Chapter 16
Mixed Use Regeneration Projects
CHAPTER 16

INTRODUCTION

16.1 Topics such as housing, recreation and economy and employment are dealt with in separate chapters of the UDP. Within each topic chapter, policies and proposals are put forward which will contribute towards achieving the UDP’s aims of economic regeneration, environmental improvement and the reduction of social inequalities.

16.2 The Borough Council’s UDP is based on a vision of the future of the Borough as a place of increasing opportunities for all its residents and businesses and as a place with a strongly positive image which will attract essential investment so that these opportunities can thrive.

16.3 In addition to the numerous policies and proposals in the topic chapters the Borough Council recognise that large scale mixed use development initiatives can create exciting opportunities which are essential if the Council’s vision is to be achieved.

16.4 The UDP therefore includes a number of schemes and major development proposals. The special feature of these development opportunities is that they introduce a balanced mix of land uses in high profile schemes containing housing, recreation and leisure and employment, and are therefore particularly attractive to major developers.

SRP 1
THE BOROUGH COUNCIL HAS IDENTIFIED AREAS IN BALBY, CONISBROUGH, DONCASTER AND ASKERN WHERE IT WISHES TO PROMOTE AND SUPPORT MIXED USE PROJECTS WHICH WILL MAKE A MAJOR CONTRIBUTION TO THE ECONOMIC, SOCIAL AND ENVIRONMENTAL REGENERATION OF THE BOROUGH.

16.5 The Borough Council recognises that combinations of land uses on appropriate sites on a large scale can have a very positive regenerative effect larger than the sum of the separate individual proposals. One such example is the success of Doncaster Leisure Park, centred on ‘The Dome’, which is fostering an atmosphere of confidence and optimism in the Borough.

16.6 The impact of such mixed use schemes will be of major benefit in revitalising the Borough both in a local and regional context.

16.7 There are four such projects which the Borough Council supports. All of the projects are close to the strategic motorway network, some are located on the Borough’s waterway system and all areas have the type of local environment which can greatly assist the projects to integrate into their surroundings.

16.8 The range of possible and proposed opportunities is set out in the detailed proposals that follow. The projects are at different stages: land use proposals are either already in place, are being formulated or there is a requirement to prepare planning briefs as necessary to guide future land uses. Wherever appropriate, cross references are made to topic chapters. In each case, the relevant areas are shown on a separate plan, and where possible, preferred land uses are indicated.
16.9 The scale of these projects, especially Doncaster Leisure Park/Doncaster Carr (RP2) and Woodfield Plantation (RP3), is such that they will provide development opportunities not only throughout the Plan Period but also extending well beyond 2001.

16.10 Apart from the four major sites, there are a number of smaller locations where it is considered that the mixed use principle is an appropriate vehicle for achieving regeneration. These sites are also referred to in this chapter.

N.B. There is no Policy RP1. This was deleted from the final version of the UDP on the recommendation of the Public Local Inquiry Inspector.

DONCASTER LEISURE PARK AND DONCASTER CARR

Doncaster Leisure Park and Doncaster Carr

RP 2
THE BOROUGH COUNCIL WILL PROMOTE THE CO-ORDINATED, LARGE SCALE DEVELOPMENT OF DONCASTER CARR AND LEISURE PARK DEFINED ON THE PROPOSALS MAP AND PLAN NO. RP2 AS FOLLOWS:

a) DONCASTER LEISURE PARK WILL BE DEVELOPED AS A MIXED USE AREA COMPRISING LEISURE AND RECREATION, TOURISM USES, EMPLOYMENT USES, HOUSING AND APPROPRIATE SPECIALIST OR ANCILLARY SERVICE AND RETAIL USES;

b) DONCASTER CARR NORTH, EAST AND WEST OF WHITE ROSE WAY (A6182) WILL BE DEVELOPED FOR EMPLOYMENT USES (B1, B2, B8 AND OTHER APPROPRIATE INDUSTRIAL/BUSINESS/COMMERCIAL USES (IN ACCORDANCE WITH RELEVANT PLAN POLICIES) AND A RETAIL WAREHOUSE PARK;

c) DONCASTER CARR SOUTH OF WHITE ROSE WAY (A6182) WILL BE DEVELOPED AS A MAJOR RAIL FREIGHT TERMINAL.

