Sprotbrough
Neighbourhood Development Plan (NDP)
Up to 2032
Draft Plan for Regulation 14 Consultation

Produced by the Sprotbrough Neighbourhood Champions
on behalf of Sprotbrough and Cusworth Parish Council, residents and businesses
Autumn 2019
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1 Public Consultation – How to Comment on this Document

Welcome to the Draft Neighbourhood Development Plan (NDP) for the Sprotbrough Neighbourhood Area. This version of the NDP is published for 9 weeks’ formal public consultation (Regulation 14) from Monday 4th November 2019 until 5pm Friday 31st January 2020.

The Draft Plan has been prepared following consideration of the responses submitted in response to informal public consultation on the emerging Draft Plan from December 2018 to the end of March 2019.

The Plan has been prepared by the Sprotbrough Neighbourhood Champions on behalf of Sprotbrough and Cusworth Parish Council, residents and businesses. It sets out the key planning issues identified through the public consultations and a number of proposed draft planning policies and proposals to address them.

A printed version of the Draft Neighbourhood Plan can be viewed at Sprotbrough Library, the Parish Council Office at the Goldsmith Centre or via both the Parish Council website www.sc-pc.co.uk and Sprotbrough Neighbourhood Champions website www.sprotbroughnc.co.uk.

You will be able to access a response form at each of these locations to let us know what you think about the Plan. Any comments should be made in writing to the Parish Council (Sprotbrough and Cusworth Parish Council, Sprotbrough Road, Sprotbrough, Doncaster DN5 8BP) or sent by email to info@sprotbroughnc.co.uk

Please respond with any comments by Friday 31st January 2020.

Thank you for your time and interest.

All responses will be considered very carefully by the Steering Group and used to inform the final version of the Submission NDP which will be submitted to Doncaster MBC and then published for a further 6 weeks formal consultation in 2020.


2 Executive Summary

This is the Draft of the Sprotbrough Neighbourhood Development Plan (NDP) which is published for formal public consultation until 5pm Friday 31st January 2020.

The NDP has been prepared by a committed group of local residents (the Sprotbrough Neighbourhood Champions) on behalf of Sprotbrough and Cusworth Parish Council. After several more stages of public consultation and an examination by independent examiner the NDP will be subjected to a local referendum and local voters will be able to decide if the plan should be used to help determine planning applications in the area.

The Draft Plan includes local planning policies to guide development in Sprotbrough up to 2032 - the same time frame as that for the new emerging Local Plan for Doncaster. The NDP has been prepared building on the results of previous public consultations and the local knowledge and research of the Sprotbrough Neighbourhood Champions. The Draft NDP has a Vision and 9 Objectives and sets out 12 draft planning policies:

- Policy S1 Guidelines for New Development in Sprotbrough
- Policy S2 Sprotbrough Conservation Area, Newton Conservation Area and Local Heritage Assets
- Policy S3 Garden and Back Land Development
- Policy S4 Mix of Housing Types and Sizes
- Policy S5 Protecting and Enhancing Local Community Facilities
- Policy S6 Local Green Spaces
- Policy S7 New Retailing Facilities and Car Parking in Sprotbrough Village Centre
- Policy S8 Supporting Small Scale Business Development
- Policy S9 Supporting Homeworking
- Policy S10 Wildlife
- Policy S11 Protecting Local Landscape Character
- Policy S12 Improving Accessibility

These planning policies seek to protect the distinctive local character of Sprotbrough, identifying those built heritage assets we value and promoting high quality and sensitive design in new development. The NDP policies protect important views and the natural environment including wildlife and landscape character. Housing related policies guide and inform backland development and promote a suitable mix of housing. Community and recreation facilities are identified and protected and several new green areas are identified for protection as Local Green Spaces. The significance of local shops is also recognised and there are policies to support suitable economic development and proposals linked to home working.

Non planning matters such as management of traffic and car parking are also addressed in a separate section.

We need to know if local residents and stakeholders support these draft policies and if they have any comments about how they could be improved.
What is the Sprotbrough Neighbourhood Development Plan?

Neighbourhood Development Plans (NDPs) were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents, with policies designed to reflect the needs and priorities of local communities. NDPs can identify where new homes, shops and offices should be built, set out local design principles so that buildings respond positively to local character and protect important facilities and open spaces. They are an important part of our planning system because planning applications are determined in accordance with the development plan unless material considerations indicate otherwise and made (adopted) NDPs are part of the local statutory development plan for their area.

Neighbourhood Development Plans cannot be prepared in isolation. They are required to have regard to national planning policies (set out in the National Policy Planning Framework (NPPF) (revised in February 2019), Planning Practice Guidance (PPG) and other Government statements and guidance) and to be in general conformity with strategic policies in the local development plan. The relevant Local Planning Authority for Sprotbrough is Doncaster Metropolitan Borough Council (DMBC) and the current statutory development plan comprises the Saved Policies of Doncaster Unitary Development Plan (UDP) 1998 and Doncaster Core Strategy 2011 - 2028. A new Local Plan for Doncaster is at an early stage of preparation and the Sprotbrough NDP has been prepared taking account of the reasoning and evidence informing the new Local Plan process in line with Planning Practice Guidance (Paragraph 009).
3 The Sprotbrough Neighbourhood Development Plan (SNDP) is being prepared by the Neighbourhood Plan Steering Group made up of residents and parish councillors from Sprotbrough and Cusworth Parish Council.

4 The Plan covers a part of the parish of Sprotbrough and Cusworth (see Map 1)\(^1\) and sets out planning policies for that Neighbourhood Plan Area. This was considered the most appropriate boundary in relation to the issues of relevance to local people.\(^2\)

5 The time frame for the SNDP is aligned to the plan period of the emerging new Local Plan for Doncaster – up to 2032.

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\(^1\) This equates to the middle layer super output area 021 and census data referred to in this Plan is from 021

4 How does the Neighbourhood Plan work within the planning system and with other strategic policies?

6 The strategic planning policy framework for the Neighbourhood Area is provided by Doncaster Metropolitan Borough Council (DMBC) as the local planning authority.

7 The adopted policies are in the Core Strategy 2011 – 2028\(^3\) and the Saved policies from the Doncaster Unitary Development Plan (UDP) 1998\(^4\). DMBC are currently at the early stages of preparing a new Local Plan\(^5\). The Publication Draft Local Plan was published for formal consultation from August to 30\(^{th}\) September 2019.

8 The Localism Act 2011 gave new powers to Parish Councils to prepare NDPs, if they wish. This Neighbourhood Plan, when ‘made’, will form part of the suite of statutory planning policy documents for Sprotbrough including the Core Strategy and in due course the Local Plan. The Neighbourhood Plan will have significant weight in the determination of planning applications.

9 This Plan is written to be in conformity with adopted DMBC planning policies. It has also been drafted in the context of the National Planning Policy Framework and more recent DMBC wide studies to support the preparation of the Local Plan.

10 A Planning Policy Assessment and Evidence Base Review has been prepared which identifies key national and local strategic planning policies which are relevant to Sprotbrough NDP together with further background information and evidence. This is available on the NDP website.

11 There are a number of key steps in preparing an NDP. These are set out in Figure 1. We are at the formal consultation stage (6 weeks).

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\(^4\) See [http://www.doncaster.gov.uk/services/planning/doncaster-unitary-development-plan](http://www.doncaster.gov.uk/services/planning/doncaster-unitary-development-plan)

Following this formal period of public consultation, the SNDP will be revised, taking into account the submitted comments and representations.

The SNDP will then be submitted to DMBC.

DMBC will check the Plan and then publish it for a further six-week period. Following this, the SNDP will proceed to independent Examination.

The Examiner will consider whether the SNDP meets the required Basic Conditions and then hopefully will recommend that, subject to various modifications, the SNDP can be subjected to a Local Referendum.

A majority Yes vote will mean that DMBC will have to make the SNDP and it will be used to help determine planning applications in Sprotbrough.

The SNDP will gather more weight in planning decisions as it moves forward through this process.
5 Sprotbrough in Context

18 Sprotbrough Neighbourhood Area is within the local authority area of Doncaster Metropolitan Borough Council (DMBC) and the Parish Council area of Sprotbrough and Cusworth. At its nearest point the boundary is less than one mile from Doncaster town centre but it is 4 miles to the village centre. The A1(M) bisects the area north west / south east. The built-up area to the south west comprises the historic village core of Sprotbrough and later 20th century residential development, and the built-up area to the north east comprises an area of more recent housing and schools adjoining the main urban area of Doncaster. The built-up areas are surrounded by attractive rolling countryside, with woodland areas and arable fields.

19 The Sprotbrough Neighbourhood Area extends over 859 hectares and in 2011 the Census recorded 3165 households in the SNDP area and a population of 7742. In 2017 the population was 7408. The part of the Parish to the west of the A1 (M) is identified under the category of 'Service Towns and Villages' for the purposes of the new Local Plan; that part of the Parish to the east as far as the A638 forms part of the Main Urban Area.

20 The Adopted Core Strategy identifies Sprotbrough as a Larger (Defined) Village, where:

21 'only quality infill within existing settlement boundaries, including affordable housing will be supported. Small-scale affordable housing in accordance with the rural exceptions policy will also be supported. Proposals involving the loss of existing shops, pubs or other local services, will be required to demonstrate that all reasonable attempts have been made to retain the service or to secure an alternative local facility in its place. Job opportunities will be provided through transport links to urban areas in the surrounding rural economy and in appropriate small-scale business premises. Public transport accessibility criteria will be met, including supporting connectivity to service centres.' (para 3.33)

22 The built-up area is largely residential in character with a small area of local shops and services in the historic village centre and some convenience shopping along Sprotbrough Road. Local community facilities include three churches (St Mary’s Church, the Methodist Church and Sprotbrough Road Methodist Church). There are four schools (Orchard Infant School, Copley Junior School, Richmond Hill Primary Academy and the Levett school, two nursery schools (Apple Tree Day Nursery and Sunny Bright Day Nursery), a Library and three community centres (Goldsmith, St Mary’s and The Royal British Legion). There are two medical centres (Sprotbrough and Newton), a dentist and two pharmacies. There are two small business estates situated on Sprotbrough Road. Recreational facilities in Sprotbrough include three playing fields (Anchorage Lane, Newton Lane and New Lane). There are four public Houses (Sprotbrough Country Club, The Boat Inn, The Ivanhoe, and The Newton Arms. There are six restaurants; Mehfil, Sprotbrough Tea Room, OTTO, Dixie’s Café, Oriental Palace, KFC. There is a traveller camp situated on Nursery Lane, which is managed and maintained by St Leger Homes Gypsies and Travellers Liaison Service.

23 The River Don flows along the southern boundary of the Neighbourhood Area and the area includes a section of the Trans Pennine Trail. Sprotbrough neighbourhood plan area is largely within Natural England National Character Area 30. Southern Magnesian Limestone and it lies within the Limestone Plateau Landscape Character Type.
24. The Sprotbrough Conservation Area extends over much of the historic core of the village. Newton Conservation Area lies to the east of the built up area and the plan area includes parts of a Park and Garden of Special Interest and part of a Park and Garden of Local Historic Interest. There are thirteen Listed Buildings and one Scheduled Monument (see Appendix D).

25. The Parish includes an important area of wildlife value to the south east of the village; Sprotbrough Flash Nature Reserve is one of the richest wildlife sites in South Yorkshire with a mosaic of open water, wetland, woodland and limestone grassland. It is part of the Don Gorge Site of Special Scientific Interest (SSSI). There are also several areas of ancient woodland within or partly within the Neighbourhood Area, including at Castle Hill Wood, Melton Wood (also a Country Park) and Scabba Wood - see Map 2 below.

Map 2 Designated Sites, Sprotbrough
6 NDP Preparation and Public Consultation

26 The Parish Council approved the proposed Neighbourhood Area at its meeting on 21st April 2016 and applied to Doncaster MBC on 22nd April 2016 for the area to be designated. The Sprotbrough Neighbourhood Plan area was designated by Doncaster MBC in February 2016 but was later reviewed and Sprotbrough & Cusworth Parish Council requested a change to the existing boundary of the designated Neighbourhood Plan area on 2nd August 2018. The change to the Neighbourhood area boundary was consulted upon for six weeks by DMBC until 11th December 2018 and subsequently designated by DMBC. The designated neighbourhood area for the NDP is shown on Map 1.

27 The Neighbourhood Area is slightly smaller than area covered by the Parish Council. It comprises the southeast section of the DMBC Ward of Sprotbrough by using its north and south boundaries; extends the north eastern boundary to include all of Sprotbrough up to York Road; and includes an area from the A1 to the River Don, to create a western boundary. This equates to the area covered by the Wards of Danum, East, Park, Stonecross and Central within the administrative area of Sprotbrough and Cusworth Parish Council.

28 The Sprotbrough Neighbourhood Champions is the steering group charged with preparing the SNDP on behalf of the Parish Council (which is the body with legal responsibility for the SNDP). The group was set up in November 2015 and holds regular open meetings to oversee the NDP preparation process and extensive community consultation and engagement. Progress on the Neighbourhood Plan is also periodically reported to the Parish Council as a meeting agenda item and the minutes are available on the SNDP website.

29 An NDP website was set up in Spring 2016 (http://www.sprotbroughnc.co.uk/) and this provides up to date information about progress on the NDP together with supporting evidence. Similarly, there are two Facebook sites which are used when necessary to provide relevant updates. Two community magazines are used for the same purpose, these are the Sprotbrough Arrow, the Parish magazine and the Churches magazine.

30 NDPs are required to consult with those who live, work and do business in the area. The steering group recognises consultation is key to successfully developing an NDP for Sprotbrough Neighbourhood Area. The production of a Neighbourhood Plan requires an open process and ongoing consultation. It also requires the involvement of a wide range of people, young and old, and from across the parish.

31 Early on in the process (4th July 2016), the steering group produced a SWOT analysis which formed the basis of further consultation. These comments have been compiled and are set out in full in Appendix A.

32 A Household Questionnaire was delivered to all residents in Autumn 2016 and had a 22% return rate. A copy of the survey was hand delivered by members of the Sprotbrough Neighbourhood

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6 For online surveys in which there is no prior relationship with recipients, a response rate of between 20-30% is considered to be highly successful see https://www.surveymonkey.co.uk/mp/sample-size/
Champions to all residents and businesses within the Plan area (3165 households). The survey was also available online. 6 Drop off points were established across the Plan area and if anyone was physically unable to return the survey it could be collected by the group.

33 A total of 697 surveys were returned. Respondents were given 4 weeks to complete the survey and the deadline for reply was 15th November 2016. The survey was designed by the Sprotbrough Neighbourhood Champions (SNC) with input from a neighbourhood planning consultant and printed in full colour. The survey was structured around a set of closed questions but after each one, respondents were encouraged to add any other comments.

34 A Children’s Consultation also was undertaken in September 2016. Two Sprotbrough Neighbourhood Champion members went into Copley Junior School and Richmond Hill Primary school on 30th September 2016. In total, they worked with 65 Year 5 and 6 pupils (ages 9-11). They produced a short questionnaire based on the larger household questionnaire. The SNC representatives met with the teachers to clarify the aims of the consultation and the questions were left with the school for the teachers to use. The SNC representatives distributed the questionnaires, together with the background notes for teachers, at each of the two schools. An explanation as to the reasons for the consultation was also given. Teachers used the information to facilitate the completion of the questionnaires by the children. The exercise was undertaken during the same consultation period as the questionnaire which went to each household in Sprotbrough. The data from the two sessions was manually collated by the SNC group members and aggregated and set out in a report.

35 A first Draft NDP was published for informal public consultation from December 2018 to the end of March 2019. The consultation period was initially from December 2018 to the end of January 2019 but it was then extended up to the end of March 2019, to encourage as many local stakeholders and residents as possible to comment. The consultation process was publicised on the NDP website and Facebook, and promoted in the church magazine and local newsletter The Arrow. Copies of the Draft Plan and feedback form were provided at Sprotbrough Library and Goldsmith Centre and members of the Steering Group attended the Sprotbrough Library Coffee Morning and Cricket Club Christmas Market on Saturday 1st December 2018.

36 Around 22 representations were received and these, together with the Steering Group’s responses and details about how the Plan has been revised in response to the comments, are provided in the published response tables provided on the NDP website. In addition detailed comments were provided by DMBC in relation to local heritage and the Draft NDP has been amended to incorporate these suggested changes.

37 The full reports on all the consultations are available on the NDP website under the 'Supporting Documents' page.

38 This extensive informal public consultation has ensured that all residents have not only been kept informed about the process but have had the opportunity to influence the extent and scope of the Plan.
39 The key consultation events and activities that shaped the production of this plan will be summarised in the Consultation Statement that will be submitted with the final version of this Plan.

40 One of the immediate benefits of preparing this NDP is that the community and the Parish Council have identified a series of actions directly related to the Plan policies which will play a key part in the implementation of this Plan. These Actions and Projects are important to the community and whilst they are not part of the Neighbourhood Plan, they are listed in Appendix B.

7 Key Planning Issues for Sprotbrough NDP

41 The SNDP process provides the opportunity for the community to work collaboratively with DMBC to help shape how Sprotbrough will grow over the next 13 years. There are several key planning issues which have been identified by the Sprotbrough Neighbourhood Champions through the consultation processes, which the SNDP could and should address:

Protecting Local Character and Built Heritage

42 Within the Sprotbrough Neighbourhood Development Plan Area there are many built heritage assets including two conservation areas, statutory listed buildings and numerous features of local heritage value which could be candidates for inclusion in a local list. There is also part of a nationally designated Park and Garden of Special Interest - Cusworth Hall, and part of a Park and Garden of Local Historic Interest - Cusworth Estate (wider area) in the neighbourhood development plan area. SNDP policies bring forward design principles from the Village Design Statement, giving them greater weight in planning decisions to help ensure new development in the future is sympathetic to local character and distinctiveness.
Infill Development

43 Sprotbrough village is surrounded by Green Belt which has restricted development on the edge of the built-up area but there has been substantial infill development particularly in the past 10 years in residential gardens and back land which has had an impact on local densities and character and led to increased pressures on residential roads. The SNP sets out local criteria to guide further infill development within the built-up area.

Guiding New House Types and Sizes

44 Much of the development in Sprotbrough in recent years has been for large executive houses.

45 The evidence from the community consultation responses indicated that 70% of respondents supported more housing for older people such as retirement or sheltered housing, 68% of the responses wanted to see 1-2 bed market houses (for purchase) and only a third of respondents agreed that larger market houses were needed. The BDP promotes a suitable mix of new housing which meets local needs.

