Site Selection Settlement Summaries

Doncaster Local Plan Submission March 2020
Purpose of this Document

The Site Selection Settlement Summaries are provided as a visual guide to, and summary of the decision making on sites in the Local Plan. Each settlement has a map and brief information relating to why sites have been proposed or rejected in each of the Borough’s settlements. More detail on this can be found in the Site Selection Methodology.

For Armthorpe, the Local Plan defers to the Armthorpe Neighbourhood Plan for allocation purposes, and therefore this is not replicated here.

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**Location:** Main Urban Area  
**Housing Requirement:** 6805—7315 (2018 - 2033)  
**Via commitments:** 3,489 units  
**Allocated:** 7,042  
**Via allocations:** 3,553 units

**Settlement Summary:**
The Main Urban Area is the largest settlement in the borough, being made up of a number of districts that form central Doncaster. It is the largest and most sustainable location for housing growth, and as such, will deliver to meet its local housing requirement of 3,748 units, plus 60—70% of the overall borough economic uplift requirement (3,055—3,564 units), up to 7,315 overall.

What are the main physical and policy constraints to growth in this location?

**Flood Risk**
National policy states areas at risk of flooding should be avoided where possible. According to the Council’s Strategic Flood Risk Assessment (November 2015) areas of high flood risk (Flood Risk Zone 3) are found at parts of the Town Centre, Bentley, Wheatley Hall Road, Kirk Sandall and western parts of Edenthorpe. However, the maps do not take account of the presence of flood defences and how they may reduce flood risk to the settlement. Other sources of flood risk, such as surface water flooding, must also be considered.

**Green Belt/Countryside**
National policy only allows land to be taken out of the Green Belt in exceptional circumstances, for example if the homes target for the borough or a specific settlement could not otherwise be sustainably achieved. The settlement is partly surrounded by a tightly drawn Green Belt boundary to the west of the East Coast Main Line, but there is a local Countryside designation on land to the east of the railway line. Both are identified on the map via the green and yellow shading.

As at 2018, the supply via permissions in the Main Urban Area is 3,489 units over 49 sites.

<table>
<thead>
<tr>
<th>No</th>
<th>Ref</th>
<th>Name</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>544</td>
<td>06/01509/</td>
<td>The Maltings Timber Limited, Doncaster Road, Kirk Sandall</td>
<td>55</td>
</tr>
<tr>
<td>555</td>
<td>14/02237/</td>
<td>Land Off Grove Road, Kirk Sandall</td>
<td>96</td>
</tr>
<tr>
<td>686</td>
<td>14/02127/</td>
<td>123, 123a, 125, 129a and 131 Balby Road, Balby</td>
<td>5</td>
</tr>
<tr>
<td>712</td>
<td>13/01354/</td>
<td>12 Avenue Road, Wheatley</td>
<td>6</td>
</tr>
<tr>
<td>792</td>
<td>12/01586/</td>
<td>Land to the Rear of Eden Grove Road, Edenthorpe</td>
<td>9</td>
</tr>
<tr>
<td>797</td>
<td>16/02139/</td>
<td>Land At Doncaster Football Ground, Bawtry Road, Doncaster</td>
<td>60</td>
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<tr>
<td>838</td>
<td>Accumulated</td>
<td>Kirk Street/Ramsden Road/Eden Grove</td>
<td>671</td>
</tr>
<tr>
<td>841</td>
<td>Accumulated</td>
<td>Waterdale</td>
<td>46</td>
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<tr>
<td></td>
<td></td>
<td><strong>Accumulated</strong></td>
<td><strong>984</strong></td>
</tr>
<tr>
<td>843</td>
<td>Accumulated</td>
<td>Manor Farm</td>
<td>965</td>
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<tr>
<td>862</td>
<td>14/02130/</td>
<td>125A, 127, 127A, 129 AND 131A Balby Road, Balby</td>
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<tr>
<td>885</td>
<td>14/01076/</td>
<td>Hill Crest, Barnsley Road, Scawsby</td>
<td>5</td>
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<tr>
<td>886</td>
<td>13/00522/</td>
<td>Oswin Avenue, Balby</td>
<td>22</td>
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<tr>
<td>897</td>
<td>14/02938/</td>
<td>Princegate House, Princegate, Doncaster</td>
<td>8</td>
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<tr>
<td>902</td>
<td>15/00474/</td>
<td>Sneaker Club, 21 - 27 St Sepulchre Gate, Doncaster</td>
<td>6</td>
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<tr>
<td>906</td>
<td>15/01088/</td>
<td>Denison House, 15 South Parade, Doncaster</td>
<td>11</td>
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<tr>
<td>916</td>
<td>15/02051/</td>
<td>Belmont Works, 3 Havelock Road, Balby</td>
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<tr>
<td>921</td>
<td>15/02520/</td>
<td>DMBC, Nether Hall, Nether Hall Road, Doncaster</td>
<td>12</td>
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<td>923</td>
<td>15/02624/</td>
<td>Electricity Sub Station, Young Street, Doncaster</td>
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<td>926</td>
<td>Accumulated</td>
<td>Doncaster Industry Park</td>
<td>128</td>
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<td>943</td>
<td>08/01750/</td>
<td>The Maltings, Doncaster Road, Kirk Sandall</td>
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<td>953</td>
<td>15/01559/</td>
<td>Plots 13 And 14 Lakeside Boulevard, Lakeside, Doncaster</td>
<td>147</td>
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<tr>
<td>959</td>
<td>15/02745/</td>
<td>13 - 17 Cleveland Street, Doncaster</td>
<td>9</td>
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<tr>
<td>967</td>
<td>17/03045/</td>
<td>Danum House, St Sepulchre Gate, Doncaster</td>
<td>78</td>
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<td>972</td>
<td>16/0168/</td>
<td>Land To North Of Gowdall Green, Bentley</td>
<td>10</td>
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<tr>
<td>974</td>
<td>16/02525/</td>
<td>Diamond Carwash, Carr House Road, Hyde Park, Doncaster</td>
<td>8</td>
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<tr>
<td>979</td>
<td>16/01751/</td>
<td>Units 1 To 3, Scawthorpe Hall, The Sycamores, Scawthorpe</td>
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<tr>
<td>980</td>
<td>16/01752/</td>
<td>Doncaster Racecourse, Leger Way, Intake</td>
<td>80</td>
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<td>981</td>
<td>16/01864/</td>
<td>4-29 Bristol Grove, 4-18 (evens) Exeter Road, 6-12 (evens)</td>
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<tr>
<td>983</td>
<td>16/02109/</td>
<td>4 Kings Road, Wheatley</td>
<td>5</td>
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<tr>
<td>984</td>
<td>16/02060/</td>
<td>Former McCormick Tractors International, Wheatley Hall Road,</td>
<td>600</td>
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<tr>
<td>986</td>
<td>16/02721/</td>
<td>170 Beddett Road, Wheatley</td>
<td>8</td>
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<tr>
<td>990</td>
<td>16/03109/</td>
<td>Ivor Grove, Balby</td>
<td>50</td>
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</tbody>
</table>
How much housing needs to be identified in the settlement?
Through permissions, 3,489 units have been identified. This means 3,316 new dwellings are required to make the bottom of the range, and 3,826 to reach the top of the range.

<table>
<thead>
<tr>
<th>No</th>
<th>Ref</th>
<th>Name</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>93</td>
<td>17/00142/FUL</td>
<td>Crystals, 20 Market Place, Doncaster</td>
<td>9</td>
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<tr>
<td>1059</td>
<td>15/01252/FULM</td>
<td>Cherry Grange, Pickering Road, Bentley</td>
<td>16</td>
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<tr>
<td>1061</td>
<td>16/01430/FULM</td>
<td>Rosedene Services, Sunnyside, Edenthorpe</td>
<td>8</td>
</tr>
<tr>
<td>1070</td>
<td>17/01087/FULM</td>
<td>24 Avenue Road, Wheatley</td>
<td>11</td>
</tr>
<tr>
<td>1071</td>
<td>17/01145/COU</td>
<td>1 Scot Lane, Doncaster</td>
<td>10</td>
</tr>
<tr>
<td>1074</td>
<td>17/01457/PRIOR</td>
<td>St Peters House, Princes Street, Doncaster</td>
<td>51</td>
</tr>
<tr>
<td>1075</td>
<td>17/01487/FUL</td>
<td>Land At End of Layden Drive, Scawby</td>
<td>9</td>
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<tr>
<td>1077</td>
<td>17/01797/FUL</td>
<td>Units 1 To 2 Queens Court, Rowan Garth, Bentley</td>
<td>9</td>
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<tr>
<td>1081</td>
<td>17/02293/FULM</td>
<td>Cedar Adult Centre, Warde Avenue, Balby</td>
<td>25</td>
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<tr>
<td>1083</td>
<td>17/02565/REM</td>
<td>72 &amp; 74 Thorne Road, Edenthorpe</td>
<td>8</td>
</tr>
<tr>
<td>1084</td>
<td>17/02770/PRIOR</td>
<td>Prudential Chambers, 4 Silver Street, Doncaster</td>
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<td>1085</td>
<td>17/02798/COU</td>
<td>7 - 9 Scot Lane, Doncaster</td>
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<tr>
<td>1086</td>
<td>17/02929/FULM</td>
<td>Site Of Former Westminster Club, Westminster Crescent, Intake</td>
<td>23</td>
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<tr>
<td>1091</td>
<td>15/02373/PRIOR</td>
<td>1 Albion Place, South Parade, Doncaster</td>
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<tr>
<td>1092</td>
<td>15/02373/PRIOR</td>
<td>Consort House, Waterdale, Doncaster</td>
<td>65</td>
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<tr>
<td>1093</td>
<td>15/02959/PRIOR</td>
<td>Old Guildhall Yard Building, Old Guildhall Yard, Doncaster</td>
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<tr>
<td>1094</td>
<td>16/00940/PRIOR</td>
<td>1 Thorne Road, Doncaster</td>
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</tr>
</tbody>
</table>
Allocated & Rejected Housing Sites—Town Centre

Map Key:
- Rejected Housing allocation
- Allocated Housing site
- Permission

**Site no: 439 — Waterfront (West) (143 units)**
Rejected Housing Site — all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area — the site fails the flood risk sequential test therefore.

**Site no: 438 — Waterfront (East) (363 units)**
Rejected Housing Site — all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area — the site fails the flood risk sequential test therefore.

**Site no: 263 — 3 Sites St Sepulchre Gate West (10 units)**
Rejected Housing Site — Three small sites within St Sepulchre Gate West located immediately south of the Doncaster Town Centre and south-east of the Railway Station. The sites total 0.32 hectares and currently include primarily vacant land and buildings (former Royal Mail Sorting Office) and capable of accommodating 10 dwellings. The sites are brownfield and are surrounding by existing commercial, retail, residential and leisure uses. The Flying Scotsman Health Centre is located to the north and east of the sites. This representation actually consists of 3 separate very small infill sites which is the only reason that the site threshold of 5+ units is met. The largest of the 3 sites (former Royal Mail Sorting Office) is now included as part of the redevelopment proposals for the rail station gateway and is being proposed to be used for car parking so is no longer available for housing as per the original representation.

**Site no: 257 — Marshgate (114 units)**
Rejected Housing Site — all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area — the site fails the flood risk sequential test therefore.
<table>
<thead>
<tr>
<th>Site no.</th>
<th>Address</th>
<th>Rejected Housing Site</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>1055</td>
<td>Cooke Street / Truman Street (10 units)</td>
<td>Rejected Housing Site</td>
<td>All of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.</td>
</tr>
<tr>
<td>495</td>
<td>Rostholme (447 units)</td>
<td>Rejected Housing Site</td>
<td>All of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.</td>
</tr>
<tr>
<td>399</td>
<td>Pickering Road (36 units)</td>
<td>Rejected Housing Site</td>
<td>All of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.</td>
</tr>
<tr>
<td>369</td>
<td>Alexander Street (7 units)</td>
<td>Rejected Housing Site</td>
<td>All of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.</td>
</tr>
<tr>
<td>310</td>
<td>Rear of Bentley Road (35 units)</td>
<td>Rejected Housing Site</td>
<td>All of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.</td>
</tr>
<tr>
<td>161</td>
<td>Mill Farm, Mill Gate (254 units)</td>
<td>Rejected Housing Site</td>
<td>Part of the site is within Flood Risk Zone 2/3 so allocation of the site would lead to inappropriate development in a medium/high flood risk area – the site fails the flood risk sequential test therefore.</td>
</tr>
</tbody>
</table>
### Allocated & Rejected Housing Sites—MUA—Wheatley Hills & Intake

<table>
<thead>
<tr>
<th>Map Key:</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Rejected Housing allocation</td>
</tr>
<tr>
<td>- Allocated Housing site</td>
</tr>
<tr>
<td>- Permission</td>
</tr>
</tbody>
</table>

**Site no: 391 / 432—Former Wheatley Hills Middle School, Leger Way (134 units)**

The site is 5.41 hectares in size and consists of a former school site and playing fields. There are some areas of hard standing/former car parking but the majority of the site is greenfield. The site is capable of accommodating 134 dwellings. There are existing residential uses to the west and industrial estate to the north. A golf course is located to the east and south. The whole of the site is identified in the UDP as an Education Facility. In addition, the Greenfield playing fields part to the east of the site is also designated as Countryside Policy Area. The site was included as part of a comprehensive Assets Review by DMBC summer-autumn 2017 and is being released through a managed 4-year disposal program. The Sustainability Appraisal findings are that there are mainly significant positive/positive and neutral effects and that this extension site is the strongest performing of all the Green Belt and Countryside extension sites at the Main Urban Area with the fewest negative effects. There are 3 potential negative effects: firstly distance to a train station; and, secondly, access to a primary school. However, the site is located within a short walk distance of a bus stop on the core network. The third negative effect is in relation to biodiversity, as the site borders a designated local wildlife site, but this could be mitigated through landscaping to buffer the local wildlife site (Wheatley Golf Course reference 2.62). Although around half of the site will result in the loss of countryside, this is not considered to be open countryside given the golf course lies immediately adjacent to the east and south of the site. Beyond the golf course, part of Shaw Lane Industrial Estate is located to the east, the Main Town of Armthorpe to the south-east, and the golf club (car park/club house etc) /public house/school/rugby club/household waste recycling center etc to the south. The site is not currently publically accessible land and the site would trigger on-site open space provision which would result in a net increase in accessible open space for the new housing and existing community compared to the current situation. The required buffering to the local wildlife site adjacent to the southern/eastern boundaries will create an attractive settlement edge for this part of the Main Urban Area in comparison with the current Shaw Lane Industrial Estate which comprises of small-medium sized industrial box-like units. At the time of drafting a planning application (19/01170/FULM) for 143 dwellings on the site is pending. Conclusion = allocate site references 391/432 as the community facility is surplus to requirement and its allocation for housing will provide a significant contribution towards the settlement’s housing requirement with minimal impact through loss of some countryside but this is considered minimal and outweighed by the need for the Main Urban Area to meet its housing requirement with avoidance of flood risk and Green Belt, where possible, in line with national policy.
Allocated & Rejected Housing Sites—MUA—Edenthorpe

Site no: 411 Wilberforce Road, Garage Site, Clay Lane (40 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 255—Hungerhill (542 units)
Proposed Housing Site – The site is a very large urban greenfield site extending to 28.98 hectares in the middle of Edenthorpe and capable of accommodating 717 dwellings. The site is currently allocated for employment uses in the UDP but there has been no real interest from the market to bring forward such uses on the site. The site is currently scrubland. There are existing residential uses to the north and north-east, as well as south-east and west. There is a school to the east and commercial uses to the north of the site. The site performs strongly through sustainability appraisal and negative effects can be mitigated, including flood risk. The larger western part of the site (20.9 ha) now has planning permission (post April 2018 base date - 18/02592/OUTM) for 542 new homes and a planning application pending (19/01465/3FULM) for the remainder of the site for educational uses. In conclusion, allocate the western part of the site for housing (542 units) in line with the extant permission and the remainder of the site is to be designated for educational uses.

Site no: 241—Mere Lane (600 units)
Proposed Housing Site - Land to the East of Mere Lane, Edenthorpe – Large urban extension site to the east of Edenthorpe extending to 46.3 hectares and capable of accommodating 1,147 dwellings. The site is currently in agricultural use and is greenfield therefore. There are existing residential dwellings to the west with open countryside and further agricultural uses to the north, east and south. Long Plantation (woodland) is located immediately to the northern and eastern site boundaries. The majority of the site has been subject to an Outline planning application (reference: 15/01278/OUTM) for a scheme of 650 dwellings, so much smaller than the site submitted through the call for sites and assessed via HELAA, that was refused by Planning Committee and has been Appealed (reference: APP/F4410/W/17/3169288) by the landowner via a Public Inquiry that started in March 2017 with the second Hearing sessions closing in January 2018. The decision rested with the Secretary of State who allowed the Appeal in February 2019. In conclusion, allocate part of site reference 241 (as per planning application boundary) as Secretary of State has allowed an Appeal (decision issued February 2019) following a large Public Inquiry after planning permission was refused by DMBC Planning Committee. Site capacity reduced to 600 dwellings which reflects the revised scheme that was worked up during the Inquiry process and therefore now permitted (post April 2018 base date). The remainder of site 241 is to remain in the Countryside.
Allocated & Rejected Housing Sites—MUA—Kirk Sandall

Map Key:
- Rejected Housing allocation
- Allocated Housing site
- Permission

Site no: 077—Kirk Sandall Gorse (36 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 125 - Park Hill, Armthorpe Lane (116 units) (Part of Barnby Dun)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 116—Armthorpe Lane (646 units)
Rejected Housing Site – the site promoter has addressed previous issues in respect to flood risk and sequential test through submitting a masterplan that avoids any built development in the part of the site that is at risk of flooding. There are however very large overhead pylons that cross the site north to south. The masterplan avoids development beneath them with buffering/open space/landscaping. These constraints significantly reduce the potential capacity of the site from the estimated average of 646 dwellings. The Council still has concerns in respect to accessibility issues with taking access from Brecks Lane. No footways presently and Brecks plantation will constrain provision in the form of offsite highway works. Therefore does not necessarily conform with NPPF 108/110. Unable to determine whether visibility requirements for new accesses would meet requirements in accordance with 85th percentile wet weather speeds.
Rejected Housing Sites — MUA — Canteley & Bessemer

**Site no: 416 — Goodison Boulevard (28 units)**

- Goodison Boulevard (28 units)
- The sites total 15.9 hectares and are located to the north, east and west with community facilities and open space to the south of the site on the opposite side of Goodison Boulevard.
- The M18 motorway runs adjacent to the eastern boundary and there are agricultural land, a soil management plan could help mitigate this negative effect.
- There are significant negative effects on pollution to surface water bodies due to the site adjoining a surface water feature along its eastern/south boundary.
- The sustainability appraisal finds there are mainly positive and neutral effects part of the site, and subject to economic viability and environmental acceptability.
- The sites are roughly triangular in shape. There are existing residential uses and a school to the west. The other 2 sides are bound by the B1396 to the north and M18 Motorway to the east/south.
- The sites are currently designated as Countryside Policy Area. The sustainability appraisal finds the site has a large number of negative effects compared to all the other urban extension site options for the Main Urban Area on land designated as Countryside Policy Area (notwithstanding ref 241 which now has planning permission approved for a high density apartment building on the site).
- The site is currently designated as Countryside Policy Area. The sustainability appraisal finds the site has a large number of negative effects compared to all the other urban extension site options for the Main Urban Area on land designated as Countryside Policy Area (notwithstanding ref 241 which now has planning permission approved for a high density apartment building on the site).
- The site was previously unavailable for development, but is now open to the west which sits alongside some existing commercial uses.

**Site no: 430 — East of Warning Tongue Lane (1) (275 units)**

- East of Warning Tongue Lane (1) (275 units)
- The site is 1.2 hectares located to the north of Cantley Cemetery. The site is currently grassland open space and greenfield. There is a small parking for the cemetery. The site is capable of accommodating 28 dwellings.
- The site was previously unavailable for development, but is now open to the west which sits alongside some existing commercial uses.