Site Details

16.11 The area of 164Has (405 Acres) embraced by this policy is the wide belt of still largely undeveloped land situated immediately south of Doncaster Town Centre. The eastern end of the site is already being developed for leisure and retail purposes, focused on ‘The Dome’ and Asda store. The western end is committed for the growing Doncaster Carr Industrial Estate.

Project Description

16.12 Policy RP2 reflects the main proposed and existing land use elements which are indicated on plan no. RP2.

Justification

16.13 The Borough Council took the decision many years ago that this broad swathe of land should be developed for commercial, retail and leisure uses.

16.14 This decision was made for a number of valid reasons essentially focused on the need to achieve economic regeneration. These proposals were centred around four major land uses: leisure, retail, industrial and commercial. Major developments have already occurred but the Borough Council wishes to review the original proposals in order to be responsive to the evident changing national and local economic priorities.

16.15 Therefore in the context of the scale of existing development and the Borough Council’s long standing commitment to the broad principles of development, the project is assessed within specific topic areas.
Employment
* The existing industrial estate is already Doncaster’s premier industrial location.
* The site has a prestigious image, built on its good road and rail links and accessibility to the town centre, attractive residential areas and quality leisure and recreation facilities.
* There are substantial areas of serviced land available for occupation.
* Access to the proposed Railport site places Doncaster at the forefront of the UK’s involvement in the Single European Market.

Recreation/Tourism
* The ‘Dome’, already a tourist attraction of regional significance, is a magnet for other leisure uses.
* The Leisure Park is part of a wider leisure area including the Racecourse, Golf Club, Sandall Beat and Football Ground which is easily accessible to a large population.

Access/Traffic
* The whole area is well related to the road and rail network.

Housing
* The inclusion of housing in the project would expand the range of residential type and location in the Borough.
* A residential element would contribute to the vitality of the area particularly during times when commercial and leisure uses are closed.

Environmental Impact
* The developing prestigious nature of this area represented by the high quality of existing built form will set a standard for future buildings and settings, likely to ensure the highest environmental standards.
* The dispersed relationship of buildings in important areas of the site associated with appropriate landscaping will create a very attractive ‘green’ setting.
* Much of the project utilises land which was previously underused.

16.16 In conclusion, the Borough Council considers that this already committed and growing mixed use development is justified not only by its evident success to date but more importantly that it represents a major initiative aimed at the strategic objective of economic regeneration by achieving a careful mix of land use. The Borough Council’s policy therefore is to promote to the full the inherent potential of the site. Attention is drawn to Policy ENV 42 where planning obligations may be entered into to offset the loss or impact on amenity or resource in the interest of Nature Conservation in accordance with advice in Circular 1/97.
Site Details

16.17 Woodfield Plantation lies 3 miles south of Doncaster Town Centre. The gently undulating land is mainly in agricultural use but there are important landscape and wildlife features including water areas, hedgerows and woodland, notably the Woodfield Plantation which gives the site its name; the site also incorporates surplus land and buildings at St Catherine’s Hospital.

Project Description

16.18 The concept of mixed use development at Woodfield Plantation evolved from the major housing proposals for the area established in the Balby/Hexthorpe Local Plan. The Borough Council recognised the potential that existed in the wider area described above for a significant mixed use development and produced a Development Brief in 1989, setting out a wide range of uses including housing, industry, community facilities, business park, offices, shopping and public open space. This Brief has now been largely superseded by the provisions of the adopted UDP.

16.19 The broad land uses as defined in Policy RP3 are shown on plan no. RP3. Guidance in respect of design, layout standards, landscaping and a range of other important detail has been prepared in the form of a Master Plan for the residential areas with planning permission (i.e. those areas shown on the Proposals Map) A similar Master Plan will be prepared for the rest of the Project area. A full ecological appraisal will be required of any detailed development proposals in the area covered by Policy RP3.

Justification

16.20 The Borough Council has already made a major commitment to this large scale mixed use development and is currently carrying out studies and negotiations to ensure that the project will proceed in the manner envisaged by the Development Brief/Master Plan.

16.21 The Borough Council believes its decision to promote such a project is based on the sound principle of achieving economic regeneration through the provision of attractive, integrated developments which provide homes, jobs, recreation and community facilities in high quality environments.