Improving Local Facilities and the Village Centre

46 Sprotbrough is a popular place to live with excellent schools, access to a network of footpaths and countryside with a range of amenities and vibrant community spirit. However, the village centre presents limited opportunity for expansion and there is a lack of public parking to access the local centre. On street parking by shoppers causes road safety issues and congestion - see photographs below. The NDP supports increased walking and cycling and less dependency on cars for short journeys and encourages improved parking provision to serve local shops and services.

Parking problems in Sprotbrough

Economy

47 Sprotbrough has a range of local businesses providing employment opportunities. The NDP provides a positive planning framework to allow local businesses to continue to thrive and to support suitable investment in the local economy and homeworking as part of a sustainable future for the neighbourhood area.
Protecting Key Views and Valued Landscapes

Community consultation results demonstrated that access to the attractive countryside around Sprotbrough is a highly-valued attribute for residents. The Plan area includes important landscapes of heritage value at Cusworth Hall and Cusworth Estate. The village is inset within the Green Belt which provides protection from large scale development.

Map 3 shows the extent of the Green Belt in relation to the Sprotbrough Neighbourhood Plan area.

Map 3 Green Belt

The designation of the Green Belt is a strategic matter for the Local Plan and Green Belt protections derive from national policy set down in the NPPF (section 13) which sets out in paragraph 133: “The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.” Sprotbrough NDP therefore could not include site allocations for housing or other development outside the built-up area of Sprotbrough. However, the SNDP provides an opportunity to identify those vistas and views and rural edges that are particularly highly valued.

Government policy requires local planning authorities to produce Local Plans that allocate enough land to meet Objectively Assessed Housing Need (OAHN). The emerging Local Plan is required to demonstrate that sufficient land is allocated to meet the housing figure calculated in the Housing Need Update 2016.
The Green Belt is being reviewed through Doncaster’s Local Plan process. It is likely that at least one site will be allocated as the Objectively Assessed Housing Need for Sprotbrough identified a requirement for 95 dwellings to meet base line growth in the Sprotbrough village area to the west of the A1(M). In the Publication Draft Local Plan June 2019, Policy 3 Level and Distribution of Growth, sets out that 95 new homes are proposed for Sprotbrough. A Housing Site Allocation, 929 Land North of Cadeby Road, Sprotbrough, is identified on the Policies Map and in Policy 6 Housing Allocations. This site would provide for 80 new homes to the west of the village.

The Green Belt in Sprotbrough plays an important role in conserving the setting, character, and identity of Sprotbrough as well as offering access to the open countryside and the natural environment for residents and visitors. While it is beyond the remit of a Neighbourhood Plan to have a specific policy in relation to the Green Belt (rules governing the preparation of Neighbourhood Plans do not allow this), the Plan does endorse and reflect the strong community support for the Green Belt in Sprotbrough and the important function it performs.

The Parish Council’s representations on the Local Plan showed that if the Green Belt boundary had to be changed (to enable DMBC to allocate sufficient land to meet District housing need) then there were some parts of the Green Belt that were considered more important to protect than others. The Parish Council will continue to stay involved in the new emerging Local Plan process while policies in the SNDP will be prepared to help protect locally important landscape characteristics and views.

Overall, the SNDP seeks to provide a policy framework that supports new development in accordance with DMBC strategic policies, provided that development is sensitive to local character and context. It seeks to secure the highest design quality and, by providing detailed analysis of the built and natural environment, the policies are specific to Sprotbrough.
8 Community Vision for the SNDP

This vision has been prepared by the Neighbourhood Plan Steering Group and endorsed by the community based on the consultation events and questionnaire feedback.

In 13 years’, time Sprotbrough will be a vibrant and cohesive local community with a clearly defined area and a distinct identity. It will value its rural location, its history and the environment, providing people with a diverse range of services and choice of housing. It will be a place where everyone can have the opportunity to contribute to its improvement and sustainability and where everyone can enjoy a safe and healthy lifestyle.

9 Community Objectives for the SNDP

A range of issues were raised through the early consultation process. The objectives below reflect the greatest concerns and the area of focus for this Neighbourhood Plan.

Community Objective 1: To ensure that new development is designed to a high quality to reflect the distinctive local character of the Plan area.

This will be delivered through SNDP Policies S1, S2 and S3.

Community Objective 2: To ensure that heritage of the Plan area is protected and, where possible, restored.

This will be delivered through SNDP Policy S2.

Community Objective 3: To ensure that future housing growth provides a mix of house types particularly smaller dwellings to meet local as well as District needs for properties for downsizing and for starter homes.

This will be delivered through SNDP Policy S4.

Community Objective 4: To develop new facilities for people of all ages, particularly young people, to encourage and promote a healthier life.

This will be delivered through SNDP Policies S5 and S6.

Community Objective 5: To seek opportunities to maintain and enhance the social and economic vitality of the Parish by supporting and expanding the range of services and facilities.

This will be delivered through SNDP Policies S6, S7, S8 and S9.

Community Objective 6: To ensure that development minimises the impact on the wildlife and landscape character of the Plan area, recognising the value of long views and vistas.

This will be delivered through SNDP Policies S10 and S11.

Community Objective 7: To protect, and where possible extend the footpath network, open spaces and access to the countryside that makes the Plan area so special. To maximise the opportunities created by new development to add to them where possible.

This will be delivered through SNDP Policy S12.
### Community Objective 8: To seek solutions to the problem of congestion and road safety in the plan area and to ensure that these problems are not made worse by increased housing growth.

This will be delivered through SNDP Policies S7 and S12 and other non-land use planning projects and proposals.

### Community Objective 9: To encourage consultation with the community early in the planning application process (at pre-application stage) via mechanisms outlined in this neighbourhood plan.

This objective is about improving the process of engaging with the community on planning matters. It does not have a specific land use but is linked to consulting the community: a key principle of the NDP.
10 SNDP Planning Policies

57 The policies in this section will be applied in the consideration of any planning applications submitted within the designated NDP area. These policies are necessarily wide ranging in their scope, and taken together, should help to deliver sustainable development within the Neighbourhood Area.

58 An NDP has the same legal status as the Local Plan once it has been agreed at a referendum and is made (brought into legal force) by the local planning authority. At this point it becomes part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

10.1 Protecting Local Character and Built Heritage

Historical Context

59 There is evidence of human activity in the Sprotbrough area during the Roman-British period, from Roman coins (1st to 3rd Centuries AD) found in the area of Sprotbrough Plantation and coins and pottery from Scabba Wood.

60 The original name of the village was "Sprotburg" and then "Sprotburgh". The “burh” element of Sprotbrough indicates that there was a settlement as one of a line of Anglo-Saxon fortifications and there is a fragment of an Anglo-Saxon stone cross built into the fabric of St Mary's Church. The settlement was mentioned in the Domesday Book in 1086 as Sproteburgh.

61 It is known that around 1272 a charter was granted to Sir Thomas Fitzwilliam of Sprotbrough authorising him to establish a hospital for the reception and entertainment of pilgrims, travellers, and strangers. It was administered by anchoresses, holy women who devoted their lives to prayer and meditation as well as the care of the needy. The hospital survived until the dissolution of chantry chapels in 1547. Miller's 'The History and Antiquities of Doncaster' published in 1804 advised that the building had been demolished some time previously, and the materials used to repair farmhouses and barns. In 1846 a local directory stated that a medieval hospital had formerly stood on the site of Anchorage Farm. The implication of that has been taken to be that the buildings were constructed from the chapel stone, and it has been said that the barn is 17th century in date although (as noted above) this is now doubtful. However, research undertaken in 2001 suggests a more likely location for the hospital was closer to the Great North Road to the east.

62 Sprotbrough Hall was the home of the Fitzwilliam family. After Fitzwilliam's death in 1516 his daughter married William Copley. The original hall was demolished, and a new hall was built from 1681, reputedly based on a wing of the Palace of Versailles. Lord Copley succeeded his parents in 1923, both of whom died within a week of each other. Sprotbrough Hall was sold in 1925 to cover death duties and demolished in 1926. The land was sold off in large plots, many of which have since been developed for housing, set within features of the original parkland such as the limestone boundary wall and many mature trees.
Most of the family are buried in St Mary’s Church which is over 600 years old. In St Thomas Chapel there are two effigies of the Fitzwilliams, also a "squint" giving a view of the high alter, In the chancel there is a stone chair known as a frith stool or sanctuary chair, of which there are only two others known in the Country.

In the 16th century near the Church stood a cross that carried the following inscription:

"Whoso is hungry and lists to eate
Let him come to Sprotburgh for his meate
And for a night and for a day
His horse shall have both corne and hay
And no may shall aske him when he goeth away"

In the early 1900s Sprotbrough village comprised the Church, Rectory and Estate house, four farms, a school, three shops and cottages all on Main Street.

Today Sprotbrough is surrounded by agricultural fields and woodland, but over the past 60 years many estates have been built extending the village greatly. In the 1950s the A1 was constructed dividing the west of the village from the east.

Development East of A1(M) to York Road

The area to the east of the A1(M) has had a more recent development history. Anchorage Farm is thought to have been built in the 18th century. Its former barn was converted to form the Church of St Edmunds in 1954. It is now a Grade II listed building and is currently being converted into a dwelling.

Other recent developments include Middleton Waste Disposal, Goldsmith Centre, Melton Road House (1927), Marshal-Fowler’s tank factory (1927), Challenger Drive estate, Richmond Hill School (1953), Anchorage Scout Hut, the football changing room and skate park (built in 2005), and Ivanhoe Way bungalow estate (c.1966).
Responding to Local Character

69 The Village Design Statement was produced in 1999 as part of an initiative promoted by the Countryside Commission and DMBC. It was undertaken by the local community and is based on substantial consultation. It identifies those aspects of Sprotbrough village that make up its distinctive character. The VDS was intended to be used as a supplementary planning document but it was not adopted by DMBC.

70 Based on robust analysis and description of the village the document provides key principles that should be considered when development is being undertaken in the village. Although it was produced some time ago much of the village is the same and analysis for this Neighbourhood Plan confirms that the key principles still apply.

71 The VDS describes the local character in detail, identifies key unlisted buildings of local interest and areas of outstanding amenity and value. At the current time the VDS is not a material consideration in the determination of planning applications and has little or no weight in planning decisions. The NDP provides an opportunity for the guidelines for future development to be brought forward into planning policies which will be used to help determine planning applications.

72 The consultation for this Neighbourhood Plan reconsidered the VDS key principles. In the Household Survey respondents were asked to identify all those features that were strengths or positive features of the area. Significantly, the top 4 strengths relate to the environment. Of all those responding 605 out of 679 (89%) identified that open and green spaces were important and 55% identified heritage and its tourist opportunities as important. The Survey also asked about design. With the choice of agree or disagree, respondents were asked to identify all the principles that should influence the design of new houses. 95% supported the principle of including trees and grass verges in the design of new houses. Other related ideas were strongly supported, for example the use of hedges to delineate boundaries (80%) and tree planting to soften the appearance of new development (89%).

73 The Steering Group has identified and described several character areas of modern housing in Sprotbrough. These are shown on Map 4. The character of the historic cores at the heart of the Sprotbrough and Newton Conservation Areas are described in the South Yorkshire Historic Environment Characterisation Project and development of these areas should refer to the relevant documents for the Doncaster area.

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7 South Yorkshire Historic Environment Characterisation Project South Yorkshire Archaeology Service, 2013
https://archaeologydataservice.ac.uk/archives/view/syorks_hlc_2012/downloads.cfm
Map 4 House Types and Sizes in Sprotbrough

Figure 2 Photos of Different Housing in Character Areas

Yellow Areas
74 The NPPF has a presumption in favour of sustainable development. There are ‘three objectives to sustainable development; economic, social and environmental’ (paragraph 8). NPPF paragraph 124 acknowledges that ‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’

75 Relevant DMBC policies include UDP Saved Polices ENV 53 which sets out that the scale and appearance of new development must have regard to its wider visual impact, and Core Strategy Policy CS14: Design and Sustainable Construction. The emerging new Doncaster Local Plan 2015-2035 Publication Version, includes a number of relevant draft policies including Policy 42: Character and Local Distinctiveness (Strategic Policy), Policy 43: Good Urban Design (Strategic Policy), Policy 45: Residential Design (Strategic Policy) and Policy 46: Housing Design Standards (Strategic Policy).

76 Draft Policy S1 seeks to ensure that new development is sympathetic to the distinctive local character of Sprotbrough.
Draft Policy S1 Guidelines for New Development in Sprotbrough

The Sprotbrough Neighbourhood Development Plan area comprises an essentially linear development of properties extending from York Road on the east side of the A1(M) motorway to the historic village of Sprotbrough on the west side, which also includes the conservation area.

The distinctive character of the village of Sprotbrough should be protected and enhanced in new development proposals. Proposals for new development will be supported subject to the following criteria:

1. Developments should enhance and reinforce the local distinctiveness of the Sprotbrough neighbourhood area. Proposals should clearly demonstrate an understanding of the site, and how the general character, scale, mass, layout and appearance of the surrounding area has been considered and used to influence designs.

2. Care should be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenity of the street scene.

3. Proposals should demonstrate how they have taken account of the locally distinctive character of the area as described in the character areas identified on Map 4 and in the historic cores of the two conservation areas, the South Yorkshire Historic Environment Characterisation Project.

4. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of existing developments or the host property, and add to the quality or character of the surrounding environment. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality materials in innovative way. The use of good quality materials that complement the existing palette of materials used within the village of Sprotbrough is supported, including materials used in the existing building stock, for example limestone or brick for elevations, and slate or clay pantiles for roofs.

5. New development should be sited and designed so as not to detract from the identified important views within the Sprotbrough Neighbourhood Development Plan area (see Map 17 and Map 18). Development which would impact on these views should demonstrate that these views have been sensitively, and appropriately considered and suitable measures taken to incorporate them or mitigate any adverse impacts as necessary.

6. Schemes should include external amenity space, refuse and recycling storage and car and bicycle parking to DMBC standards to ensure a high quality and well managed streetscape.

7. Mature trees, hedgerows and shrubbery make an important contribution to the character of the village of Sprotbrough and should be retained and incorporated into landscaping schemes. Where removal is proposed this must be robustly justified and mitigated for through replacement planting.
8. Grassed or treed verges are also a characteristic feature of the village and existing verges should be retained. New verges should be incorporated into designs for layouts and should embrace measures which discourage vehicular parking. New roads should incorporate suitable safe and accessible provision for pedestrians and cyclists including pavements and cycle paths with adequate street lighting.

9. Proposals should demonstrate appropriate connectivity to existing foot and cycle networks as identified in Section 10.5.

10. Suitable car and cycle parking should be provided in line with Doncaster MBC’s latest adopted standards. Where possible, car parking should be provided off street.

11. New housing development should incorporate sustainable design and energy efficiency measures wherever possible, in order to minimise carbon dioxide emissions which, contribute to climate change. Where there is a potential conflict between maximising energy and resource efficiency and ensuring new buildings are designed sensitively in relation to local context, the priority will be given to visual impact on local character where schemes are located within or impact upon the setting of the conservation area and to sustainable design in other areas. Lighting schemes should be designed sensitively to minimise energy consumption and limit any adverse impacts on wildlife.
Sprotbrough Conservation Area

77 The historic core of Sprotbrough village was designated a conservation area in 1970 and the extent of the area is shown on Map 5. The conservation area is based on the old settlement located around the Church of St Mary and the village green. It is linear in character and stretches along Main Street although there is a large area extending northwards at the eastern end to include the grounds of The Ivanhoe Hotel and Cricket Club. The settlement has many former estate buildings that were connected with Sprotbrough Hall.

78 Within Sprotbrough conservation area there are six listed buildings. There are also two listed structures close to the conservation area, as well as four others nearby in the Don Gorge. A complete list of Listed Buildings in the neighbourhood area is included in Appendix D.

79 Limestone was the traditional material, which is rendered on some buildings, but there is also some brick. Principle roof materials are slate and clay pantiles. Limestone boundary walls are an important and extensive feature of the conservation area. The conservation area is well endowed with mature trees particularly in the grounds of the Rectory, the Churchyard, Ivanhoe Hotel and the Cricket Ground.
Map 6 Sprotbrough Conservation Area boundary and listed buildings within and nearby
In addition to the guidelines set out in Draft Policy S1, development within the Sprotbrough area will be required to respond to the criteria set out in Draft Policy S2. This policy is also drawn from the Guidelines for Future Development set out in the VDS.

There are a range of green spaces identified in the Sprotbrough NDP area both within and outside Sprotbrough conservation area - further information about open spaces in the neighbourhood area is provided in Section 10.3 Amenities. The cricket pitch is within Sprotbrough conservation area and this is identified as a formal area of open space at Thorpe Lane (No. 785).

There are four other open spaces within and adjacent to Sprotbrough conservation area that the neighbourhood plan group would like to see protected through planning policies as they contribute to the character and setting of this conservation area and are important features in their own right. These are identified on Map 7 and are:

**Greenspaces within Sprotbrough Conservation Area**

1. The green area immediately in front of the shops, opposite the church, on the junction of Main Street and Park Drive
2. Triangle of grass with the millennium stone on it at the top of Boat Lane where it joins Main Street.

Greenspaces Outside Sprotbrough Conservation Area

A and B - Two large grassed areas in the housing development behind St Mary's Church to the north of St Mary's Walk. B forms part of the setting of Sprotbrough Park Stables, a listed building. A and B are also protected as Local Green Spaces - see section 10.3.

A)  

B)
Newton Conservation Area

Newton is a small rural hamlet separated from the rest of the Parish by the rail line. The earliest mention of Newton is the Poll Tax returns of 1379, and this may be taken as evidence of a relatively late foundation. The lack of a church suggests it existed as a satellite settlement of Sprotbrough. The date at which the village shrank is not known. On older maps there is an indication that there were the remains of a medieval cross, but nothing now appears to be present. The current buildings making up the hamlet are a mixture of 18th and 19th century with some modern large agricultural sheds. It was designated as a conservation area on 30th March 1992.

Newton lies adjacent to the River Don on its flood plain, approximately one mile to the west of Doncaster town centre. It is a small hamlet of farmsteads where agriculture is still important and it is separated from the nearby suburbs by a raised railway line and open fields. The River Don gives the settlement an air of seclusion considering its proximity to the town.

http://www.doncaster.gov.uk/services/planning/newton-conservation-area
The historic buildings share a common architecture by being of simple forms, mainly one or two storeys and of narrow spans. Stone and render are used in the main although there is some brick. The roofs are around 30 to 40 degrees in pitch and covered with natural red clay pantiles or small plain tiles. There are several large trees around the outskirts of the hamlet with a copse to the western tip of the conservation area.