**Site no: 456 — Goodison Boulevard (38 units)**

- Goodison Boulevard (38 units)
- The site is 6.7 hectares and currently grassland and greenfield there is a small parking for the cemetery. The site is capable of accommodating 28 dwellings.
- The site was previously unavailable for development, but is now open to the west which sits alongside some existing commercial uses.

**Site no: 360 — Goodison Boulevard (67 units)**

- Goodison Boulevard (67 units)
- The site is 3.12 hectares and occupies a 'peninsula' projectting into the lake on its eastern side. The site forms part of the former Doncaster Airport site and is brownfield therefore. The site is capable of accommodating 87 dwellings.
- The lakeside lake is located to the north and the site has previously had planning permission approved for a high density apartment building on the site.

**Site no: 350 — Plot 4, Lakeside Boulevard (87 units)**

- Plot 4, Lakeside Boulevard (87 units)
- The site is 2 hectares in size and is part of the former Doncaster Airport site which currently has development of 64 dwellings. There are existing residential uses to the north alongside dense woodland to the north.
- The site is currently designated as Countryside Policy Area. The sustainability appraisal finds there are mainly positive and neutral effects part of the site, and subject to economic viability and environmental acceptability.
- The sites are currently designated as Countryside Policy Area. The sustainability appraisal finds the site has a large number of negative effects compared to all the other urban extension site options for the Main Urban Area on land designated as Countryside Policy Area (notwithstanding ref 241 which now has planning permission approved for a high density apartment building on the site).

**Site no: 260 — Plot 6, Lakeside Boulevard (87 units)**

- Plot 6, Lakeside Boulevard (87 units)
- The site is 3.12 hectares. The site is a peninsula projectting into the lake on its eastern side. The site forms part of the former Doncaster Airport site and is brownfield therefore. The site is capable of accommodating 87 dwellings.
- The lakeside lake is located to the north and the site has previously had planning permission approved for a high density apartment building on the site.

**Site no: 166 — East of Warning Tongue Lane (2) (480 units)**

- East of Warning Tongue Lane (2) (480 units)
- The site is 21.85 hectares and located to the north east of the site. There are small areas of woodland to the west. The site is capable of accommodating 166 dwellings. The Lakeside Lake is located to the north.
- The site is currently designated as Countryside Policy Area. The sustainability appraisal finds there are mainly positive and neutral effects part of the site, and subject to economic viability and environmental acceptability.
- The sites are currently designated as Countryside Policy Area. The sustainability appraisal finds the site has a large number of negative effects compared to all the other urban extension site options for the Main Urban Area on land designated as Countryside Policy Area (notwithstanding ref 241 which now has planning permission approved for a high density apartment building on the site).

**Site no: 172 — Kings Reach (560 units)**

- Kings Reach (560 units)
- The site is 29 hectares. The site is part of a well established residential area. The site is capable of accommodating 560 dwellings. The lakeside lake is located to the north and the site has previously had planning permission approved for a high density apartment building on the site.
- The site is currently designated as Countryside Policy Area. The sustainability appraisal finds there are mainly positive and neutral effects part of the site, and subject to economic viability and environmental acceptability.
- The sites are currently designated as Countryside Policy Area. The sustainability appraisal finds the site has a large number of negative effects compared to all the other urban extension site options for the Main Urban Area on land designated as Countryside Policy Area (notwithstanding ref 241 which now has planning permission approved for a high density apartment building on the site).

**Site no: 261 — Plot SA, Carolina Way (55 units)**

- Plot SA, Carolina Way (55 units)
- The site is 0.7 hectares. The site is part of a well established residential area. The site is capable of accommodating 55 dwellings. The lakeside lake is located to the north and the site has previously had planning permission approved for a high density apartment building on the site.
- The site is currently designated as Countryside Policy Area. The sustainability appraisal finds there are mainly positive and neutral effects part of the site, and subject to economic viability and environmental acceptability.
- The sites are currently designated as Countryside Policy Area. The sustainability appraisal finds the site has a large number of negative effects compared to all the other urban extension site options for the Main Urban Area on land designated as Countryside Policy Area (notwithstanding ref 241 which now has planning permission approved for a high density apartment building on the site).

**Site no: 340 — Rose Hill (160 units)**

- Rose Hill (160 units)
- The site is 1.9 hectares located to the north of Cantley Cemetery. The site is currently grassland and greenfield there is a small parking for the cemetery. The site is capable of accommodating 160 dwellings.
- The site was previously unavailable for development, but is now open to the west which sits alongside some existing commercial uses.

**Site no: 390 — Carolina Way (53 units)**

- Carolina Way (53 units)
- The site is 2 hectares in size and is part of the former Doncaster Airport site which currently has development of 53 dwellings. There are existing residential uses to the north alongside dense woodland to the north.
- The site is currently designated as Countryside Policy Area. The sustainability appraisal finds there are mainly positive and neutral effects part of the site, and subject to economic viability and environmental acceptability.
- The sites are currently designated as Countryside Policy Area. The sustainability appraisal finds the site has a large number of negative effects compared to all the other urban extension site options for the Main Urban Area on land designated as Countryside Policy Area (notwithstanding ref 241 which now has planning permission approved for a high density apartment building on the site).
Allocated & Rejected Housing Sites—Warmsworth & Balby North

Map Key:
- Rejected Housing Site
- Allocated Housing Site
- Permission

Site no: 237—Warmsworth Quarry (942 units)

Rejected Housing Site - The Green Belt Review Phase 3 identifies the site as having a moderately strong case for inclusion in further site selection work making it one of the 'weakest' of the Green Belt extension site options relative to the other Green Belt sites at the settlement. Further to this, the site is the strongest performing through the findings of the Sustainability Appraisal, of all the urban extension sites (including the Country-side sites) at the Main Urban Area (with the exception of reference 391/432 below) with the fewest negative effects. However, this is a minerals site with extant permission for extraction until 2042 and is an important site for industrial limestone. There are concerns regarding how the site could be reclaimed for housing given the scale of extraction that has already taken place so there are significant deliverability constraints to this site and insufficient information at present as to how this could be overcome. It may be more appropriate therefore for the site to be restored to low level agricultural use.

Site no: 033—Adjoining 163 Sheffield Road (112 units)

Proposed Housing Site - The site is 4.39 hectares and located to the south-west of Warmsworth and is currently in agricultural use (arable) and greenfield therefore. The site is capable of accommodating 112 dwellings. There are existing residential uses to the east and Warmsworth Halt Industrial Estate to the south. There are no existing uses to the west or north. There are no identified prehistoric, Romano-British, Anglo-Saxon or Medieval remains but there is Grade 2 listed Warmsworth Hall which forms part of the Historic Town of Doncaster. The site is considered as having a moderate-strong role in safeguarding the countryside from encroachment. The site performs well through the Sustainability Appraisal in terms of urban extension sites to the Doncaster Main Urban Area with mainly positive environmental and social effects. Negative effects in relation to landscape are due to the presence of a landfill site, but it is noted that this is not within the site boundary and actually located to the south of the site so it is not considered as being a significant constraint. Negative effects on best and most versatile agricultural land are likely to be minimised through the site layout and soil management plan. There are negative effects on minerals resource due to the presence of limestone underneath the site and biodiversity due to the site being within a Natural England consultation zone. Negative effects on landscape could be mitigated through a landscape assessment and on-site landscaping scheme.

Site no: 835—Warmsworth Reservoir (23 units)

Proposed Housing Site - The site is a closed reservoir of 0.6 hectares in size and brownfield. The site is capable of accommodating 18 dwellings. There are existing residential uses to the east and allotments to the north and west with further residential uses beyond. Warmsworth Hall Industrial Estate is located to the south and south-west. The site is currently designated as Residential Policy Area via the UDP and is surplus to Yorkshire Water’s requirements and is now being promoted through the Local Plan for allocation for housing. However since then, but post the base date for permissions information 1st April 2018, the landowner has submitted an Outline planning application for 23 dwellings which has been granted subject to S106 (reference: 19/0037/OUTM — S 106 was signed in January 2019). Conclusion = allocate site reference 835, but for 23 dwellings to reflect postbase date permission capacity rather than the HELA/estimated capacity of 18 units. Will contribute towards the need to allocate at least 10% of the housing requirement on smaller sites up to 1 hectares in size that will be of interest to smaller and medium sized developers in line with national policy.

Site no: 212—Lord Heads Lane (422 units)

Rejected Housing Site - part of the site is within Flood Risk Zone 23 so allocation of the site would lead to inappropriate development in a medium/high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 213—Mill Lane, Warmsworth (1004 units)

Rejected Housing Site - Green Belt site which has been assessed through the Phase 3 Green Belt Review and found to have a Moderately Weak Case for inclusion in further site selection work.

Site no: 237—High Fields

Rejected Housing Site - The site is 1.57 hectares in size and currently used for agricultural (pasture) with the farm buildings located to the south-east of the site. The site is greenfield and capable of accommodating 50 dwellings. There are existing residential uses surrounding the site. The site is part of a farm holding and includes a section to the east which includes a number of agricultural barn buildings and farmouse. The larger remainder of the site to the west includes the farm’s outbuildings and is made up of a number of agricultural fields. These are currently part designated in the UDP as Open Space Policy Area and part Residential Policy Area. The eastern part of the site, where the buildings are located, is also Residential Policy Area. The fields are identified via the Green Space Audit as being a site of local community value although they are not publicly accessible so the UDP Open Space Policy Area designation cannot be justified. The whole of the site is being promoted for housing allocation by the landowner and the western part of the site (agricultural fields) is being promoted as a greenspace of local community value (Site Reference: 163) by Warmsworth Parish Council. The Sustainability Appraisal has identified significant negative effects on both built heritage and archaeology were the site to be developed. The site consists of 3 agricultural fields bounded by buildings within the Warmsworth Conservation Area. The conservation area is based on the historic core of Warmsworth which was a linear village following Low Road West subsequently divided by Warmsworth Hall. The character of the Warmsworth conservation area derives mainly from the rural and agricultural limestone buildings with clay pantile/stone tile roofs and limestone walls set around Warmsworth Hall and its grounds and confined between Warmsworth High Road and Low Road East/West. The site includes the historic buildings and barns of West Farm one of which is Grade 2 listed. Adjacent and overlooking the site is the Grade 2 listed Warmsworth House. There are 5 other listed buildings within the conservation area (including the Grade 2* listed Warmsworth Hall) with its separately listed Old 2 east and west gate. The major negative impacts on these built heritage assets may not be possible to mitigate. There would also be a major archaeological disgregation were the site to be developed and the site contains known archaeological remains of National or Regional significance where there has been little or no previous development or disturbance on the site and the likely survival of heritage assets is considered to be moderate or good. In conclusion, it is proposed to reject the site as it is not possible to mitigate the significant impact on both heritage assets which may not be possible to mitigate as well as likely to be a major archaeological disgregation. There is significant local support for the eastern part of the site to be designated as a Site of Local Green Space Value (see separate assessment of this). The eastern part of the site is being proposed for ram in Residential Policy Area which would allow for some small scale redevelopment subject to heritage concerns being addressed, as well as any wider Development Management issues. Any development therefore would be windfall and additional supply.

Site no: 1042—Former Nightingale School (42 units)

Proposed Housing Site - The site is 1.64 hectares in size and consists of the former Nightingale School site and is brownfield and capable of accommodating 42 dwellings. The site is surrounded by existing residential uses to the east and allotments to the north and west with further residential uses beyond. Warmsworth Halt Industrial Estate is located to the south. There are some residential uses to the south beyond. There are no identified prehistoric, Romano-British, Anglo-Saxon or Medieval remains but there is Grade 2 listed Warmsworth Hall which forms part of the Historic Town of Doncaster. The site is considered as having a moderate-strong role in safeguarding the countryside from encroachment. The site performs well through the Sustainability Appraisal in terms of best and most versatile agricultural land (Grade 2) could be clerded through an on-site survey and soil management plan. There are negative effects on minerals resource due to the presence of limestone underneath the site and biodiversity due to the site being within a Natural England consultation zone. Negative effects on landscape could be mitigated through a landscape assessment and on-site landscaping scheme.
Allocated Housing Sites—MUA—Woodfield & Balby South

Map Key:
- Rejected Housing allocation
- Allocated Housing site
- Permission

Site no: 1046—Cross Bank (137 units)
Proposed Housing Site - the site is 4.80 hectares in size and capable of accommodating 137 dwellings. The site is mainly greenfield but there is a brownfield area of hardstanding to the northern part. There are existing residential uses to the north-west and south-west and employment to the north. A sewage treatment works is located to the south which requires buffering. The site has recently been marketed and part of the site has previously had permission for residential uses (although requires access via the wider site). Conclusion = allocate site reference 1046 as a well located urban brownfield site that has been recently marketed and actively being marketed for residential uses. Capacity reflects need for buffering of sewage works to the south of the site.

Site no: 833—Sandy Lane (39 units)
Proposed Housing Site - The site is 1.3 hectares in size and currently houses a water treatment works with areas of concrete hard standing and a section of scrubland to the west of the site; the site is primarily brownfield therefore. The site is capable of accommodating 39 dwellings. There is a primary school immediately to the south of the site and an Airfield Museum to the east. Further scrubland is found to the west and immediate north before existing residential uses. The site contains an existing station facility in the ownership of Yorkshire Water but is surplus to requirements and being promoted for housing through the call for sites. The site is currently designated as Residential Policy Area via the UDP, where the principle of residential development is already established subject to the Development Management process, and there are existing residential uses to the north, schools to the south and a museum to the east. The site performs well through the Sustainability Appraisal with mainly positive and neutral effects and its development for housing would bring back into effective use land that has been previously developed as well as providing a medium sized site (39 units) which will help improve the choice and range/type of allocation for the borough and attract a wider range/type of developer including small and medium sized housebuilders.

Site no: 836—South of Woodfield Way (1,131 units)
Proposed Housing Site - Large urban extension site extending to 49.8 hectares and currently agricultural land subject to an agricultural improvement scheme that is capable of accommodating 1,131 dwellings based on the balance of units for this part of the site from a recently lapsed Outline planning permission. There are existing houses being constructed to the west of the site as well as further housing that was delivered as part of previous phases of development. Open countryside and agricultural uses are found to the south beyond which lies the M18 motorway. There are retail uses to the north and south/south-west and a new primary school to the north-west. A range of commercial uses are also located to the north and the A6182 (White Rose Way) runs to adjacent to the site, beyond which is the Pottica nature reserve. A recently constructed link road (Woodfield Way) runs through the middle of the site. This is an existing UDP Mixed Use Allocation (including housing), although smaller to the original allocated site as the wider parts of the allocation has been developing out of many years now. This part of the site previously had Outline planning permission for 1,600 dwellings (with the adjacent and recently developed to the west) although, due to a condition attached to the Outline permission, lapsed in 2015 as the detailed Reserved Matters did not cover all of this land. The Woodfield link road which connects BabyWoodfield with White Rose Way was delivered through the earlier phases of this development. A fresh application (30/02234/FUL) for 461 dwellings is pending on part of the site that has lapsed at the time of drafting. Reallocating the site could provide up to 1,131 dwellings towards the Main Urban Area’s requirement on a greenfield urban extension site which is proving popular to the market but does mean that it is a brownfield development site that will provide a significant contribution to the Main Urban Area’s housing requirement without the loss of Greenfield or Countryside. It is noted that these build out rates have been far exceeded on the site in the past e.g. 112 completions in 2015/16; and, 102 completions in 2016/17. The discounting of capacity would also provide additional flexibility should fresh application(s) come forward for a smaller scheme to that previously granted.
Accepted & Rejected Housing Sites—MUA—Woodfield & Balby South (2)

Map Key:
- Rejected Housing allocation
- Allocated Housing site
- Permission

Site no: 397—Orchard Street (110 units)
Rejected Housing Site - The site is 3.93 hectares and currently includes a central area of existing residential development (Gresley Road) with two undeveloped parcels of land on either side which are tree covered. The western one is open space also. The sites that are undeveloped are greenfield therefore capable of accommodating 110 dwellings. The railway line runs adjacent to the north of the site with a former industrial Estate with permission for residential redevelopment to the west (see site reference 111 above). There are existing residential uses to the south of the site and commercial uses to the east. A school (Balby Central Primary) and its playing fields are located to the south-west. The site is a UDP Housing Allocation owned by DMBC. The central part of the site was developed for housing many years ago leaving 2 undeveloped parts to the east and west of the housing, both are covered in scrubland/trees and the site is considered as being a dense urban regenerating woodland. The western part of the site is also a Local Wildlife Site (Reference: 2.19 - Balby Little Moor - Candidate Local Wildlife Site) and as such the Sustainability Appraisal has identified significant negative effects for the site. Access to the eastern site via Firth Street is a problem due to the presence of a Yorkshire Water pumping station where it is believed they have an easement into the site. Although access could be achieved via Gresley Road, there may be a possible ransom strip issue to be resolved. For these reasons it is not proposed to allocate the site as there are concerns around deliverability. However, as an existing Housing Allocation, the site will need to be shown on the Policies Map in some other way than a development allocation and it is considered the most appropriate approach would be to designate as Residential Policy Area whereby some development may be supported if the constraints can be overcome.

Site no: 284—Carr House Allotments (79 units)
Rejected Housing Site - The site is 2.8 hectares in size and is currently scrubland and greenfield therefore capable of accommodating 79 dwellings. It is now understood that the approved scheme is no longer likely to be implemented and a fresh application anticipated for a lower density scheme of around 69 dwellings.

Site no: 111—Stevens Road (69 units)
Proposed Housing Site - The site covers an area of 2.47 hectares and is accessed from Stevens Road which also serves a small number of residential properties and a day nursery forming part of the Balby Central First School complex. It is situated at the northern end of Stevens Road. The site consists of a former industrial estate with vacant and cleared buildings and is brownfield therefore. The site is capable of accommodating 196 dwellings based on a previously approved planning application. It is bounded to the south by two-story terraced and semi-detached houses in Stevens Road and Bellis Avenue, to the west by an allotment site currently in use, to the north by railway sidings alongside the Doncaster-Sheffield railway, and to the east by an area of vacant land, now heavily vegetated and forming part of the Balby Little Moor Local Wildlife Site (LWS). Planning permission has been approved subject to signing of the S106 Agreement for 196 dwellings. The site performs very well in Sustainability Appraisal exhibiting mainly significant positive or neutral effects. It is now understood that the approved scheme is no longer likely to be implemented and a fresh application anticipated for a lower density scheme of around 69 dwellings.

Site no: 395—Western Road / Newbolt Plots (10 units)
Rejected Housing Site - These six small sites total 0.35 hectares and are open spaces/grassed areas in between existing residential areas and are greenfield. The sites could accommodate 10 dwellings. The surrounding land uses are all primarily residential and open space. This representation actually consists of 6 separate very small infill sites which is the only reason that the site threshold of 5+ units is met. Otherwise each site would fall well below the 5+ unit minimum threshold for an allocation in the Local Plan. Proposed to continue to show these sites as Residential Policy Area which would still allow small scale infill/redevelopment proposals to come forward.
Allocated & Rejected Housing Sites—MUA—Hexthorpe, Richmond Hill & Scawsby

Map Key:
- Rejected Housing allocation
- Allocated Housing site
- Permission

Site no: 217—Back Lane, Cusworth (845 units)
Rejected Housing Site – Green Belt site which has been assessed through the Phase 3 Green Belt Review and found to have a Moderately Weak Case for inclusion in further site selection work.

Site no: 1036—Melton Road (2397 units)
Rejected Housing Site - This is a very large site extending to 96.86 hectares in size and would be capable of accommodating 2,397 dwellings. The site is primarily made up of agricultural land and is greenfield therefore. Cusworth Hall and gardens is located to the north with residential uses to the east and south-east. The A1(M) runs to the wester of the site beyond which is countryside. The findings of the Phase 3 Green Belt Review concluded that there was a moderately weak case for inclusion in further site selection process.

Site no: 122—Challenger Drive (120 units)
Rejected Housing Site - Access problems. No direct access to public highway available.

