the English Heritage Register of Parks and Gardens of Special Historic Interest (Grade II). The Hall is now in divided private ownership.

The Hall is surrounded by remnant parkland and permanent pasture with mature trees of Oak and Lime, giving way to arable land in the north-west. Some of the pasture is grazed by horses. There is mature, mixed broadleaved woodland of Beech and Sycamore, and coniferous woodland located on steeper ground to the east. To the south within the golf course are patches of acid Oak / Birch woodland with Sweet Chestnut over Bracken, with some acidic turf on the greens and fairways containing Heath Bedstraw and Sorrel species.

There are a number of historic and listed buildings located to the south west of the Hall including All Saints Church and the former Rectory.

The A620 Babworth Road cuts east to west across the centre of the area. The railway line linking Retford to Worksop runs east west through the southern part of the area.

The Chesterfield Canal and Cuckoo Way run along the northeast boundary of the area.

Views are contained by woodland to the east and west and by more distant woodland to the south. Views to the north are contained by landform and wooded skyline.

S PZ 23 Babworth Park Estatelands with plantations

PHOTOGRAPH



CONTEXT

NCC Landscape Type: Estatelands with plantations
 Policy Zone: S PZ 23
 Land Cover Parcel: S62

Condition

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

Low Moderate High

Sensitivity

NB: Where one criterion is 'very good' this pushes the policy description into the next highest category.

CHARACTERISTIC FEATURES

- Gently undulating topography
- Views enclosed by wooded skylines
- Mature trees and permanent pasture
- Mixed deciduous woodland
- Country house set in remnant historic parkland

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape condition is defined as **very good**. There is a **coherent** pattern of elements with **few** detracting features, these include the busy A620 Babworth Road which crosses the centre of the area. High voltage cables are visible to the far west, overall this gives a visually unified area.

The area around Babworth Hall consists mainly of grazed pasture with mature stands of trees and giving way to arable farmland to the northwest. Mature woodland is located around the Hall, with larger areas to the east. These woodlands connect with hedgerow field margins providing a strong connectivity of habitats. There are other isolated clumps of woodland within horse grazed pastures. Overall the area provides a **moderate** habitat for wildlife.

The mature woodland and parkland trees do not appear to be in decline. The hedgerows are mainly hawthorn and well maintained. Some hedgerows have been replaced by post and wire fencing.

Cultural integrity is **good**. There are intact listed buildings and structures with a strong vernacular style.

A **visually unified** area with a **very strong** functional integrity/ habitat for wildlife gives a **very good** landscape condition.

Landscape Sensitivity

The **historic** time–depth is evident throughout the area, a large proportion of the mixed woodland and field pattern is shown on the Sanderson Plan. However there has been some loss of parkland and pasture to arable farming near to the Hall.

The assemblage of historic, listed buildings, pasture, mature woodland and parkland trees is **unique and rare** within the Sherwood LCA overall the area has a **strong** sense of place.

There are long distance views from Babworth Hall southwards to the A1. Other views within the area tend to be **enclosed** by mature woodland or the **apparent** landform. This gives a **low** visibility in and out of the area

A **strong** sense of place and a **low** visibility gives a **moderate** landscape sensitivity.

SUMMARY OF ANALYSIS

Condition

Very Good

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

Sensitivity

Moderate

Distinctiveness:	Unique/rare
Continuity:	Historic
Sense of Place:	Strong
Landform:	Apparent
Extent of Tree Cover	Enclosed
Visibility:	Low

LANDSCAPE ACTIONS - Conserve

Landscape Features

- **Conserve** ecological diversity and character of woodland, permanent pasture and parkland landscapes
- **Conserve** integrity of woodland areas and permanent pasture habitats
- **Conserve** existing hedgerows and seek opportunities to restore the historic field pattern with new hedgerow planting.
- **Create** small scale woodlands and carry out appropriate tree planting to restock existing woodland
- Seek opportunities to restore arable land to estate parkland, permanent pasture or heathland

Built Features

- **Conserve** historic field pattern by containing new small scale development within historic boundaries while **conserving** and respecting the historic character and setting of Babworth Hall and associated parkland.
- The design and maintenance of new and existing recreational facilities within the parkland should reflect the local landscape character