Further information about the Newton conservation area is provided in the Newton Conservation Area Appraisal February 2009 and the Newton Conservation Area Appraisal Review 2014 which are available on the DMBC website. The Conservation Area Appraisal notes the importance of the fields around the hamlet, explaining that "The open fields around the settlement also help to reinforce its isolation as a hamlet away from the suburbs on the outskirts of Doncaster, which exists on the other side of the railway, and modern development further along the river." The fields are protected by Green Belt.

The Appraisal also proposes amendments to the Conservation Area boundary but it is understood the original boundary is the one currently designated and this is shown on Map 8.

Map 8 Newton Conservation Area
Locally Valued Heritage Assets (Undesignated Heritage Assets)

88 The neighbourhood plan group have identified, in consultation with DMBC and local residents and landowners, a list of non designated built heritage assets which are local interest and value. These are identified on Maps 9 and 10 and described in more detail in Appendix G. They are (in no particular order of importance):

1. Disused Station – Platforms and buildings
2. Limestone Wall (2a and 2b) Sections of Sprotbrough estate walls
3. Nursery Lane Railway Bridge
4. The Old School and School House
5. Cottages at lower Sprotbrough
6. Site of the Old Well and pump
7. The New Lodge (Aka North Lodge)
8. The Ivanhoe Hotel and Public House
9. Row of Cottages on Main Street (Top of Boat Lane)
10. Estate House
11. Manor House
12. Sprotbrough War Memorial
13. Park House
14. Anchorage House, Anchorage Lane
15. Newton Arms Public House

Newton Conservation Area

16. Newton Farmhouse
17. Barn
18. Cartshed to No 1 Newton Lane
19. Stone walls of Conservation Area

89 Further detailed information about each of these Locally Valued Heritage Assets is provided in Appendix G.
Map 9 Location of Locally Valued (Undesignated) Heritage Assets in Sprotbrough (East of A1M)

Map 10 Location of Locally Valued (Undesignated) Heritage Assets in Sprotbrough (West of A1M)

91 The Parish Council will encourage DMBC to make use of Article 4 Directions to support future protection of traditional features in the Conservation Areas.

Draft Policy S2 Sprotbrough Conservation Area, Newton Conservation Area and Local Heritage Assets

Sprotbrough Conservation Area

New development within, or adjacent to the Sprotbrough Conservation Area should be sensitive to the character and setting of the conservation area, and to the other identified nationally significant and locally valued heritage assets.

Development should respond positively to the following design criteria:

1. The heights of buildings should maintain the traditional heights of surrounding buildings, which are generally two storeys in height. Where buildings around the proposal are of different heights, then new development should respect the local context.

2. Buildings should take into account the setting of the Parish Church and be sited and orientated to protect all views towards the church and its tower which together form a significant local landmark.

3. Extensions to existing properties will be supported where the scale, height and form are subordinate in scale to the existing building and the character of the street scene is protected.

4. Schemes should incorporate local materials such as limestone, rendering and traditional brick for elevations, and natural slate and natural clay pantiles for roof.

5. Buildings should follow the existing building line, either setting buildings back from the road and pavements behind front gardens, or where historic buildings are hard on to the roadside, retaining the line of the traditional frontage.

6. Traditional boundary treatments such as limestone walls and hedgerows should be retained and reinstatement encouraged.

7. Mature trees and shrubs, many of which reflect the former parkland landscape of Sprotbrough Hall, should be protected as a key characteristic of Sprotbrough and are important within the setting of the conservation area. Many of these mature trees will
be subject to Tree Preservation Order and, unless there is arboricultural justification for removal of mature trees, the presumption should be that trees should be realistically and successfully retained within future development schemes in order to preserve the character of the area. Where it is necessary to replace trees then replacements of suitable ultimate size and species will be required in order to represent true replacements of any trees lost.

8. Green spaces within and around the conservation area identified on Map 7 are an important feature of the conservation area and will be protected from development.

Newton Conservation Area

9. New development within the Newton Conservation Area should be sensitive to the character and setting of the conservation area. Development should retain the simple forms of existing buildings, comprise one or two storeys and have narrow spans. Stone, render and traditional brick should be used in elevations. Roofs should be around 30 to 40 degrees in pitch and covered with natural red clay pantiles or small plain tiles.

10. The large trees around the outskirts of the hamlet and the copse to the western tip of the conservation area should be protected.

11. Development proposals should consider the views identified in Map 4 of the Conservation Area Appraisal and demonstrate how siting, design and built form have minimised any adverse impacts.

12. Development proposals will be expected to provide for the retention and repair of existing limestone walls and their removal will be resisted.

Local Heritage Assets

13. Development proposals affecting buildings and structures within the Sprotbrough Neighbourhood plan area that have been identified as local heritage assets (which are shown on Maps 9 and 10 and described in Appendix G) will be assessed against the following principles:

A. Proposals which retain those elements of a building of local historic interest which have been identified as contributing to its heritage significance, or proposals which better reveal its significance will be supported.

B. Proposals should seek to avoid harm to those features, including setting, which contribute to the significance of the building of local historic interest. Where proposals result in harm or substantial harm to the significance of a building of local historic interest a balanced judgement will be made taking into account the degree of harm and relative significance of the heritage asset.

Backland and Infill Development

92 Sprotbrough has seen significant levels of backland or infill development over the past 20 years, amounting to the building of approximately 225 new homes. Some of these schemes comprise
significant backland development, and others are infill. The majority (88%) of the new development has taken place in Sprotbrough Village, such as on and around Park Drive, Melton Road and to the rear of St Mary’s Church. The other 12 are schemes to the east of the A1(M) including Sovereign Court off Sprotbrough Road. It is also worth pointing out that in instances where a house has been demolished and replaced by a new build, the latter has invariably been larger than the original thus significantly reducing the green space between houses. This together with large extensions to existing properties has served to change the general appearance and character of the Village.

93 New housing in rear gardens of existing properties can have a significant adverse impact on local character and the amenity of neighbouring residents. The VDS describes how large gardens are a distinctive feature of Sprotbrough and goes on to set out that the height of new buildings should not exceed the existing or neighbouring buildings, the density to the surrounding area should be reflected and tandem developments do not belong in the village. The large garden plots provide a very "green" setting, enhancing the built form and providing habitats for local wildlife. The many large mature trees, hedgerows and other shrubbery of residential gardens are an intrinsic part of the area's local character and should be protected. The responses to the informal public consultation on the First Draft Plan showed that the impacts of backland development remain a significant concern for many residents.

94 NPPF paragraph 70 sets out that ‘Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.’ The Government’s recently published Housing White Paper, "Fixing our broken housing market" sets out in paragraph 1.31 that the Government "will ensure councils can continue to protect valued areas of open space and the character of residential neighbourhoods and stop unwanted garden grabbing."

95 Policy 45: Residential Design (Strategic Policy) in the emerging new Doncaster Local Plan 2015 - 2035 Publication Version sets out in criterion C) that "Backland and tandem housing development proposals will be supported where the loss of rear domestic gardens is minimised due to the need to maintain local character, amenity, garden space, green infrastructure and biodiversity. In particular, Bessacarr, Sprotbrough and parts of Thorne Road at Edenthorpe will be protected from Backland and Tandem development. Modest redevelopment on backland sites may be considered acceptable, subject to proposals being subservient to the host property and meeting the criteria at A and B above. In addition such development should generally conform to existing plot sizes and not lead to overdevelopment and / or a cramped appearance."

96 DMBC has adopted an SPD on Residential Back land and Infill Development⁹. The General Design Requirements in the SPD have been brought forward into Draft Policy S3 to provide greater weight in planning decisions.

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Draft Policy S3 Garden and Back Land Development

Residential development in rear gardens will be resisted where there would be an unacceptable impact on the character of the local area in terms of loss of openness, mature trees, hedges and shrubbery, and a significant increase in the density of built form.

Development will be supported where:

1. Designs replicate, or interpret, locally prominent features which are characteristic of the Sprotbrough area to help the development blend within the surroundings and not appear alien.

2. The type, colour and texture of buildings materials complements those within the wider residential area (see Policies S1 and S2).

3. The proposed building plot is of similar dimensions, in size and shape to the existing plots within the immediate locality. Proposals that would lead to over-development of a site or the appearance of cramming will not be supported. Tandem development will generally be resisted.

4. The site layout reflects the original development of the area. This is particularly important within older established residential areas where a uniformed plot layout and street-scene has been created.

5. Established building lines are respected. In proposals where a site is to be cleared to create a cul-de-sac, the established street-scene should be respected and the house or houses at the entrance should face the original road frontage and be similar to adjacent properties in terms of height, scale, massing, siting and appearance.

6. Access by foot or by vehicle does not cause adverse amenity effects on neighbouring dwellings.

7. Development does not lead to unacceptable adverse impacts on privacy, or residential amenity of neighbouring occupiers in terms of noise, vibration, road safety and visual amenity, as well as daylight and overshadowing.

8. Adequate off-street car parking is provided to minimise adverse impacts on visual amenity and conflicts with existing residential areas.
10.2 Housing in Sprotbrough

The emerging new Doncaster Local Plan 2015 - 2035 Publication Version sets out the development strategy and level of growth for the Borough over the Plan period. Policy 2: Spatial Strategy and Settlement Hierarchy (Strategic Policy) sets out that "New development (including homes, supporting services and associated jobs) will be focussed in and around existing urban areas (primarily Doncaster’s ‘Main Urban Area’, its 7 ‘Main Towns’ and 10 ‘Service Towns and Villages’). At least 50% of new homes will go to the ‘Main Urban Area’, approximately 40% to the ‘Main Towns’ and about 10% to the ‘Service Towns and Villages’. Sprotbrough is defined as one of the 10 Service Towns and Villages. Policy 3: Level and Distribution of Growth (Strategic Policy) sets out that the Local Plan’s strategic aim is to facilitate the delivery of: "18,400 new homes in the period 2015 – 2035 (920 per annum), with sufficient land allocated to deliver 15 years’ supply of housing (13,230, or 882 dwellings per annum, once supply in the years 2015 – 2018 is deducted from the overall requirement)." The growth target for Sprotbrough is 95 new homes.

The Publication Version of the Doncaster Local Plan proposes a site allocation, Site 929; Land North of Cadeby Road, Sprotbrough. Paragraph 16.229 explains, "As at 1st April 2018, there are no permissions for the village on sites large enough to allocate through the Local Pan (5+ units remaining) meaning that the full requirement remains to be met through new allocations. A single greenfield urban extension, on land formerly designated as Green Belt, to the north of Cadeby Road and to the west of the village is allocated for 80 new homes. The shortfall of 15 units compared to the village’s housing requirement is proposed to be made good through windfall development throughout the plan period as well as capacity from small sites permissioned (1-4 units) as at April 2018. Any further allocations would require an additional, and very substantial, Green Belt site which is not justified, nor can exceptional circumstances be demonstrated for further Green Belt to accommodate such a small shortfall. Allocated supply across the Borough also ensures sufficient allocations are being made to meet the borough-wide housing requirement."

Sprotbrough is a very attractive historic village, with a good school. It is easily accessible from the A1 making it a popular commuter village whilst being surrounded by high quality landscape. The demand for properties in the parish is reflected in its house prices and land values. In April 2018 the average price for a property in Sprotbrough was £256,125 (source: Zoopla). This is a rise of 4.13% in the three months since January 2018 and an increase of 1.03% over 12 months.

In terms of property types, flats in Sprotbrough sold for an average of £117,399 and terraced houses for £172,524 (2015 - 2018). Right Move recorded that the average prices were £185,496 - more expensive that nearby Warmsworth (£144,735), Scawsby (£143,393) and Edlington (£92,657).

Rental values can range from £525.00 PCM for a 1-bedroom house up to £1,000 PCM for a 5-bedroom house in the Sprotbrough area.
There were 5096 dwellings in Sprotbrough and Cusworth Parish in 2011. Table 1 shows the breakdown of dwelling types and shows that detached houses made up 34.5% of the Parish’s houses and 59.6% were semi-detached.

Table 1 Dwellings, household spaces and accommodation type in Sprotbrough and Cusworth Parish, Census 2011

<table>
<thead>
<tr>
<th>Dwelling Type</th>
<th>value</th>
<th>percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>All categories: Dwelling type</td>
<td>5,096</td>
<td>100.0</td>
</tr>
<tr>
<td>Unshared dwelling</td>
<td>5,096</td>
<td>100.0</td>
</tr>
<tr>
<td>Shared dwelling: Two household spaces</td>
<td>0</td>
<td>0.0</td>
</tr>
<tr>
<td>Shared dwelling: Three or more household spaces</td>
<td>0</td>
<td>0.0</td>
</tr>
<tr>
<td>All categories: Household spaces</td>
<td>5,096</td>
<td>100.0</td>
</tr>
<tr>
<td>Household spaces with at least one usual resident</td>
<td>4,985</td>
<td>97.8</td>
</tr>
<tr>
<td>Household spaces with no usual residents</td>
<td>111</td>
<td>2.2</td>
</tr>
<tr>
<td>Whole house or bungalow: Detached</td>
<td>1,759</td>
<td>34.5</td>
</tr>
<tr>
<td>Whole house or bungalow: Semi-detached</td>
<td>3,037</td>
<td>59.6</td>
</tr>
<tr>
<td>Whole house or bungalow: Terraced (including end-terrace)</td>
<td>124</td>
<td>2.4</td>
</tr>
<tr>
<td>Flat, maisonette or apartment: Purpose-built block of flats or tenement</td>
<td>143</td>
<td>2.8</td>
</tr>
<tr>
<td>Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)</td>
<td>7</td>
<td>0.1</td>
</tr>
<tr>
<td>Flat, maisonette or apartment: In a commercial building</td>
<td>23</td>
<td>0.5</td>
</tr>
<tr>
<td>Caravan or other mobile or temporary structure</td>
<td>3</td>
<td>0.1</td>
</tr>
</tbody>
</table>

Tenure is shown in Table 2 and shows that the vast majority of housing in the Parish is either owned outright (43.9%) or owned with a mortgage (42.2%).

Table 2 Tenure in Sprotbrough and Cusworth Parish, Census 2011

<table>
<thead>
<tr>
<th>Tenure</th>
<th>value</th>
<th>percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>All households</td>
<td>4,985</td>
<td>100.0</td>
</tr>
<tr>
<td>Owned</td>
<td>4,290</td>
<td>86.1</td>
</tr>
<tr>
<td>Owned outright</td>
<td>2,188</td>
<td>43.9</td>
</tr>
<tr>
<td>Owned with a mortgage or loan</td>
<td>2,102</td>
<td>42.2</td>
</tr>
<tr>
<td>Shared ownership (part owned and part rented)</td>
<td>26</td>
<td>0.5</td>
</tr>
<tr>
<td>Social rented</td>
<td>123</td>
<td>2.5</td>
</tr>
<tr>
<td>Rented from council (Local Authority)</td>
<td>111</td>
<td>2.2</td>
</tr>
<tr>
<td>Other</td>
<td>12</td>
<td>0.2</td>
</tr>
<tr>
<td>Private rented</td>
<td>479</td>
<td>9.6</td>
</tr>
<tr>
<td>Private landlord or letting agency</td>
<td>430</td>
<td>8.6</td>
</tr>
<tr>
<td>Other</td>
<td>49</td>
<td>1.0</td>
</tr>
<tr>
<td>Living rent free</td>
<td>67</td>
<td>1.3</td>
</tr>
</tbody>
</table>

https://www.nomisweb.co.uk/home/profiles.asp
Table 3 shows the breakdown of houses by number of bedrooms in the Parish. The highest proportion is for properties with 3 bedrooms (56.9%) followed by 2-bedroom properties (19.6%) and then 4-bedroom properties (18.0%).

<table>
<thead>
<tr>
<th>Bedrooms</th>
<th>value</th>
<th>percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>All categories: Number of bedrooms</td>
<td>4,985</td>
<td></td>
</tr>
<tr>
<td>No bedrooms</td>
<td>4</td>
<td>0.1</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>83</td>
<td>1.7</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>978</td>
<td>19.6</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>2,835</td>
<td>56.9</td>
</tr>
<tr>
<td>4 bedrooms</td>
<td>898</td>
<td>18.0</td>
</tr>
<tr>
<td>5 or more bedrooms</td>
<td>187</td>
<td>3.8</td>
</tr>
</tbody>
</table>

The dominance of detached houses and the evidence of an aging population (26.2% were aged over 60 years in 2011, giving a mean age of 41.0 in the Parish) have implications for the future sustainability of Sprotbrough. Changing social norms and an ageing population fuel a growing demand for smaller dwellings. To ensure the future sustainability of the village, smaller properties for older residents and starter homes for young people should form part of the housing mix on new developments, to reduce the present dominance of large detached family homes.

Consultation feedback indicated that some 2-bedroom houses, ideally bungalows, would reflect the demand locally and as the population ages. The provision of houses suitable for downsizing, may also free up houses suitable for families.

Affordable Housing as defined in the NPPF (see Appendix E) will continue to be delivered as part of DMBCs policies whereby an agreed percentage of market housing is affordable housing. Under the 2016 Housing and Planning Act DMBC has a statutory duty to promote the supply of starter homes.

Core Strategy Policy CS12: Housing Mix and Affordable Housing sets out that new housing developments will be required to include a mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities. New emerging Doncaster Local Plan 2015 - 2035 Publication Version sets out in Policy 8: Delivering the Necessary Range of Housing (Strategic Policy), that "A) new housing developments will be required to deliver a mix of house size, type, price and tenure to address as appropriate the needs and market demand identified in the latest Housing Need Assessment / Study (or other robust evidence)."

**Draft Policy S4 Mix of Housing Types and Sizes**

A suitable mix of housing should be provided in line with needs identified in the most up to date Strategic Housing Market Assessment.
Housing mix should have an emphasis on 1 to 2-bedroom properties including some single storey dwellings, smaller units suitable for starter homes and residents wishing to downsize or resize, and some larger houses (3 to 4 bedrooms) for families.