Site no: 079—Land at Melton Rd (126 units)
Rejected Housing Site – Green Belt site which has been assessed through the Phase 3 Green Belt Review and found to have a Moderately Weak Case for inclusion in further site selection work.
Allocated & Rejected Housing Sites—MUA Scawthorpe & Scawsby

Site no: 494—Green Lane (479 units)
Rejected Housing Site - Large urban extension site extending to 19.4 hectares in size located to the north-west of Scawthorpe. The site is currently in agricultural use and is greenfield therefore capable of accommodating 479 dwellings. There are existing residential uses to the east and north-west with open countryside to the north. Further agricultural uses are located to the south/south-west/south-east. Although the site has been identified as performing the same through the Green Belt Review Phase 3 as another site at the settlement which is being proposed for allocation, the site does not perform as well through the Sustainability Appraisal and sufficient allocations now identified.

Site no: 1049—Cusworth Centre (26 units)
Proposed Housing Site - The site is 0.86 hectares in size and consists of the former Cusworth Centre buildings and is brownfield therefore and capable of accommodating 26 dwellings. The site is surrounded by existing residential uses with a school adjacent to the north/north-east of the site. Conclusion = allocate site reference 1049 as this is a well located, sustainable, urban brownfield site now surplus to its current uses and will contribute towards the need to allocate at least 10% of the housing requirement on smaller sites (up to 1 hectare in size) that will be of interest to smaller and medium sized developers in line with national policy.

Site no: 234 Broad Axe (480 units)
Rejected Housing Site - Large urban extension site located to the north-west of Scawthorpe and extending to 21.12 hectares in size. The site is currently in agricultural use and is greenfield therefore capable of accommodating 480 dwellings. There are existing residential uses and a primary school (Rosedale) to the south and south-west with a school and playing fields to the east (Don Valley Academy). There are further residential uses to the north-east and agricultural uses to the north/north-west. The site was proposed as a housing allocation through the 2018 consultation. There were a number of objections to the site including from DMBC Ward Members including loss of Green Belt. Since the consultation 2 very large planning applications have been approved at the settlement (see above site refs 241 & 255) which alone amount to 1,142 new homes and were not assumed as forming part of the housing land supply at that time. This means there is less reliance on urban extension sites in order to meet the settlement's housing requirement. Sufficient sites allocated to meet almost the top of the growth range already so no exceptional circumstances identified to go on and allocate any further Green Belt sites at the Main Urban Area. Although it is acknowledged that the site performs similar through both the Green Belt Review and Sustainability Appraisal as per the proposed Green Belt site 033, Broadaxe has received a number of objections following the 2018 consultation including from DMBC Ward Members. Site 033 attracted very little in the way of objection with the exception of the Parish Council who did object.

Site no: 121—Amersall Road (14 units)
Rejected Housing Site – part of the site is within Flood Risk Zone 2/3 so allocation of the site would lead to inappropriate development in a medium/high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 1053—Don View / Theliouson Ave (16 units)
Proposed Housing Site - The site is 0.5 hectares in size and capable of providing 16 dwellings. The site previously contained sheltered housing which has been demolished and is brownfield therefore. The site is surrounded by residential development to the north-west/north-east and south-east with open countryside to the west. Conclusion = allocate site reference 1053 as this is a well located, sustainable, urban brownfield site that has been cleared and ready for redevelopment and will contribute towards the need to allocate at least 10% of the housing requirement on smaller sites (up to 1 hectare in size) that will be of interest to smaller and medium sized developers in line with national policy.

Site no: 494—Scawsby Lane (969 units)
Rejected Housing Site - Large urban extension site extending to 39.1 hectares to the west of Scawsby. The site is currently in agricultural use (arable) and is greenfield therefore. The site is capable of accommodating 969 dwellings. There are existing residential uses to the east and commercial uses to the south as well as a school (Ridgewood). There is agricultural land to the north and west as well as some isolated dwellings to the north-west of the site boundary. The Sustainability Appraisal has identified significant negative effects in respect to archaeology due to the presence of the deserted medieval village earthworks at the southern side of the site which indicates that there are major archaeological issues associated with this site. The setting of the Scheduled Monument and Grade II listed Tudor Cottage and Scawsby Hall should also be taken into account. Further consideration needs to be made regarding the capacity of the site for housing development. The medieval earthworks within the southern side of the site are considered to be of regional archaeological significance, whilst the Scheduled Monument along the northern boundary of the site is of national significance. Buried remains associated with Iron Age to Roman dispersed settlement and agriculture could be of local to regional significance depending on their nature, extent and condition. However, it is noted that this is a very large site where there would be scope for sensitive site layout and design of a scheme that could avoid areas of archaeological significance whilst still delivering an extension with significant capacity. In conclusion, although the site has been identified as performing the same through the Green Belt Review Phase 3 as another site at the settlement which is being proposed for allocation, the site does not perform as well through the Sustainability Appraisal and sufficient allocations now identified.

Site no: 161—Cusworth Centre (26 units)
Proposed Housing Site - The site is 0.86 hectares in size and consists of the former Cusworth Centre buildings and is brownfield therefore and capable of accommodating 26 dwellings. The site is surrounded by existing residential uses with a school adjacent to the north/north-east of the site. Conclusion = allocate site reference 1049 as this is a well located, sustainable, urban brownfield site now surplus to its current uses and will contribute towards the need to allocate at least 10% of the housing requirement on smaller sites (up to 1 hectare in size) that will be of interest to smaller and medium sized developers in line with national policy.
**Location:** Adwick - Woodlands  
**Tier:** Main Town  
**Housing Requirement:** 255 - 765 (2018 - 2033)  
**Allocated:** 482 units  
**Via commitments:** 437 units  
**Via allocations:** 45 units

### Settlement Summary:
Adwick - Woodlands is a Main Town in the settlement hierarchy. It is therefore expected to deliver housing to meet its local housing needs (255), plus up to 510 additional units as a share of the boroughs economic uplift requirement (up to 765 in total).

### What are the main physical and policy constraints to growth in this location?

#### Flood Risk
National policy states areas at risk of flooding should be avoided where possible. According to the Council’s Strategic Flood Risk Assessment (November 2015) areas of land to the north-east of Adwick-le-StreetWoodlands is at medium and high risk of flooding (Flood Risk Zones 2 & 3). However, the maps do not take account of the presence of flood defences and how they may reduce flood risk to the Town. Other sources of flood risk, such as surface water flooding, must also be considered.

#### Green Belt
National policy only allows land to be taken out of the Green Belt in exceptional circumstances, for example if the homes target for the borough or a specific town could not otherwise be sustainably achieved. The Town is surrounded to the west by a tightly drawn Green Belt boundary as identified on the map via the green shading.

### How many permissions will contribute towards the settlements housing need?
As at 2018, the supply of permissions in Adwick—Woodlands is 437 units over 7 sites. This is 182 units more than the bottom of the housing range for Adwick—Woodlands:

<table>
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<tr>
<th>No</th>
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<th>Name</th>
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<tr>
<td>648</td>
<td>12/00288/FUL</td>
<td>Land At Fern Bank, Adwick Le Street</td>
<td>8</td>
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<tr>
<td>898</td>
<td>14/02995/FULM</td>
<td>Land South Of Malton Way, Adwick Le Street</td>
<td>24</td>
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<tr>
<td>944</td>
<td>17/00286/REMM</td>
<td>Land On Part Of Former Brodsworth Colliery Site, Long Lands Lane</td>
<td>342</td>
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<tr>
<td>961</td>
<td>15/02892/FULM</td>
<td>Former Yorkshire Water Reservoir Site, Ridge Balk Lane, Woodlands</td>
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<td>16/03194/FUL</td>
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<tr>
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<td>1080</td>
<td>17/02056/FUL</td>
<td>Junction Of Chadwick Road, Edwin Road, Quarry Lan</td>
<td>14</td>
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</table>

### How much housing needs to be identified in the settlement?
Adwick - Woodlands can deliver above it's lower range target of 255 by permissions alone (437 units - above by 182 units. It is not able to reach to top of its range via permissions, and there is scope to find additional sites should suitable ones be available to boost supply in the settlement.
Site no: 202 - Long Lands Lane (8 units)

Rejected Housing Site – A triangular site of 0.27ha, with a potential capacity of 8 units. The land is brownfield and currently has a joinery workshop located on it. To the east lies land in the ownership of Yorkshire Water, followed by residential properties. Woodland and grassland lies to the south, with allotments to the west of the site. Additionally, a footpath runs alongside the east of the site. The site is a small corner part of a much wider Employment Site designation which adjoins undeveloped brownfield and allotments (also part of the Employment Site). The site is not Green Belt and is not constrained by flood risk either and has successfully passed the flood risk sequential test. The site would be capable of accommodating 8 dwellings and would help provide a good mix of site allocation size through bringing forward a small site which would help introduce a wider range of developers, including smaller builders, into the area. The Sustainability Appraisal has identified potential minor negative effects in respect to built heritage as along the east-end of the site lies a Scheduled Monument (Roman Ridge). This extends slightly further to the east and continues past the site in a northwards direction. Although there are no listed buildings or conservation areas within the site itself. Woodlands Conservation Area lies immediately southeast. Further to this, the site has previous planning history with applications for residential uses refused. This included objections from South Yorkshire Archaeology Service and Historic England, due to the site’s proximity adjacent to the Roman Ridge Scheduled Monument. There were also access concerns due to visibility with Long Lands Lane. Although it is accepted that the site is no longer required to be retained re-designated for employment uses, there are still concerns around the impact on the Roman Ridge Scheduled Monument as well as the access to the site. On balance, it is considered that there is still significant doubt around the minor negative effects which could be mitigated, which may require a smaller scheme which provides scope for sensitive layout respecting the Roman Ridge. On this basis, it is not considered that there is sufficient evidence at this moment to be confident that, if the site were to be allocated, a scheme of 8 units could be deliverable/developable during the plan period. Instead, it's considered more appropriate that the site is retained for employment purposes, with a focus on smaller, more flexible development options.

Site no: 460 - Lutterworth Drive

Allocation - A flat site measuring 1.68ha, with a potential capacity of 45 units. This is greenfield land in the middle of a residential area with residential dwellings on all sides, as well as a care home to the south. The site is currently designated as an Open Space Proposel but is in private ownership and has never come forward for such intended uses. It is not considered that the Open Space Proposal can be delivered so this designation cannot be retained. The site is being proposed for housing. The site performs strongly through the Sustainability Appraisal with all minor positive or neutral effects with the exception of a minor negative effect in respect to secondary school capacity. The site would trigger the Local Plan policy for open space contributions. Therefore, allocating the site for housing could actually provide some, albeit smaller than originally intended, public open space which would be accessible for not just the new housing but also the wider existing area in line with the original intentions for the site.

Site no: 512 - Redhouse B (300 units)

Rejected Housing Site - A large flat urban extension site extending to 27.69ha with a potential capacity of 624 units. The site is greenfield, and arable farmland, located to the north of Adwick. The site is bordered to the south and west by residential dwellings, and to the north by Red House Lane, which has farmland and a small cemetery beyond it. The Sustainability Appraisal identifies significant negative effects for the site in respect to archaeology concluded that there would be a major archaeological objection to the allocation of the site. The site contains known archaeological remains of national or regional significance where there has been little or no previous development or disturbance on the site and the site’s survival of heritage assets is considered to be moderate or good. Further negative effects are identified in respect to capacity of the secondary school, landscape capacity for housing, the presence of treelined and open green space, and most versatile agricultural land (Grade 2). Mitigation, such as site survey/soil management plan, landscaping and contributions towards school capacity would help offset these concerns. However, the site is currently designated as Green Belt. Although the Green Belt Review (Phase 3) concluded the site has a high potential for strong public support for allocation in further site selection work if it is not considered that an exceptional circumstances case exists to release any Green Belt sites at this settlement when other non-Green Belt deliverable and developable sites have been identified to comfortably meet the local need requirement, with a significant contribution towards the economic growth target as well. An allocation at the lower-mid end of the range for this settlement seems appropriate given it is the smallest of the 7 Main Towns based on both population and number of households.

Site no: 368 - Adwick Depot (12 units)

Rejected Housing Site – the site would lead to inappropriate development in an area of medium - high flood risk (flood risk zones 2/3) and the site fails the flood risk sequential test.

Site no: 513 - Redhouse Lane C (624 units)

Rejected Housing Site - A large flat urban extension site extending to 27.69ha with a potential capacity of 624 units. The site is greenfield, and arable farmland, located to the north of Adwick. The site is bordered to the south and west by residential dwellings, and to the north by Red House Lane, which has farmland and a small cemetery beyond it. The Sustainability Appraisal identifies significant negative effects for the site in respect to archaeology concluded that there would be a major archaeological objection to the allocation of the site. The site contains known archaeological remains of national or regional significance where there has been little or no previous development or disturbance on the site and the site’s survival of heritage assets is considered to be moderate or good. Further negative effects are identified in respect to capacity of the secondary school, landscape capacity for housing, the presence of treelined and open green space, and most versatile agricultural land (Grade 2). Mitigation, such as site survey/soil management plan, landscaping and contributions towards school capacity would help offset these concerns. However, the site is currently designated as Green Belt. Although the Green Belt Review (Phase 3) concluded the site has a high potential for strong public support for allocation in further site selection work if it is not considered that an exceptional circumstances case exists to release any Green Belt sites at this settlement when other non-Green Belt deliverable and developable sites have been identified to comfortably meet the local need requirement, with a significant contribution towards the economic growth target as well. An allocation at the lower-mid end of the range for this settlement seems appropriate given it is the smallest of the 7 Main Towns based on both population and number of households.

Site no: 458 - Church Lane (89 units)

Rejected Housing Site – the site would lead to inappropriate development in an area of medium - high flood risk (flood risk zones 2/3) and the site fails the flood risk sequential test.

Site no: 1051 - Fern Bank / Adwick Depot (38 units)

Rejected Housing Site – the site would lead to inappropriate development in an area of medium - high flood risk (flood risk zones 2/3) and the site fails the flood risk sequential test.

Site no: 371 - Ashwood House (29 units)

A 0.56ha site which could accommodate around 29 units. The land is brownfield and has a sheltered housing development situated on it. To the north and west lie residential units, with a park also situated north west of the site. To the south and east is agricultural land. The site includes part which is now covered by planning permission for redevelopment and has been implemented (see site reference 892). The site area not covered by this permission includes medium rise existing sheltered housing which has recently seen investment and improvements to the stock undertaken and the site is not considered available for redevelopment for the foreseeable future. Conclusion = reject site reference 371, the eastern part of this representation has been developed now, and the remainder of the site includes existing sheltered housing stock which has recently seen investment, and is not currently considered as available for redevelopment.

Site no: 459 - Doncaster Lane (116 units)

Rejected Housing Site – the site would lead to inappropriate development in an area of medium - high flood risk (flood risk zones 2/3) and the site fails the flood risk sequential test.

Site no: 517 - Church Lane (98 units)

Rejected Housing Site – the site would lead to inappropriate development in an area of medium - high flood risk (flood risk zones 2/3) and the site fails the flood risk sequential test.
Conisbrough & Denaby is a Main Town in the settlement hierarchy. It is therefore expected to deliver housing to meet its local housing needs (465), plus up to 510 additional units as a share of the boroughs economic uplift requirement (up to 975 in total).

What are the main physical and policy constraints to growth in this location?

Flood Risk
National policy states areas at risk of flooding should be avoided where possible. According to the Council's Strategic Flood Risk Assessment (November 2015) a large area of the land at Conisbrough-Denaby to the north is at high risk of flooding (Flood Risk Zone 3). However, the maps do not take account of the presence of flood defences and how they may reduce flood risk to the Town. Other sources of flood risk, such as surface water flooding, must also be considered.

Green Belt
National policy only allows land to be taken out of the Green Belt in exceptional circumstances, for example if the homes target for the borough or a specific town could not otherwise be sustainably achieved. Conisbrough-Denaby is surrounded by a tightly drawn Green Belt identified on the map via the green shading, except to the north-west where the settlement meets its neighbouring Main Town of Mexborough and to the south-west where the borough boundary runs along the settlement edge.

HS2 Safeguarding Route
The council is required to safeguard the proposed HS2 route, which runs to the west of the settlement, notably to the western extent of Denaby.

How many permissions will contribute towards the settlement's housing need?
As at 2018, the supply of permissions in Conisbrough & Denaby is 203 units over 5 sites. This is 262 units less than the bottom of the housing range for Conisbrough & Denaby, which means without additional allocations, the settlement would fall someway short of its housing targets.

<table>
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<td>844</td>
<td>11/02185/EXTM</td>
<td>Land Adj Balby Street Junior And Infant School, Crags Road, Denaby Main</td>
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<td>Conisbrough Methodist Church, Chapel Lane, Conisbrough</td>
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<td>1063</td>
<td>16/02751/FUL</td>
<td>Land At The Talisman, Chestnut Grove, Conisbrough</td>
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<tr>
<td>1082</td>
<td>17/02355/FULM</td>
<td>Conisbrough Social Education Centre, Old Road, Conisbrough</td>
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</table>

How much housing needs to be identified in the settlement?
Given Conisbrough & Denaby cannot get into its housing range by using permissions alone, there is a need to identify a minimum of another 203 units to get into the settlements housing range.
Rejected Housing Sites

Map Key:
- Rejected Housing allocation
- Allocated Housing site
- Permission

Site no: 251 - Hill Top (327 units)
Rejected Housing Site - Site already partly developed for electricity sub-station. May have sterilised access to Eland road (not adopted). Access problems as would not support an access being taken from Hill Top Road. It would be difficult to meet design requirements of Design Manual for Roads & Bridges due to geometric layout of Hill Top itself. The speed limit of 40m at this locale would require a visibility splay of 4.5m x 120m from drivers eye height ranging from between 1.05m to 2m at the set back distance to an object height of between 0.25m and 1.05m at the nearside kerb line and having assessed the available frontage in both the horizontal and vertical plan, the Highways Authority is of the opinion that these technical requirements could not be met and therefore a safe access unachievable.

Site no: 256 - South of Canal (289 units)
Rejected Housing Site - the site would result in inappropriate development in an area of high flood risk (flood risk zone 3) and fails the flood risk sequential test.

Site no: 304 - Windgate Hill (28 units)
Rejected Housing Site - There are major accessibility issues with development off Windgate Hill. Issues due to topography - levels across the site. Very narrow road. Would require major improvements to Windgate Hill. Poor accessibility - no footways.

Site no: 1035 - Hill Top (285 units)
Rejected Housing Site - see response to site ref 251 above. The boundary change facilitates a better location for a site access to serve the residential development. Information submitted appears to demonstrate that two accesses serving the residential development meet viability requirements for a 40mph speed limit. The supporting documentation also states that if allocation of an extension to the 30mph limit could be supported by the Authority, which would further increase the flexibility of the site access positions. However, Traffic Regulation orders are part of Highways legislation not planning and therefore changes to limits are outside of the planning process and cannot be considered as part of this. Would suggest that given the above the representation would need to demonstrate that visibility splay in accordance with 85th percentile weather speeds could be achieved to ensure robust analysis of the site.

Site no: 1088 - Land SW of Conisbrough (13,389 units)
Rejected Housing Site - the site is currently designated as Green Belt and the findings from the Phase 3 Green Belt Review concludes there is a weak case for inclusion in further site selection work.

Site no: 087 - Kearsley Brook (43 units)
Rejected Housing Site - the site would result in inappropriate development in an area susceptible to flooding from surface water and the site fails the flood risk sequential test.

Site no: 0825 - Off Drake Head Lane (133 units)
Rejected Housing Site - the site is currently designated as Green Belt and the findings from the Phase 3 Green Belt Review concludes there is a weak case for inclusion in further site selection work.

Site no: 1000 - Stringers Nurseries
Rejected Housing Site - the site is currently designated as Green Belt and the findings from the Phase 3 Green Belt Review concludes there is a weak case for inclusion in further site selection work.

Site no: 220 - Garage off Sheffield Rd (19 units)
Rejected Housing Site - the site would result in inappropriate development in an area susceptible to flooding from surface water and the site fails the flood risk sequential test.