16.22 Given this existing level of commitment, the project is assessed within specific topic areas.
Housing
* The larger part of the 1550 proposed dwellings was committed in the Balby/Hexthorpe Local Plan.
* Approximately half of the housing total will be built after the plan period.
* The remainder contributes to the Borough’s basic dwelling requirement.
* The site is close to the town centre, employment and recreation opportunities and the proposed District Centre.
* The site is well integrated with the existing urban form of Doncaster.
* The housing will be close to commercial/community facility park and other areas of open space and areas to Potteric Meadows, the linear cycleways/greenways linking housing space to DMBC standards and a SSIs. This housing development should also provide for internal open space to DMBC standards and a network of segregated footpaths/cycleways/greenways linking housing areas to Potteric Meadows, the linear park and other areas of open space and to commercial/community facility areas.

Employment
* The site is close to the town centre, motorway and rail network.
* The site will be part of a concentration of high profile commercial uses which includes Doncaster Carr and the emerging Railport.
* Available land is easily developable.
* The existing, attractive environment creates potential for a high quality commercial setting.

Environmental Impact
* The existing undulating and well vegetated landscape allows for the project to be well integrated from an early stage.
* Existing natural features on the site will be retained and enhanced.
* Landscaping, conservation and public open space proposals will ensure a ‘green’ character for the development.
* The scale and importance of the project will dictate high standards of layout and design of buildings and spaces.

District Centre/Food Superstore
* The District Centre will provide a focal point for the housing development and cater for local shopping/commercial requirements. The superstore will serve both the new development and the south western sector of the Borough generally. At present residents from this part of the Borough have to cross Doncaster to reach the existing Food Superstore facilities located generally to the north or east of central Doncaster.

Non food Retail Warehouse Park -
* Part of the employment site to the south and east of the Woodfield Link Road will be considered suitable for the development of non-food retail warehouse park up to 9400sq. metres (100,000 sq. ft) provided:- development is Tied to an agreement to provide and fund within an agreed timescale the Woodfield Link Road from Division Drain to the A6182 and Balby Carr Bank.

Access/Traffic
The whole site is close to the motorway network.

* The proposed Woodfield Link Road will serve the whole site and provide an alternative route for traffic in the wider area to the M18 and into the town centre. “The Woodfield Link Road is an essential development requirement of the overall project and is to be entirely development funded. The south-western section of the road has already been completed to dual carriageway standards by DMBC paid for by the development proposals on this part of the site. The north-eastern section of the link road will be required to be built to similar standards, as part of the proposed non-food retail warehouse development. The suitability of this site for such a use is based largely on the strategic shopping objective of ensuring an even geographical distribution of such facilities across the Borough in order to maximise their accessibility; the accessibility of this site is largely dependent upon the provision of the Woodfield Link Road. Development of the middle section of the Link Road, connecting to the north-eastern and south-western sections, will be a requirement of the development of the housing areas shown only on the illustrative plan. Permission will not be granted for any development of these areas which does not provide for the completion of this section of the link road. The accessibility of the Balby Carr Site is largely dependent upon the provision of the Woodfield Link Road .

Recreation-
* The proposed “Potteric Meadows” will provide a significant new area of public open space with amenity, recreation and nature conservation benefits. It will link with existing public open space to form an extensive linear park, landscape and wildlife corridor linking Potteric Carr in the east to Balby in the west and will provide physical and visual separation of residential and industrial uses. The concept for Potteric Meadows will incorporate a building for community use and environmental interpretation related to the nature conservation resource. The potential for Carr Lodge Farm to provide such a facility will be
investigated. The former minerals rail line will be enhanced and developed as a linear park/footpath/cycleway.

16.23 In conclusion, the Borough Council believes that the development of Woodfield Plantation for these mixed uses represents an excellent opportunity for the Borough. Indeed, the existing high quality setting will offer prestigious and attractive sites not only to housing but also to businesses, shops, schools and community facilities. Attention is drawn to Policy ENV 42 where planning obligations may be entered into to offset the loss or impact or resource in the interest of Nature Conservation in accordance with advice in Circular 1/97.

16.24 The site is well related to the existing urban form and road network and is extremely well placed in relation to a number of new strategic development attractions such as Doncaster Carr, and the Leisure Park. The development will therefore offer an exciting and satisfying place for people to live, work and play.
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DON/DEARNE VALLEYS

Site Details

16.25 This policy area embraces a large part of the Don and Dearne river valleys between Mexborough and Conisbrough, mostly the site of former intensive coal mining activity in the form of spoil tips and derelict land. The area lies within the Dearne Valley Partnership area, where special initiatives are proposed to secure environmental, social and economic regeneration.