Gypsy and Traveller Accommodation

109 There is an existing site providing accommodation for gypsies and travellers at Nursery Lane (New Traveller), Sprotbrough and this is maintained and managed by the Gypsy Liaison Service. The Gypsy/Traveller Accommodation Needs Assessment (GTANA) 2018\(^1\) states there is no need to find additional gypsy or traveller sites. The Parish Council does not intend to address any requirements for growth or expansion of existing provision through the NDP; any identified needs which come forward through the NDP consultation process will be referred to DMBC.

\(^1\) See: http://www.teamdoncaster.org.uk/housing-needs-assessments
10.3 Amenities

Community and Recreational Facilities

The Plan area has a number of important local facilities and amenities which are well used and appreciated by local residents.

Local community facilities are listed in Table 4 and their locations are identified on Map 11.

Table 4 Community Facilities

<table>
<thead>
<tr>
<th>Number on Map 11</th>
<th>Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Scout Hut, Anchorage Lane</td>
</tr>
<tr>
<td>2.</td>
<td>British Legion Hall, South of Sprotbrough Road</td>
</tr>
<tr>
<td>3.</td>
<td>Library, Sprotbrough Road</td>
</tr>
<tr>
<td>4.</td>
<td>Goldsmith Centre (Community Hall)</td>
</tr>
<tr>
<td>5.</td>
<td>Methodist Church, Park Drive</td>
</tr>
<tr>
<td>6.</td>
<td>St Mary’s Church</td>
</tr>
<tr>
<td>7.</td>
<td>Stables (Community Hall and Meeting Rooms)</td>
</tr>
</tbody>
</table>
112 Green space / recreation facilities are listed in Table 5 and identified on Map 12. Most facilities are also noted on Map 11 DMBC Green Spaces Map.

### Table 5 Recreation Facilities / Green Spaces

<table>
<thead>
<tr>
<th>Number on Map 12</th>
<th>Recreational Facility / Green Space</th>
</tr>
</thead>
</table>
| 1. Map 11 DMBC Green Spaces Map ref 691 / 721 | Skatepark - Anchorage Lane Playing Fields  
Playground - Anchorage Lane  
Football Pitches - Anchorage Lane Playing Fields  
Outdoor Gym - Anchorage Lane Playing Fields  
Fitness Trail - Anchorage Lane Playing Fields |
| 2. Map 11 DMBC Green Spaces Map ref 708 | Junior Football Pitch - Goldsmith Centre, Sprotbrough Road  
Playground - Goldsmith Centre, Sprotbrough Road |
| 3. Map 11 DMBC Green Spaces Map ref 785 | Football Pitches - Richmond Hill School |
| 4. Map 11 DMBC Green Spaces Map ref 769 | Cricket Pitch - Ivanhoe Pub, Melton Road (785) |
| 5. Map 11 DMBC Green Spaces Map ref 769 | Adventure Play Area - New Lane (769) |
The community consultations demonstrated that these local facilities are highly valued by residents. The responses to the Household Survey showed that amongst the strengths or positive features of the community and facilities that residents wanted to see protected for the future, healthcare facilities e.g. doctors and dentist were identified by 84% of respondents, and the library 69%.

The Schools Survey also demonstrated the importance of local recreational facilities to children in Sprotbrough. It is evident from the data that the children in Sprotbrough highly value the green open spaces, whether they be for themselves to play safely or as wildlife habitats. The most popular choices were the shops in Sprotbrough, grassed areas / open spaces and the friendly and safe places to play, which were ticked by 95% (62), 94% (61) and 91% (59) of children respectively. These were followed closely by the playground / skate park and the wildlife areas, both valued by 88% (57) of children. The children in the survey also identified more open land with better facilities on which to play as a change they wanted to see in Sprotbrough to make it an even better and safer place to live.
The Green Space Audit 2013 provides information on the location, coverage and provision of green spaces in Doncaster. The Community Profile Analysis shows the current level of provision for each area for different types of green space (including formal sports pitches, informal children’s play spaces, allotments, woodlands and nature conservation areas). Table 6 shows the provision for Sprotbrough. This shows a deficit for all types except Woodlands and Nature Conservation Areas.

Table 6 Green Space Audit Sprotbrough Community Profile

<table>
<thead>
<tr>
<th>Site No.</th>
<th>Site Name</th>
<th>Size Type</th>
<th>Site Name</th>
<th>MULA</th>
<th>Gate Part</th>
<th>Area, Ha</th>
<th>Pop at 2011</th>
<th>FTF (informal)</th>
<th>FTF (formal)</th>
<th>Public Parks (6.68 ha)</th>
<th>Woodlands and Nature Conservation Areas (2.68 ha)</th>
<th>Aflcwtks (0.13 ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>770.4</td>
<td>Meetings Road</td>
<td>F.8.4</td>
<td>Amenity House</td>
<td>No</td>
<td>No</td>
<td>0.29</td>
<td>7.925</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
<td></td>
<td></td>
</tr>
<tr>
<td>770.1</td>
<td>Sprotbrough Road</td>
<td>F.8.4</td>
<td>Amenity House</td>
<td>No</td>
<td>No</td>
<td>0.28</td>
<td>7.925</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
<td></td>
<td></td>
</tr>
<tr>
<td>770.1</td>
<td>Toll Bar Road</td>
<td>F.8.4</td>
<td>Amenity House</td>
<td>No</td>
<td>No</td>
<td>0.28</td>
<td>7.925</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
<td></td>
<td></td>
</tr>
<tr>
<td>791.3</td>
<td>Dr Chid's Way</td>
<td>F.2.4</td>
<td>Amenity House</td>
<td>No</td>
<td>No</td>
<td>0.68</td>
<td>7.925</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
<td></td>
<td></td>
</tr>
<tr>
<td>790.1</td>
<td>Ambleside Cottage</td>
<td>F.2.2</td>
<td>Amenity House</td>
<td>No</td>
<td>No</td>
<td>0.37</td>
<td>7.925</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
<td></td>
<td></td>
</tr>
<tr>
<td>691.3</td>
<td>Anchorage Lane 1</td>
<td>F.2.1</td>
<td>Formal</td>
<td>No</td>
<td>Yes</td>
<td>3.27</td>
<td>7.925</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
<td></td>
<td></td>
</tr>
<tr>
<td>721.1</td>
<td>Wheatley Hill &amp; Doncaster</td>
<td>F.2.3</td>
<td>Formal</td>
<td>No</td>
<td>No</td>
<td>2.31</td>
<td>7.925</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
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</tr>
<tr>
<td>793.3</td>
<td>Wall Lane</td>
<td>F.2.1</td>
<td>Formal</td>
<td>No</td>
<td>No</td>
<td>1.64</td>
<td>7.925</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
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<td></td>
</tr>
<tr>
<td>877.1</td>
<td>Truns Pennine Trail</td>
<td>F.2.5</td>
<td>Shower Corridor</td>
<td>No</td>
<td>No</td>
<td>0.73</td>
<td>7.925</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
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<td></td>
</tr>
<tr>
<td>878.1</td>
<td>Truns Pennine Trail</td>
<td>F.2.5</td>
<td>Shower Corridor</td>
<td>No</td>
<td>No</td>
<td>1.52</td>
<td>7.925</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
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</tr>
<tr>
<td>2071.2</td>
<td>Anerley Drive</td>
<td>F.2.5</td>
<td>Shower Corridor</td>
<td>No</td>
<td>No</td>
<td>1.93</td>
<td>7.925</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
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<tr>
<td>2150.1</td>
<td>Anchorage Lane 2</td>
<td>F.2.5</td>
<td>Shower Corridor</td>
<td>No</td>
<td>No</td>
<td>1.04</td>
<td>7.925</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
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</tr>
<tr>
<td>796.1</td>
<td>Goldsmith Cotters</td>
<td>F.2.2</td>
<td>Informal</td>
<td>No</td>
<td>No</td>
<td>1.65</td>
<td>7.925</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
<td></td>
<td></td>
</tr>
<tr>
<td>796.1</td>
<td>New Lane, Sprotbrough</td>
<td>F.2.2</td>
<td>Informal</td>
<td>No</td>
<td>No</td>
<td>1.65</td>
<td>7.925</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
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<tr>
<td>2130.1</td>
<td>Sprotbrough Boat</td>
<td>0.3</td>
<td>Waters and Marsh</td>
<td>No</td>
<td>No</td>
<td>1.73</td>
<td>7.925</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
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<td></td>
</tr>
<tr>
<td>785.1</td>
<td>Riverhead Drive</td>
<td>F.2.5</td>
<td>Nature Conserv</td>
<td>No</td>
<td>No</td>
<td>2.07</td>
<td>7.925</td>
<td>1.66</td>
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<tr>
<td>1000.1</td>
<td>Stainforth Forge HWR</td>
<td>2.3</td>
<td>Nature Conserv</td>
<td>No</td>
<td>No</td>
<td>40.52</td>
<td>7.925</td>
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<td>2, 0.13</td>
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<tr>
<td>793.3</td>
<td>Nuns Lane Quay</td>
<td>F.2.5</td>
<td>Nature Conserv</td>
<td>No</td>
<td>No</td>
<td>2.91</td>
<td>7.925</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
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<td></td>
</tr>
<tr>
<td>273.3</td>
<td>Engine Wood</td>
<td>F.2.1</td>
<td>Woodland</td>
<td>No</td>
<td>No</td>
<td>0.84</td>
<td>7.925</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
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<td></td>
</tr>
<tr>
<td>2135.3</td>
<td>Birch Close</td>
<td>F.2.1</td>
<td>Woodland</td>
<td>No</td>
<td>No</td>
<td>0.62</td>
<td>7.925</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
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<td></td>
</tr>
<tr>
<td>Overall Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0.29</td>
<td>7.925</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Requirement to meet standard</td>
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<td></td>
<td></td>
<td></td>
<td>0.20</td>
<td>7.39</td>
<td>1.66</td>
<td>0.90</td>
<td>2, 0.13</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

115 These vary both in size and in the nature of their use. All existing open green spaces are identified in the Doncaster Greenspace Audit Map 8 Skellow to Toll Bar and Almholme and the map for Sprotbrough is reproduced as Map 13.

The Green Space Audit (Part One A) Assessment of Provision by Community Profile Area identifies the following issues for Sprotbrough:

- Informal Open Space - deficient in informal open space by 3 hectares or more
- Allotments - deficient by approximately 1 hectare.

The Audit identifies two informal open spaces, three nature conservation areas and two woodlands within the profile area. Play equipment is located at New Lane, Anchorage Lane and the Goldsmiths Centre. Sprotbrough Gorge LNR is identified as a priority site (and wildlife areas are addressed in section 10.5).

Doncaster saved UDP Policies CF1 and CDF2 protect existing community facilities defined on the proposals map and Policy CF5 supports the development of new community facilities. Core Strategy Policy CS1: Quality of Life supports proposals which strengthen communities and enhance their well-being by providing a benefit to the area in which they are located, and ensuring healthy, safe places where existing amenities are protected. New emerging Doncaster Local Plan 2015 - 2035 Publication Version Policy 28: Protecting Open Space and Non Designated Open Space protects "open spaces which provide important opportunities for formal and informal recreation as well as those which provide a social, cultural and ecological role" and Policy 52: Protection of Education, Community and Leisure Facilities protects education, community and leisure facilities.

13 http://www.doncaster.gov.uk/services/planning/green-space-documents
Assets of Community Value

Sprotbrough & Cusworth Parish Council decided in 2017 to nominate the land in front of the shops on Main Street (“the village green”) which belongs to Doncaster MBC as an Asset of Community Value although it was felt extremely unlikely that it would ever be sold. The proposal was accepted by Doncaster MBC in July 2017 for a period of 5 years. The Parish Council have subsequently nominated the following assets to Doncaster MBC:

1. The Ivanhoe public house and grounds including the cricket field.
2. The Boat Inn public house.
3. An area of land owned by Doncaster MBC on the New Lane Park. (Most of the park belongs to the Parish Council.)
4. An area of land owned by Doncaster MBC near the Skate Park on Anchorage Lane. (Most of the land belongs to the Parish Council).
5. The disused Sprotbrough Railway Station on Cadeby Road.

Draft Policy S5 aims to protect existing community facilities and supports investment in new facilities to help strengthen local community assets as part of wider health and social objectives.

Draft Policy S5 Protecting and Enhancing Local Community Facilities

The following local community and recreational facilities are of recognised importance:

Community Facilities
- Scout Hut - Anchorage Lane
- British Legion Hall, South of Sprotbrough Road
- Sprotbrough Library, Sprotbrough Road
- Goldsmith Centre (Community Hall), Sprotbrough Road
- Methodist Church Hall, Park Drive
- St Mary's Church
- Stables (Community Hall and Meeting Rooms), Main Street

These are shown on Map 11.

Recreation Facilities
- Anchorage Lane - various facilities
- Goldsmith Centre - football pitch and play area
- Richmond Hill School football pitches
- Cricket Pitch, Melton Road
- New Lane Adventure Playground

These are shown on Map 12.

There will be a presumption in favour of the re-use of such facilities for recreational, health, community type uses if proposals are well designed and there is evidence of need. The change of use of these existing facilities to other uses will not be permitted unless the following can be demonstrated:
1. The proposal includes alternative provision, on a suitable site within the village of Sprotbrough, of equivalent or enhanced facilities which are accessible by walking and cycling and have adequate car and cycle parking; and
2. Developers can provide evidence of local community support for the re-provision.
3. The existing use has been discontinued and there is no realistic prospect of re-use over the lifetime of the NDP.

Otherwise, developers should demonstrate that there is no longer a need for the facility or there is evidence that the facility is no longer viable.

Development which contributes towards the improvement of existing, or provision of new recreational, community and educational facilities and particularly informal open space and allotments will be supported.

Local Green Spaces

The NPPF sets out in paragraphs 99 - 101, that subject to certain criteria, local communities can identify and protect local green spaces.

99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

100. The Local Green Space designation should only be used where the green space is:

a) in reasonably close proximity to the community it serves;

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

c) local in character and is not an extensive tract of land.

101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.'

Nine areas are proposed as Local Green Spaces in Sprotbrough NDP area. These are:

1. Disused railway line around the old station on Cadeby Road,
2. Area immediately around Sprotbrough Methodist Church on Park Drive;
3a. The large grassed area in the housing development behind St Mary's Church to the north of St Mary's Walk.
3b. The grassed area in the middle of Sprotbrough Park Stables.
4. The Village Green
5. Grounds of the Ivanhoe Public House
Sprotbrough Draft NDP

6a. Grass and tree area on Sprotbrough Road
6b. Grass and tree area on Sprotbrough Rd near A1 road bridge
6c. Grass and tree area on Sprotbrough Road, Junction with Cromwell Drive.

124 The justification for identifying these areas as Local Green Space is set out in Table 7.

**Table 7 Local Green Spaces Justification**

<table>
<thead>
<tr>
<th>Reference</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>Disused Railway Line around old Station, Cadeby Road</td>
</tr>
<tr>
<td>Address / Location</td>
<td>Cadeby Road, Sprotbrough.</td>
</tr>
<tr>
<td>Description</td>
<td>Disused Railway Station, Platform &amp; Line</td>
</tr>
<tr>
<td>Public Access?</td>
<td>No, private property</td>
</tr>
<tr>
<td>Is it in Close Proximity to the Community it serves? i.e. within 500 metres?</td>
<td>Yes, within close proximity of housing on Cadeby Road.</td>
</tr>
<tr>
<td>Does the site have a particular Local Significance?</td>
<td>The area of the disused railway line indicated provides the context and setting for the railway station buildings (station master’s house and station) which are locally valued heritage assets.</td>
</tr>
<tr>
<td>Is it Local in Character? (i.e. serves the Local Community)</td>
<td>Although the site fits in with the character of its surroundings, it does not currently serve the Local Community</td>
</tr>
<tr>
<td>Does it have Historic Significance?</td>
<td>The line was opened by the Hull Barnsley and West Riding Junction Railway and Dock Company on 01.12.1894. Sprotbrough Station was on the Denaby branch from Wrangbrook Junction to Denaby and Conisbrough. It was closed to passengers in 1903 but freight continued to be carried. Freight traffic was withdrawn from Denaby in 1927 but the line north of Denaby was retained to serve Denaby Main Colliery until its closure in 1968. Sprotbrough station was utilised until 10.08.1964. Though there are other disused stations in similar stages of disrepair it is an excellent local example</td>
</tr>
</tbody>
</table>
of how the railways played a vital role in the primary industry of coal mining in South Yorkshire. The buildings are typical of late Victorian railway architecture and constructed to a high-quality specification. The nearby Nursery Lane railway bridge is a further asset which remains intact. There is therefore a grouping of assets with a clear visual, design and historic relationship in this area. The platforms and buildings are important landmarks in Sprotbrough as they provide a physical and historic association to its development. As a result, they are considered to be of value to the community.

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does it have Recreational Value, including Playing Fields?</td>
<td>No</td>
</tr>
<tr>
<td>Is it Tranquil / Peaceful, away from noise?</td>
<td>Yes, sufficiently located a distance away from local housing, it is Peaceful &amp; Tranquil</td>
</tr>
<tr>
<td>Does the site have Wildlife Value / Biodiversity?</td>
<td>Nil</td>
</tr>
<tr>
<td>Is the site local in character? (i.e. serves local community and not extensive)</td>
<td>Yes</td>
</tr>
<tr>
<td>Does the site contribute to the Local Plan Strategic Requirements for Provision of Homes, Employment or Services?</td>
<td>No</td>
</tr>
<tr>
<td>Other</td>
<td>None</td>
</tr>
</tbody>
</table>
### 2. Area immediately around Sprotbrough Methodist Church on Park Drive

<table>
<thead>
<tr>
<th>Reference</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site</strong></td>
<td>Ground of Sprotbrough Methodist Church</td>
</tr>
<tr>
<td><strong>Address / Location</strong></td>
<td>Corner of Park Drive &amp; Brompton Road</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Large area of grass around the Church and Hall</td>
</tr>
<tr>
<td><strong>Public Access?</strong></td>
<td>Yes, Members of the Church and other residents attending Classes and other events held there</td>
</tr>
<tr>
<td><strong>Is it in Close Proximity to the Community it serves i.e. within 500 metres?</strong></td>
<td>Yes, it is situated close to the centre of Sprotbrough village and a large housing estate</td>
</tr>
<tr>
<td><strong>Does the site have a particular Local Significance?</strong></td>
<td>Yes, events held there can be held outside. It provides a safe environment for children and adults to enjoy themselves in a picturesque and safe environment.</td>
</tr>
<tr>
<td><strong>Is it Local in Character? (i.e. serves the Local Community)</strong></td>
<td>Yes, Church Members and those attending the many classes and events held there.</td>
</tr>
<tr>
<td><strong>Does it have Historic Significance?</strong></td>
<td>N/A?</td>
</tr>
<tr>
<td><strong>Does it have Recreational Value, including Playing Fields?</strong></td>
<td>Yes, see above</td>
</tr>
<tr>
<td><strong>Is it Tranquil / Peaceful, away from noise?</strong></td>
<td>Yes, very beautiful and tranquil. It has a magnificent cherry blossom tree at one corner of the grounds.</td>
</tr>
<tr>
<td><strong>Does the site have Wildlife Value / Biodiversity?</strong></td>
<td>Nil</td>
</tr>
<tr>
<td><strong>Is the site local in character? (i.e. serves local community and not extensive)</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Does the site contribute to the Local Plan Strategic Requirements for Provision of Homes, Employment or Services?</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td>None</td>
</tr>
</tbody>
</table>
3a. The large grassed area in the housing development behind St Mary's Church to the north of St Mary's Walk.