Site no: 221 - Garage off Sheffield Rd (19 units)
Rejected Housing Site - Access issues accessing the site from A630 or Clifton Hill (B6094). Proximity to signals. Site topography issues - Site access gradient would possibly be outside design standards. Plus the formation of a new access on to a major arterial route operating under congested conditions. A full Design Manual for Roads & Bridges compliant design and full technical assessment required. A development of 19 units may be too small to support the necessary highways requirements.

Site no: 826 - Off Clifton Hill (80 units)
Rejected Housing Site - The site is located to the south of the settlement and is 2.95 hectares in size and currently in agricultural use. The site is greenfield and capable of accommodating 80 dwellings. There are existing residential uses to the north-west/north north-east with open countryside and agricultural uses to the east and west. There are a number of agricultur-
Proposed Housing Sites

Map Key:
- Rejected Housing allocation
- Allocated Housing site
- Permission

Site no: 383 - Hill Top Rd (125 units)
Proposed Housing Site - This is a 6.1ha site which could potentially accommodate 151 units. This is greenfield land, currently comprised of a mix of scrubland and an open field, which also includes a skate park towards the south west of the site. Part of the western side of the site is along the borough boundary with Rotherham, with housing to the north, a mix of housing and open space to the east, and woodland to the south, both of which form part of The Craggs Nature Conservation Area. As an existing UDP Housing Allocation the site provides an opportunity for a significant level of housing for the settlement on land that is not Green Belt and not at residual risk of flooding. The site performs reasonably well in respect to SA demonstrating mainly positive and neutral effects, although there are significant negative effects identified for unstable land and biodiversity, the latter due to the site being located entirely on part of much larger Local Wildlife Site (North Cliff reference 5.8). There would need to be significant mitigation and compensation for any habitat loss and the woodland along the eastern edge of the site would need to be retained and buffered from development by at least 10m. The design of the site would need to include a significant wide grassland/habitat corridor through the development connecting the habitat in the north to the wider countryside. This will need to be included as part of the developer requirements for this site. The existing skate park on the south of the site would also need appropriate buffers from any new housing and this will need to feed into the site specific developer requirements as a condition of supporting this site as an allocation also. The site is 6.1 hectares in size so the HELAA methodology/stage 2 has already discounted 25% of the site area through the gross versus net developable area and applied a fairly low density of 33 dph for the remainder of the site area hence the anticipated total site capacity of 151 dwellings. Given this, it is considered that these constraints would justify a slightly further reduction in yield for the site of 125 units, and it is noted that the site promoter was proposing around 200+ dwellings through the call for sites stage which illustrates the extent of the discounting being applied. Should a subsequent scheme be able to identify a proposal that addresses the mitigation required and provide additional dwellings above the indicative 125 units then this will be additional supply.

Site no: 040 - Sheffield Rd / Old Rd (200 units)
Proposed Housing Site - A flat triangular site, measuring 8.9ha, with a potential capacity of 200 units located to the south-west of Conisbrough. The site is currently in agricultural use (arable) and greenfield therefore. There are existing residential uses to the north with open countryside and agriculture uses to the east, south and west of the site, although there are some isolated dwellings, a hotel, and agricultural buildings to the south-west of the site.

From the findings of the Green Belt Review, site references 040 and 826 perform equally in terms of Green Belt strength of boundary and purposes so both are concluded as having a 'moderately strong case for inclusion in further site selection work' so nothing separates them in this respect. In terms of boundary, if the proposed Green Belt site reference 040 was removed from the Green Belt, the resultant Green Belt boundary would be defined in the south of the site by the A630/Sheffield Road and to the west by Old Road, which is also the extent of the DMBC boundary. The resultant Green Belt boundary would be strongly and likely to be permanent boundary feature. Were site reference 826 be allocated then the proposed Green Belt boundary would be created by the strongly defined Clifton Hill in the south west and former dismantled railway line, which is now supported by low-lying vegetation, an embankment feature and residential built form to the south. The new boundaries are therefore considered to be mixed, but predominantly strong. Should the site be released, the resultant Green Belt boundary would be strongly supported by the existing extent of residential built form in the north. The resultant Green Belt boundary would be linear, recognisable and likely to be permanent.

Site reference 040 performs moderately against local Interpretation of the Green Belt Purpose. Although the site and the existing Green Belt boundary does have a strong role in preventing ribbon development, the site is not connected to a large built up area, would have a limited impact on the historic core of Conisbrough and would have a moderate role in directing development towards Brownfield and Derelict land. Whilst release of the site would still maintain the wide, strategic, but largely essential gap between Conisbrough and the Urban Area of Rotherham and less essential gap between the smaller outlying settlements of Hooton Pagnall and Hooton Roberts, release of this land would result in coalescence with the ‘washed over’ Hamlet of Hill Top. Green Belt land at this location has a moderately strong sensitivity to encroachment. Site reference 826 also performs moderately against local Interpretation of the Green Belt Purposes. The site has a mixed role when assessed against the local Interpretation of the Green Belt purposes. Whilst the site does not have a role in checking the unrestricted sprawl of large built up areas and a weak role in preventing neighbouring towns from merging, the Green Belt at this location does have a moderate role in assisting in urban regeneration. Whilst the site is considered to be separated from the Historic Core by post-WWII development, there are views to the Historic Core which are only limited by medium-scale detractors. The Green Belt at this location is considered to have a moderate-strong role in assisting in safeguarding the countryside from encroachment.

However, the findings from the Sustainability Appraisal does find that, although the 2 sites are identified as having the same effects for 28 of the 33 objectives/criteria, site 040 performs stronger on all of the 5 criteria where the effects are...
Location: Dunscroft, Dunsville, Hatfield, Stainforth  
Housing Requirement: 575 - 1085 (2018 - 2033)  
Via commitments: 1720 units
Allocated: 1828 units (to 2033)  
Via allocations: 108 units

Settlement Summary:
Dunscroft, Dunsville, Hatfield & Stainforth are four contiguous settlements forming one Main Town in the settlement hierarchy. It is therefore expected to deliver housing to meet its local housing needs (575), plus up to 510 additional units as a share of the boroughs economic uplift requirement (up to 1085 in total).

What are the main physical and policy constraints to growth in this location?

Flood Risk
National policy states areas at risk of flooding should be avoided where possible. According to the Council’s Strategic Flood Risk Assessment (November 2015) large part of the settlement and land to the north-east is high risk of flooding (Flood Risk Zone 3). However, the maps do not take account of the presence of flood defences and how they may reduce flood risk to the Town. Other sources of flood risk, such as surface water flooding, must also be considered.

Countryside
The Town is surrounded by a local Countryside designation identified on the map via the yellow shading.

How many permissions will contribute towards the settlement’s housing need?
As at 2018, the supply of permissions in Dunscroft, Dunsville, Hatfield & Stainforth is 1720 units over 13 sites (to 2033, although the size of the DN7 initiative means this scheme is projected to not be completed until the 2040s). This is 743 units more than the top of the housing range for the settlement.

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<th>No</th>
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<th>Name</th>
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<td>Land Rear Of 67 - 79 South End, Station Road, Dunscroft</td>
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<td>17/01182/FUL</td>
<td>Spar Stores, 7 High Street, Hatfield</td>
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<td>1090</td>
<td>02/1672/P</td>
<td>1-45 (excluding 13) Highfield Close, 1-19 (excluding 13) Middlefield Close, And 2, 4, 6 And 8 Bootham Lane (formerly Land Off Bootham Lane), Dunscroft</td>
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</table>

How much housing needs to be identified in the settlement?
Given the supply of housing in this settlement far exceeds the target of 575—1085 new houses in the period 2018 - 2033, there is no need to identify additional housing sites in the settlement. However, some additional sites are being proposed in this location to boost supply, as set out overleaf.
Site no: 346 - Robinsons, Oldfield Lane, Stainforth
Rejected Housing Site – the site would lead to inappropriate development in an area of high flood risk (Flood Risk Zone 3) so fails the flood risk sequential test.

Site no: 348 - Oldfield Lane, Stainforth
Rejected Housing Site – the site would lead to inappropriate development in an area of high flood risk (Flood Risk Zone 3) so fails the flood risk sequential test.

Site no: 378 - Doncaster Road, Stainforth
Rejected Housing Site – the site would lead to inappropriate development in an area of high flood risk (Flood Risk Zone 3) so fails the flood risk sequential test.

Site no: 388 - Kirton Lane, Stainforth
Rejected Housing Site – the site would lead to inappropriate development in an area of high flood risk (Flood Risk Zone 3) so fails the flood risk sequential test.

Site no: 1008 - 8 Acre Farm (96 units)
Rejected Housing Site – the site would lead to inappropriate development in an area of high flood risk (Flood Risk Zone 3) so fails the flood risk sequential test.

Site no: 097 - Land at Kirton Lane (19 units)
Rejected Housing Site – the site would lead to inappropriate development in an area of high flood risk (Flood Risk Zone 3) so fails the flood risk sequential test.

Site no: 457 - Land off Waggons Way (14 units)
Rejected Housing Site – the site would lead to inappropriate development in an area of high flood risk (Flood Risk Zone 3) so fails the flood risk sequential test.
Proposed and Rejected Housing Sites

Map Key:
- Rejected Housing allocation
- Allocated Housing site
- Permission

Site no: 784 - Cuckoo Lane, Hatfield (36 units)
Proposed Housing Site - The site is 1.21 hectares and currently occupied by a commercial building with hard standing car park area with a large area of scrubland on the eastern section of the site. The majority of the site is greenfield therefore. The site is capable of accommodating 36 dwellings. There are residential uses to the west and educational facilities to the north and south with open agricultural land to the east. The site is already designated as Residential Policy Area and the landowner has indicated through the call for sites that the site is no longer required for existing commercial use. The site performs well through the Sustainability Appraisal with mostly positive and neutral effects. Allocating the site will provide additional supply for the settlement and help boost housing in line with national policy on a former brownfield site.

Site no: 171 - North Side of High Street (183 units)
Rejected Housing Site - The Sustainability Appraisal identified the site as having major negative effects in respect to built heritage assets that may not be possible to overcome even with mitigation. Due to the findings of the Sustainability Appraisal, and the detailed Heritage Impact Assessment that supports these findings, the site is not supported as an allocation.

Site no: 086 - Adj. to Parks Road (158 units)
Rejected Housing Site - the site would lead to inappropriate development in an area of high flood risk (Flood Risk Zone 3) so fails the flood risk sequential test.

Site no: 231 - Parks Farm (1,344 units)
Rejected Housing Site - the site would lead to inappropriate development in an area of high flood risk (Flood Risk Zone 3) so fails the flood risk sequential test.

Site no: 332 - Manor Road (159 units)
Rejected Housing Site - The Sustainability Appraisal identified the site as having major negative effects in respect to built heritage assets that may not be possible to overcome even with mitigation. Due to the findings of the Sustainability Appraisal, and the detailed Heritage Impact Assessment that supports these findings, the site is not supported as an allocation.

Site no: 187 - Adj. 17 Lings Lane (15 units)
Rejected Housing Site - The site is 0.5 hectares and currently forms an extension to the domestic curtilage of No 17 Lings Lane, as well as including the dwelling itself. The site is greenfield therefore and capable of accommodating 15 dwellings. There are existing residential uses to the west of the site and agricultural uses to the north, east and west, including a number of agricultural buildings to the immediate south. The site is currently designated as Countryside Policy Area and would form a modest urban extension to the settlement. The existing Countryside boundary is considered defensible and it is not considered justified to allocate this site for housing when other permissions/urban sites/less defensible countryside sites have been identified at the town that far outnumber the scale of the settlement’s housing requirement.

Site no: 198 - Land off North Ings (15 units)
Rejected Housing Site - the site would lead to inappropriate development in an area of high flood risk (Flood Risk Zone 3) so fails the flood risk sequential test.

Site no: 191 - West of New Mill Field (50 units)
Rejected Housing Site - The Sustainability Appraisal identified the site as having major negative effects in respect to built heritage assets that may not be possible to overcome even with mitigation. Due to the findings of the Sustainability Appraisal, and the detailed Heritage Impact Assessment that supports these findings, the site is not supported as an allocation.

Site no: 120 - Manor Road (42 units)
Rejected Housing Site - The site would lead to inappropriate development in an area of high flood risk (Flood Risk Zone 3) so fails the flood risk sequential test.

Site no: 376 - Broadway (40 units)
Rejected Housing Site

Site no: 352 - House of Play, Abbey Road (10 units)
Rejected Housing Site

Site no: 105 - South of Backfield Lane (44 units)
Rejected Housing Site

Site no: 187 - Adj. 17 Lings Lane (15 units)
Rejected Housing Site - The site is 0.5 hectares and currently forms an extension to the domestic curtilage of No 17 Lings Lane, as well as including the dwelling itself. The site is greenfield therefore and capable of accommodating 15 dwellings. There are existing residential uses to the west of the site and agricultural uses to the north, east and west, including a number of agricultural buildings to the immediate south. The site is currently designated as Countryside Policy Area and would form a modest urban extension to the settlement. The existing Countryside boundary is considered defensible and it is not considered justified to allocate this site for housing when other permissions/urban sites/less defensible countryside sites have been identified at the town that far outnumber the scale of the settlement’s housing requirement.
Rejected Housing Site

Site no. 037 - West of Ingram Road (431 units)

The site is greenfield and 1.92 hectares in size and capable of accommodating 57 dwellings. The site is currently in agricultural use with a single residential dwelling on the north-west corner of the site. The existing Countryside boundary is considered defensible and it is not considered justified to allocate this site for housing when other permissions/urban sites/less defensible countryside sites have been identified at the town that far outnumber the scale of the settlement. The existing Countryside boundary is considered defensible and it is not considered justified to allocate this site for housing when other permissions/urban sites/less defensible countryside sites have been identified at the town that far outnumber the scale of the settlement.

Site no. 118 - St. Mary's Road, Dunsville (105 units)

The site is 4.11 hectares and is currently designated as Countryside Policy Area and would form a modest urban extension to the settlement. The existing Countryside boundary is considered defensible and it is not considered justified to allocate this site for housing when other permissions/urban sites/less defensible countryside sites have been identified at the town that far outnumber the scale of the settlement. The existing Countryside boundary is considered defensible and it is not considered justified to allocate this site for housing when other permissions/urban sites/less defensible countryside sites have been identified at the town that far outnumber the scale of the settlement.

Site no. 141 - Rear of St. Mary's Drive

The site is a triangular piece of land located between Doncaster Road and Hatfield Road, with the existing farm and its curtilage and further agricultural uses to the north and west. The site is currently Countryside Policy Area, but the granting of planning permission on site reference 970 to the south/south west corner of this site has essentially created an island of non-agricultural land. The existing Countryside boundary is considered defensible, and it is not considered justified to allocate this site for housing when other permissions/urban sites/less defensible countryside sites have been identified at the town that far outnumber the scale of the settlement. The newly created non-agricultural area is considered defensible and is not considered justified to allocate this site for housing when other permissions/urban sites/less defensible countryside sites have been identified at the town that far outnumber the scale of the settlement.

Site no. 335 - Land at Warren Farm, High Street (57 units)

The site is 0.7 hectares and currently in agricultural use. The site would form a very small extension to the settlement and is not considered justified to allocate this site for housing when other permissions/urban sites/less defensible countryside sites have been identified at the town that far outnumber the scale of the settlement. The site is surrounded by open countryside and agricultural uses to the south and west with the existing farm and its curtilage and further agricultural uses to the north and west. The site is currently designated as Countryside Policy Area and would be the scale of the settlement's housing requirement.

Site no. 754 - Woodhouse Lane (121 units)

The site is greenfield and 1.2 hectares in size and capable of accommodating 57 dwellings. The site is currently in agricultural use enclosed by hedging and is greenfield therefore capable of accommodating 57 dwellings. The site is currently in agricultural use with a single residential dwelling on the north-west corner of the site. The existing Countryside boundary is considered defensible and it is not considered justified to allocate this site for housing when other permissions/urban sites/less defensible countryside sites have been identified at the town that far outnumber the scale of the settlement.

Site no. 192 - Off Broadway (113 units)

The site is 2 hectares in size and is a triangular piece of land located between Doncaster Road and Hatfield Road. The site is agricultural to the south and south east of the site with the site reference 970 south/south west corner of the site. The site is currently designated as Countryside Policy Area and would form a modest urban extension to the settlement. The existing Countryside boundary is considered defensible and it is not considered justified to allocate this site for housing when other permissions/urban sites/less defensible countryside sites have been identified at the town that far outnumber the scale of the settlement.

Site no. 1034: Warren Farm (22 units)

The site is 0.18 hectares and is a small residential site south of Hatfield Road, with the site reference 970 south/south west corner of the site. The site is not considered justified to allocate this site for housing when other permissions/urban sites/less defensible countryside sites have been identified at the town that far outnumber the scale of the settlement.

Site no. 1038 - Woodhouse Lane (621 units)

The site is 2 hectares in size and is a triangular piece of land located between Doncaster Road and Hatfield Road. The site is agricultural to the south and south west corner of the site. There are residential uses to the north, east and west with the existing farm and its curtilage and further agricultural uses to the north and west. The site is currently designated as Countryside Policy Area and would be the scale of the settlement's housing requirement.

Site no. 112 - West of Ingram Road (71 units)

The site is 0.25 hectares and is a small residential site south of Hatfield Road. The site is not considered justified to allocate this site for housing when other permissions/urban sites/less defensible countryside sites have been identified at the town that far outnumber the scale of the settlement.
**Location:** Mexborough  
**Housing Requirement:** 475 - 985 (2018 - 2033)  
**Tier:** Main Town  
**Allocated:** 310 units  
**Via commitments:** 108 units  
**Via allocations:** 202 units

### Settlement Summary:
Mexborough is a Main Town tier of the settlement hierarchy. It is therefore expected to deliver housing to meet its local housing needs (475), plus up to 510 additional units as a share of the boroughs economic uplift requirement (up to 985 in total).

### What are the main physical and policy constraints to growth in this location?

#### Flood Risk
National policy states areas at risk of flooding should be avoided where possible. According to the Council’s Strategic Flood Risk Assessment (November 2015) a large part of the surrounding land at Mexborough to the north, east and south, is at high risk of flooding (Flood Risk Zone 3). However, the maps do not take account of the presence of flood defences and how they may reduce flood risk to the Town. Other sources of flood risk, such as surface water flooding, must also be considered.

#### Green Belt
National policy only allows land to be taken out of the Green Belt in exceptional circumstances, for example if the homes target for the borough or a specific town could not otherwise be sustainably achieved. Mexborough is surrounded by a tightly drawn Green Belt identified on the map via the green shading, except to the south-east where the settlement meets its neighbouring Main Town of Conisborough-Denaby and to the south-west where the borough boundary runs along the settlement edge (beyond which is Green Belt).

#### Physical Constraints
The settlement is constrained to the west by the borough boundary, and to the south by both the railway line and the canal which form the natural boundaries for the settlement.

#### HS2 Safeguarding Route
The council is required to safeguard the proposed HS2 route, which runs through the east of the settlement, preventing potential development in this location.

### How many permissions will contribute towards the settlement’s housing need?
As at 2018, the supply of permissions in Mexborough is 108 units over 8 sites. This is 367 units less than the bottom of the housing range for Mexborough, which means without additional allocations, the settlement would fall someway short of its housing targets.

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<td>960</td>
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### How much housing needs to be identified in the settlement?
Given Mexborough cannot get into its housing range by using permissions alone, there is a need to identify another 367 units to get into the settlements housing range.
Rejected Housing Sites

Site no: 379 - Garden Street (15 units)
Rejected Housing Site - The site is 0.5 hectares and is located just north of Mexborough's town centre and currently in use as a surface car park consisting largely of hard standing and is therefore brownfield. The site is capable of accommodating 15 dwellings. There are existing residential uses to the west and north of the site and commercial/retail uses to the south and east of the site. The site is an existing UDP Housing Allocation that has not yet been developed. Although the site is identified in the Green Space Plan as amenity housing public open space, the majority of the site is currently in use for car parking. The site performs strongly through the sustainability appraisal stage with entirely positive or neutral effects with the exception of significant negative effects on unstable land due to the site being located in a development high risk area due to the legacy of coal mining in the area. There were a number of objections received following the 2018 consultation with concerns that losing the car parking would have a damaging effect on the already struggling High Street/Town Centre. A number of these objections were from local businesses and DMBS Ward Members. Conclusion of site reference 379, although the site was previously proposed as an allocation the results of the 2018 consultation show that this would be a significant loss and impact negatively on Mexborough's Town Centre.

