

## **S PZ 24 Ranby Estate lands with plantations**

### **Policy: Conserve and Reinforce**

#### **Character Summary**

This is gently undulating estate land with a regular geometric field pattern of arable farmland.

Ranby Hall, an 18<sup>th</sup> century Georgian country house, is located at the centre of the area. The Hall functions as an Antiques Centre and Ranby Hall Stud breeding high quality sports horses. The Hall is surrounded by a mix of post and rail fenced paddocks together with remnants of estate parkland and avenue trees. This nucleus of grazed pasture and mature stands of trees is surrounded by arable farmland with trimmed hedges and a great number of mature Beech, Oak and Sycamore trees. Small woods are located along roadsides to the north and west.

The area is enclosed by country lanes to the north and east, the Chesterfield canal to the south, and the A1 to the west.

# S PZ 24 Ranby Estatelands with Plantations

## PHOTOGRAPH



## CHARACTERISTIC FEATURES

- Gently undulating estateland
- Geometric arable farmland with strong shrubby hedgerows
- Mature trees and permanent pasture
- Small areas of mixed deciduous woodland
- Country house and stud set in remnant historic parkland

## LANDSCAPE ANALYSIS

### Landscape Condition

The landscape condition is defined as **good**. The PZ has a **unified** pattern of elements with **some** detracting features. These include high voltage cables crossing the area from north to south, and there is constant noise and some visibility of the traffic on the A1 to the west, overall the PZ is **visually unified**.

The area consists mainly of arable farmland with a nucleus of grazed pasture and mature stands of trees around the Hall complex which contains a number of listed buildings. Small linear belts of deciduous woodland connect into hedgerow field margins providing a reasonably good connectivity of habitats and a **moderate** habitat for wildlife. Mature woodland is in decline in parts, and hedgerows vary in condition. Some hedgerows have been replaced by post and wire fencing.

Cultural integrity is **variable**. There are intact listed buildings and structures with a strong vernacular style however the field pattern is being degraded by the removal of hedgelines to form horse paddocks. The Chesterfield Canal is designated as SINC in this area and also is of interest for its vernacular features such as locks and bridges.

A **visually unified** area with a **coherent** functional integrity/habitat for wildlife gives a **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 around Ranby Hall and loss of avenue planting from the crossing point on the Chesterfield Canal.

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

The landform of the area is **insignificant** and the tree cover is **intermittent** giving open views out of the area in most directions.

A **strong** sense of place with a **low** visibility gives a **moderate** sensitivity

## LANDSCAPE ACTIONS – Conserve and reinforce

### Landscape Features

- **Conserve** and **reinforce** ecological diversity and character of woodland and permanent pasture
- **Conserve** and **reinforce** integrity of small 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 reduce the visual impact of the A1
- Seek opportunities to restore arable land to estate parkland, permanent pasture and heathland

### Built Features

- **Conserve** historic field pattern by containing new development within historic boundaries
- **Conserve** and **reinforce** the historic character and setting of Ranby Hall
- Sensitive design and siting of new agricultural buildings
- **Conserve** architectural features of the Chesterfield Canal

## CONTEXT

NCC Landscape Type: Estatelands with Plantations  
Policy Zone: S PZ 24  
Land Cover Parcel: S58

## Condition

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

Low Moderate High

## Sensitivity

## SUMMARY OF ANALYSIS

**Condition** **Good**

Pattern of Elements: Unified

Detracting Features: Some

Visual Unity: Unified

Ecological Integrity: Moderate

Cultural Integrity: Variable

Functional Integrity: Coherent

**Sensitivity** **Moderate**

Distinctiveness: Unique/rare

Continuity: Historic

Sense of Place: Strong

Landform: Insignificant

Extent of Tree Cover: Intermittent

Visibility: Low