<table>
<thead>
<tr>
<th>Reference</th>
<th>3a</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>St Mary’s Green</td>
</tr>
<tr>
<td>Address / Location</td>
<td>St Mary’s Walk, Off Boat Lane, Sprotbrough</td>
</tr>
<tr>
<td>Description</td>
<td>These sites maintain some sense of open spaces to those homes around it which were built closer together than more traditional houses in the village.</td>
</tr>
<tr>
<td>Public Access?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is it in Close Proximity to the Community it serves? i.e. within 500 metres?</td>
<td>Yes, it is central to the St Mary’s housing estate and close to the centre of Sprotbrough Village</td>
</tr>
<tr>
<td>Does the site have a particular Local Significance?</td>
<td>The land had formerly been the grounds of a large private house with an extensive front lawn, almost like a village green. The space also contributes to the setting of the church, which is a listed building.</td>
</tr>
<tr>
<td>Is it Local in Character? (i.e. serves the Local Community)</td>
<td>Yes, it lies within a stone’s throw of St Mary’s Church and surrounding period buildings</td>
</tr>
<tr>
<td>Does it have Historic Significance?</td>
<td>Yes, the site was once part of the front garden of a large period house.</td>
</tr>
<tr>
<td>Does it have Recreational Value, including Playing Fields?</td>
<td>Yes, it is an area which is enjoyed by all, particularly local children</td>
</tr>
<tr>
<td>Is it Tranquil / Peaceful, away from noise?</td>
<td>Yes</td>
</tr>
<tr>
<td>Does the site have Wildlife Value / Biodiversity?</td>
<td>Nil</td>
</tr>
<tr>
<td>Is the site local in character? (i.e. serves local community and not extensive)</td>
<td>Yes</td>
</tr>
<tr>
<td>Does the site contribute to the Local Plan Strategic Requirements for Provision of Homes, Employment or Services?</td>
<td>No</td>
</tr>
<tr>
<td>Other</td>
<td>None</td>
</tr>
</tbody>
</table>
### 3b. The grassed area in the middle of Sprotbrough Park Stables

<table>
<thead>
<tr>
<th>Reference</th>
<th>3b</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>St Mary’s Green</td>
</tr>
<tr>
<td>Address / Location</td>
<td>St Mary’s Walk, Off Boat Lane, Sprotbrough</td>
</tr>
<tr>
<td>Description</td>
<td>These sites maintain some sense of open spaces to those homes around it which were built closer together than more traditional houses in the village.</td>
</tr>
<tr>
<td>Public Access?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is it in Close Proximity to the Community it serves? i.e. within 500 metres?</td>
<td>Yes, it is central to the St Mary’s housing estate and close to the centre of Sprotbrough Village</td>
</tr>
<tr>
<td>Does the site have a particular Local Significance?</td>
<td>The land had formerly been the grounds of a large private house with an extensive front lawn, almost like a village green. These sites maintain some sense of open spaces to those homes around it which were built closer together than more traditional houses in the village. The space is also a very important part of the setting of the listed stable block.</td>
</tr>
<tr>
<td>Is it Local in Character? (i.e. serves the Local Community)</td>
<td>Yes, it lies within a stone’s throw of St Mary’s Church and surrounding period buildings</td>
</tr>
<tr>
<td>Does it have Historic Significance?</td>
<td>Yes, the site was once part of the front garden of a large period house.</td>
</tr>
<tr>
<td>Does it have Recreational Value, including Playing Fields?</td>
<td>Yes, it is an area which is enjoyed by all, particularly local children</td>
</tr>
<tr>
<td>Is it Tranquil / Peaceful, away from noise?</td>
<td>Yes</td>
</tr>
<tr>
<td>Does the site have Wildlife Value / Biodiversity?</td>
<td>Nil</td>
</tr>
<tr>
<td>Is the site local in character? (i.e. serves local community and not extensive)</td>
<td>Yes</td>
</tr>
<tr>
<td>Does the site contribute to the Local Plan Strategic Requirements for Provision of Homes, Employment or Services?</td>
<td>No</td>
</tr>
<tr>
<td>Other</td>
<td>None</td>
</tr>
</tbody>
</table>
### 4. The Village Green

<table>
<thead>
<tr>
<th>Reference</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>The Village Green</td>
</tr>
<tr>
<td>Address / Location</td>
<td>Thorpe Lane / Main Street, Sprotbrough</td>
</tr>
<tr>
<td>Description</td>
<td>It is a visual asset, that offers exceptional opportunity for recreation and community events. It enhances the area in front of St Mary’s Church and the residential and business properties close by.</td>
</tr>
<tr>
<td>Public Access?</td>
<td>Yes, without any form of restriction to persons on foot</td>
</tr>
<tr>
<td>Is it in Close Proximity to the Community it serves? i.e. within 500 metres?</td>
<td>Yes, it is in the heart of Sprotbrough Village,</td>
</tr>
<tr>
<td>Does the site have a particular Local Significance?</td>
<td>Positioned just outside the site of the gates to the original Sprotbrough Hall, this patch of grassed land with a row of trees is known by many as the Village Green.</td>
</tr>
<tr>
<td>Is it Local in Character? (i.e. serves the Local Community)</td>
<td>Yes, it is in close proximity to the Church, Church Hall, Doctors Surgery and Local Shops</td>
</tr>
<tr>
<td>Does it have Historic Significance?</td>
<td>Nil</td>
</tr>
<tr>
<td>Does it have Recreational Value, including Playing Fields?</td>
<td>The Village Green is bordered on three sides by Shops, and a popular Restaurant, Wine Bar, Tea Room and Bistro. The latter are becoming increasingly popular with the evening &amp; night time economy. The green becomes a focal point in winter when the village Xmas Tree is sited there</td>
</tr>
<tr>
<td>Is it Tranquil / Peaceful, away from noise?</td>
<td>Noise levels are more than acceptable, given that it’s in the centre of the village with main roads on two sides and a number of popular shops and restaurants</td>
</tr>
<tr>
<td>Does the site have Wildlife Value / Biodiversity?</td>
<td>Nil</td>
</tr>
<tr>
<td>Is the site local in character? (i.e. serves local community and not extensive)</td>
<td>Yes, see above</td>
</tr>
<tr>
<td>Does the site contribute to the Local Plan Strategic Requirements for Provision of Homes, Employment or Services?</td>
<td>No</td>
</tr>
<tr>
<td>Other</td>
<td>None</td>
</tr>
</tbody>
</table>
## 5. Grounds of the Ivanhoe Public House

<table>
<thead>
<tr>
<th>Reference</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>Area of Grass Land adjoining the Ivanhoe Public House</td>
</tr>
<tr>
<td>Address / Location</td>
<td>The Ivanhoe Public House, Melton Road, Junction Thorpe Lane, Sprotbrough</td>
</tr>
<tr>
<td>Description</td>
<td>As Above</td>
</tr>
<tr>
<td>Public Access?</td>
<td>Yes, without any form of restriction</td>
</tr>
<tr>
<td>Is it Close Proximity to the Community it serves? i.e. within 500 metres?</td>
<td>Yes, the site is situated within a residential area close to the centre of Sprotbrough Village</td>
</tr>
<tr>
<td>Does the site have a particular Local Significance?</td>
<td>The Ivanhoe Hotel and gardens have been a focal point for people in Sprotbrough for approximately one hundred years. The trees and wide frontage enhance the area and make the hotel a landmark.</td>
</tr>
<tr>
<td>Is it Local in Character? (i.e. serves the Local Community)</td>
<td>There is an opportunity for this grassed area to provide informal recreation and the hosting of community events</td>
</tr>
<tr>
<td>Does it have Historic Significance?</td>
<td>Walter Scott wrote ‘Ivanhoe’ whilst staying in a cottage near the Boat Inn?</td>
</tr>
<tr>
<td>Does it have Recreational Value, including Playing Fields?</td>
<td>Yes, the grounds are often used for events e.g. Fair’s, BBQ’s etc.</td>
</tr>
<tr>
<td>Is it Tranquil / Peaceful, away from noise?</td>
<td>No</td>
</tr>
<tr>
<td>Does the site have Wildlife Value / Biodiversity?</td>
<td>Nil</td>
</tr>
<tr>
<td>Is the site local in character? (i.e. serves local community and not extensive)</td>
<td>Yes</td>
</tr>
<tr>
<td>Does the site contribute to the Local Plan Strategic Requirements for Provision of Homes, Employment or Services?</td>
<td>No</td>
</tr>
<tr>
<td>Other</td>
<td>None</td>
</tr>
</tbody>
</table>
6a Grass and tree area on Sprotbrough Road

<table>
<thead>
<tr>
<th>Reference</th>
<th>6a</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>Sprotbrough Rd, East of Al(M) Road Bridge</td>
</tr>
<tr>
<td>Address / Location</td>
<td>As Above</td>
</tr>
<tr>
<td>Description</td>
<td>A grassed and tree lined area in front of residential properties</td>
</tr>
<tr>
<td>Public Access?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is it in Close Proximity to the Community it serves? i.e. within 500 metres?</td>
<td>Yes, Sprotbrough Road is the main road from York Road to the Al(M) Road Bridge and runs through the centre of Sprotbrough</td>
</tr>
<tr>
<td>Does the site have a particular Local Significance?</td>
<td>Yes, it is a wide grass verge with mature trees – which creates a barrier to traffic noise</td>
</tr>
<tr>
<td>Is it Local in Character? (i.e. serves the Local Community)</td>
<td>The grassed areas are in keeping with the character of the area and complement the houses in the area</td>
</tr>
<tr>
<td>Does it have Historic Significance?</td>
<td>No</td>
</tr>
<tr>
<td>Does it have Recreational Value, including Playing Fields?</td>
<td>No</td>
</tr>
<tr>
<td>Is it Tranquil / Peaceful, away from noise?</td>
<td>No</td>
</tr>
<tr>
<td>Does the site have Wildlife Value / Biodiversity?</td>
<td>Nil</td>
</tr>
<tr>
<td>Is the site local in character? (i.e. serves local community and not extensive)</td>
<td>Yes</td>
</tr>
<tr>
<td>Does the site contribute to the Local Plan Strategic Requirements for Provision of Homes, Employment or Services?</td>
<td>No</td>
</tr>
<tr>
<td>Other</td>
<td>None</td>
</tr>
</tbody>
</table>
### 6b. Grass and tree areas on Sprotbrough Road near the A1 Road Bridge

<table>
<thead>
<tr>
<th>Reference</th>
<th>6b</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>Sprotbrough Rd, East of Al(M) Road Bridge</td>
</tr>
<tr>
<td>Address / Location</td>
<td>As Above</td>
</tr>
<tr>
<td>Description</td>
<td>A grassed and tree lined area in front of residential properties</td>
</tr>
<tr>
<td>Public Access?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is it in Close Proximity to the Community it serves? i.e. within 500 metres?</td>
<td>Yes, Sprotbrough Road is the main road from York Road to the Al(M) Road Bridge and runs through the centre of Sprotbrough</td>
</tr>
<tr>
<td>Does the site have a particular Local Significance?</td>
<td>Yes, it is a wide grass verge with mature trees – which creates a barrier to traffic noise</td>
</tr>
<tr>
<td>Is it Local in Character? (i.e. serves the Local Community)</td>
<td>The grassed areas are in keeping with the character of the area and complement the houses in the area</td>
</tr>
<tr>
<td>Does it have Historic Significance?</td>
<td>No</td>
</tr>
<tr>
<td>Does it have Recreational Value, including Playing Fields?</td>
<td>No</td>
</tr>
<tr>
<td>Is it Tranquil / Peaceful, away from noise?</td>
<td>No</td>
</tr>
<tr>
<td>Does the site have Wildlife Value / Biodiversity?</td>
<td>Nil</td>
</tr>
<tr>
<td>Is the site local in character? (i.e. serves local community and not extensive)</td>
<td>Yes</td>
</tr>
<tr>
<td>Does the site contribute to the Local Plan Strategic Requirements for Provision of Homes, Employment or Services?</td>
<td>No</td>
</tr>
<tr>
<td>Other</td>
<td>None</td>
</tr>
</tbody>
</table>
### 6c. Grass and tree area on Sprotbrough Road, Junction with Cromwell Drive

<table>
<thead>
<tr>
<th>Reference</th>
<th>6c</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>Sprotbrough Rd, Jct Cromwell Rd, Sprotbrough</td>
</tr>
<tr>
<td>Address / Location</td>
<td>As Above</td>
</tr>
<tr>
<td>Description</td>
<td>A grassed and tree lined area in front of residential properties</td>
</tr>
<tr>
<td>Public Access?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is it in Close Proximity to the Community it serves? i.e. within 500 metres?</td>
<td>Yes, Sprotbrough Road is the main road from York Road to the Al(M) Road Bridge and runs through the centre of Sprotbrough</td>
</tr>
<tr>
<td>Does the site have a particular Local Significance?</td>
<td>Yes, it is a wide grass verge with mature trees – which creates a barrier to traffic noise</td>
</tr>
<tr>
<td>Is it Local in Character? (i.e. serves the Local Community)</td>
<td>The grassed areas are in keeping with the character of the area and complement the houses in the area</td>
</tr>
<tr>
<td>Does it have Historic Significance?</td>
<td>No</td>
</tr>
<tr>
<td>Does it have Recreational Value, including Playing Fields?</td>
<td>No</td>
</tr>
<tr>
<td>Is it Tranquil / Peaceful, away from noise?</td>
<td>No</td>
</tr>
<tr>
<td>Does the site have Wildlife Value / Biodiversity?</td>
<td>Nil</td>
</tr>
<tr>
<td>Is the site local in character? (i.e. serves local community and not extensive)</td>
<td>Yes</td>
</tr>
<tr>
<td>Does the site contribute to the Local Plan Strategic Requirements for Provision of Homes, Employment or Services?</td>
<td>No</td>
</tr>
<tr>
<td>Other</td>
<td>None</td>
</tr>
</tbody>
</table>

125 The Local Green Spaces are identified on Map 14.
Draft Policy S6 Local Green Spaces

The following are designated as Local Green Spaces:

1. Disused railway line around the old station on Cadeby Road;
2. Area immediately around Sprotbrough Methodist Church on Park Drive
3a. A large grassed area in the housing development behind St Mary’s Church to the north of St Mary’s Walk;
3b. The grassed area in the middle of Sprotbrough Park Stables;
4. The Village Green;
5. Land in front of the Ivanhoe Public House;
6a. Sprotbrough Road East of the A1(M) Road Bridge; and
6b. Sprotbrough Road / Junction Cromwell Road.

These are identified on Map 14.
Local Retailing and Services

Shops off the Village Green

127 Sprotbrough has a Neighbourhood Shopping Parade. The DMBC Settlement Audit Update 2017 identifies that Sprotbrough has 1 shopping parade, 1 supermarket, 2 GPs, 2 Pharmacies and a Dentist. The main shopping area in the village centre is shown on Map 15.

Map 15 Shopping Area

Key

- Shopping Area

128 The Household Survey responses indicated that 96% of respondents use the local shops and 72% of respondents identified the shops as strengths or positive features which they wanted to see protected.
However, parking around the village centre is a significant problem for the village. The lack of available public car parking contributes to on street parking on narrow roads, often on double yellow lines. Parking problems were identified as a weaknesses or negative feature by 75% of respondents to the Household Survey and the Schools Survey showed that 77% (50) respondents were unhappy about cars parking on the paths.

Although space for a new car park in the village is constrained, there are perhaps existing areas which could be used more effectively, subject to the agreement of landowners. Further research will be required between the Parish Council and relevant land owners to progress this issue.

Doncaster's Adopted Core Strategy Policy CS7: Retail and Town Centres, sets out that where retail and other uses would support the vitality and viability of the centres in the hierarchy below Doncaster town centre, they will be directed sequentially to these centres provided they are of a scale and nature that is appropriate to the size and function of the centre, and would not lead to unsustainable trip generation from outside their catchments. New emerging Doncaster Local Plan 2015 - 2935 Publication Version Policy 24: Development within Town, District and Local Centres (Strategic Policy) sets out that "proposals for development in town, district and local centres, outside of any defined ‘primary shopping area’, will be acceptable in principle for a wider range of town centres uses."

SDP Draft Policy S6 supports proposals for new shops and facilities in Sprotbrough village centre where they enhance the vitality and viability of the existing local shopping parade. However, Policy S6 also recognises that there is a need to balance economic growth and improved facilities for residents with the provision of suitable public car parking to minimise pressures on the existing road network and pavements.

Draft Policy S7 New Retailing Facilities and Car Parking in Sprotbrough Village Centre

Proposals for new development or changes of use in Sprotbrough shopping parade and village centre as defined on Map 15 will be supported where they demonstrate they will contribute to improving vitality and viability of the existing centre, taking into consideration existing retailing, food and drink and commercial facilities.

Such proposals should demonstrate that suitable off-street car parking and cycle parking is provided as part of any development schemes in line with DMBC standards.

Development proposals which provide additional public car parking and secure, safe and convenient cycle parking in the village centre will be supported. Car parking areas should be designed sensitively and use suitable materials which are sympathetic to the historic environment and conservation area. Schemes should incorporate appropriate landscaping and tree planting to provide adequate screening, shade and enhancements to the public realm.
10.4 Economy

Although Sprotbrough appears at first glance to be a residential village very close to Doncaster, it does in fact have a surprising number of businesses. Most of these businesses are concentrated in three ‘commercial parks’ located on the main Great North Road out of Doncaster – York Road and Northbridge Road, catering for a wide customer base. These fall largely into the categories of home improvements and automotive businesses.