Site no: 154 - Land North West of Pastures Road (489 units)
Rejected Housing Site – Large urban extension site extending to 21.8 hectares to the north-east of the settlement. The site is currently in agricultural use and is greenfield therefore and capable of accommodating 489 dwellings. To the west and south of the site are existing residential uses. There is open countryside/agricultural land to the north and north-east. A new housing development is currently under construction to the south-west of the site (Pastures Road). A small part of the site adjacent to Clayfield Avenue is a current UDP Housing Allocation which has not yet been developed. To the east of this is a larger area of the site which is currently designated as Open Space Policy Area, so these parts are not in the Green Belt. The remainder of the site to the north and north-west is the part that is designated Green Belt. Although this site has a stronger Green Belt case for further site selection, relative to Green Belt site reference 159 (plus a large part of this site is non-Green Belt anyway given its current Housing/Open Space allocation in the UDP), the site lies directly on the route of HS2 and this is now a safeguarded route under direction of the Secretary of State for Transport as of November 2016. The advice in the safeguarding guidance for Council's preparing a Local Plan is that the area safeguarded by the Safeguarding Directions should be taken into account. Where a Safeguarding Direction is taken into account in a Local Plan, it should be represented on the policies map (in accordance with Regulation 9 of the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). Adding information about the extent of the safeguarded area on the Policies Map is helpful for those considering development in the area, however it is important to note that the requirements of the Safeguarding Directions apply, in the circumstances described above, regardless of whether the safeguarded area is identified on the Proposals Map or not. Local Plans should state that the Safeguarding Directions have been made by the Secretary of State for Transport. They are not proposals of the LPA and the routes in question will not be determined through the development plan process. They will be considered in Parliament under hybrid Bill procedures, which will provide appropriate opportunities for petitions to be made to Parliament by those directly affected by the scheme. Prior to the HS2 Safeguarding Direction, this site would be a logical expansion for Mexborough given part of the site is non-Green Belt and the remainder is has a stronger case for release compared to site reference 139 based on the findings from the Phase 3 Green Belt Review. The site also makes sense in urban form given the Pastures Road development under construction to the east (site reference 731). However, site reference 139 does perform stronger through sustainability appraisal compared to this site.

Site no: 834 - Pitt Street (82 units)
Rejected Housing Site – The site is 2.9 hectares and consists of open space and sports pitches and is greenfield therefore. The site could accommodate 82 dwellings. There are residential uses to the north, east and west of the site with further open space to the south. The site performs strongly through the sustainability appraisal stage with entirely positive or neutral effects, with the exception of significant negative effects on unstable land and negative effects for the loss of an existing open space. Although the site would be a sustainable housing site, the site is currently public open space which is being proposed to be retained through the Local Plan.

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Rejected Housing Site - The site is 0.5 hectares and is located just north of Mexborough's town centre and currently in use as a surface car park consisting largely of hard standing and is therefore brownfield. The site is capable of accommodating 15 dwellings. There are existing residential uses to the west and north of the site and commercial/retail uses to the south and east of the site. The site is an existing UDP Housing Allocation that has not yet been developed. Although the site is identified in the Green Space Plan as amenity housing public open space, the majority of the site is currently in use for car parking. The site performs strongly through the sustainability appraisal stage with entirely positive or neutral effects with the exception of significant negative effects on unstable land due to the site being located in a development high risk area due to the legacy of coal mining in the area. There were a number of objections received following the 2018 consultation with concerns that losing the car parking would have a damaging effect on the already struggling High Street/Town Centre. A number of these objections were from local businesses and DMBS Ward Members. Conclusion of site reference 379, although the site was previously proposed as an allocation the results of the 2018 consultation show that this would be a significant loss and impact negatively on Mexborough's Town Centre.

Site no: 154 - Land North West of Pastures Road (489 units)
Rejected Housing Site – Large urban extension site extending to 21.8 hectares to the north-east of the settlement. The site is currently in agricultural use and is greenfield therefore and capable of accommodating 489 dwellings. To the west and south of the site are existing residential uses. There is open countryside/agricultural land to the north and north-east. A new housing development is currently under construction to the south-west of the site (Pastures Road). A small part of the site adjacent to Clayfield Avenue is a current UDP Housing Allocation which has not yet been developed. To the east of this is a larger area of the site which is currently designated as Open Space Policy Area, so these parts are not in the Green Belt. The remainder of the site to the north and north-west is the part that is designated Green Belt. Although this site has a stronger Green Belt case for further site selection, relative to Green Belt site reference 159 (plus a large part of this site is non-Green Belt anyway given its current Housing/Open Space allocation in the UDP), the site lies directly on the route of HS2 and this is now a safeguarded route under direction of the Secretary of State for Transport as of November 2016. The advice in the safeguarding guidance for Council's preparing a Local Plan is that the area safeguarded by the Safeguarding Directions should be taken into account. Where a Safeguarding Direction is taken into account in a Local Plan, it should be represented on the policies map (in accordance with Regulation 9 of the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). Adding information about the extent of the safeguarded area on the Policies Map is helpful for those considering development in the area, however it is important to note that the requirements of the Safeguarding Directions apply, in the circumstances described above, regardless of whether the safeguarded area is identified on the Proposals Map or not. Local Plans should state that the Safeguarding Directions have been made by the Secretary of State for Transport. They are not proposals of the LPA and the routes in question will not be determined through the development plan process. They will be considered in Parliament under hybrid Bill procedures, which will provide appropriate opportunities for petitions to be made to Parliament by those directly affected by the scheme. Prior to the HS2 Safeguarding Direction, this site would be a logical expansion for Mexborough given part of the site is non-Green Belt and the remainder is has a stronger case for release compared to site reference 139 based on the findings from the Phase 3 Green Belt Review. The site also makes sense in urban form given the Pastures Road development under construction to the east (site reference 731). However, site reference 139 does perform stronger through sustainability appraisal compared to this site.

Site no: 834 - Pitt Street (82 units)
Rejected Housing Site – The site is 2.9 hectares and consists of open space and sports pitches and is greenfield therefore. The site could accommodate 82 dwellings. There are residential uses to the north, east and west of the site with further open space to the south. The site performs strongly through the sustainability appraisal stage with entirely positive or neutral effects, with the exception of significant negative effects on unstable land and negative effects for the loss of an existing open space. Although the site would be a sustainable housing site, the site is currently public open space which is being proposed to be retained through the Local Plan.
Site no: 412 - Willow Drive (25 units)
Allocation
- The site is an open space which is circa 0.7 hectares in size and greenfield therefore. The site could accommodate 25 dwellings. There are existing residential uses to the north and west of the site and allotments/further open space/sports pitches to the east and south. The site is currently allocated for Housing in the UDP but has not yet been developed. The site performs strongly through the sustainability appraisal stage with entirely positive or neutral effects with the exception of significant negative effects on unstable land due to the site being located in a development high risk area due to the legacy of coal mining in the area. The site would need to undertake a Coal Mining Risk Assessment to identify site specific coal mining risks and an appropriate mitigation strategy to show that the site can be made safe and stable for the development that is proposed.

Site no: 1048 - Schofield Street (74 units)
Allocation
- The site is greenfield having previously been used for allotments but is in a run down and poor state condition. The site extends to 2.45 hectares and is capable of accommodating 74 dwellings. The site is surrounded by existing residential uses. The site performs strongly through the sustainability appraisal stage with entirely positive or neutral effects, with the exception of significant negative effects on unstable land and a natural hazard. Conclusion = allocate site reference 1048

Site no: 414 - Windhill, Whinhill Avenue (112 units)
Allocation
- The site is 3.3 hectares and consists of former housing stock that has been demolished and cleared. The site is brownfield therefore and capable of accommodating 112 dwellings. There are existing residential uses on all four sides of the site. The site performs strongly through sustainability appraisal with significant positive effects on affordability, market failure, and reuse of land and buildings. Other effects are mainly positive or neutral. Significant negative effects in relation to unstable land are found due to the site being located in a development high risk area due to the legacy of coal mining in the area. The site would need to undertake a Coal Mining Risk Assessment to identify site specific coal mining risks and an appropriate mitigation strategy to show that the site can be made safe and stable for the development that is proposed.

Site no: 155 - Site A Leach Lane Industrial Estate (16 units)
Allocation
- The site is 0.6 hectares in size and previously contained an industrial estate although all buildings have since been demolished and the site is cleared. The site is brownfield and capable of accommodating 16 dwellings. To the north of the site is the A6023 (Greens Way) with Mexborough’s town centre beyond. Station Road adjoins the site to the west which leads directly to Mexborough Train Station. Beyond Station Road there are various industrial/commercial buildings. The South Yorkshire Navigation Canal runs adjacent to the south of the site and further cleared former industrial land is located to the east of the site. The site is currently designated as Employment Policy Area in the UDP but there are no active uses on the site and previous buildings relating to historical employment use have been demolished. The site performs strongly through sustainability appraisal with mainly positive and neutral effects. Significant negative effects in relation to unstable land are found due to the site being located in a development high risk area due to the legacy of coal mining in the area. The site would need to undertake a Coal Mining Risk Assessment to identify site specific coal mining risks and an appropriate mitigation strategy to show that the site can be made safe and stable for the development that is proposed. The site's proximity to the canal leads to potential for pollution to this surface water body but this can be mitigated through best practice construction techniques.
Location: Rossington  
Tier: Main Town  
Housing Requirement: 385 - 895 (2018 - 2033)  
Allocated: 1142 units  
Via commitments: 897 units  
Via allocations: 245 units

Settlement Summary:
Rossington is a Main Town tier of the settlement hierarchy. It is therefore expected to deliver housing to meet its local housing needs (385), plus up to 510 additional units as a share of the boroughs economic uplift requirement (up to 895 in total).

What are the main physical and policy constraints to growth in this location?

Flood Risk
National policy states areas at risk of flooding should be avoided where possible. According to the Council's Strategic Flood Risk Assessment (November 2015) an area of the land to the west and north of Rossington is at medium to high risk of flooding (Flood Risk Zone 2 and 3). However, the maps do not take account of the presence of flood defences and how they may reduce flood risk to the Town. Other sources of flood risk, such as surface water flooding, must also be considered.

Green Belt/ Countryside
National policy only allows land to be taken out of the Green Belt in exceptional circumstances, for example if the homes target for the borough or a specific town could not otherwise be sustainably achieved. Rossington is surrounded by a tightly drawn Green Belt to the west of the town as identified on the map via the green shading. The town has a local countryside designation to the east of the settlement as identified on the map via yellow shading.

How many permissions will contribute towards the settlements housing need?
As at 2018, the supply of permissions in Rossington is 897 units, which are all proposed as part of the redevelopment of the former colliery via various applications. This is 13 units more than the top of the housing range for Rossington, which means that no additional sites need to be allocated in this settlement. However, some additional sites are being proposed in this location to boost supply, as set out overleaf.

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How much housing needs to be identified in the settlement?
Given that Rossington can surpass its housing requirement via permissions alone, there is no need to provide additional allocations in the settlement. However, some additional sites are proposed.
Proposed and Rejected Housing Sites

Map Key:
- Rejected Housing allocation
- Allocated Housing site
- Permission

Site no: 247 - Former Rossington Colliery, off West End Lane (230 units)
Allocation – The site extends to 14.1 hectares and consists of part of the former colliery site and spoil tip and is brownfield therefore. The site is capable of accommodating 349 dwellings. To the north of the site is the wider former colliery site which is now under construction for housing. The new iPort strategic distribution facility is under construction to the west of the site and further colliery restoration to the south. There is dense woodland (Holmes Carr) to the east of the site beyond which are further residential uses. The site would form an additional phase to the colliery site currently being developed to the north. However, it is now understood that (due to build out density) the original 1,200 capacity of the site to the north is not now going to be achieved so this additional area is allocated to make good the shortfall in units and make efficient use of land. (Please note: boundary has been amended from that shown here)

Site no: 306 - Land off Grange Lane (286 units)
Rejected Housing Site – The site extends to 234.3 hectares and consists of a large expanse of land to the east of the settlement. The site is currently primarily agricultural land and woodland, but also includes Rossington Hall Hotel and Northern Racing College. The site is largely greenfield therefore and capable of accommodating 5,800 dwellings. There are existing residential uses to the west of the site and primarily agricultural uses and woodland to the north, east and south. The East Coast Main Line runs adjacent to the west of the site and A638 along the eastern edge. However, the high capacity is based on entirely being developed for residential uses, whereas the site is currently the subject of a planning application (reference: 16/00207/FULM) for the creation of a European Tour Destination 18 hole championship golf course, 9 hole academy golf course, with clubhouse and associated infrastructure/ancillary development. The proposal also includes 500 aspirational fairway homes, which has subsequently been reduced to 400 homes as part of the application process which is seen as necessary enabling development. The potential for the proposal to act as a significant incentive, directly and indirectly, to securing inward investment into the borough, and to diversify the housing offer within the borough via the provision of higher-end executive or aspirational housing, is recognised. The new housing is being proposed on the grounds that it is necessary to finance the delivery of the golf facility. However, given the settlement’s housing requirement has already been exceeded, and this proposal for housing is tied strongly to the delivery of a European Tour Destination (and the housing is isolated and in the countryside which national policy, and current local planning policy seeks to avoid) the site is not supported as a housing allocation through the emerging Local Plan.

Site no: 382 / 429 / 1056 - Former Todmable School Field, Gattison Lane (92 units)
Allocation – The site is 3.5 hectares and is located fairly centrally to the settlement and consists of the former playing field/open space adjacent to Todmable Infant School and the Gattison House care home buildings to the east and is therefore a part brownfield and part greenfield site. The site is capable of accommodating 92 dwellings. There are existing residential uses to the north, west and south and a school to the north-east. Although the settlement’s housing requirement has already been met, the site is an urban site and surplus to current requirements and is being promoted for housing. The site performs strongly through the sustainability appraisal stage demonstrating mainly positive or neutral effects. Allocating the site provides some further flexibility for the settlement to ensure it meets its housing target given the reliance on the single very large colliery redevelopment for Rossington’s provision.

Site no: 307 - Rossington Hall Golf Developments (5,800 units)
Rejected Housing Site – The site extends to 234.3 hectares and consists of a large expanse of land to the east of the settlement. The site is currently primarily agricultural land and woodland, but also includes Rossington Hall Hotel and Northern Racing College. The site is largely greenfield therefore and capable of accommodating 5,800 dwellings. There are existing residential uses to the west of the site and primarily agricultural uses and woodland to the north, east and south. The East Coast Main Line runs adjacent to the west of the site and A638 along the eastern edge. However, the high capacity is based on entirely being developed for residential uses, whereas the site is currently the subject of a planning application (reference: 16/00207/FULM) for the creation of a European Tour Destination 18 hole championship golf course, 9 hole academy golf course, with clubhouse and associated infrastructure/ancillary development. The proposal also includes 500 aspirational fairway homes, which has subsequently been reduced to 400 homes as part of the application process which is seen as necessary enabling development. The potential for the proposal to act as a significant incentive, directly and indirectly, to securing inward investment into the borough, and to diversify the housing offer within the borough via the provision of higher-end executive or aspirational housing, is recognised. The new housing is being proposed on the grounds that it is necessary to finance the delivery of the golf facility. However, given the settlement’s housing requirement has already been exceeded, and this proposal for housing is tied strongly to the delivery of a European Tour Destination (and the housing is isolated and in the countryside which national policy, and current local planning policy seeks to avoid) the site is not supported as a housing allocation through the emerging Local Plan.

Site no: 1040 - Sheep Bridge Lane (27 units)
Rejected Housing Site – The site would lead to inappropriate development in an area of high flood risk (Flood Risk Zone 3) so the site fails the flood risk sequential test.

Site no: 305 - Land off Stripe Road (2) (40 units)
Rejected Housing Site – Green Belt extension to a settlement where sufficient deliverable/developable sites already identified that exceed plan period requirement. It is not considered that an exceptional circumstances argument could be made therefore to utilise Green Belt at the settlement.

Site no: 303 - Stripe Road, Rossington (302 & 306 combined) (478 units)
Rejected Housing Site – Green Belt extension to a settlement where sufficient deliverable/developable sites already identified that exceed plan period requirement. It is not considered that an exceptional circumstances argument could be made therefore to utilise Green Belt at the settlement.

Site no: 302 - Land off Stripe Road (1) (180 units)
Rejected Housing Site – Green Belt extension to a settlement where sufficient deliverable/developable sites already identified that exceed plan period requirement. It is not considered that an exceptional circumstances argument could be made therefore to utilise Green Belt at the settlement.
**Location:** Thorne & Moorends  
**Tier:** Main Town  
**Housing Requirement:** 510 - 1020 (2018 - 2033)  
**Via commitments:** 391 units  
**Allocated:** 736 units  
**Via allocations:** 345 units

### Settlement Summary:
Thorne & Moorends are two contiguous settlements which are in the Main Town tier of the settlement hierarchy. It is therefore expected to deliver housing to meet its local housing needs (510), plus up to 510 additional units as a share of the boroughs economic uplift requirement (up to 1020 in total).

### How many permissions will contribute towards the settlement's housing need?
As at 2018, the supply of permissions in Thorne & Moorends is 391 units, which is short of the bottom of the settlements range by 119 units. Therefore, additional sites are required if the settlement is to deliver in its housing range.

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### What are the main physical and policy constraints to growth in this location?

#### Flood Risk
National policy states areas at risk of flooding should be avoided where possible. According to the Council’s Strategic Flood Risk Assessment (November 2015) a large part of Thorne, and the surrounding land, and the entire of Moorends is at high risk of flooding (Flood Risk Zone 3). A small central area of low flood risk (Flood Risk Zone 1) is found in the middle of Thorne. However, the maps do not take account of the presence of flood defences and how they may reduce flood risk to the Town. Other sources of flood risk, such as surface water flooding, must also be considered.

#### Countryside
Thorne-Moorends are surrounded by a local Countryside designation identified on the map via the yellow shading, built development limits of the settlement.

### How much housing needs to be identified in the settlement?
For Thorne & Moorends to get within its housing delivery range, land would need to be allocated for at least 119 units in addition to the commitments listed above.
Proposed and Rejected Housing Sites

Rejected Housing Sites

- Site no: 313 - NE of Micklethwaites Farm (26 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 31 - N of Mickethwaites Farm (50 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 469 - Bloomhill Rd (68 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 486 - Bloomhill Rd (68 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 489 - Bloomhill Rd (83 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 427 - Marshlands Rd (16 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 426 - Marshlands Rd (16 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 425 - Micklethwaites Farm (62 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 503 - East View Farm (63 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 248 - Former Thorne Cottages (603 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 999 - Land at Broadbent Gate (254 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 493 - Bloomhill Rd (25 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 400 - Aigburth Fields, North Common (222 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 002 - Bloomhill Rd (253 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 003 - Adj. Playing Fields, North Common (222 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 004 - Ivy Rd (12 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 005 - Marshlands Rd (16 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 009 - Lands End (23 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 083 - Rear Bloomhill Farm (91 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 501 - Adj 46 Marshlands Rd (16 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 276 - Bloomhill Rd (0 due to overlap with 03 & 100)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 150 - Bloomhill Rd (0 due to overlap with 03)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 245 - Micklethwaites Farm (62 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 246 - Marshlands Rd (16 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 247 - Marshlands Rd (16 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 248 - Former Thorne Cottages (603 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 249 - Former Thorne Cottages (603 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 250 - Former Thorne Cottages (603 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 251 - Former Thorne Cottages (603 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 252 - Former Thorne Cottages (603 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 253 - Former Thorne Cottages (603 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 254 - Former Thorne Cottages (603 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 255 - Former Thorne Cottages (603 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 256 - Former Thorne Cottages (603 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 257 - Former Thorne Cottages (603 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 258 - Former Thorne Cottages (603 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 259 - Former Thorne Cottages (603 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 260 - Former Thorne Cottages (603 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 261 - Former Thorne Cottages (603 units)
  - The site would lead to inappropriate development in an area of high flood risk.

