



Doncaster
Council

Doncaster Local Plan Publication (August 2019)

Green Belt Stage 3 Site Summaries



Introduction

This note has been prepared to summarise the findings of the Green Belt Review Stage 3 report and Stage 3 addendum report, which were undertaken by Ove Arup Partners in preparation for the Doncaster Local Plan. This document provides a brief overview and explanation of the Phase 3 report; however the Phase 3 report by Arup should be referred to for full the details of the assessment, how the sites scored, and why.

The Green Belt Review

- 1.1. The Green Belt Review Phase 1 focussed on how well the existing Green Belt functions. To assess this, the borough's Green Belt was separated into 64 parcels and assessed against a localised interpretation of the 5 purposes of the Green Belt:
 - To check the unrestricted sprawl of large built up areas;
 - To prevent neighbouring towns merging into each other;
 - To assist in safeguarding the countryside from encroachment;
 - To preserve the setting and special character of historic towns; and
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 1.2. This report found that on the whole, the Green Belt was performing well against at least one of the above purposes in each assessed area, and is therefore generally functioning as the Green Belt should.
- 1.3. Following this stage, the council undertook site selection work, and identified 57 potential Green Belt sites that have been submitted for allocation in settlements within the Green Belt, which have been assessed by Arup in the Stage 3 report. Following the consultation on draft policies and proposed sites, a further 29 Green Belt sites were assessed by Arup in the Stage 3 Addendum report.
- 1.4. The report is clear it makes no decisions about what sites should or should not be allocated, which is up to the council to decide based on an assessment of all evidence. It merely assesses the strength of the Green Belt case for each site.
- 1.5. In total, 86 sites have been assessed in the following locations:

Settlement	No of sites assessed
Adwick – Woodlands	6
Askern	5
Barnburgh Harlington	4
Bawtry	8

Carcroft & Skellow	8
Conisbrough & Denaby	9
Edlington	6
Main Urban Area	15
Mexborough	2
Rossington	3
Sprotbrough Village	4
Tickhill	15
Other	1

- 1.6. Each site was assessed in two ways: for the strength of the boundary and against the sites contribution to the aforementioned five purposes of the Green Belt.
- 1.7. With regards to boundaries, the NPPF states that when defining boundaries, they should be clearly defined, using physical features which are readily recognisable and likely to be permanent.
- 1.8. This means things such as motorways, roads, railway lines, existing residential, industrial or mixed use development with clearly defined boundaries, streams, rivers, canals, watercourses, prominent physical features, protected or dense woodland or continuous / dense hedgerows. It does not include private / unmade roads, weak existing development boundaries, field boundaries, sparse or gappy tree lines, shallow drainage ditches, field drains or culverted watercourses.
- 1.9. For boundaries, sites could score as having a strong, mixed strength or weak boundary depending on their overall strength.
- 1.10. Each site was also scored against its impact on the Green Belt (using the 5 purposes). The scores for each purpose were correlated and each site could be assessed as scoring overall as strong, moderate or weak against the purposes.
- 1.11. The site is then given an overall score on the “strength of case for continuing in the site selection process”. This could be strong, moderately strong, moderate, moderately weak or weak case.
- 1.12. A strong boundary is better than a moderate or weak boundary; however with regards to purposes, scoring weakly is preferable to strongly or moderately.
- 1.13. Each site can score for its strength of case in five different ways:

Overall Case Strength	Score
Strong	Boundary strong / purposes weak
Moderately Strong	Boundary strong / purposes moderate, or; Boundary mixed / purposes weak

Moderate	Boundary strong / purposes strong, or; Boundary weak / purposes weak, or; Boundary mixed / purposes moderate.
Moderately weak	Boundary mixed / purposes strong, or; Boundary weak / purposes moderate.
Weak	Boundary weak / purposes strong

1.14. This can also be summarised as follows:

	Purposes Weak	Purposes Moderate	Purposes Strong
Boundary Strong	Strong case	Moderately Strong case	Moderate case
Boundary Mixed	Moderately Strong case	Moderate case	Moderately Weak case
Boundary Weak	Moderate case	Moderately Weak case	Weak case

1.15. Out of the 86 sites submitted, the feedback is:

- 2 site have a strong case for furthering through the site selection process;
- 9 sites have a moderately strong case for furthering through the site selection process;
- 26 sites have a moderate case for furthering through the site selection process;
- 33 sites have a moderately weak case for furthering through the site selection process;
- 16 sites have a weak case for furthering through the site selection process.