Project Description

16.26 Plan no. RP 4 indicates a boundary to the project area and shows broad areas where there may be scope for certain kinds of uses. The realisation of the mixed use development expressed in Policy RP4 will be subject to a Development Brief prepared by the Borough Council in conjunction with other major private initiatives already put forward. The general area of Cadeby Colliery is already the subject of a project designed to expand on the theme of a Country Park to create more intensive leisure, recreation and educational uses. The ‘Earth Centre’ project has support from the Borough Council and is being developed as an international centre for ecology and sustainability. This project involves, amongst other things, a major museum and gallery with associated facilities such as an omnimax cinema, conference and exhibition centre, ‘green’ resource centre, gardens, themed play areas and organic farm and garden centre.

16.27 The Borough Council is keen to evolve a development strategy not only for the former colliery sites, but also for locations on the periphery such as the Conisbrough Riverside area which either require some form of remedial treatment or can contribute in a positive way to economic regeneration.

16.28 The Borough Council will, during the UDP process, prepare a development brief for the policy area in conjunction with the ‘Earth Centre’ and other appropriate projects.

Justification

16.29 This area offers a unique opportunity for the establishment of a major leisure orientated development based on the Borough Council’s commitment to the environmental improvement, and economic and social regeneration of the area. This potentially attractive riverside location has for many years been a focus of the Borough Council’s attention because the surrounding area is an unemployment blackspot, due to colliery and associated industrial closure, and there is a legacy of industrial dereliction, particularly in the river valleys.

16.30 The Borough Council believes that a major initiative in accordance with Policy RP4 will be an appropriate means of achieving economic regeneration and environmental improvement. Therefore, the broad principles of the proposal can be assessed within specific topic areas.

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Housing
* The introduction of housing will give continuity to the vitality of the project.
* A residential element will provide a diversity of dwelling type and location.

Employment
* The 'Earth Centre' or other similar projects will create jobs directly and indirectly through the establishment of 'spin off' industries and businesses throughout the wider Dearne area.
* The establishment of a major mixed use leisure orientated development will help to create an atmosphere of confidence necessary for the regeneration of the Dearne area.

Environmental Impact
* Carefully controlled development will restore and enhance a prominent area of industrial dereliction and disuse.
* Well designed buildings and open spaces will create a stimulating environment.

Access/Traffic
* An improved highway network with new access points will minimise the impact of additional traffic on existing residential areas.
* The site is close to the existing and proposed major road and rail network.
* The South Yorkshire Navigation offers water borne access.

Recreation/Tourism
* The scope of the project is such that the area can become a local, regional or national focus for leisure, recreation and tourism.
* The project will create a better context and more structured access to this important historical and ecological location.
* The South Yorkshire Navigation offers great potential for recreation and tourism.

16.31 In conclusion, the Borough Council takes the view that given current initiatives, this site is capable of accommodating an ambitious mixed use development which whilst retaining a strong ‘green’ theme will provide jobs, homes and recreation. This project therefore is able to make a major contribution to the economic, social and environmental regeneration, of the Borough. In particular this project is seen as a vital scheme within the Dearne Valley Initiative which the Borough Council supports as a member of the Dearne Valley Partnership together with Rotherham and Barnsley Councils', Central Government and the Private Sector and the Voluntary Sector.
ASKERN COLLIERY/COALITE PLANT

RP 5
A SITE BASED ON ASKERN COLLIEY AND THE FORMER COALITE PLANT IS IDENTIFIED FOR A MIXED USE DEVELOPMENT AS INDICATED ON PLAN RP5 AND THE PROPOSALS MAP.

a) LAND FOR HOUSING, INCLUDING SOCIAL HOUSING
b) LAND FOR GENERAL AND STORAGE/DISTRIBUTION INDUSTRY
c) WORKSHOPS/SMALL BUSINESSES
d) OFFICES
e) FORMAL AND INFORMAL RECREATIONAL USES
f) COUNTRY PARK AND AGRICULTURAL USES
g) OPEN SPACE AND PUBLIC FOOTPATHS
h) COMMERCIAL, SMALL SCALE RETAIL AND COMMUNITY FACILITIES
i) ACCESS AND TRAFFIC IMPROVEMENTS
j) EXTENSIVE LANDSCAPING TREATMENT

SITE DETAILS

16.32 Askern lies off the A19, 7 miles north of Doncaster Town Centre and, before the opening of a colliery in 1911 was a small spa with a flourishing recreation and tourist reputation. It forms, together with Norton and Campsall, a close knit community with a wide variety of both urban and rural land uses.