- Site no: 262 - Former Thorne Cottages (603 units)
  - The site would lead to inappropriate development in an area of high flood risk.
Proposed and Rejected Housing Sites

Map Key:
- Rejected Housing allocation
- Allocated Housing site
- Permission

Site no: 343 - Alexander St (74 units)
Allocation - Site – A site currently allocated for housing in the UDP (Site Reference 081 (southern part) and 343 – Land off Alexandra Street, Thorne) at the time of drafting has a pending planning application for 207 dwellings and has received a positive Planning Policy response including satisfaction that the sequential test has been passed. The site also has a Site Specific Flood Risk Assessment as part of the planning file. The site is also therefore being supported as an allocation. Conclusion – allocate site references 081/343, but reject the northern part of site reference 081, to help provide the settlement with an allocation towards both the local need and economic growth requirement but also taking into account the flood risk constraints at the settlement.

Site no: 396 - North Eastern Road (53 units)
Allocation - It is possible for land to come forward on the part of the site that is not high flood risk. Reduced capacity from NP site due to this.

Site no: 133 - St Nicholas Rd (24 units)
Allocation - A 0.8ha site, with a potential capacity of 24 units. The site is vacant greenfield land, with adjacent residential development. The site borders a conservation area. The site has been assessed as part of the site selection process by the Neighbourhood Plan and has been supported as an allocation for housing for 24 dwellings. For this reason, the site is supported as an allocation through the Local Plan also.

Site no: 081 - Alexander St (113 units)
Allocation – A site currently allocated for housing in the UDP (Site Reference 081 (southern part) and 343 – Land off Alexandra Street, Thorne) at the time of drafting has a pending planning application for 207 dwellings and has received a positive Planning Policy response including satisfaction that the sequential test has been passed. The site also has a Site Specific Flood Risk Assessment as part of the planning file. The site is also therefore being supported as an allocation. Conclusion – allocate site references 081/343, but reject the northern part of site reference 081, to help provide the settlement with an allocation towards both the local need and economic growth requirement but also taking into account the flood risk constraints at the settlement.

Site no: 060 - East of Wyke Gate Rd (129 units)
Site no: 071 - Off St Michaels Dr. (361 units)
Site no: 089 – Coulman Bungalow (7 units)
Site no: 244 - Coulman Rd / Broadbent Gate Rd (48 units)
Site no: 311 - Bryson Close (98 units)
Site no: 331 - Coulman Road (26 units)
Site no: 998 - Land at Moorends Road (505 units)
Rejected Housing Sites – the sites would lead to inappropriate development in an area of high flood risk (Flood Risk Zone 3) so fails the flood risk sequential test.

Site no: 795 - East Side of South End (13 units)
Allocation - The site has been assessed as part of the site selection process for the Neighbourhood Plan and has been supported as an allocation. The site has recently had planning permission but this has now lapsed so a fresh application will be required. Capacity of 13 units reflects the scheme as per the lapsed permission and therefore the latest evidence on potential yield. Conclusion – allocate site reference 795.

Site no: 510 - Adj. Thorne South Station (25 units)
Allocation - 1.54ha long rectangular site with a potential capacity of 25 units. The site is greenfield with hard standing stretching across the length of the site. To the north and west are residential units, with a railway line to the south, and greenfield land with hard standing continuing to the east. The site has been assessed as part of the site selection process by the Neighbourhood Plan and has been supported as an allocation for housing for 45 dwellings. For this reason the site is supported as an allocation through the Local Plan also. However, due to the Neighbourhood Plan looking to also deliver part of the site for station car parking as part of Policy T3: Increased Parking at Thorne South Station, the capacity has been reduced to an indicative 25 dwellings for the site to ensure a balance can be struck between the two land uses as current capacity estimates through the Neighbourhood Plan seem to be assuming the whole of the site will be delivered for housing. Although a higher density scheme may support a higher number of units and still allow an area of the site to be set aside for additional car parking, it is noted the priority in the Neighbourhood Plan is to increase the housing mix towards larger 3+ bed properties (Policy H3: Housing Mix). Conclusion – allocate site reference 510, but assume a reduced capacity of 25 dwellings.

Site no: 034 - Kirton Lane (32 units)
Site no: 130 - Burger Rd (12 units)
Site no: 505 - South End Marina (25 units)
Rejected Housing Sites – the sites would lead to inappropriate development in an area of high flood risk (Flood Risk Zone 3) so fails the flood risk sequential test.
Location: Askern
Tier: Service Towns and Villages

Housing Requirement: 165 units (2018 - 2033)
Allocated: 691 units (+526 over target)

Via commitments: 564 units
Via allocations: 127 units

Settlement Summary:
Askern is one of ten settlements in the Service Towns and Villages tier of the settlement hierarchy, and has a housing requirement of 165 units (2018 - 2033) to meet its local housing need target.

What are the main physical and policy constraints to growth in this location?

Flood risk:
National policy states areas at risk of flooding should be avoided where possible. According to the Council’s Strategic Flood Risk Assessment (November 2015) the source of flood risk at Askern is to the south/east/north of the Town with areas of medium (Flood Risk Zone 2) flood risk. However, the maps do not take account of the presence of flood defences and how they may reduce flood risk to the Town. Other sources of flood risk, such as surface water flooding, must also be considered.

Green Belt
National policy only allows land to be taken out of the Green Belt in exceptional circumstances, for example if the homes target for the borough or a specific town could not otherwise be sustainably achieved. The Town is entirely surrounded by a tightly drawn Green Belt boundary as identified on the map via the green shading.

How many permissions will contribute towards the settlement's housing need?
As at 2018, there is a very large supply of permissions with 5+ units remaining to be delivered, which will contribute 564 units towards housing delivery in the settlement. This is above the target of 165 units by as many as 526 dwellings.

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<tr>
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<td>11/01609/REMM</td>
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<tr>
<td>723</td>
<td>15/01530/FUL</td>
<td>Freeman Builders Ltd., Marlborough Rd</td>
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<tr>
<td>796</td>
<td>13/01242/FULM</td>
<td>Land at former Colliery, Campsall Rd</td>
<td>157</td>
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<tr>
<td>925</td>
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<td>Land off Highfield Rd</td>
<td>62</td>
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<tr>
<td>954</td>
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<tr>
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</tr>
</tbody>
</table>

How much housing needs to be identified in the settlement?
Given the supply of housing in Askern far exceeds the target of 165 new houses in the period 2018 - 2033, there is no need to identify additional housing sites in the settlement. However, some additional sites are being proposed in this location to boost supply, as set out overleaf.
Proposed and Rejected Housing Sites

Site no: 036 - Paddock to rear of Holme Croft (26 units)
Rejected Housing Site – Green Belt extension to a settlement where sufficient deliverable/developable sites already identified that exceed plan period requirement

Site no: 090 - Land to North of Moss Road (276 units)
Rejected Housing Site – Green Belt extension to a settlement where sufficient deliverable/developable sites already identified that exceed plan period requirement

Site no: 041 - Askern Industrial Estate (84 units)
Allocation - A site measuring 2.9 hectares, able to potentially accommodate 84 units or continue as an employment site. This is brownfield land, with existing employment related buildings on the west of the site, and the remnants of former buildings to the east. The site is surrounded to the east, south and west by residential dwellings, with agricultural land to the north. The site is brownfield and currently designated as a Priority Employment Policy Area in the UDP and is partly in employment use with the western part having some active uses on the site, but the eastern half, and overall majority of the site (circa 55%), is vacant and contains cleared buildings and scrubland/hard-standing. The site was assessed for employment through the HELAA but this assessment concluded the site should be considered as a ‘reserve site’ in terms of employment. The site performs well in terms of the sustainability appraisal demonstrating mainly positive and neutral effects. Negative effects in respect to loss of existing employment land in active use have been identified. Access to both primary and secondary schools is identified as being a negative effect so a Transport Assessment and Travel Plan will be required. The secondary school is also at capacity so developer contributions towards increasing secondary education provision in the area may be required. Significant negative effects in relation to pollution to surface water bodies could be mitigated through best practice construction techniques. There were objections to the loss of the site entirely for housing from local Councillors and the Town Council. It was noted that there are important business start-up units on the western part of the site which have had recent investment. There were also concerns around the Town having very little local employment land left. Although the settlement’s plan period requirement of 165 dwellings has been well exceeded, on balance, it is considered most appropriate to allocate the eastern derelict and vacant half of the site for housing and this will bring forward the redevelopment of a brownfield site already surrounded on all sides by mainly residential uses and provide an additional supply to boost housing delivery even further in line with national policy, whilst providing some policy protection to the land in existing and active employment use. Conclusion = allocate eastern half of site reference 041 for housing and designate the western half as Employment Policy Area instead of supporting the whole site for housing. Revised housing yield expected as being 44 new homes rather than the 84 units previously supported by the 2018 consultation.

Site no: 015 - Askern Miners Welfare (49 units)
Allocation – A site measuring 2.67 hectares in size and capable of accommodating 49 dwellings. The site is designated as Green Belt and consists of a Welfare Club and associated sporting facilities, many of which are in a run-down state of disrepair. A planning application has now been granted (post 1st April 2018 base date) and has not been called-in by the Secretary of State. Conclusion = allocate site reference 195 as planning permission now granted for 49 dwellings. However, it is not proposed to remove the site from the Green Belt at this time being as the permission has not been implemented.

Site no: 226 - South of Church Field Road (100 units)
Rejected Housing Site – Green Belt extension to a settlement where sufficient deliverable/developable sites already identified that exceed plan period requirement

Site no: 374 - Avenue Road, Instoneville
Allocation - The site is currently designated as part of the wider colliery mixed use regeneration area in the UDP. The site however is not included in the wider colliery permission boundary as per site reference 796, although this is the next phase and the layout of the wider site makes provision for future access to this site also. The site is included as part of the Council’s 5-Year Deliverable Housing Land Supply covering the period 2017-2022. An Inspector, as part of a recent Section 78 Public Inquiry concluded there was a reasonable prospect of the site being delivered within this timescale. The site performs well in terms of the sustainability appraisal demonstrating mainly positive and neutral effects. Negative effects in relation to distance to a train station and secondary school capacity are true for all sites in Askern due to there not being a train station and they all feed to the same secondary school which is estimated to be at capacity. A Transport Assessment and Travel Plan may be necessary as well as a developer contribution towards school places. Although the settlement’s plan period target has been well exceeded, this site is adjacent to the Green Belt and there are no exceptional circumstances identified to wash it over with Green Belt. It is not considered that any other appropriate designations or allocations exist for how else to show the site on the Proposals Map so, on balance, it is considered justified and most appropriate to allocate for housing and this will be additional supply.

Site no: 303 - Land off Highfield Road (Southern part of site) (27 units)
Rejected Housing Site – A large part of the site is covered by planning permission reference 925, although the southern part is within Flood Risk Zone 2 so this part of the site would lead to inappropriate development in a medium flood risk area – the southern part of the site fails the flood risk sequential test therefore.

Site no: 475 - South of Oakwell Drive & Coniston Rd (106 units)
Rejected Housing Site – Green Belt extension to a settlement where sufficient deliverable/developable sites already identified that exceed plan period requirement
Location: Auckley & Hayfield Green

Tier: Service Towns and Villages

Housing Requirement: 125 units (2018 - 2033)

Allocated: 255 units (+130 over target)

Via commitments: 115 units

Via allocations: 140 units

Settlement Summary:

Auckley and Hayfield Green is one of ten settlements in the Service Towns and Villages tier of the settlement hierarchy, and has a housing requirement of 125 units (2018 - 2033) to meet its local housing need target.

What are the main physical and policy constraints to growth in this location?

Flood risk:

National policy states areas at risk of flooding should be avoided where possible. According to the Council’s Strategic Flood Risk Assessment (November 2015) the majority of Auckley-Hayfield Green, and surrounding land, is not within an area of high (Flood Risk Zone 3) or medium (Flood Risk Zone 2) flood risk with the exception of an eastern part of Auckley where some land is medium flood risk. However, the maps do not take account of the presence of flood defences and how they may reduce flood risk to the Village. Other sources of flood risk, such as surface water flooding, must also be considered.

Countryside

The settlement is surrounded by countryside, the boundary of which has been reviewed for the Local Plan. This is tightly drawn to the built development limits of the settlement. Doncaster Sheffield Airport is located adjacent to Hayfield Green in the south east of the village.

How many permissions will contribute towards the settlement housing need?

As at 2018, there is one site with permission with 5+ units remaining in the settlement, which will contribute 115 units towards housing delivery in the settlement. This is below the settlements overall housing target by ten units.

<table>
<thead>
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<th>No</th>
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<th>Name</th>
<th>Units</th>
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<tbody>
<tr>
<td>837</td>
<td>Accumulated</td>
<td>Hurst Lane</td>
<td>115</td>
</tr>
</tbody>
</table>

How much housing needs to be identified in the settlement?

The supply of housing via permissions in the settlement can contribute towards 92% of Auckley-Hayfield Green’s housing target. There is a shortfall of ten units, and a site has been identified to help meet and subsequently surpass the settlement’s housing target.

Approach to Doncaster Sheffield Airport

Local Plan Policy 7 identifies Doncaster Sheffield Airport as an important economic asset to both the borough and the wider City Region. The airport itself has published ambitious growth plans in its “Airport Masterplan 2018—2037”, published in Spring 2018. The council is supportive of the growth of the airport and recognises the wider benefits this asset brings. It opens the borough up to enhanced business and employment opportunities, and increases opportunities for international investment, as well as easy access to international markets for local businesses. A successful airport makes the borough a more attractive place for both people and business to locate, and also provides convenient tourism opportunities for the boroughs residents, as well as catering for inbound visitors. Should the goals of the masterplan be realised, there can be little doubt that the airport will be transformed by 2037.

In order to support the growth of the airport, an additional allocation for up to 1,200 dwellings is being made on land at the airport. This will comprise of an additional allocation of 280 units, and a further 920 units which will be released subject to the strict evidence of the delivery of airport related jobs. Houses will be release at a rate of 1 job: 0.11 houses, and the mechanism also ensures the jobs which account for the initial 280 units are also evidenced in calculations before additional housing is released. This allocation will not form part of the settlement strategy or contribute to the boroughs housing allocation calculations, and as such does not therefore fall under calculations for Auckley—Hayfield Green. However, given it is clearly physically related to this settlement, it is shown in the assessment for this settlement.

In order to support the growth of the airport, an additional allocation for up to 1,200 dwellings is being made on land at the airport. This will comprise of an additional allocation of 280 units, and a further 920 units which will be released subject to the strict evidence of the delivery of airport related jobs. Houses will be release at a rate of 1 job: 0.11 houses, and the mechanism also ensures the jobs which account for the initial 280 units are also evidenced in calculations before additional housing is released. This allocation will not form part of the settlement strategy or contribute to the boroughs housing allocation calculations, and as such does not therefore fall under calculations for Auckley—Hayfield Green. However, given it is clearly physically related to this settlement, it is shown in the assessment for this settlement.
Rejected Housing Site - Site no: 007: Land adjacent 21 Main Street (25 units)

- Site would lead to inappropriate development in an area at high risk of flooding (FRZ3) – site fails the flood risk sequential test therefore.

Rejected Housing Site - Site no: 442 - Auckley 1, East of the Hollows (30 units)

- Given sufficient deliverable permissions (including a post-base date permission site) have already been identified that are already over the settlement’s identified local need requirement of 125 dwellings (+130 dwellings) it is not considered that any additional allocations on land currently designated as Countryside Policy Area are necessary, nor can they be justified in respect to the settlement strategy and Policy 2 which has already been met.

Rejected Housing Site - Site no: 049 - Bell Butts, Bell Butts Lane (36 units)

- Given sufficient deliverable permissions (including a post-base date permission site) have already been identified that are already over the settlement’s identified local need requirement of 125 dwellings (+130 dwellings) it is not considered that any additional allocations on land currently designated as Countryside Policy Area are necessary, nor can they be justified in respect to the settlement strategy and Policy 2 which has already been met.

Rejected Housing Site - Site no: 464 - Willow Farm (122 units)

- Site would lead to inappropriate development in an area at high risk of flooding (FRZ3) – site fails the flood risk sequential test therefore.

Rejected Housing Site - Site no: 1013 - Common Lane (155 units)

- The site extends to 6.3 hectares in size and is capable of accommodating 155 dwellings. The site is currently in agricultural use and is greenfield therefore. There are allotments to the west of the site beyond which are existing residential uses and further residential development to the north-east. Given agricultural uses to the north and south of the site with a farm to the north-eastern edge. Given sufficient deliverable permissions (including a post-base date permission site) have already been identified that are already over the settlement’s identified local need requirement of 125 dwellings (+130 dwellings) it is not considered that any additional allocations on land currently designated as Countryside Policy Area are necessary, nor can they be justified in respect to the settlement strategy and Policy 2 which has already been met.

Rejected Housing Site - Site no: 330 - Land off Bell Butts Lane (330 units)

- Given sufficient deliverable permissions (including a post-base date permission site) have already been identified that are already over the settlement’s identified local need requirement of 125 dwellings (+130 dwellings) it is not considered that any additional allocations on land currently designated as Countryside Policy Area are necessary, nor can they be justified in respect to the settlement strategy and Policy 2 which has already been met.

Rejected Housing Site - Site no: 832 - Land at Auckley (63 units)

- Given sufficient deliverable permissions (including a post-base date permission site) have already been identified that are already over the settlement’s identified local need requirement of 125 dwellings (+130 dwellings) it is not considered that any additional allocations on land currently designated as Countryside Policy Area are necessary, nor can they be justified in respect to the settlement strategy and Policy 2 which has already been met.

Rejected Housing Site - Site no: 466 - Blaxton Quarry Phase 2

- Given sufficient deliverable permissions (including a post-base date permission site) have already been identified that are already over the settlement’s identified local need requirement of 125 dwellings (+130 dwellings) it is not considered that any additional allocations on land currently designated as Countryside Policy Area are necessary, nor can they be justified in respect to the settlement strategy and Policy 2 which has already been met.

Rejected Housing Site - Site no: 174 - Land off Main Street (80 units)

- Site would lead to inappropriate development in an area at medium risk of flooding (FRZ2) – site fails the flood risk sequential test therefore.
### Proposed and Rejected Housing Sites

**Site no: 223 - RHADS Site 2A, Hayfield Lane (140 units)**

Allocation - 6 hectare site which could potentially accommodate 136 units. This is greenfield land having previously been part of the RAF Finningley Airfield, and lies on a former RAF sports ground, which contains disused tennis courts. Site has a railway line to the north, and housing on all other sides. Immediately to the south east is a business park. The site performs strongly though the Sustainability Appraisal with mainly positive and neutral effects. Negative effects in respect to access to a train station and local centre can be mitigated through a Travel Assessment and Transport Plan and it is noted the site has positive effects for access to core bus network and existing cycling network. Negative effects in respect to school capacity (both primary and secondary) could be mitigated through a developer contribution towards increasing capacity in the local area. There is a signed Section 106 Agreement in place that requires the front part of the site to be delivered as Public Open Space which was agreed as part of planning permission relating to the original Airport development. The top north-western part of the site is also understood to be required (car parking use) as part of a potential station at the Airport which is still being proposed in addition to the East Coast Mainline Station further to the south of this site. Since the base date (April 2018) planning permission has now been granted Conclusion = allocate site reference 223, but capacity amended to 140 units in line with the planning permission. This is an urban site that performs well through the Sustainability Appraisal and provides well above the additional supply of housing required for the settlement strategy and Policy 2 which has already been met.

### Site no: 299 - Orchard Farm (276 units)

Rejected Housing Site - Given sufficient deliverable permissions (including a post-base date permission site) have already been identified that are already over the settlement’s identified local need requirement of 125 dwellings (+130 dwellings) it is not considered that any additional allocations on land currently designated as Countryside Policy Area are necessary, nor can they be justified in respect to the settlement strategy and Policy 2 which has already been met.