1.16. The following tables summarise the findings for each site, grouped by the strength of case. Please note, the site order within each table is by area, and not illustrative of preference. The colour coding is also for illustrative purposes only and not presented as such in the Arup report.

Sites with a Strong Case for inclusion in further site selection work						
Land Use	Ref	Name	Settlement	Boundary	Purposes	Case Strength
Housing	141	Westwood Rd, Bawtry	Bawtry	Strong	Weak	Strong
Employment	1016	Land to the East of Attero	Rossington	Strong	Weak	Strong

Sites with a Moderately Strong Case for inclusion in further site selection work						
Land Use	Ref	Name	Settlement	Boundary	Purposes	Case Strength
Housing	513	Redhouse Lane (c) South, Adwick	Adwick le Street	Strong	Moderate	Moderately strong
Housing	777	'Plot 3' Harlington	Barnburgh & Harlington	Mixed	Weak	Moderately Strong
Housing	165	Land North of A1, Skellow	Carcroft & Skellow	Strong	Moderate	Moderately Strong
Housing	40	Land at Sheffield Road/Old Road, Hilltop, Conisbrough	Conisbrough & Denaby	Strong	Moderate	Moderately Strong
Housing	826	Field off Clifton Hill, Conisbrough	Conisbrough & Denaby	Strong	Moderate	Moderately Strong
Housing	115	Alverley Lane, Balby	MUA	Strong	Moderate	Moderately strong
Housing	237	Warmsworth Quarry, Sheffield Road, Warmsworth (2)	MUA	Strong	Moderate	Moderately strong
Housing	452	Land West of Dadsley Road, Tickhill	Tickhill	Mixed	Weak	Moderately strong
Housing	930	Land Between Lindrick Lane and Worksop Road, Tickhill	Tickhill	Strong	Moderate	Moderately strong

Sites with a Moderate Case for inclusion in further site selection work						
Land Use	Ref	Name	Settlement	Boundary	Purposes	Case Strength
Employment	462	Land off Adwick Lane, Carcroft	Adwick le Street	Mixed	Moderate	Moderate
Housing	143	Land North of Primary School, Church Lane, Barnburgh	Barnburgh & Harlington	Mixed	Moderate	Moderate
Housing	195	Askern Miners Welfare, Manor Way, Askern	Askern	Mixed	Moderate	Moderate
Housing	786	South of Cockhill Close, Bawtry	Bawtry	Strong	Strong	Moderate
Housing	42	Land to the rear of Skellow Hall	Carcroft & Skellow	Mixed	Moderate	Moderate
Housing	186	Land of Crabgate Lane, Skellow	Carcroft & Skellow	Mixed	Moderate	Moderate
Housing	1005	Land to West of Repton Road, Skellow	Carcroft & Skellow	Mixed	Moderate	Moderate
Housing	221	Garage off Sheffield Road / Clifton Hill, Conisbrough (Site B)	Conisbrough & Denaby	Mixed	Moderate	Moderate
Housing or Employment	251	Hill Top Road, Denaby Main	Conisbrough & Denaby	Mixed	Moderate	Moderate