16.33 The area’s reliance on the coal industry is diminishing. The closure of Askern colliery follows on from the closure of the Coalite plant in 1985. The Coalite site has been on the Borough Council’s Derelict Land Rolling Programme for some time and its restoration and decontamination is a priority. Also, recent housing development in Norton and Campsall has added to the attraction of the area as a place to live, and the rural economy continues to be very important locally.

PROJECT DESCRIPTION

16.34 The concept of a mixed use development including open spaces based on the sites of Askern Colliery and the former Coalite plant will extend into the adjoining areas and have a significant impact on the three settlements of Askern, Norton and Campsall.

Housing
* A range of housing sites can be provided.
* The sites will be contained within the built form of Askern.
* The sites will take advantage of both the close proximity to Askern Town Centre and the open spaces, recreation uses, countryside and local employment opportunities.

Employment
* A range of employment opportunities can be considered for the site in line with the policy.
* The potential for a high quality environment at the edge of countryside and open space uses would make for an attractive setting for employment uses.
* The road frontage to the A19 is available for employment land.

Recreation/Country Park/Open Spaces/Agricultural Uses
* A series of both formal and informal recreation opportunities are proposed which have strategic significance to the wider locality embracing Askern, Norton and Campsall.
* The major part of the existing spoil heap to the north of Church Field Road is suggested as an extension to Campsall Country Park to include an interpretative centre.
* Opportunities to link the proposed new part of the Country Park with Campsall Country Park are recognised.
* Recreation uses such as walking...
and riding, together with other countryside pursuits will be encouraged.

* Links between the proposed new part of the Country Park and Campsall Country Park, and through the former Colliery and Coalite sites to Askern Lake and Park will be established.

* The opportunity to provide a children’s playground will be encouraged.

* Agricultural uses will be encouraged as part of a comprehensive landscape ecological assessment.

**Environmental Impact**

* The reclamation of derelict and degraded land will significantly improve the environment.

* The topography and natural features of the area (ridges, scarp slopes and geological faults) are to be enhanced and used to create a stimulating visual and geographical environment.

* The opportunity to capitalise on excellent views over the surrounding countryside is recognised.

* The softening of the urban edge of Askern will be achieved through both formal and informal landscaping.

* Extensive woodlands/afforestation of part of the site will create an attractive environment.

* The impact of built development will be minimised and the opportunity to create high quality built design in sympathy with the surrounding open spaces and countryside is recognised.

* A soft landscaping treatment on the Coalite site will be required in view of the recent colliery closure and its proximity to the existing housing areas.

**Commercial/Small Scale Retail and Community Facilities**

* Land fronting the A19 in Askern Town Centre provides an important function in relation to the project site and adjoining land.

* Commercial and small scale retail uses are proposed to consolidate the existing commercial activity. Large single commercial uses would not be encouraged in this location.

* Community facilities are encouraged.

* Consideration of any of these proposed uses will be assessed on the following grounds:- the inclusion of pedestrian links from the west and across to Askern Lake and Park;
  - a satisfactory design and layout which takes account of the topographical features on the land and emphasises the importance of the site as the entrance to open spaces and housing to the west and south, and Askern Town Centre, lake and park to the east; - provision of on-site parking;
  - improvement of the appearance of the A19 road frontage.

**Access/Traffic**

* Vehicular access will serve individual parts of the sites and it is not proposed to have through traffic using the project area.

* Access serving the former colliery site will be from Campsall Road.

* Pedestrian links are well established between existing housing in Instonerville and Askern Town Centre and they are to be enhanced to take advantage of access to both Campsall Country Park and the extended Country Park.

* Enhancement of the public footpath network will be sought.

* Pedestrian access to the new part of the Country Park to/from Norton and Campsall will be achieved.

* The realignment of the A19 following the development of the A19 Askern crossing diversion will have implications for traffic movements and land uses in the locality (see Policy T3(3)).

* The realignment of Campsall Road at its Junction with the A19 will both improve traffic and access arrangements, and provide more road frontage for proposed employment uses.