Off York Road, on the Sprotbrough side, is Danum Retail Park with 20 of Sprotbrough’s total of 29 Home Improvement businesses based here. They include building contractors and materials, decorating and lifestyle retail, furniture retail and manufacture, white goods and IT retail and service. A further two large home improvement stores are just half a mile down York Rd at the junction with Sprotbrough Rd and within Sprotbrough there is a small independent homestyle business.

On the other side of the railway line, off North Bridge Rd between the river and the railway line, there is the third commercial area where there are five large busy automotive businesses including retail, repairs, etc. This area is also home to a Concrete Plant. Five other smaller auto businesses are dotted along the main Sprotbrough Road. There is only one petrol station in Sprotbrough and it is situated near to the Danum Retail Park on York Road.

Within the residential parts of Sprotbrough the most visible businesses fall into two main categories; ‘Food and Drink’ and ‘Beauty’. There are three food retail stores; food and drink outlets (4 ‘takeaways’; 8 ‘eat-in’ establishments; 5 pub/bars. There are 7 businesses providing ‘hair and beauty services.

There are 7 educationally based businesses including the schools, nurseries and the Community Library, and 8 medically based businesses including doctors’ surgeries, pharmacies and a care home.

Table 8 in Appendix F provides more detail about local businesses in the area.

The 2011 Census showed that 76.5% of residents (aged 16-74) in Sprotbrough and Cusworth Parish were economically active. The highest proportion of these (18.0%) were employed in
wholesale and retail trade; repair of motor vehicles and motor cycles, followed by Human health and social work activities (13.8%) and education (12.1%). In terms of occupations, 11.8% were Managers, directors and senior officials and 16.3% had professional occupations.

140 The Household Survey showed that of those who responded only 5% work from home, but this may reflect the demographic of the respondents. Significantly 57% of respondents work elsewhere with 39% working in Doncaster. Respondents to the Household Survey were asked if they required additional business work spaces within Sprotbrough. The most support (57%) was for the provision of flexible or shared office space. There was not much support for studios (15% or 349 respondents) or workshops (13% or 346 respondents). This may not be an accurate representation of the demand for additional work space due to the age of the respondents and the fact that more people said ‘no’ to studios, workshops than the total who said they worked in the parish (303).

141 As a Larger Defined Village in the Core Strategy, job opportunities in Sprotbrough will be provided through transport links to urban areas in the surrounding rural economy and in appropriate small-scale business premises. New emerging Doncaster Local Plan 2015 - 2035 Publication Version Policy 2: Spatial Strategy and Settlement Hierarchy (Strategic Policy) sets out that "service towns and villages provide a good range of services meeting their own needs and the local area. To maintain and enhance their role as service towns and villages which provide housing, employment, retail, and key services and facilities for the local area, these settlements will be a focus for accommodating an appropriate level of growth to meet their local needs, as well as renewing and regenerating any run-down neighbourhoods."

142 NDP Draft Policy S7 aims to encourage small scale business development which is appropriate to the neighbourhood area and which does not have an unacceptably adverse impact on local roads and residential amenity.

<table>
<thead>
<tr>
<th>Draft Policy S8 Supporting Small Scale Business Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development of new small-scale employment and service-related business facilities will be supported when:</td>
</tr>
<tr>
<td>1. Development promotes accessibility from sustainable modes such as walking, cycling and public transport) as a means of reducing reliance on the private car for transport;</td>
</tr>
<tr>
<td>2. Any adverse impacts from traffic on the existing local road network are minimised through suitable traffic management measures and traffic calming schemes; and</td>
</tr>
<tr>
<td>3. There is adequate provision of car and cycle parking for employees and visitors in line with DMBC standards, and where possible facilities are provided on site;</td>
</tr>
<tr>
<td>4. Local residential amenity is protected, and suitable measures are put in place to minimise any noise or other disturbance;</td>
</tr>
<tr>
<td>5. Development is located within the existing built up area of Sprotbrough.</td>
</tr>
</tbody>
</table>

In the wider rural area, new business development will only be acceptable where it meets the criteria set out in Doncaster MBC’s policies for the Green Belt.
Home Working

Although only 5% of respondents to the Household Survey indicated they work from home, there is evidence that the proportion of homeworkers is growing both nationally and regionally.

The Office for National Statistics (ONS) published a report on the Characteristics of Home Workers in 2014. Key points in the report include:

- Of the 30.2 million people in work in January to March 2014, 4.2 million were home workers, giving a home worker rate of 13.9% of those in work. This is the highest rate since comparable records began in 1998.
- The number of home workers has grown by 1.3 million and the rate by 2.8 percentage points since 1998.
- Home workers tend to work in higher skilled roles than the rest of the population and consequently earn on average a higher hourly wage.
- Almost two-thirds of home workers were self-employed in 2014.
- Using the home for work is most prevalent within the agriculture and construction industries.
- Working from home is more prevalent among individuals who are older.
- In Yorkshire and the Humber Region 11.5% of workers use their home for work, an increase of 0.9% since 2008.

Not all development which supports homeworking requires planning consent. However, the SNDP recognises that home working is likely to increase over the plan period, as working practices continue to change, and where there is investment in suitable telecommunications provision.

Draft Policy S8 supports homeworking provided that local amenity and character are protected.

Draft Policy S9 Supporting Homeworking

Development for home working which requires planning permission will be supported when it would involve alterations or extensions to an existing dwelling which are not significant, or it would be part of a proposal for a dwelling house that re-uses or brings back into use an existing building.

Proposals for new housing developments which incorporate provision for home-based offices will be supported.

Development should not have an adverse impact on residential amenity, built heritage, the natural environment or landscape character.

See Characteristics of Home Workers, ONS, June 2014
### 10.5 Natural Environment and Landscape Character

The Sprotbrough Neighbourhood Area has many natural heritage assets, and these are widely appreciated and valued by local residents. 88% of respondents to the Household Survey identified the rural character of Sprotbrough as a strength or positive features of the community and something they wanted to see protected for the future. The School Survey also identified that children thought open green spaces, friendly and safe environments and wildlife habitats are strengths and positive features to be protected for the future.

#### Biodiversity

Sprotbrough has a number of sites of wildlife significance, including a Site of Special Scientific Interest (SSSI) to the south west of the village at the Don Gorge part of which forms the Sprotbrough Flash Nature Reserve and several Local Wildlife Sites and areas of ancient woodlands. These are shown on Map 2.

**Sprotbrough Flash Nature Reserve**

The impressive diversity of wildlife found at Sprotbrough Flash results from the range of habitats which have developed on the unusual magnesian limestone bedrock. The nature reserve is located in the Don Gorge, where the River Don cuts through the elevated limestone ridge to the west of Doncaster.

Magnesian limestone formed in a shallow tropical sea in the Permian period, some 280 million years ago. Now this rare rock type is only found in a narrow band running approximately north-south from Durham to Nottinghamshire. Due to its value as a building material and its many industrial uses, magnesian limestone (dolomite) has been widely quarried in the local area. The site protects fragments of ancient woodland on the slopes of the gorge, while wildlife-rich grassland can be found on the limestone plateau and a restored quarry site at the north end of the nature reserve.

The limestone woodland, protected within the nature reserve, is dominated by ash, wych elm and sycamore, with a varied shrub layer typical of this woodland type, with species such as hazel, spindle and guelder rose. There are some magnificent specimens of small-leaved lime and an avenue of mature yew, and the woodland immediately to the north west supports a nationally notable array of ancient woodland invertebrates. The wood is home to good populations of breeding woodland birds - all three species of woodpecker have been recorded here.

Small areas of limestone grassland occur on the plateau at the top of the wooded slopes, supporting a dizzying variety of specialist limestone wildflowers and insects. Over recent years the areas of this valuable habitat have been significantly increased through scrub removal and its condition has been enhanced by the introduction of conservation grazing, using traditional breeds of sheep. Botanical highlights include good displays of cowslip, common spotted and pyramidal orchids, with common twayblade, bee orchid, carline thistle, quaking grass and autumn gentian among many others. Brown hares can be seen on the grassland and dashing across the adjacent

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15http://www.ywt.org.uk/reserves/sprotbrough-flash-nature-reserve
arable fields, while grass snakes are also a common sight basking on the grassland in the morning sun.

153 Bones found locally indicate that woolly mammoth and woolly rhinoceros lived in the Sprotbrough area during the last Ice Age. When this period ended, approximately 12,000 years ago, water from the melting ice-sheets forced its way through a fault in the elevated limestone ridge, creating the Don Gorge which dominates the local landscape today. Coal mining extended underneath the Don Gorge causing subsidence and then flooding.

154 A checklist for birds was prepared by Sprotbrough Flash Monitoring Group in 2018. This document provides a checklist of birds recorded at Sprotbrough Flash, which became a Yorkshire Wildlife Trust nature reserve in 1981. The Monitoring Group recorded 113 species including water rail, grey heron and bittern. Habitat maintenance work has been carried out by the group including vegetation control in the two wader bays, mew bird and bat boxes, including a tawny owl box and woodland thinning / coppicing as well as winter bird feeding.

155 Wild mammals that are known to exist in the neighbourhood area include fox, brown hare, stoat, weasel, shrew, vole, bat, roe deer, hedgehog and rabbit. Birds include the common buzzard, sparrow hawk, kestrel, tawny owl, little owl, green woodpecker, great spotted woodpecker, crow, magpie, blackbird, song thrush, mistle thrush, dunnock, house sparrow, chaffinch, greenfinch, gold finch, long tailed tit, blue tit, coal tit, blackcap, robin, skylark, yellow hammer, pied wagtail, fieldfare, redwing, chiffchaff, bullfinch, tree sparrow, swift, swallow, house martin, starling, red legged partridge, grey partridge, pheasant, lapwing and grey heron.

156 Amphibians / reptiles include frogs and grass snakes. Insects include dragonfly, damselfly, cricket, grasshopper, elephant hawk moth, ladybird, and peacock, red admiral, large white and common blue butterflies.

157 There is need to preserve trees, reinstate lost hedgerows and encourage tree planting to provide valuable habitat for a variety of species, both flora and fauna - wildlife does not recognise boundaries and needs to move freely to and from areas of various habitat. Such measures also support improvements to air quality.

158 UDP Policy ENV 59 protects local wildlife along with Core Strategy Policy CS16: Valuing our Natural Environment. New emerging Doncaster Local Plan 2015 - 2035 Publication Version includes Policy 27: Green Infrastructure (Strategic Policy) which advises that "the Council will protect, maintain, enhance and, where possible, extend or create Doncaster’s green infrastructure (GI), including landscapes, ecological networks, natural environment, open spaces, public rights of way, geodiversity, biodiversity, navigable river and waterway assets.” Policy 30: Ecological Networks (Strategic Policy) sets out that "proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough’s ecological networks” and Policy 31: Valuing Biodiversity and Geodiversity (Strategic Policy) protects internationally, nationally, and locally important habitats, sites and species.

159 Draft Policy S9 sets out a local approach to protecting biodiversity in Sprotbrough.
Draft Policy S10 Wildlife

The priority for new development should be to avoid direct and indirect impacts on biodiversity. Where impacts cannot be avoided, mitigation and then compensation measures should be provided.

Development proposals should demonstrate how biodiversity will be protected and enhanced, including wildlife in the neighbourhood area, ecological networks and the non-statutory locally designated wildlife sites and habitats identified on Map 2.

Landscaping schemes should include wildlife enhancements wherever possible, for example incorporating ponds, and retaining existing and planting new areas of woodland and hedgerows using locally appropriate native species such as hawthorne and elder.

Development should take into consideration the need to protect existing wildlife which may be using the building(s) as habitats. Buildings should incorporate bird nest boxes and roosting opportunities for bats wherever possible. Boundary treatments for gardens should include gaps to allow hedgehogs and other wildlife to travel between gardens and green spaces for foraging and other purposes.
Landscape Character

160 Part of the area to the south of Sprotbrough village is within an area of Special landscape Value (UDP Policy ENV17) where protection and enhancement of the landscape will be the overriding factor in considering proposals for development. There is also part of a nationally designated Park and Garden of Special Interest - Cusworth Hall, and part of a Park and Garden of Local Historic Interest - Cusworth Estate (wider area) in the neighbourhood development plan area.

161 Doncaster Landscape Character Assessment and Capacity Study\textsuperscript{16} describes Doncaster's landscape character and identifies the capacity of different areas of the borough to accommodate different types of development (in landscape terms only). The document also includes principles for development.

162 Sprotbrough Neighbourhood Area falls into Part 4 (C) Limestone Plateau Landscape Character Type.

163 The Limestone Plateau character type is located directly to the east of the Coalfield Farmlands. This one of the most distinctive character types, which is closely associated with the magnesium limestone plateau which forms the underlying geology and runs in a continuous band from the south to north of the Borough.

164 The elevated gently rolling landform dips gently to the east and more steeply as an escarpment to the west. It is a strongly rural landscape with intensive arable fields and occasional pasture. The field pattern is bounded by hedges in varying condition. Some are thick especially next to roads and others fragmented or missing altogether. Some smaller scale field patterns exist around village settlements. Settlements consist of the compact historic stone built nucleated villages along with industrial brick built 20th Century mining villages with associated spoil tips. Other industrial influences include limestone quarries. Historic parklands are found here with associated mature trees and pastoral landscape. There are several ancient woodlands and scattered tree cover throughout the LCA. Water has a minor influence on the landscape with occasional springs, streams and ponds. The Limestone Plateau is crossed by major road routes, including the M18 and the A1M and there is good access via roads and public rights of way. This together with Doncaster and surrounds are the strong urban influences impinging on the central eastern edges of this character type.

165 Much of the area has an open feel with extensive views to the east and west. The Limestone Plateau is physically divided into three discreet LCAs by the Limestone River Valleys of the Don, the Hampole and the Went. They are as follows:

- C1 – Stainton to Edlington Limestone Plateau
- C2 – Cadeby to Adwick Limestone Plateau
- C3 – Carcroft to Norton Limestone Plateau

\textsuperscript{16} \url{http://www.doncaster.gov.uk/services/planning/doncaster-landscape-character-assessment-and-capacity-study}
These areas are shown on Map 16.

Map 16 Landscape Character Areas of the Limestone Plateau Landscape Character Type

166 Sprotbrough Neighbourhood Area is in C2 Cadeby to Adwick Limestone Plateau. Key Characteristics include:

- Area of magnesium limestone.
- Gently rolling landform dipping gently to the north and east with a steep escarpment to the west.
- Large scale intensive arable farmland with some pasture around settlements.
- Hedgerows often with gaps or missing altogether from field boundaries.
- Stone gate posts found on field boundaries throughout the LCA.
- Sparsely scattered farmsteads and traditional stone built nucleated settlements concentrated in the west.
- Some modern influences including a motorway that cuts through the area.
- Industrial style red brick mining settlements and spoil heaps associated with former deep coal mining in the east.
- Some large-scale limestone quarrying.
- Historic parklands with mature trees and pasture.
- Water is almost absent with one stream and a few ponds.
- Tree cover is evident throughout with areas of ancient woodland, parkland trees, small blocks of trees in farmland and wooded strips along roads.
- Good access with a motorway, main roads and minor roads.
- Public rights of way linking settlements and concentrated in the north west.
- Very rural and tranquil in some areas.
- In some locations there is an open feel with extensive views to the east and west.
167 A number of key significant views have been identified by the Neighbourhood Plan Steering Group which should be protected. These are shown on Maps 17 and 18 and photographs are provided in Appendix H.

Map 17 Key Views and Vistas

168 In addition the panorama looking west from the first right hand bend on Spring Lane is probably the finest outlook from the edge of Sprotbrough village. A scene enjoyed not only by residents but also by motorists, cyclists, and walkers leaving or entering the village. Motorists and others often pull off the bend at the edge of the field to take photographs; sunsets are often stunning, early morning offers a different scene with the low sun in the east casting long shadows across the fields towards Toecroft Farm beyond to High Melton Church and Melton Brand Farm in the distance. In the near foreground is a semi-wild area with large scattered overgrown limestones. This area is favoured by Skylarks, Yellowhammers, Partridges and Pheasants and is frequently visited by hunting Kestrels, Buzzards and more recently Barn Owl. Late June 2018 saw up to two hundred Swifts feeding over or near the wild area for around twelve hours per day for two weeks, a species whose numbers have fallen dramatically over the last twenty years due to loss of habitat and greatly reduced numbers of insects and nesting sites.
Photographs of significant views from Spring Lane

1. View from Spring Lane Looking west
2. View from Spring Lane looking north west

3. View from Spring lane looking south west

The following list relates generally to the rural landscape shown in the photographs looking west from the end of Spring Lane, together with the remains of the old railway cutting and gardens.
adjacent to the fields. The list is by no means complete; it is a broad outline of observations made on a regular basis. The photographs illustrate the importance of tree preservation, the reinstatement of lost native hedgerows and the need to encourage tree planting to provide valuable habitat for a wide variety of species both flora and fauna. Significantly, these measures are also vital to the improvement of air quality; wildlife does not recognise boundaries and needs to move freely to and from areas of various habitat.

**Mammals:** Fox, Brown Hare, Stoat, Weasel, Shrew, Vole, Bat, Roe Deer, Hedgehog, Rabbit

**Birds:** Common Buzzard, Sparrowhawk, Kestrel, Tawny Owl, Barn Owl, Little Owl, Green Woodpecker, Great Spotted Woodpecker, Crow, Magpie, Blackbird, Song Thrush, Mistle Thrush, Dunnock, House Sparrow, Chaffinch, Greenfinch, Goldfinch, Long-tailed tit, Blue tit, Great tit, Coal tit, Blackcap, Robin, Skylark, Yellowhammer, Pied Wagtail, Fieldfare, Redwing, Chiffchaff, Bullfinch, Tree Sparrow, Swift, Swallow, Housemartin, Starling, Redlegged Partridge, Grey Partridge, Pheasant, Lapwing, Grey Heron.

**Amphibians/Reptiles:** Frog, Grass Snake

**Insects:** Dragonfly, Damselfly, Cricket, Grasshopper, Elephant Hawk Moth and many more moths found sleeping during daylight hours. Ladybird (numerous species) Peacock butterfly, Red Admiral, Large White, Common Blue and Numerous other species.