Housing or Employment	1035	Land off Hill Top Road, Denaby Main	Conisbrough & Denaby	Mixed	Moderate	Moderate
Housing	33	Land adjacent. 163 Sheffield Road, Warmsworth	MUA	Mixed	Moderate	Moderate
Housing	122	Challenger Drive, Sprotbrough	MUA	Mixed	Moderate	Moderate
Housing	161	Mill Farm, Mill Gate, Bentley	MUA	Mixed	Moderate	Moderate
Housing	212	Lords Head Lane, Warmsworth	MUA	Mixed	Moderate	Moderate
Housing	214	Common Lane, Warmsworth	MUA	Mixed	Moderate	Moderate
Housing	234	Broad Axe, Scawthorpe	MUA	Mixed	Moderate	Moderate
Housing (site now developed)	246	Scawthorpe Reservoir, Green Lane	MUA	Mixed	Moderate	Moderate
Housing	436	Land at Scawsby Lane	MUA	Mixed	Moderate	Moderate
Housing	494	Green Lane, Scawthorpe	MUA	Mixed	Moderate	Moderate
Housing	1039	Stripe Road, Rossington	Rossington	Mixed	Moderate	Moderate
Housing	929	Land North of Cadeby Road, Sprotbrough	Sprotbrough	Mixed	Moderate	Moderate
Housing	281	Land off Worksop Road, Tickhill	Tickhill	Weak	Weak	Moderate

Housing	876	Site B, Land to East of Doncaster Road, Tickhill	Tickhill	Weak	Weak	Moderate
Housing	1019	Apy Lane, Tickhill	Tickhill	Mixed	Moderate	Moderate
Housing	1024	Wilsic Lane, Tickhill	Tickhill	Mixed	Moderate	Moderate
Housing	1028	Sunderland Street, Tickhill	Tickhill	Mixed	Moderate	Moderate

Sites with a Moderately Weak Case for inclusion in further site selection work						
Land Use	Ref	Name	Settlement	Boundary	Purposes	Case Strength
Housing	458	Land off Church Lane, Adwick	Adwick le Street	Mixed	Strong	Moderately weak
Housing	459	Land off Doncaster Lane, Adwick	Adwick le Street	Weak	Moderate	Moderately weak
Employment	461	Redhouse Lane (a) North West, Adwick	Adwick le Street	Mixed	Strong	Moderately weak
Housing	512	Redhouse Lane (b) North East, Adwick	Adwick le Street	Weak	Moderate	Moderately weak
Housing/ Gypsy & Travellers	036	Paddock to rear of Holme Croft	Askern	Weak	Moderate	Moderately weak
Housing	226	South of Church Field Road, Askern	Askern	Weak	Moderate	Moderately weak
Housing	146	Tickhill Road, Bawtry	Bawtry	Mixed	Strong	Moderately weak
Housing	995	Menagerie Wood, Bawtry	Bawtry	Mixed	Strong	Moderately weak
Housing	1003	Paddock adjacent to Manor Farm,	Barnburgh - Harlington	Weak	Moderate	Moderately weak

		Hickleton Road, Barnburgh				
Housing	1004	Field adjacent to Manor Farm, Hickleton Road, Barnburgh	Barnburgh - Harlington	Weak	Moderate	Moderately weak
Housing	273	Askern Road, Carcroft	Carcroft & Skellow	Weak	Moderate	Moderately weak
Housing	1089	Land to East of New Street, Owston Lane, Carcroft	Carcroft & Skellow	Weak	Moderate	Moderately weak
Housing	142	Land South of Sheffield Road	Conisbrough & Denaby	Weak	Moderate	Moderately weak
Housing	825	Fields off Drake Head Lane, Conisbrough	Conisbrough & Denaby	Weak	Moderate	Moderately weak
Housing	1000	Land to the North of Stringers Nurseries, Crookhill Road, Conisbrough	Conisbrough & Denaby	Weak	Moderate	Moderately weak
Housing or Employment	051	Plot 1, Edlington	Edlington	Weak	Moderate	Moderately weak
Housing or Employment	052	Plot 2, Edlington	Edlington	Weak	Moderate	Moderately weak
Housing or Employment	053	Plot 3, Edlington	Edlington	Weak	Moderate	Moderately weak
Housing or Employment	057	Plot 7, Edlington	Edlington	Weak	Moderate	Moderately weak
Housing	328	Land off Tait Avenue	Edlington	Weak	Moderate	Moderately weak
Housing	79	Land at Melton Road, Sprotbrough	MUA	Weak	Moderate	Moderately weak