### Site no: 201 - Poors Land (276 units)

Rejected Housing Site - Given sufficient deliverable permissions (including a post-base date permission site) have already been identified that are already over the settlement’s identified local need requirement of 125 dwellings (+130 dwellings) it is not considered that any additional allocations on land currently designated as Countryside Policy Area are necessary, nor can they be justified in respect to the settlement strategy and Policy 2 which has already been met.

### Site no: 940 - Site 1, Land East of Poplars Farm, Hurst Lane (additional airport housing site) (up to 1200 units)

The Council is supporting an additional allocation of up to a maximum of 1,200 houses on land at the airport (Site Reference 940: Site 1, Land East Of Poplars Farm, Hurst Lane). The release of housing on this site will be strictly related to the clearly demonstrated delivery of jobs at the airport. This is with the exception of an initial tranche of land within this area which is being proposed to provide 280 new homes upfront, but the future jobs delivery mechanism requires that jobs are provided in time in lieu of these initial 280 houses, and before any further housing tranches are released. Further detail and justification is set out in Local Plan Policy 7 and supporting settlement background paper. It should be noted that the allocation of 280 dwellings (or any of the further 920 houses [280 + 920 = 1,200] on this allocation) are not contributing towards the settlement strategy or borough’s housing requirement. Any delivery of housing on the site will be additional and boost the overall supply of housing within the borough. As such, any housing delivery from the site is not included in the summary table/trajectory below. The Sustainability Appraisal identifies potential significant negative effects in relation to biodiversity, surface water pollution and archaeology for the site which will need to be mitigated. However, it is noted that this is a very large site with areas of ancient woodland (Finningley Big Wood) and local wildlife sites (Hurst Wood) which will not necessarily be developed and the development will need to provide appropriate off setting and buffering to such areas, or provide appropriate compensation. Further investigations are likely to be required due to the presence of known archaeology remains of national or regional significance where there has been little disturbance and likely survival of heritage assets is considered to be moderate or good.

### Site no: 1010 - Land off Gate House Lane (162 units)

Rejected Housing Site - The site is 6.6 hectares in size and capable of accommodating 162 dwellings. The site is scrubland and greenfield therefore. There are existing residential uses to the west of the site. Doncaster Sheffield Airport is located to the east and south and a railway line runs along the northern edge beyond which is a quarry. Given sufficient deliverable permissions (including a post-base date permission site) have already been identified that are already over the settlement’s identified local need requirement of 125 dwellings (+130 dwellings) it is not considered that any additional allocations on land currently designated as Countryside Policy Area are necessary, nor can they be justified in respect to the settlement strategy and Policy 2 which has already been met.
Location: Barnburgh - Harlington
Tier: Service Towns and Villages

Housing Requirement: 60 (2018 - 2033)
Allocated: 66 (+6 over target)

Via commitments: 0
Via allocations: 66 units

Settlement Summary:
Barnburgh—Harlington is one of ten settlements in the Service Towns and Villages tier of the settlement hierarchy, and has a housing requirement of 60 units (2018 - 2033) to meet its local housing need target.

What are the main physical and policy constraints to growth in this location?

Flood risk:
National policy states areas at risk of flooding should be avoided where possible. According to the Council’s Strategic Flood Risk Assessment (November 2015) the majority of Barnburgh-Harlington, and surrounding land, is not within an area of high (Flood Risk Zone 3) or medium (Flood Risk Zone 2) flood risk with the exception of an area of land to the south/south-west of the village where some land is medium-high flood risk. However, the maps do not take account of the presence of flood defences and how they may reduce flood risk to the Village. Other sources of flood risk, such as surface water flooding, must also be considered.

Green Belt:
National policy only allows land to be taken out of the Green Belt in exceptional circumstances, for example if the homes target for the borough or a specific town could not otherwise be sustainably achieved. The village is entirely surrounded by a tightly drawn Green Belt boundary as identified on the map via the green shading coupled with the DMBC boundary which runs along the western edge of Harlington.

How many permissions will contribute towards the settlements housing need?
As at 2018, there are no sites in the settlement with 5+ units remaining to contribute towards the settlements housing supply.

<table>
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<tr>
<th>No</th>
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<th>Name</th>
<th>Units</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>No sites</td>
<td>0</td>
</tr>
</tbody>
</table>

How much housing needs to be identified in the settlement?
As Barnburgh - Harlington has no supply via existing commitments, meaning that all housing in the settlement would need to come forward via allocations. An allocation of 60 units is required to meet the settlements housing target.
Site no: 1004 - Field adj. Manor Farm
Rejected Housing Site – The Green Belt Review identified the site has a moderately weak case for progressing further through the site selection methodology.

Site no: 095 - Hollowgate (19 units)
Rejected Housing Site - The site is greenfield, currently pastureland, and sandwiched between housing to the north and south. To the west is woodland, with a field to the east. This is a small site which is located entirely on top of a landfill site where there may be issues around the history of the site and its ground conditions/gas emissions therefore possible deliverability issues with developing the site for housing. Given this, it is not proposed to support the site for allocation, however the site is being proposed to be washed over with Residential Policy Area which would still allow small scale housing development to come forward if appropriate mitigation can be identified and subject to wider Development Management considerations.

Site no: 1003 - Paddock adj. Manor Farm (19 units)
Rejected Housing Site – The Green Belt Review identified the site has a moderately weak case for progressing further through the site selection methodology.

Site no: 143 - Land North of Primary School, Church Lane (51 units)
Rejected Housing Site - The site is greenfield, currently utilised for agriculture, and slopes gently upwards to the north. To the north and west are residential dwellings, with fields to the east, and Barnburgh Primary School to the south. There is a less sensitive Green Belt site option available elsewhere at the settlement (reference 777) sufficient to deliver the Village’s housing requirement and significant negative effects through developing this site for housing in respect to built heritage and archaeology which may not be possible to resolve even with mitigation.

Site no: 777 - Plot 3, Harlington (66 units)
Allocation – The Green Belt Review finds a slight preference for site reference 777 over 143 in Green Belt purposes terms. In addition to this, site reference 777 performs stronger on Sustainability Appraisal compared to site reference 143.
Location: Barnby Dun
Tier: Service Towns and Villages

Housing Requirement: 105 units (2018 - 2033)
Allocated: 104 units (-1 under target)

Via commitments: 6 units
Via allocations: 98 units

Settlement Summary:
Barnby Dun is one of ten settlements in the Service Towns and Villages tier of the settlement hierarchy, and has a housing requirement of 105 units (2018 - 2033) to meet its local housing need target.

What are the main physical and policy constraints to growth in this location?

Flood risk:
National policy states areas at risk of flooding should be avoided where possible. According to the Council's Strategic Flood Risk Assessment (November 2015) the majority of Auckley-Hayfield Green, and surrounding land, is not within an area of high (Flood Risk Zone 3) or medium (Flood Risk Zone 2) flood risk. However, the maps do not take account of the presence of flood defences and how they may reduce flood risk to the Village. Other sources of flood risk, such as surface water flooding, must also be considered.

Countryside
The settlement is surrounded by countryside, the boundary of which has been reviewed for the Local Plan. This is tightly drawn to the built development limits of the settlement.

How many permissions will contribute towards the settlement's housing need?
As at 2018, there is one site with permission with 5+ units remaining in the settlement, which will contribute 6 units towards housing delivery in the settlement. This means there are 99 units remaining to be found if the settlement is to reach its housing target.

<table>
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<tbody>
<tr>
<td>918</td>
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How much housing needs to be identified in the settlement?
The supply of housing via permissions in the settlement can only contribute six units towards the overall settlement target. This means there are 99 units remaining to be found if the settlement is to reach its housing target.
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

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Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.
Location: Bawtry  
Tier: Service Towns and Villages  

Housing Requirement: 110 units (2018 - 2033)  
Allocated: 90 units (-20 under target)  

Via commitments: 54 units  
Via allocations: 36 units

Settlement Summary:
Bawtry is one of ten settlements in the Service Towns and Villages tier of the settlement hierarchy, and has a housing requirement of 110 units (2018 - 2033) to meet its local housing need target.

What are the main physical and policy constraints to growth in this location?

Flood risk:
National policy states areas at risk of flooding should be avoided where possible. According to the Council’s Strategic Flood Risk Assessment (November 2015) the majority of Auckley-Hayfield Green, and surrounding land, is not within an area of high (Flood Risk Zone 3) or medium (Flood Risk Zone 2) flood risk with the exception of an eastern part of Auckley where some land is medium flood risk. However, the maps do not take account of the presence of flood defences and how they may reduce flood risk to the Village. Other sources of flood risk, such as surface water flooding, must also be considered.

Green Belt:
National policy only allows land to be taken out of the Green Belt in exceptional circumstances, for example if the homes target for the borough or a specific town could not otherwise be sustainably achieved. The Town is entirely surrounded by a tightly drawn Green Belt boundary as identified on the map via the green shading.

Countryside
The settlement is surrounded to the east (east of the ECML) by countryside, the boundary of which has been reviewed for the Local Plan. This is tightly drawn to the built development limits of the settlement in this location.

How many permissions will contribute towards the settlement’s housing need?
As at 2018, there are three sites with permission with 5+ units remaining in the settlement, which will contribute 54 units towards housing delivery in the settlement.

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<td>Station Hotel, 93 Station Road</td>
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<tr>
<td>966</td>
<td>16/00733/FUL</td>
<td>Bawtry Hall, South Parade</td>
<td>8</td>
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<tr>
<td>982</td>
<td>16/01920/FULM</td>
<td>Land And Buildings On The West Side Of Top Street</td>
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</table>

How much housing needs to be identified in the settlement?
The supply of housing via permissions in the settlement can only contribute 54 units towards the overall settlement target. This means there are 56 units remaining to be found if the settlement is to reach its housing target.
Great North Road (16 units)

Site no: 874

- Allocation

The site is a small Greenfield urban site around 0.5 hectares in size and capable of accommodating 16 dwellings. The site is already allocated for housing in the UDP. New findings from the sustainability appraisal show that the site has positive and neutral effects. Negative effects for access to a train station, primary and secondary school could be mitigated through a Transport Assessment and Travel Plan. Likewise, capacity constraints at both the primary and secondary school may require a developer contribution towards increased capacity in the area. Although this is a very small site, the findings from the appraisal support a re-allocation will provide a significant proportion (16 units) of the settlement’s remaining local needs housing target through the use of a well-located sustainable urban site.

Site no: 873

- Rejected Housing Site

This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Weak Case for inclusion in further site selection work.

Site no: 1017

- Rejected Housing Site

This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Moderately Weak Case for inclusion in further site selection work.

Site no: 996

- Rejected Housing Site

This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Weak Case for inclusion in further site selection work.

Site no: 998

- Rejected Housing Site

This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Weak Case for inclusion in further site selection work.

Site no: 1006

- Rejected Housing Site

This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Weak Case for inclusion in further site selection work.

Site no: 141

- Rejected Housing Site

This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Weak Case for inclusion in further site selection work.

Site no: 146

- Rejected Housing Site

This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Weak Case for inclusion in further site selection work.

Site no: 172

- Rejected Housing Site

This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Weak Case for inclusion in further site selection work.

Site no: 280

- Rejected Housing Site

This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Weak Case for inclusion in further site selection work.

Site no: 786

- Rejected Housing Site

This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Weak Case for inclusion in further site selection work.

Site no: 1015

- Rejected Housing Site

This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Weak Case for inclusion in further site selection work.

Site no: 1005

- Rejected Housing Site

This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Weak Case for inclusion in further site selection work.

Site no: 501

- Rejected Housing Site

This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Weak Case for inclusion in further site selection work.

Site no: 499

- Proposed and Rejected Housing Sites

The site is a small Greenfield urban site around 0.5 hectares in size and capable of accommodating 16 dwellings. The site is already allocated for housing in the UDP. New findings from the sustainability appraisal show that the site has positive and neutral effects. Negative effects for access to a train station, primary and secondary school could be mitigated through a Transport Assessment and Travel Plan. Likewise, capacity constraints at both the primary and secondary school may require a developer contribution towards increased capacity in the area. Although this is a very small site, the findings from the appraisal support a re-allocation will provide a significant proportion (16 units) of the settlement’s remaining local needs housing target through the use of a well-located sustainable urban site.
**Location:** Carcroft - Skellow
**Tier:** Service Towns and Villages

**Housing Requirement:** 250 units (2018 - 2033)  
**Allocated:** 307 units (+ 57 over target)  
**Via commitments:** 7 units  
**Via allocations:** 300 units

### Settlement Summary:
Carcroft - Skellow is the largest of the ten settlements in the Service Towns and Villages tier of the settlement hierarchy, and has a housing requirement of 250 units (2018 - 2033) to meet its local housing need target.

### What are the main physical and policy constraints to growth in this location?

#### Flood risk:
National policy states areas at risk of flooding should be avoided where possible. According to the Council’s Strategic Flood Risk Assessment (November 2015) the majority of Auckley-Hayfield Green, and surrounding land, is not within an area of high (Flood Risk Zone 3) or medium (Flood Risk Zone 2) flood risk with the exception of an eastern part of Auckley where some land is medium flood risk. However, the maps do not take account of the presence of flood defences and how they may reduce flood risk to the Village. Other sources of flood risk, such as surface water flooding, must also be considered.

#### Green Belt:
National policy only allows land to be taken out of the Green Belt in exceptional circumstances, for example if the homes target for the borough or a specific town could not otherwise be sustainably achieved. The Town is entirely surrounded by a tightly drawn Green Belt boundary as identified on the map via the green shading.

### How many permissions will contribute towards the settlement’s housing need?
As at 2018, there is one site with permission with 5+ units remaining in the settlement, which will contribute 7 units towards housing delivery in the settlement.

<table>
<thead>
<tr>
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<tbody>
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### How much housing needs to be identified in the settlement?
The supply of housing via permissions in the settlement can only contribute 7 units towards the overall settlement target. This means there are 243 units remaining to be found if the settlement is to reach its housing target.
Proposed and Rejected Housing Sites

Site no: 1005 - Land to west of Repton Road (6 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 1089 - Land to East of New Street (155 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore. The Green Belt Review also identifies the site has a moderately weak case for progressing through the site selection process.

Site no: 145 - Land at Skellow (160 units)
Rejected Housing Site – a significant part of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore. In addition, the site is Green Belt and has been identified through the Phase 3 Green Belt Review as having a Weak Case for inclusion in further site selection work.

Site no: 165 / 186 - Land North of A1, Skellow (300 units)
Allocation - this site provides the only option for the settlement to meet its local housing need requirement without the use of land that is at high risk of flooding from main rivers (FRZ3). Further to this, most of the FRZ3 sites are also Green Belt and have been found to have less of a case for progressing through the site selection methodology compared to site 165/186. The concerns from the consultation have been taken into account and to help mitigate these issues the capacity is being reduced by 40 new homes to 300. Developer requirements require significant onsite green landscaping to the A1(M) on the west of the site to help with acoustic buffering and compliment the existing tree corridor adjacent to the A1(M). New housing will also be setback from the existing properties on Crabgate Lane to the western edge of the site. A Transport Assessment and Travel Plan will be required and development will require bus provision. Contributions towards

Site no: 273 - Askern Road (266 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 367 - 1-29 Buttermere Close Garages, Buttermere Close (7 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 398 - Oswston Road (39 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 401 - Sandyfields View (7 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 85 - Mill Lane and Crabgate (26 units)
Rejected Housing Site – part of the site is within Flood Risk Zone 2/3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore. In addition, the site is Green Belt and has been identified through the Phase 3 Green Belt Review as having a Weak Case for inclusion in further site selection work.

Site no: 185 - Land at Mill Lane and Crabgate
Rejected Housing Site – part of the site is within Flood Risk Zone 2/3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore. In addition, the site is Green Belt and has been identified through the Phase 3 Green Belt Review as having a Weak Case for inclusion in further site selection work.

Site no: 273 - Askern Road (266 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 367 - 1-29 Buttermere Close Garages, Buttermere Close (7 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 398 - Oswston Road (39 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 401 - Sandyfields View (7 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 042 - Land to the rear of Skellow Hall (78 units)
Rejected Housing Site – the majority of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 185 - Land at Mill Lane and Crabgate
Rejected Housing Site – part of the site is within Flood Risk Zone 2/3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore. In addition, the site is Green Belt and has been identified through the Phase 3 Green Belt Review as having a Weak Case for inclusion in further site selection work.

Site no: 1089 - Land to East of New Street (155 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore. The Green Belt Review also identifies the site has a moderately weak case for progressing through the site selection process.

Site no: 145 - Land at Skellow (160 units)
Rejected Housing Site – a significant part of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore. In addition, the site is Green Belt and has been identified through the Phase 3 Green Belt Review as having a Weak Case for inclusion in further site selection work.

Site no: 165 / 186 - Land North of A1, Skellow (300 units)
Allocation - this site provides the only option for the settlement to meet its local housing need requirement without the use of land that is at high risk of flooding from main rivers (FRZ3). Further to this, most of the FRZ3 sites are also Green Belt and have been found to have less of a case for progressing through the site selection methodology compared to site 165/186. The concerns from the consultation have been taken into account and to help mitigate these issues the capacity is being reduced by 40 new homes to 300. Developer requirements require significant onsite green landscaping to the A1(M) on the west of the site to help with acoustic buffering and compliment the existing tree corridor adjacent to the A1(M). New housing will also be setback from the existing properties on Crabgate Lane to the western edge of the site. A Transport Assessment and Travel Plan will be required and development will require bus provision. Contributions towards

Site no: 273 - Askern Road (266 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 367 - 1-29 Buttermere Close Garages, Buttermere Close (7 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 398 - Oswston Road (39 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 401 - Sandyfields View (7 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 042 - Land to the rear of Skellow Hall (78 units)
Rejected Housing Site – the majority of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 185 - Land at Mill Lane and Crabgate
Rejected Housing Site – part of the site is within Flood Risk Zone 2/3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore. In addition, the site is Green Belt and has been identified through the Phase 3 Green Belt Review as having a Weak Case for inclusion in further site selection work.

Site no: 1089 - Land to East of New Street (155 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore. The Green Belt Review also identifies the site has a moderately weak case for progressing through the site selection process.

Site no: 145 - Land at Skellow (160 units)
Rejected Housing Site – a significant part of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore. In addition, the site is Green Belt and has been identified through the Phase 3 Green Belt Review as having a Weak Case for inclusion in further site selection work.

Site no: 165 / 186 - Land North of A1, Skellow (300 units)
Allocation - this site provides the only option for the settlement to meet its local housing need requirement without the use of land that is at high risk of flooding from main rivers (FRZ3). Further to this, most of the FRZ3 sites are also Green Belt and have been found to have less of a case for progressing through the site selection methodology compared to site 165/186. The concerns from the consultation have been taken into account and to help mitigate these issues the capacity is being reduced by 40 new homes to 300. Developer requirements require significant onsite green landscaping to the A1(M) on the west of the site to help with acoustic buffering and compliment the existing tree corridor adjacent to the A1(M). New housing will also be setback from the existing properties on Crabgate Lane to the western edge of the site. A Transport Assessment and Travel Plan will be required and development will require bus provision. Contributions towards

Site no: 273 - Askern Road (266 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 367 - 1-29 Buttermere Close Garages, Buttermere Close (7 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 398 - Oswston Road (39 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 401 - Sandyfields View (7 units)
Rejected Housing Site – all of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.

Site no: 042 - Land to the rear of Skellow Hall (78 units)
Rejected Housing Site – the majority of the site is within Flood Risk Zone 3 so allocation of the site would lead to inappropriate development in a high flood risk area – the site fails the flood risk sequential test therefore.
Location: Edlington
Tier: Service Towns and Villages

Housing Requirement: 230 units (2018 - 2033)
Allocated: 665 units (+ 435 over target)

Via commitments: 622 units
Via allocations: 43 units

Settlement Summary:
Edlington is one of the largest of the ten settlements in the Service Towns and Villages tier of the settlement hierarchy, and has a housing requirement of 230 units (2018 - 2033) to meet its local housing need target.

How much housing needs to be identified in the settlement?