* Opportunities to utilise the railway line and re-open a station in Askern will be encouraged.

In conclusion the mixed use development proposed here contains significant elements essential to the regeneration of the area on economic, social and environmental grounds. The opportunity to take advantage of grant aided packages and funding will be assessed as a comprehensive approach to the project site. The Borough Council will work closely with British Coal and other public and private organisations to bring the project site forward for reclamation, restoration and redevelopment.
SMALL SCALE MIXED USE REGENERATION PROJECTS

16.35 In addition to the above projects, the Borough Council has identified a number of sites where the mixed use principle is appropriate at a smaller scale. In such cases it is considered that lower key but nevertheless valuable contributions to economic regeneration and environmental improvement can be made. The sites are shown on the proposals maps and are as follows:

Askern Railway Station

RP6
LAND AROUND THE FORMER ASKERN RAILWAY STATION (NORTH OF STATION ROAD) WILL BE DEVELOPED FOR:-

a) THE RE-OPENING OF ASKERN STATION  
b) CAR PARKING  
c) SMALL SCALE COMMERCIAL USES  
d) SMALL SCALE OFFICES  
e) COMMUNITY FACILITIES  
f) BUS TERMINUS/STATION

16.36 The South Yorkshire Passenger Transport Executive and the Borough Council are keen to support the reintroduction of passenger trains on the Doncaster-Askern line opening the way for rail services to Wakefield, Pontefract, Knottingley and Leeds, and the consequent re-opening of Askern Station. This would bring substantial benefits to the Askern area. The opening up of land around the station for a mixed use development would consolidate Askern as the pre-eminent centre for office, commercial, community use and retail activity in the area. It represents a good opportunity to provide improved car parking in Askern and the proposal to provide a bus terminus/station would integrate rail and bus facilities on one site.

Canal Side, Thorne

RP7
THREE SITES LINKED BY THE CANAL IN THORNE WILL BE DEVELOPED FOR MIXED USES AS FOLLOWS:-

a) STANILANDS BOATYARD AND LAND SOUTH OF WHITE LANE WILL BE DEVELOPED FOR HOUSING, BOATYARD WORKS, PUBLIC OPEN SPACE, MARINA, LEISURE AND SMALL SCALE COMMERCIAL USES;  
b) THE FORMER DUNSTANS BOATYARD AND ADJACENT LAND OFF UNION ROAD WILL BE DEVELOPED FOR HOUSING, PUBLIC OPEN SPACE AND SMALL SCALE LIGHT INDUSTRIAL WORKSHOPS; OFFICE / COMMERCIAL (B1) USES.  
c) THE SOUTH END MARINA AND LAND TO THE SOUTH OF SOUTH END ROAD WILL BE DEVELOPED FOR HOUSING, BOATYARD WORKS, MARINA, PUBLIC OPEN SPACE, LEISURE, SMALL SCALE COMMERCIAL USES AND LIGHT INDUSTRIAL WORKSHOPS (B1) USES;  
d) THE LADYLINE SITE WILL BE DEVELOPED FOR SMALL SCALE CANAL RELATED USES, SMALL SCALE COMMERCIAL (B1), RECREATION, OPEN SPACE, LEISURE AND OFFICE USES.

16.37 The Borough Council recognise that there is great potential for mixed use developments with a waterfront theme on each of these sites in Thorne. Development will contribute greatly to the regeneration of the town by providing jobs, homes and leisure in an attractive setting. Developers will be encouraged to produce high quality proposals which introduce well integrated mixes of land uses at an appropriate scale taking account of these important waterside settings. Opportunities to improve pedestrian access across the canal, particularly at South Parade Bridge will be investigated.
CHAPTER 16

16.38 A significant area of surplus land holdings in the ownership of Pilkington Properties (together with a small area of adjoining land) provides important opportunities for limited mixed use development in an attractive setting and for securing a large area of land for public access, sport and informal recreation.

16.39 The Sandall Grove Area is an historic and attractive waterside area centred on St Oswald’s Church (a grade II* listed building) and its grounds and a number of attractive old stone farm buildings (one of which is listed). The area has potential for a small mixed use development which respects the setting of the church, incorporate suitable re-use of existing buildings and exploits the opportunities provided by the canalside pastoral setting. Some new build for residential, business/commercial and recreational would be appropriate subject to a quality scheme which protects and enhances the area including the provision of informal areas of open space and suitable landscaping.