Housing	213	Mill Lane, Warmsworth	MUA	Mixed	Strong	Moderately weak
Housing	217	Back Lane, Cusworth	MUA	Mixed	Strong	Moderately weak
Housing	1036	Melton Road, Newton	MUA	Mixed	Strong	Moderately weak
Housing	154	Land to the North West of Pastures Road	Mexborough	Weak	Moderate	Moderately weak
Housing	306	Land off Grange Lane, Rossington	Rossington	Weak	Moderate	Moderately weak
Housing	252	Spring Lane, Sprotbrough	Sprotbrough	Weak	Moderate	Moderately weak
Housing	788	Land at Sprotbrough	Sprotbrough	Weak	Moderate	Moderately weak
Housing	872	Land at Melton Road, Sprotbrough	Sprotbrough	Mixed	Strong	Moderately weak
Housing	109	Land off Sunderland Street, Tickhill	Tickhill	Mixed	Strong	Moderately weak
Housing	357	Land off Wong Lane, Tickhill	Tickhill	Weak	Moderate	Moderately weak
Housing	875	Site A, Land to East of Doncaster Road, Tickhill	Tickhill	Weak	Moderate	Moderately weak
Housing	877	Site C, Land to East of Doncaster Road, Tickhill	Tickhill	Weak	Moderate	Moderately weak

Sites with a Weak Case for inclusion in further site selection work						
Land Use	Ref	Name	Settlement	Boundary	Purposes	Case Strength
Housing	090	Land to North of Moss Road, South East of Sewage	Askern	Weak	Strong	Weak

		Works, Askern				
Housing	475	Land South of Oakwell Drive and Coniston Road	Askern	Weak	Strong	Weak
Housing	873	Site A, Land at Martin Common Farm, Bawtry	Bawtry	Weak	Strong	Weak
Housing	874	Site B (Safeguarded) Land at Martin Road, Bawtry	Bawtry	Weak	Strong	Weak
Housing	996	Land West of Bawtry Hall, Bawtry	Bawtry	Weak	Strong	Weak
Housing	1017	Land at Martin Grange Farm, Bawtry	Bawtry	Weak	Strong	Weak
Housing	145	Land at Skellow	Carcroft & Skellow	Weak	Strong	Weak
Housing	185	Land at Mill Lane and Crabgate, Skellow	Carcroft & Skellow	Weak	Strong	Weak
Mixed Use (Housing, Employment & Retail)	1088	Land South West of Conisbrough	Conisbrough & Denaby	Weak	Strong	Weak
Housing or Employment	054	Plot 4, Edlington	Edlington	Weak	Strong	Weak
Housing	139	Land North of Wath Road	Mexborough	Weak	Strong	Weak
Housing	356	Land off Lindrick Lane, Tickhill	Tickhill	Weak	Strong	Weak
Housing	824/ 1030*	Land Behind Lumley Drive/ Paper Mill Fields, Tickhill	Tickhill	Weak	Strong	Weak
Housing	880	Land at Tickhill	Tickhill	Weak	Strong	Weak
Housing	1021	Stud Farm, Tickhill	Tickhill	Weak	Strong	Weak
Employment	159	Land around Wadworth	Wadworth	Weak	Strong	Weak

1.17. This information helps inform, along with other evidence, whether there are “exceptional circumstances” that justify Green Belt release, however the findings of this report are not the only element taken into account. The report is not designed to recommend what sites should or should not be allocated, but

instead forms part of the Site Selection Methodology. It is important to remember that just because a site has a strong or moderately strong case for furthering the site through the site selection process, does not mean its release from the Green Belt is justified, nor are sites necessarily ruled out because they have a weak or moderately weak case.

- 1.18. Further detailed information can be found in the Phase 3 and Phase 3 Addendum Report, as well as the Green Belt Topic Paper.