A section of the Trans Pennine Trail lies within the Sprotbrough neighbourhood area. This Trail is the first long distance multi user route in the UK for walking, cycling and horse riding stretching across the country from the Irish Sea to the North Sea. The Trail follows canal towpaths, river banks, disused railways, cycle lanes, bridleways and minor roads.

The area also includes a section of the Don Gorge long distance trail.

Core Strategy Policy CS16: Valuing our Natural Environment supports proposals which enhance the Borough’s landscape and trees. Draft Policy S10 brings forward the key principles of development for the Limestone Plateau Landscape Character Type. The new emerging Doncaster Local Plan 2015 - 2035 Publication Version includes Policy 33: Woodlands, Trees and Hedgerows which advises that "proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided." Policy 34: Landscape (Strategic Policy) sets out that "Proposals will be supported that take account of the quality, local distinctiveness and the sensitivity to change of distinctive landscape character areas and individual landscape features".

**Draft Policy S11 Protecting Local Landscape Character**

Development proposals should protect and enhance local landscape character by using locally appropriate materials and suitable landscaping schemes and boundary treatments. Proposals should demonstrate how siting and design have taken into consideration local landscape character.

Developments should incorporate the following landscape design principles:
1. Development on sites within the built-up area and adjoining the Green Belt should be located so that existing landscape elements such as dips in the landform, woodland and thick hedges provide screening. Additional screening should fit with the scale and character of existing landscape elements and could include replacing lost field boundary hedges. The outline of the development should follow the landform.

2. Developments in the Green Belt should use characteristic local materials such as local limestone with red pantile roofs.

3. Merging of settlements should be avoided.

4. Development should avoid historic features and designated nature sites.

5. Further fragmentation of rural pockets surrounding the urban areas should be resisted.

6. Developments should include a buffer zone between the development and the Trans Pennine Trail.

7. Key landscape features including roadside hedgerows and trees, and roadside stonewalls, and gateposts should be conserved.

8. Where development impacts on the River Don existing screening such as tree belts should be enhanced to reduce visual impacts on sensitive views.

### Significant Views

The identified Significant Views on Maps 17 and Map 18 and described in Appendix H: Key Views and Vistas make an important contribution towards local visual amenity and the neighbourhood area’s landscape character.

Any development on sites which overlook such views must be very sensitively designed and located. Ensuring that size, scale, use of materials and on-site landscaping are complementary will mean the development will nestle within the settlement and not be unduly prominent. Development proposals which impact on the Significant Views or are located in the Green Belt should be accompanied by a landscape and visual impact assessment.

### Encouraging Walking and Cycling

173 The results of the Household Survey demonstrated that concerns about speed and volume of traffic, parking and pedestrian safety were the among the dominant issues that local people considered to be negative aspects about life in Sprotbrough. 84% of respondents considered the volume of traffic through Sprotbrough was a cause for concern and 81% believed that pedestrian safety was a concern. The comments included a perceived need for more cycle friendly roads.

174 There are two long distance routes in the neighbourhood area; the Don Gorge and the Trans Pennine Trail as well as a network of local footpaths and bridleways linking built up areas to the open countryside.

### Public Transport Provision

175 There is a half hourly bus service from Sprotbrough to Doncaster and Barnsley (Services 219 and 219A). The bus route starts at the Frenchgate Interchange in Doncaster, passes through Sprotbrough and goes on to Barnsley. This service is greatly reduced from the service a few years
ago when which was at 15-minute intervals and included a wider range of routes and stops than those on the main road.

176 Doncaster railway station is 4 miles from Sprotbrough village centre. Doncaster station is on the East Coast Main Line with direct access to London, Leeds and Edinburgh. It provides a major passenger interchange between the east Coast Main Line and the Cross-Country Route. There is also a rail station at Bentley, approximately 3 miles from Sprotbrough with a service to Wakefield, Leeds, Meadowhall and Sheffield.

177 National Express coaches operate through Doncaster Frenchgate Interchange where destinations include Hull, Swansea, Scarborough, Bristol, South Shields and London.

178 Sprotbrough has an extensive public rights of way (PROW) network, linking the built-up area to the open countryside and Doncaster. Map 19 below (courtesy of DMBC) shows the public rights of way, permissive routes and other land with public access in Sprotbrough, marked in red. Please note that this map is not suitable for legally binding documents.

Map 19 Public Rights of Way in Sprotbrough (last updated 13 December 2016)

179 NDPs can do little to address traffic management; issues such as tackling speeding or diverting heavy traffic from the village centre and controlling illegal car parking are all beyond the scope of land use planning. However, the Steering Group recognises that these concerns are significant in Sprotbrough and further development through the new Local Plan and changes to the Green Belt boundary may result in increased pressures on the local road network. Therefore, traffic and movement are addressed in Appendix C together with possible responses / actions.

180 Sprotbrough NDP does have a role in encouraging travel by means other than the private car, such as walking and cycling. Developments should be located close to existing walking and cycling routes and local facilities, and, depending on their scale, could facilitate new walking and cycling networks and be designed to be accessible to non-car users.

181 Core Strategy Policy CS9: Providing Travel Choice sets out that proposals will be supported which improve the number and quality of opportunities for walking and cycling both as part of the highway and as part of the wider green infrastructure network. The emerging new Doncaster Local Plan 2015 - 2035 Publication Version includes Policy 14: Promoting Sustainable Transport in New Developments (Strategic Policy) which sets out that "new development shall make
appropriate provision for access by sustainable modes of transport to protect the highway network from residual vehicular impact." The Policy goes on to say that the Council will work with developers to ensure that "walking and cycling are encouraged within the development and beyond, through the design of facilities and infrastructure within the site and provision of linkages to the wider network."

SNDP Policy S12 encourages new developments to support walking and cycling as part of measures to reduce traffic congestion problems on rural roads and to enhance healthy lifestyles.

**Draft Policy S12 Improving Accessibility**

Development proposals should promote a modal shift away from reliance on the car to active travel modes and public transport, particularly for shorter journeys. New development should include linkages to existing footpaths and cycle routes where appropriate in order to improve connectivity between existing networks and enhance the attractiveness of walking and cycling in and around Sprotbrough.

Schemes should include high quality cycle parking and storage facilities. Development proposals should ensure that existing Public Rights of Way (PROW) including footpaths, cycle routes and bridleways, which cross or adjoin their sites, are retained and improved to support walking and cycling (see Map 19).

When a development provides new PROW or proposes revisions to existing routes, paths should avoid the use of estate roads wherever possible, and preference will be given to routes through landscaped areas or open spaces away from vehicular traffic. New and existing routes should not be enclosed on both sides by high fences, walls or hedging which can lead to narrow, unattractive corridors with limited overlooking.
11 Addressing Non-Planning Matters - Speeding, Parking and Unsuitable Vehicle Use

Problems with Parking and Damage to Verges
183 A Neighbourhood Plan is primarily aiming at establishing planning policies to provide a framework for what does and doesn’t get built in the subject area. Traffic, parking and transport issues cannot be directly addressed by a Neighbourhood Plan, except through planning policies which encourage changes in behaviour as a result of new development proposals. However, these are clearly very important issues for the residents of Sprotbrough.

184 Two primary schools, a Pre-school, a Church, a restaurant, six shops, a doctor’s surgery, a café/wine bar, a pub/restaurant and a village tearoom are all located in close proximity within the Main Street and Thorpe Lane area. These two roads, along with Spring Lane, are also part of a network of roads which carry through traffic to and from nearby villages such as Warmsworth and Cadeby. In addition, a third primary school, two take-away outlets, a doctor’s surgery, the community centre, a convenience store, the local library, a café, a dentist, a pub/restaurant and a variety of shops and businesses are all sited in a linear manner along, or close to, Sprotbrough Road. This road is a busy through road for the bus services and for traffic to and from Doncaster and other local villages such as Barnburgh and Harlington. With the users of all these facilities and the through traffic the road infrastructure in Sprotbrough becomes very congested. The situation is often exacerbated by drivers using Spring Lane, Thorpe Lane, and Boat Lane as an alternative route when trying to avoid congestion on the nearby A1(M).

185 Traffic surveys have been conducted in the area and results passed on to the Parish Council for possible future action, working with DMBC.

186 The public consultation exercises concerning the Neighbourhood Plan have highlighted major concerns over traffic generation; speeding; and illegal/inconsiderate parking. As far as speeding is concerned, Sprotbrough Road, Melton Road and Spring Lane were particularly mentioned, and parking was seen as a concern in the Main Street/Thorpe Lane areas, outside all three primary schools, and in the vicinity of the local library. There is specific objection, verging on anger, about the serious obstruction which regularly occurs when illegal parking on double yellow lines and the footpath on Main Street and Thorpe Lane, in the vicinity of the shopping parade, reduces this busy highway to a single lane, causing unnecessary congestion. In addition, a high percentage of residents expressed concerns about vehicles parking on grass verges and causing irreparable damage.
A number of proposals to improve traffic problems i.e. speeding, parking and the use of roads in Sprotbrough by unsuitable use of vehicles are supported by the parish council and neighbourhood plan group. These matters appear at Appendix ‘B’ and will be progressed as future actions / activities over the Plan period.

The SNDP Steering Group have become aware of damage being caused to the Mounting Steps and the Telephone Kiosk on Main Street, close to the junction with Thorpe lane. It appears that drivers are choosing to park immediately in front of these on a more frequent basis, both day and night (see photos below) and subsequently damage is occurring. They have reported the matter to the Parish Council who have actively sought advice from DMBC as to a possible solution. Consideration is currently being given to the placing of bollards at this location that prevent parking by motorists but offer a flexibility for vehicle use by the Church for Weddings and Funerals.
12 Implementation

189 The policies in this plan will be implemented by DMBC as part of their development management process. Where applicable Sprotbrough Parish Council will also be actively involved, for example as part of the pre-application process as outlined in the key principle. Whilst DMBC will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.

190 There are several areas of activity which will affect delivery, and each is important in shaping Sprotbrough Parish in the months and years ahead. These comprise:

a) The statutory planning processes. This Neighbourhood Plan will direct and shape private developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider DMBC planning policies and the National Planning Policy Framework.

b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village.

c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.

d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.

191 The Neighbourhood Plan will become part of a hierarchy of planning documents. In relation to improvements to the Plan area, the Parish Council will also look to DMBC investment programmes where a policy can be shown to be delivering shared objectives.
13 Monitoring and Review

192 The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the plan period will be monitored by Sprotbrough Parish Council.

193 If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.

194 Any amendments to the Plan will only be made following consultation with DMBC, local residents and other statutory stake holders as required by legislation.
14 Consulting the Community: A Key Principle

195 This Plan is a reflection of the community’s need to have greater involvement and influence in development proposals that come forward between 2017 and 2032. The importance of pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework.\(^{17}\)

196 Due to the volume of planning applications for extensions and minor development, pre-application consultation is encouraged usually on major development\(^{18}\). This community knows their area and wants to be involved constructively in ensuring new development is well designed. The Key Principle strongly encourages applicants who are submitting plans for major development to talk to the Parish Council prior to a scheme being submitted for planning permission.

197 Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by DMBC.

### Key Principle: Pre-Application Community Consultation

1. Applicants submitting development proposals are encouraged to actively engage in consultation with the Parish Council and the community as part of the design process at the pre-application stage.
2. The planning application should include a short document explaining how the proposals being submitted have addressed the views of, and any issues or concerns raised by, local people and the Parish Council.

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\(^{17}\) Para.39 of the NPPF ‘Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community’.

\(^{18}\) Major development is defined in the NPPF Glossary as ‘For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m\(^2\) or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015’.
Appendix A: Summary of individual views and opinions

The text below relates to those questions which included a ‘something else’ option for respondents to add any further thoughts, views or opinions relating to the question theme. There is repetition of some concerns under the different themes suggesting the strength of feeling around these issues.

**Future housing developments**

In responding to questions relating to the building of new houses and preserving open spaces, protecting the green belt was clearly evident to be of importance to most respondents. 89% recording open spaces as a strength of Sprotbrough and something which should be protected. By commenting using the free script opportunities, strong views were expressed that housing density in Sprotbrough, especially to the West of the A1, is already too high and that construction of further properties would exacerbate the situation and simultaneously put additional strain on limited services and car parking. Respondents noted amenities within Sprotbrough including schools and health services were already heavily subscribed. Any further housing developments, bringing additional residents to the parish, would only serve to add pressure to already stretched services. Concerns were expressed about the potential increase in the volume of traffic any further building would have and the impact this would have on road networks which already experience speeding, high volumes of traffic, congestion and inappropriate parking. 77% (the highest recorded figure) stated that parking issues and volume and speed of traffic were problems in the area.

**Environment and Heritage**

The sympathetic development of the area and the preservation of its character was frequently recorded as being of paramount importance. The preservation of play areas and parks was seen as fundamental to the character of the area. The Don Gorge and the village green were frequently identified as important green spaces. There was an overwhelming concern for the preservation of existing green spaces, green belt and recreational areas in order to maintain the semi-rural nature of the area. Sprotbrough was identified as benefitting from being close to Doncaster town centre and having a good range of local shops and amenities. Sprotbrough was viewed favourably as having a mix of recreational facilities. Some concern was expressed over the upkeep of these areas. There was a general desire for an increase in the number of public benches throughout the parish. The amount of litter in the parish was identified as a major cause for concern compounded by the infrequent emptying of both the bins and general maintenance of road sides and grass verges. Similarly, more bins were requested for the disposal of dog waste. Flooding at the York Road end of Sprotbrough Road was identified as a concern. The lack of repair to footpaths was frequently mentioned.
Traffic, parking and transport

This was a major issue and commented on in most responses. Many respondents reiterated the problems of and concerns about:

- the volume of traffic travelling through the parish;
- an increase in the volume of traffic brought about by any large-scale housing development would make existing problems worse.
- speeding traffic;
- inappropriate parking close to amenities;
- parking on pavements;
- parking restrictions on double yellow lines being ignored;
- lack of parking restriction enforcement;
- Spring Lane, Main Street, Park Drive, Tennyson Avenue and Anchorage Lane being used as ‘rat runs’;
- the lack of safe crossing points for pedestrians especially on Sprotbrough Road and Melton Road;
- the lack of identified car parks;
- the lack of enforcement of the weight restriction over the River Don;
- the size and weight of lorries using Spring Lane;
- traffic management and the range of possible solutions (for example traffic calming, one-way systems and managed speed controls);
- Improved maintenance of roads.

Sprotbrough was perceived as needing a more frequent and reliable bus service into Doncaster town centre.

Suggestions were made about the need for more cycle friendly routes.
Appendix B: List of Community Projects

To support the Plan policies, the following projects will be implemented by the Parish Council over the Plan period where funding opportunities allow.

1. Proposals that accord with the policies in the Plan and result in improvements to the free flow of traffic in the whole of Sprotbrough will be supported. Proposals requiring planning permission, and which would involve an increase in traffic generation will need to demonstrate that they do not further inhibit the free flow of traffic or exacerbate conditions of parking stress.

2. Proposals to make provision for, and contribute to, appropriate traffic calming measures on Melton Road, Sprotbrough Road and Spring Lane will be supported by the Neighbourhood Plan group.

3. Proposals to impose weight restrictions for HGV’s on Spring Lane, Thorpe Lane and Boat Lane will be supported in order to help reduce the number of large vehicles travelling unnecessarily through the village.

4. Proposals to increase the availability of off-road parking facilities within walking distance of the Main Street/Thorpe Lane area, the local library and the three primary schools will be supported.

5. Proposals to enforce no parking on grass verges adjacent to the highways will be supported.

6. Proposals to improve the safe delivery of pupils to each of the three primary schools on foot or by bicycle will be supported.

7. Proposals that contribute towards the enforcement of parking restrictions, such as kerbside bollards, will be supported.
Appendix C: Sprotbrough Today: Challenges and Opportunities

The Table below focuses on the issues of concern and filters them to only consider those factors that fall within the scope of a Neighbourhood Plan. (Some of the issues raised in the SWOT and household questionnaire were not planning matters or were beyond the agreed scope of this Plan so they have not been included.)

Table 8: Issues from the SWOT Analysis and Proposed Neighbourhood Plan Response.

<table>
<thead>
<tr>
<th>Issue</th>
<th>Background</th>
<th>Proposed Neighbourhood Plan Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ensuring that the landscape character that surrounds Sprotbrough village is protected</td>
<td>In order to meet its housing requirement DMBCs emerging Local Plan is considering removing land from the Green Belt around Sprotbrough in order to allocate land for housing</td>
<td>A Neighbourhood Plan cannot allocate sites in the Green Belt however, local surveys to identify public vistas and views can help to inform that process and will provide justification for a neighbourhood plan policy on protecting landscape character. Community consultation can provide the evidence of the value of landscape character.</td>
</tr>
<tr>
<td>The design of development in recent years has not always been sensitive enough to the existing character of the Plan area.</td>
<td>Local people have already prepared a VDS to demonstrate to developers existing character there is concern that the principles are not always embraced in new proposals</td>
<td>Embed the VDS principles as part of a design policy in this NP. Establish clear design policies for future residential proposals. Concern amongst residents that the District wide policies and their application are not robust enough to protect the historic character of Sprotbrough</td>
</tr>
<tr>
<td>There may be continued infill development within the existing settlement could continue to erode the character of parts of the Plan area.</td>
<td>Continued infill development will have an impact on the appearance of the village</td>
<td>Provide a policy framework for infill development in Sprotbrough village.</td>
</tr>
<tr>
<td>Impact of parking congestion from new development and around the village core due to historic</td>
<td>On street parking is hazardous and the village’s character is eroded in historic parts of the village due to</td>
<td>Establish policy for car parking standards for new development. Identify as a project for the PC to seek possible improvements to parking in the village centre.</td>
</tr>
<tr>
<td>Issue</td>
<td>Background</td>
<td>Proposed Neighbourhood Plan Response</td>
</tr>
<tr>
<td>---------------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>street pattern and width</td>
<td>inadequate off-street parking</td>
<td></td>
</tr>
<tr>
<td>Value of existing footpath network</td>
<td>New development on the edge of the settlement should seek to improve and extend access to the countryside. Existing footpaths particularly to the Don Gorge are highly valued</td>
<td>Policy to improve and link in footpaths across the Plan area and to protect existing areas of nature conservation</td>
</tr>
<tr>
<td>Volume of traffic, speed and pedestrian safety; access to public transport</td>
<td>This is already an issue of significant concern - Additional development will further increase traffic volumes</td>
<td>Although it is outside the scope of this Neighbourhood Plan to address existing traffic issues the NP provides an opportunity to fully understand the issues, to identify particular danger spots and, as a project, the PC can seek ways to work with DMBC to address the issues raised. Traffic management studies will be required by DMBC as part of any major planning application. The provision of public transport is not a land use matter although a core planning principle is to reduce car journeys and NDP policies encourage location of development close to public transport and walking and cycling networks. The NP acknowledges this issue and the PC can seek to address this issue as a project.</td>
</tr>
<tr>
<td>The value placed on local shops, services and community facilities</td>
<td>The Plan area is a vibrant settlement; people value the local access to shops in both retail areas, the library and the range of indoor and outdoor spaces</td>
<td>To ensure that future development protects existing retail uses and community facilities</td>
</tr>
<tr>
<td>To reduce car use and strengthen the local economy</td>
<td>The community recognise the value of having small local businesses operating from within the plan</td>
<td>To ensure policy encourages suitable small-scale business and home working. Given local concern over traffic volumes, encouraging people to minimise car travel by working from home or setting up small businesses within the</td>
</tr>
<tr>
<td>Issue</td>
<td>Background</td>
<td>Proposed Neighbourhood Plan Response</td>
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</tr>
<tr>
<td></td>
<td>area. Advances in technology will make home working increasingly possible.</td>
<td>Plan area may contribute to addressing this issue.</td>
</tr>
</tbody>
</table>
Appendix D: Listed Buildings in Sprotbrough NDP Area

There are 13 Listed Buildings and 1 Scheduled Monument in Sprotbrough neighbourhood area.