16.40 The relationship between the development of this area and the Country Park needs careful consideration and this area should incorporate ancillary country park facilities (e.g. visitor centre, cafe etc). The enclosed area of farm buildings would be most appropriately
developed for commercial/recreational purposes reflecting and reinforcing the area’s pastoral function and thereby facilitating a gradual transition from heavy to light industry through to residential, recreational and amenity use.

16.41 The southern part of this area (an area of 1.7 ha, 4.3 acres) has had permission for B1 use and would be most appropriately developed for this use being located between existing general industry and a site proposed for residential development.

16.42 An area of 2.13 ha, 5.26 acres fronting Doncaster Road being part of the Moor Lane recreation ground is to be developed for residential purposes, accessed from Doncaster Road. There will be no requirement for any public open space or play provision within that area. The residue of the recreation area will be secured as public open space for sport and recreation.

16.43 The remainder of the site with its attractive open countryside character, canalside setting and areas of nature conservation interest will be retained as countryside and developed as a country park for informal countryside recreation, some formal recreation activities and nature conservation enhancement. Details of the establishment and management of the country park will be worked up by the Borough Council in consultation with the local community or by a local body to be approved by the Borough Council.

Long Sandall

RP 9
LONG SANDALL WILL BE DEVELOPED FOR A COMMERCIAL/INDUSTRIAL/RESIDENTIAL/RECREATIONAL MIX OF LAND USES

16.44 The Borough Council prepared a Planning Brief in 1986 which recognised the potential for the above development in this historic waterside location. Subsequent planning permissions have not been implemented and it is considered appropriate that particularly with the Borough Council being a major landowner there is scope for the development of an initiative to promote and facilitate a mixed use scheme which will take account of the need to protect and enhance existing buildings and settings and to exploit the recreational potential of the South Yorkshire Canal.

Balby

RP 10
THE FORMER ALLOTMENTS AND OTHER AREAS OF UNUSED AND UNDERUSED LAND EAST OF SANDFORD ROAD, BALBY WILL BE DEVELOPED FOR THE FOLLOWING USES:

- PUBLIC OPEN SPACE INCORPORATING CHILDREN'S PLAY AREAS, LANDSCAPED AMENITY AREAS, NATURE CONSERVATION AREAS AND FOOTPATH/CYCLEWAY LINK
- SMALL-MEDIUM SCALE RETAIL / COMMERCIAL DEVELOPMENT
- EMPLOYMENT USES
- COMMUNITY AND PUBLIC UTILITY USES

16.45 This area forms part of a strategically important wedge of open space extending from open countryside into the centre of Balby separating areas of existing and proposed industry from areas of housing.

16.46 Balby is a dense urban area generally deficient in public open space; many of the houses have very small gardens and the environment suffers from the proximity of existing heavy industry and the heavily trafficked Balby Road. Following the recent rationalisation of allotments in the area and given other areas of unused and underused land, much of it in the Council’s ownership, the opportunity exists to link the heart of this area directly to areas of existing and proposed open space at Balby Carr/Woodfield Plantation and to open countryside beyond; the most direct and desirable route, although not the only one, would be through operational but underused land attached to Balby Sewage Treatment Works. This is at present required for expansion and not available for public access although the land take required for access could be quite modest; should the opportunity arise the Council will seek agreement with Yorkshire Water Services to provide public access over this land.

16.47 There is an opportunity to create a landscaped pedestrian route/cycleway from Balby Road/Sandford Road through to the Carr View playing fields and the proposed country park at Woodfield Plantation. The area represents a major open space resource in its own right, however, with potential for creating an attractive landscaped setting suitable for informal recreation within which
could be areas suitable for children’s kickabout games and an equipped playground possibly relocated from the existing site at the end of Coronation Road. Elsewhere existing vegetation and new planting would be combined and managed to form “wild areas”, sites of local nature conservation interest which would be of educational and recreational value to school children and the local community as well as being of ecological value. The implementation of this proposal would produce a major upgrading of this urban environment.  

16.48 On the Sandford Road frontage underused land in existing employment and community uses together with some former allotment land affords an opportunity to provide a small-scale retail and/or commercial development which would tidy and improve the frontage whilst providing for the open space link through to the rear of the site.  

16.49 Unused land off Cross Bank adjoining existing industrial premises would be suitable for the development of B1 Uses accessed off Cross Bank.