The supply of housing via permissions in the settlement can contribute 622 units, which is above the local housing requirement for Edlington by as many as 392 units. There is therefore no need to identify additional housing allocations in this settlement. However, some additional sites are being proposed in this location to boost supply, as set out overleaf.

What are the main physical and policy constraints to growth in this location?

Flood risk:
National policy states areas at risk of flooding should be avoided where possible. According to the Council’s Strategic Flood Risk Assessment (November 2015) the majority of Auckley-Hayfield Green, and surrounding land, is not within an area of high (Flood Risk Zone 3) or medium (Flood Risk Zone 2) flood risk with the exception of an eastern part of Auckley where some land is medium flood risk. However, the maps do not take account of the presence of flood defences and how they may reduce flood risk to the Village. Other sources of flood risk, such as surface water flooding, must also be considered.

Green Belt:
National policy only allows land to be taken out of the Green Belt in exceptional circumstances, for example if the homes target for the borough or a specific town could not otherwise be sustainably achieved. The Town is entirely surrounded by a tightly drawn Green Belt boundary as identified on the map via the green shading.

How many permissions will contribute towards the settlement’s housing need?

As at 2018, there is one site with permission with 5+ units remaining in the settlement, which will contribute 7 units towards housing delivery in the settlement.

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<td>Site At Former Yorkshire Main Colliery, Broomhouse Lane,</td>
<td>375</td>
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<tr>
<td>893</td>
<td>14/02581/FULM</td>
<td>Land Of The Former Cinema, Edlington Lane</td>
<td>16</td>
</tr>
<tr>
<td>1064</td>
<td>16/03027/OUT</td>
<td>Land Off Howbeck Drive</td>
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</tr>
</tbody>
</table>
Site no: 052 - Plot 2, Land at Old Edlington (122 units)
Rejected Housing Sites – Green Belt extensions to a settlement where sufficient deliverable/developable sites already identified that exceed plan period requirement. It is not considered that an exceptional circumstances case could be made to release Green Belt sites at the settlement given this position.

Site no: 057 - Plot 7, Land at Old Edlington (137 units)
Rejected Housing Sites – Green Belt extensions to a settlement where sufficient deliverable/developable sites already identified that exceed plan period requirement. It is not considered that an exceptional circumstances case could be made to release Green Belt sites at the settlement given this position.

Site no: 384 - Howbeck Drive (45 units)
Allocation – The site is located to the west of Edlington and is 1.34 hectares in size and capable of accommodating 36 dwellings. The site is currently scrubland and is greenfield therefore. There are existing residential uses to the east and open countryside to the north, west and south of the site. The site is currently allocated for Housing in the UDP. The site is owned by DMBC and has been the subject of representations by the Council’s Local Investment Planning Team as alluded to by the Neighbourhood Plan. The site previously consisted of a former sheltered housing development which has now been demolished leaving a vacant and cleared site ready to be redeveloped. The site forms part of the Council’s 5-Year Deliverable Housing Land Supply covering the period 2017-2022 and is planned to be brought forward as a new affordable housing scheme.

Site no: 051 - Plot 1, Land at Old Edlington (189 units)
Rejected Housing Sites – Green Belt extensions to a settlement where sufficient deliverable/developable sites already identified that exceed plan period requirement. It is not considered that an exceptional circumstances case could be made to release Green Belt sites at the settlement given this position.

Site no: 054 - Plot 4 - Land at Old Edlington (251 units)
Rejected Housing Sites – Green Belt extensions to a settlement where sufficient deliverable/developable sites already identified that exceed plan period requirement. It is not considered that an exceptional circumstances case could be made to release Green Belt sites at the settlement given this position.

Site no: 057 - Plot 7, Land at Old Edlington (137 units)
Rejected Housing Sites – Green Belt extensions to a settlement where sufficient deliverable/developable sites already identified that exceed plan period requirement. It is not considered that an exceptional circumstances case could be made to release Green Belt sites at the settlement given this position.

Site no: 375 - Barnburgh House, Edlington Lane (7 units)
Allocation - There are existing residential uses to the north and west and commercial uses to the south and east of the site. The site is currently designated as Residential Policy Area via the UDP. The site is owned by DMBC and has been the subject of representations by the Council’s Local Investment Planning Team as alluded to by the Neighbourhood Plan. The site previously consisted of a former sheltered housing development which has now been demolished leaving a vacant and cleared site ready to be redeveloped. The site forms part of the Council’s 5-Year Deliverable Housing Land Supply covering the period 2017-2022 and is planned to be brought forward as a new affordable housing scheme.
**Location:** Finningley  
**Tier:** Service Towns and Villages  
**Housing Requirement:** 55 units (2018 - 2033)  
**Allocated:** 50 units (- 5 under target)  
**Via commitments:** 50 units  
**Via allocations:** 0 units

### Settlement Summary:
Finningley is the smallest of the ten settlements in the Service Towns and Villages tier of the settlement hierarchy, and has a housing requirement of 55 units (2018 - 2033) to meet its local housing need target.

### What are the main physical and policy constraints to growth in this location?

#### Flood risk:
National policy states areas at risk of flooding should be avoided where possible. According to the Council’s Strategic Flood Risk Assessment (November 2015) the majority of Auckley-Hayfield Green, and surrounding land, is not within an area of high (Flood Risk Zone 3) or medium (Flood Risk Zone 2) flood risk with the exception of an eastern part of Auckley where some land is medium flood risk. However, the maps do not take account of the presence of flood defences and how they may reduce flood risk to the Village. Other sources of flood risk, such as surface water flooding, must also be considered.

#### Countryside
The settlement is surrounded by countryside, the boundary of which has been reviewed for the Local Plan. This is tightly drawn to the built development limits of the settlement.

### How many permissions will contribute towards the settlement’s housing need?
As at 2018, there are three sites with permission with 5+ units remaining in the settlement, which will contribute 50 units towards housing delivery in the settlement.

<table>
<thead>
<tr>
<th>No</th>
<th>Application ref</th>
<th>Name</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>789</td>
<td>15/02091/FULM</td>
<td>Land On The South West Side Of St Oswalds Drive</td>
<td>5</td>
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<tr>
<td>965</td>
<td>16/00280/REMM</td>
<td>Units 1 And 2 Old Bawtry Road</td>
<td>37</td>
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<tr>
<td>1078</td>
<td>17/01856/FUL</td>
<td>White And Carter, Station Road</td>
<td>8</td>
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</table>

### How much housing needs to be identified in the settlement?
The supply of housing via permissions in the settlement can contribute 50 units, which is below the local housing requirement for Finningley by just 5 units. There is therefore a limited requirement to find further housing in this settlement, unless a small suitable site were promoted.
Proposed and Rejected Housing Sites

Map Key:
- Rejected Housing Allocation
- Allocated Housing Site
- Permission

Site no: 315 - Land west of Station Road (31 units)
Rejected housing site: The site is greenfield and countryside and would form an extension to the settlement. Given Finningley can meet most of its housing target via permissions (being just 5 short of its target of 55), it is not considered that such an extension into the countryside is necessary, nor can it be justified.

Site no: 317 - Land East of Station Road (51 units)
Rejected housing site: The site is greenfield and countryside and would form an extension to the settlement. Given Finningley can meet most of its housing target via permissions (being just 5 short of its target of 55), it is not considered that such an extension into the countryside is necessary, nor can it be justified. Part of this site falls within Residential Policy Area, however.

Site no: 274 - Land North of Cadeby Road (191 units)
Rejected housing site: The site is greenfield and countryside and would form an extension to the settlement. Given Finningley can meet most of its housing target via permissions (being just 5 short of its target of 55), it is not considered that such an extension into the countryside is necessary, nor can it be justified.

Site no: 152 - Land at Finningley (70 units)
Rejected housing site: The site is greenfield and countryside and would form an extension to the settlement. Given Finningley can meet most of its housing target via permissions (being just 5 short of its target of 55), it is not considered that such an extension into the countryside is necessary, nor can it be justified.

Site no: 349 - Land East of Gatesbridge Park (133 units)
Rejected housing site: The site is greenfield and countryside and would form an extension to the settlement. Given Finningley can meet most of its housing target via permissions (being just 5 short of its target of 55), it is not considered that such an extension into the countryside is necessary, nor can it be justified.

Site no: 136 - Spring Lane (97 units)
Rejected housing site: The site is greenfield and countryside and would form an extension to the settlement. Given Finningley can meet most of its housing target via permissions (being just 5 short of its target of 55), it is not considered that such an extension into the countryside is necessary, nor can it be justified.

Site no: 448 - Land to the East of Bawtry Road (581 units)
Rejected housing site: The site is greenfield and countryside and would form an extension to the settlement. Given Finningley can meet most of its housing target via permissions (being just 5 short of its target of 55), it is not considered that such an extension into the countryside is necessary, nor can it be justified.

Site no: 189 - Land at Melton Road (827 units)
Rejected housing site: The site is greenfield and countryside and would form an extension to the settlement. Given Finningley can meet most of its housing target via permissions (being just 5 short of its target of 55), it is not considered that such an extension into the countryside is necessary, nor can it be justified.
Location: Sprotbrough  
Tier: Service Towns and Villages  
Housing Requirement: 95 units (2018 - 2033)  
Allocated: 80 units (-15 under target)  
Via commitments: 0 units  
Via allocations: 80 units

Settlement Summary:
Sprotbrough is one of ten settlements in the Service Towns and Villages tier of the settlement hierarchy, and has a housing requirement of 95 units (2018 - 2033) to meet its local housing need target.

What are the main physical and policy constraints to growth in this location?

Flood risk:
National policy states areas at risk of flooding should be avoided where possible. According to the Council’s Strategic Flood Risk Assessment (November 2015) the majority of Auckley-Hayfield Green, and surrounding land, is not within an area of high (Flood Risk Zone 3) or medium (Flood Risk Zone 2) flood risk with the exception of an eastern part of Auckley where some land is medium flood risk. However, the maps do not take account of the presence of flood defences and how they may reduce flood risk to the Village. Other sources of flood risk, such as surface water flooding, must also be considered.

Green Belt:
National policy only allows land to be taken out of the Green Belt in exceptional circumstances, for example if the homes target for the borough or a specific town could not otherwise be sustainably achieved. The village is entirely surrounded by a tightly drawn Green Belt boundary as identified on the map via the green shading.

How many permissions will contribute towards the settlements housing need?
As at 2018, there are no sites with permission with 5+ units remaining in the settlement to contrib towards the delivery of housing in the settlement.

<table>
<thead>
<tr>
<th>No</th>
<th>Application ref</th>
<th>Name</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>No sites</td>
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<td></td>
</tr>
</tbody>
</table>

How much housing needs to be identified in the settlement?
There is no supply of housing via permissions in Sprotbrough, and therefore if the settlement is to deliver its local housing target, site(s) will need to be allocated.
Location: Tickhill  
Tier: Service Towns and Villages  
Housing Requirement: 165 units (2018 - 2033)  
Allocated: 74 units (-91 under target)  
Via commitments: 0 units  
Via allocations: 74 units

Settlement Summary:
Tickhill is one of the ten settlements in the Service Towns and Villages tier of the settlement hierarchy, and has a housing requirement of 165 units (2018 - 2033) to meet its local housing need target.

What are the main physical and policy constraints to growth in this location?

Flood risk:
National policy states areas at risk of flooding should be avoided where possible. According to the Council’s Strategic Flood Risk Assessment (November 2015) the majority of Auckley-Hayfield Green, and surrounding land, is not within an area of high (Flood Risk Zone 3) or medium (Flood Risk Zone 2) flood risk with the exception of an eastern part of Auckley where some land is medium flood risk. However, the maps do not take account of the presence of flood defences and how they may reduce flood risk to the Village. Other sources of flood risk, such as surface water flooding, must also be considered.

Green Belt:
National policy only allows land to be taken out of the Green Belt in exceptional circumstances, for example if the homes target for the borough or a specific town could not otherwise be sustainably achieved. The Town is entirely surrounded by a tightly drawn Green Belt boundary as identified on the map via the green shading.

How many permissions will contribute towards the settlement's housing need?
As at 2018, there are no sites with permission with 5+ units remaining in the settlement, which means that sites will need to be allocated in the settlement if Tickhill is to reach its allocated housing target.

<table>
<thead>
<tr>
<th>No</th>
<th>Application ref</th>
<th>Name</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>0 units</td>
</tr>
</tbody>
</table>

How much housing needs to be identified in the settlement?
As there is no supply via planning permissions in the settlement, there remains the whole 165 units to identify in the settlement.
Proposed and Rejected Housing Sites

Map Key:
- Rejected Housing Site
- Allocated Housing site

Site no: 57 - Site C, Land East of Doncaster Road (98 units)
Rejected Housing Site - This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Moderately Weak Case for inclusion in further site selection work.

Site no: 875 - Site A, Land East of Doncaster Road (102 units)
Rejected Housing Site - This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Moderately Weak Case for inclusion in further site selection work. See Site Ref 1028 below however.

Site no: 1028 - Land off Sunderland Street (74 units)
Allocated - This is the only site that has come through the site selection methodology to help contribute towards the Towns' local Plan’s spatial strategy in the with Policy. Exceptional circumstances to take the site out of the Green Belt has been demonstrated and the negative effects in terms of the findings from the sustainability appraisal can be mitigated, as well as some associated planning difficulties. As such, this site should be considered for inclusion in further site selection work.

Site no: 357 - Land off Worsing Lane (3 units)
Rejected Housing Site - This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Moderately Weak Case for inclusion in further site selection work.

Site no: 281 - Land off Worsing Road (10 units)
Rejected Housing Site - Access issues. Any development on this site will have a detrimental impact on the industrial area, the industrial site being accessed by the same access from the site. In addition, it is located very close to the A1 and A60 motorway, which will have a detrimental impact on the industrial site.

Site no: 1019 - Apby Lane, Worksop Road (79 units)
Rejected Housing Site - Access issues. Any development on this site will have a detrimental impact on the industrial area, the industrial site being accessed by the same access from the site. In addition, it is located very close to the A1 and A60 motorway, which will have a detrimental impact on the industrial site.

Site no: 156 - Land off Lindrick Lane (153 units)
Rejected Housing Site - Access issues. Any development on this site will have a detrimental impact on the industrial area, the industrial site being accessed by the same access from the site. In addition, it is located very close to the A1 and A60 motorway, which will have a detrimental impact on the industrial site.

Site no: 356 - Farm (26 units)
Rejected Housing Site - This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Weak Case for inclusion in further site selection work.

Site no: 824 (1030) - Land at Tickhill (88 units)
Rejected Housing Site - This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Moderately Weak Case for inclusion in further site selection work. See Site Ref 1028 below however.

Site no: 116 - Land west of Dadsley Road (116 units)
Rejected Housing Site - This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Moderately Weak Case for inclusion in further site selection work.

Site no: 930 - Land off Sunderland Street (54 units)
Rejected Housing Site - This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Weak Case for inclusion in further site selection work.

Site no: 109 - Land off Atwick Road (68 units)
Rejected Housing Site - This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Moderately Weak Case for inclusion in further site selection work.

Site no: 957 - Land off Worksop Road (16 units)
Rejected Housing Site - This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Moderately Weak Case for inclusion in further site selection work.

Site no: 1021 - Land at Tikill (87 units)
Rejected Housing Site - This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Moderately Weak Case for inclusion in further site selection work.

Site no: 1024 / 1039 - Wilsic Lane (12 units)
Rejected Housing Site - Access Issues. The site is adjacent to a watercourse and is subject to flooding. The site is also subject to highway network and it is not considered that the existing farm access can be utilised due to visibility problems. Although the site is the north-west, this site was one of the one hundred sites that were filtered out in site selection work. Significant hedgerow impact making it very narrow.

Site no: 203 - Land between Lindrick Lane and Worksop Road (39 units)
Rejected Housing Site - This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Weak Case for inclusion in further site selection work.

Site no: 367 - Land off Worksop Road (10 units)
Rejected Housing Site - This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Weak Case for inclusion in further site selection work.

Site no: 955 - Land off Wong Lane (93 units)
Rejected Housing Site - This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Weak Case for inclusion in further site selection work.

Site no: 52 - Land west of Dadsley Road (116 units)
Rejected Housing Site - Significant hedgerow and agricultural use and capable of accommodating 102 dwellings. There are residential uses to the west of the site and a primary school with playing fields to the south of the site. Agricultural and car parking uses and a farm are located to the north and east. There is no direct access to the public highway network and it is not considered that the existing farm access can be utilised due to visibility problems. Although the site is the north-west, this site was one of the one hundred sites that were filtered out in site selection work. Significant hedgerow impact making it very narrow.

Site no: 875 - Site A, Land East of Doncaster Road (102 units)
Rejected Housing Site - This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Moderately Weak Case for inclusion in further site selection work.

Site no: 1028 - Land off Sunderland Street (74 units)
Allocated - This is the only site that has come through the site selection methodology to help contribute towards the Towns’ local Plan’s spatial strategy in the with Policy. Exceptional circumstances to take the site out of the Green Belt has been demonstrated and the negative effects in terms of the findings from the sustainability appraisal can be mitigated, as well as some associated planning difficulties. As such, this site should be considered for inclusion in further site selection work.

Site no: 357 - Land off Worsing Lane (3 units)
Rejected Housing Site - This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Moderately Weak Case for inclusion in further site selection work.

Site no: 281 - Land off Worsing Road (10 units)
Rejected Housing Site - Access issues. Any development on this site will have a detrimental impact on the industrial area, the industrial site being accessed by the same access from the site. In addition, it is located very close to the A1 and A60 motorway, which will have a detrimental impact on the industrial site.

Site no: 1019 - Apby Lane, Worksop Road (79 units)
Rejected Housing Site - Access issues. Any development on this site will have a detrimental impact on the industrial area, the industrial site being accessed by the same access from the site. In addition, it is located very close to the A1 and A60 motorway, which will have a detrimental impact on the industrial site.

Site no: 156 - Land off Lindrick Lane (153 units)
Rejected Housing Site - Access issues. Any development on this site will have a detrimental impact on the industrial area, the industrial site being accessed by the same access from the site. In addition, it is located very close to the A1 and A60 motorway, which will have a detrimental impact on the industrial site.

Site no: 356 - Farm (26 units)
Rejected Housing Site - This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Weak Case for inclusion in further site selection work.

Site no: 824 (1030) - Land at Tickhill (88 units)
Rejected Housing Site - This site is currently designated as Green Belt. The Phase 3 Green Belt Review concludes that the site has a Moderately Weak Case for inclusion in further site selection work. See Site Ref 1028 below however.

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A total breakdown of supply from new site allocations is provided below. This includes anticipated build out in the 15 year allocation period of 2018 - 2033; 2033 - 2035 (the end of the plan period); and beyond 2035, where some sites are expected to still be delivering. For more information please see the Site Selection Methodology and Housing Topic Paper.

<table>
<thead>
<tr>
<th>Site no.</th>
<th>Location</th>
<th>Site Name</th>
<th>18 - 33</th>
<th>33 - 35</th>
<th>35+</th>
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</thead>
<tbody>
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<td>Main Urban Area</td>
<td>Land adj. 163 Sheffield Road, Warmsworth</td>
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<tr>
<td>111</td>
<td>Main Urban Area</td>
<td>Land at Stevens Road, Balby</td>
<td>69</td>
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<tr>
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<td>Main Urban Area</td>
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<tr>
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<td>Sandy Lane, Doncaster</td>
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<td>Main Urban Area</td>
<td>Warmsworth Reservoir, Warmsworth</td>
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<td>Meters</td>
<td>Foot</td>
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<td>Barton Lane</td>
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<td>784</td>
<td>Dunscoft, Dunsville, Hatfield &amp; Stainforth</td>
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<td>155</td>
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<td>'Site A', Leach Lane Industrial Estate, Mexborough</td>
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<td>Mexborough</td>
<td>Windhill, Whinshill Avenue, Mexborough</td>
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<td>1048</td>
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<td>140</td>
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<td>1056</td>
<td>Rossington</td>
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<td>081 / 343</td>
<td>Thorne &amp; Moorends</td>
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15,499 (2018 - 2033)