MOUNTING STEPS APPROXIMATELY 30 METRES TO WEST OF CHURCH OF ST MARY
List Entry Number: 1151603
Grade: II
Location: MOUNTING STEPS APPROXIMATELY 30 METRES TO WEST OF CHURCH OF ST MARY, MAIN STREET

VILLAGE PUMP IMMEDIATELY TO EAST OF NUMBER 41 Main Street
List Entry Number: 1151604
Grade: II
Location: VILLAGE PUMP IMMEDIATELY TO EAST OF NUMBER 41, MAIN STREET

This was moved to the outer wall of the Old Rectory on Boat Lane.

SPROTBROUGH PARK STABLES
List Entry Number: 1151605
Grade: II
Location: SPROTBROUGH PARK STABLES, PARK DRIVE

THE OLD RECTORY
List Entry Number: 1151643
Grade: II
Location: THE OLD RECTORY, BOAT LANE

CHURCH OF ST MARY
List Entry Number: 1192663
Grade: I
Location: CHURCH OF ST MARY

REMAINS OF SPROTBROUGH PUMP SITUATED TO NORTH OF SPROTBROUGH LOCK*
List Entry Number: 1192826
Grade: II
Location: REMAINS OF SPROTBROUGH PUMP SITUATED TO NORTH OF SPROTBROUGH LOCK*, SPROTBROUGH LOCK

K6 AT JUNCTION WITH BOAT LANE
List Entry Number: 1244076
Grade: II
Location: K6 AT JUNCTION WITH BOAT LANE, MAIN STREET

GATES TO HOME COTTAGE
List Entry Number: 1244077
Grade: II
Location: GATES TO HOME COTTAGE, MAIN STREET

https://www.historicengland.org.uk/listing/the-list/
BRIDGE ACROSS RIVER DON
List Entry Number: 1286095
Grade: II
Location: BRIDGE ACROSS RIVER DON, SPROTBROUGH BOAT

RESITED CROSS BASE TO WEST OF JUNCTION WITH SPRING LANE
List Entry Number: 1286430
Grade: II
Location: RESITED CROSS BASE TO WEST OF JUNCTION WITH SPRING LANE, MELTON ROAD,

BOAT INN
List Entry Number: 1286435
Heritage Category: Listing
Grade: II
Location: BOAT INN, BOAT LANE,

THE TOLL HOUSE
List Entry Number: 1286499
Grade: II
Location: THE TOLL HOUSE, BOAT LANE

FORMER CHURCH OF ST EDMUND AND YOUTH CENTRE, ANCHORAGE LANE, SPROTBROUGH
List Entry Number: 1425243
Grade: II
Location: CHURCH OF ST EDMUND, ANCHORAGE LANE

KING HENGIST REIN LONG CAIRN
List Entry Number: 1013204
Heritage Category: Scheduling
Location: SPROTBROUGH AND CUSWORTH, DONCASTER
Appendix E: Definition of Affordable Housing

NPPF Annex 2: Glossary

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.
## Appendix F: Local Businesses in Sprotbrough, October 2018

<table>
<thead>
<tr>
<th>Automotive</th>
<th>Home Improvements</th>
<th>Hair and Beauty</th>
<th>Food &amp; Drink</th>
<th>Educational</th>
<th>Medical</th>
</tr>
</thead>
<tbody>
<tr>
<td>Texaco Petrol Station.</td>
<td>Topps Tiles</td>
<td>The Salon</td>
<td>The Ivanhoe</td>
<td>Sprotbrough Community Library</td>
<td>Balby Home Care</td>
</tr>
<tr>
<td>Jay Cee Autos, MOT &amp; service</td>
<td>JCT Interiors</td>
<td>Hair and Beauty</td>
<td>KFC</td>
<td>Sunny Bright Day Nursery</td>
<td>Sprotbrough Dental Practice</td>
</tr>
<tr>
<td>Demed Minis</td>
<td>AIL Joinery / Building</td>
<td>Serenity</td>
<td>Oriental Palace</td>
<td>The Levett School</td>
<td>Weldrick Pharmacy</td>
</tr>
<tr>
<td>TT GEX, signs, graphics &amp; tints</td>
<td>Lawn Turf Supplies</td>
<td>Porters (hairdressers)</td>
<td>Dragon House (take away)</td>
<td>Richmond Hill Academy</td>
<td>Newton Medical Centre Inc. a. The Nelson Practice &amp; b. Park View Surgery</td>
</tr>
<tr>
<td>DG Autos repairs &amp; sales</td>
<td>Reckage at Home</td>
<td>Perfect Harmony</td>
<td>Dixie’s Cafe</td>
<td>Apple Tree Day Nursery</td>
<td>The Scott Practice</td>
</tr>
<tr>
<td>C &amp; S Car Repairs</td>
<td>In the Frame</td>
<td>Elite (beautician)</td>
<td>The Newton Arms</td>
<td>Orchard Infant School</td>
<td>Village pharmacy</td>
</tr>
<tr>
<td>Skip Hire/ Tipping</td>
<td>Panache Hair Studio</td>
<td>Mr. Fish (&amp; chips)</td>
<td>Copley Junior School</td>
<td>Richmond Care Home</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Lucky Seven (take away)</td>
<td>Sprotbrough Country Club</td>
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<td></td>
<td></td>
<td></td>
<td>Otto’s wine bar &amp; bistro</td>
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<td>Mehfil</td>
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<td></td>
<td></td>
<td>Tea Rooms &amp; Bistro</td>
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<td></td>
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<td></td>
<td>The Boat Inn</td>
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<td></td>
<td></td>
<td></td>
<td>The Pantry</td>
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<td></td>
<td>Total 6</td>
<td>Total 7</td>
<td>Total 7</td>
<td>Total 16</td>
<td>Total 7</td>
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<tr>
<td>Shires Stores, general store, deli &amp; P O</td>
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<tr>
<td>Sainsbury’s Local spmkt</td>
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</tbody>
</table>

Total 6  Total 7  Total 7  Total 16  Total 7  Total 8
Appendix G: Proposed Locally Valued Heritage Assets (Undesignated Heritage Assets)

Sprotbrough

1. Disused Station – Station House, Platforms and Buildings

The line was opened by the Hull Barnsley and West Riding Junction Railway and Dock Company on 01.12.1894. Sprotbrough Station was on the Denaby branch from Wrangbrook Junction to Denaby and Conisbrough. It was closed to passengers in 1903 but freight continued to be carried. Freight traffic was withdrawn from Denaby in 1927 but the line north of Denaby was retained to serve Denaby Main Colliery until its closure in 1968. Sprotbrough station was utilised until 10.08.1964. Though there are other disused stations in similar stages of disrepair it is an excellent local example of how the railways played a vital role in the primary industry of coal mining in South Yorkshire.

The buildings are typical of late Victorian railway architecture and constructed to a high-quality specification. The heritage significance lies in the buildings’ architectural character as railway buildings and the slate and timber cladding materials of the station and its details. The gabled form and materials of the stationmaster’s house are also important.

The nearby Nursery Lane railway bridge is a further asset which remains intact. There is therefore a grouping of assets with a clear visual, design and historic relationship in this area.

The platforms and buildings are important landmarks in Sprotbrough as they provide a physical and historic association to its development. As a result, they are considered to be of value to the community.
2. **Sections of Sprotbrough Hall Estate Walls**

The impressive Sprotbrough Hall and the surrounding estate were once such significant features of the village but after the demolition in 1925 the land was sold off in various lots. As a result, the former estate was no longer a single entity and was built on by different developers. However, several sections of the original limestone perimeter wall have survived and are still in existence. Examples can be seen on Melton Road, Thorpe Lane, Old Hall Close and alongside the River Don between the lock and the A1 road bridge.

These walls are an important and extensive feature of the conservation area but some sections are not currently within this area and should therefore be equally protected as they have significant historical association. Along with this they have striking aesthetic value and are important landmarks in Sprotbrough. The walls have all been identified by the community as of significant value.

3. **Nursery Lane Railway Bridge**

Situated approximately 400 metres from the Sprotbrough Station is an excellent example of a late Victorian brick-built bridge which once carried the Hull Barnsley and West Riding Junction and Dock Company railway. It is an integral part of the railway heritage and has the same significance as the platform and station buildings.
4. The Old School and School House

The first school in Sprotbrough village was built in 1840 by Sir Joseph Copley of Sprotbrough Hall, it was extended in 1870. There was an adjoining house for the headmaster. With the building of a new infant school the old school house became a privately-run day nursery and remains as such today. It is one of the oldest and visually dominant buildings in Sprotbrough and is largely unchanged from its original construction. It is a pleasing and typical Victorian design and occupies a prominent position on the corner of Main Street and New Lane. It is important in the historical and social development of Sprotbrough.

5. Cottages at Lower Sprotbrough

It is believed that the cottages now known as numbers 3 and 4 were originally built around 1700 as a single building, probably a barn. Later accommodation was required for estate workers and the “barn” was divided into two. Possibly around the 1850’s a cottage was added to each end of the “barn” which is when it is believed Tower Cottages were built. Over the past 300 years there have been numerous changes to this row of cottages, demolition, rebuilding and new building. They form some of the earliest known buildings in Sprotbrough and as such provide evidence about past human activity in the area. They form part of a group of buildings which include the Grade2 listed Boat Inn. The cottages provide a strong physical and historic association to the development of Sprotbrough and as such have been identified as of great value.

6. Site of the Old Well and Pump

Next to the cottages is the site of the well and Lower Sprotbrough pump. A cairn built by the Don Gorge Community group has a plaque which states the well provided residents with water until 1927 when it was replaced by a mains water supply. A photograph taken around 1920 shows two women using the pump to draw their water. The well provides evidence of a way of life in the past and is of historical and social value. It is also a landmark of the area along the River Don.
7. The New Lodge, or North Lodge

This distinctive building occupying a prominent location stands at the junction of Park Drive and Melton Road. The plaque above the door says “North Lodge 1743”. It was part of a later development when new bronze gates and six stone pillars were built adjacent to the lodge as a new carriage-way entrance to the hall. This fact being confirmed in the Doncaster Gazette of January 26th 1849. It has retained much of its original design and features and is important to the character and landscape of Sprotbrough. There are photographs and written reference to the lodge in various historic archives. It provides a strong physical and historic association to Sprotbrough and has been identified by the community as of value.

8. The Ivanhoe Hotel and Public House

The pub opened on December 7th 1940 and two days before this a report in the Doncaster Gazette spoke of, “its location in one of the prettiest regions of the Doncaster district” and the fact it was an area where, “Sir Walter Scott sought retreat in which to write his immortal Ivanhoe novel”. It also claimed that standing well back of the main Melton Road the building was fashioned in keeping with the rustic beauty of the village. With a spacious car park running all around, the hotel is built of brick with a half-timbered facing, it is immediately adjacent to the cricket ground. It occupies a prominent location in the village on the cross roads of Melton Road, Spring Lane and Thorpe Lane and is one of the most visually dominant buildings in the Parish. The building has been closely associated with the physical and social development of the Parish.

9. Row of cottages on Main Street (top of Boat Lane)

The cottages originally belonged to Sprotbrough Hall and were sold for £400 each when the assets of the Hall were sold off in the mid-1920s. One of the cottages became a saddlers’ and hooks remain in the ceiling where horses were tethered, there is also a wall mounted feeding trough in the garden. This property later became the village post office. The cottages are some of the oldest buildings in the parish and the exterior features have changed very little over time. They are a heritage asset identified by the community.
10. Estate House

The Estate House was built around 1860. It is a unique design and constructed of brick with windows which still have original lead and glass. The unusual chimneys add to the aesthetic value of the house. It is a building which is very important to the character of Sprotbrough. Built as the estate/ farm managers’ house, workers on the Sprotbrough Hall estate entered the house using a special side entrance which led into the estate office where they would collect work instructions and wages. The interior retains original features including, stone floors, doors and locks, kitchen hooks fireplaces. The top floor housed servants’ quarters. The house provides a strong physical and historic association to the development of Sprotbrough.

11. Manor House

The Manor House on Main Street is thought to date from 1769. There is a stone in the garden inscribed with this date (pictured). It was originally called Manor Farm House and until the mid-1930s was a working farm. At that time, it had three storeys and large cellars with vaulted ceilings but the top floor was removed and the cellar sealed. The present owner remembers when the land between the house and the Ivanhoe Hotel was fields. The house is actually L-shaped and the part of the building at the back is believed to have once been servants’ quarters. From there were steps down to the cellar.
12. Sprotbrough War Memorial

This site commemorates the residents of Sprotbrough who lost their lives fighting in both world wars. It is located in the grounds of St Mary’s church and lies opposite the village square in the centre of Sprotbrough village. It provides a focal point for the community when celebrating the annual Remembrance Day parade and service.

13. Park House

The Park House is situated on Park Drive, immediately to the side of St Mary’s Church. Historically, at the time of Sprotbrough Hall and estate, this was the first house through the hall gates. A stone column which a gate was hung on still remains outside the property today. It is known that in 1928, ‘Cottage’ meetings were held in this house, which was the home of a Mr E. Spink. As the popularity of these meetings grew, it was necessary to move to the stable block at the rear of the house, known as ‘The Granary’.

14. Anchorage House, Anchorage Lane

This is a substantial detached two-storey building of small red bricks on a very individual T shaped footprint on the south side of Anchorage Lane. It will be just over a century old. When it first appeared on the Old Victorian Ordinance Survey map of 1888 – 1913 it was called ‘Anchorage Farm’. It was probably built between 1903 and 1913 as a replacement and upgraded farmhouse for a farm on the north side of the road because the 1892 Ordinance Survey map named a group of buildings on the north side as ‘Anchorage Farm’. This had more buildings than stand there today and was built on land previously occupied by the ancient Ancres Chapel and a medieval convent hospital run by anchoresses, or Holy women. The chapel was demolished in 1804 and the stone used to build or repair farm buildings, possibly the barn
that stands there today. During WW2 the farm buildings were commandeered and fell into disrepair and at this point, with no farm, the name is likely to have changed to Anchorage House. The historic significance being the retention of the name Anchorage which refers back to the holy women or anchoresses who ran the medieval hospital from the late 13th Century to the mid-16th century, albeit that the house doesn’t stand on the actual land that had formerly been the Anchorage. The house is now a private dwelling and is currently undergoing extensive modernisation and change of character.

15. Newton Arms PH

The Newton Arms Public House was opened in 1938. It is situated immediately to the side of the main Sprotbrough Road approximately a mile from the main A638 York Road. Its location means it can be accessed easily by local residents, particularly those living on the Eastern side of the village. Like most public houses nowadays it no longer relies upon local trade and following a complete refurbishment a short time ago, it is able to compete for custom with some of the best pubs and restaurants in the area.
Newton Conservation Area

1. Newton Farmhouse

The farmhouse looks outwards on to the surroundings fields, and its three storeys announces it as being the key farm of the settlement. It is from the 18/19th century and is white rendered with a clay pantile roof and stone coped gables, with brick chimneystacks at the ends.

It is of three bays, the front door being centrally placed and has a decorative trellised porch with bay windows to either side. Above these are three vertically proportioned window openings on the first floor level and squarer windows on the second floor. All windows are modern replacements but they are most likely to have been small paned timber vertically sliding sashes, which would have made the building even more imposing.

2. Barn

This, with the above farmhouse, is the major contribution to the view of the hamlet from the fields and riverbank to the north. It is of two storeys of limestone rubble laid to course with a hip roof and forms part of a group arranged around a courtyard.
3. Cartshed to 1 Newton Lane

Attached to the side of 1 Newton Lane is a four bay cart-shed that has stone walls to its solid sides and three massive stone pillars to its open side supporting a roof of pantiles with stone slate eaves courses with a hip to the side away from 1 Newton Lane.

4. Stone boundary walls in Newton Conservation Area

Limestone boundary walls are an important historic feature of Newton Conservation Area and are shown on Map 9. These walls are made of limestone rubble that is laid to course with courses being of random height. Related to the walls are the large limestone gateposts with rounded tops. This style of gatepost is a feature of rural areas that lie on and around the magnesian limestone belt.
## Appendix H: Key Views and Vistas

See Map 17 Key Views and Vistas

<table>
<thead>
<tr>
<th>1. Fields North of Melton Road looking north north west</th>
<th>2. Fields North of Melton Road looking north east</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1.jpg" alt="Field View" /></td>
<td><img src="image2.jpg" alt="Field View" /></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Fields North of Melton Road looking south east</th>
<th>4. Fields looking north north west from Melton Road</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image3.jpg" alt="Field View" /></td>
<td><img src="image4.jpg" alt="Field View" /></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. Fields south of Sprotbrough Road looking south east towards River Don</th>
<th>6. Fields north of Westmoreland Way, looking north east to Spring Lane</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image5.jpg" alt="Field View" /></td>
<td><img src="image6.jpg" alt="Field View" /></td>
</tr>
<tr>
<td>7. Fields north of Westmoreland Way looking north north east towards Sheep Lane</td>
<td></td>
</tr>
</tbody>
</table>