LAND WEST OF BAWTRY HALL, BAWTRY
Promotional document on behalf of The Gascoine Group
# Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>4</td>
</tr>
<tr>
<td>Site Location</td>
<td>5</td>
</tr>
<tr>
<td>Planning Context</td>
<td>6</td>
</tr>
<tr>
<td>Heritage Analysis</td>
<td>8</td>
</tr>
<tr>
<td>Settlement Character</td>
<td>11</td>
</tr>
<tr>
<td>Site Analysis</td>
<td>14</td>
</tr>
<tr>
<td>Proposed Design &amp; Summary</td>
<td>21</td>
</tr>
</tbody>
</table>

NOTE: This document is designed to be viewed as A4 landscape double sided (booklet)
This document has been produced on behalf of the Gascoine Group by Pegasus Group to promote land to the West of Bawtry Hall, Bawtry through the emerging Local Plan ‘Call for Sites’ process.

Doncaster Metropolitan Borough Council are currently preparing a new Local Plan to guide development in the Borough. The purpose of this document is to support discussions around the new Local Plan and to demonstrate how the site could be delivered to provide new housing in a sustainable location in Bawtry.
The site is a 5.3 hectare (13.1 acres) parcel of land at land west of Bawtry Hall at the southern edge of Bawtry, only 200m from the main shopping street within the settlement. The site lies within the administrative boundary of Doncaster Metropolitan District Council.

The A631 is located approximately 250m to the north of the site and the A638, just 100m to the east. Both routes provide excellent access to the surrounding area, including Doncaster Airport situated 6km to the north.

The site consists of a relatively large area of mature woodland which includes a number of local walking routes. Also within the site is a clearing to the south of Richmond Lane which includes a variety of rough grassland species and scrub vegetation.

Between the site and the A638 is Bawtry Hall and its associated gardens (locally registered park and garden). These gardens consist of formal planting which is maintained to compliment the Grade II* listed property which provides office uses as well as offering to host functions such as weddings and conferences.
PLANNING POLICY

The adopted development plan comprises saved policies from the UDP (1998) and the more recent Core Strategy (2012). Doncaster Council are presently progressing a new Local Plan for the Borough, but this emerging draft document is not sufficiently progressed to be given weight in the decision-making process.

The new Local Plan will set out the spatial priorities for the District and set out how land should be used in the future to achieve the Borough’s economic, environmental and social goals. The Local Plan will supersede the Core Strategy and will set out detailed development management policies to guide new development in the borough.

The Doncaster Local Plan must be prepared in accordance with the Duty to Cooperate, legal and procedural requirements and must be sound; i.e. it must be:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessment development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- Effective – the plans should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

In March and April 2016, Doncaster Metropolitan Borough Council consulted on two documents: Homes and Settlements paper and the Sustainability Appraisal Growth Options.

In response to this consultation land to the west of Bawtry Hall, is being promoted as a suitable and deliverable housing site for allocation in the emerging Local Plan.

Public consultation on Draft Sites Allocations and Local Plan policies is the next stage of the Local Plan. This consultation stage of the Local Plan was planned for July 2017, however this has been delayed.

Given the need to ensure that the Local Plan is prepared on a strategy to positively meet the objectively assessed housing need, the Council is now consulting on an updated Pool of Sites, as well as through a future review of the Housing & Economic Land Availability Assessment (HELAA).

In response to this consultation land to the west of Bawtry Hall, is being promoted as a suitable and deliverable housing site for allocation in the emerging Local Plan.
The graphics opposite show the current pool of sites submitted as part of the emerging Local Plan ‘Call for Sites’ and HELAA process. The Doncaster Local Plan Housing & Economic Land Availability Assessment [December 2016] identifies the sources of sites which will be examined and the factors which each site will be assessed against, which are:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- environmental/amenity impacts experienced by would-be occupiers and neighbouring areas.

The site passes the requirement for examination and performs well against the factors for assessment. This document addresses each of these issues and demonstrates the site’s suitability for residential development.
This section addresses the heritage resource located within and in the proximity of the proposed site.

The site lies within close proximity to a number of Listed Buildings, including the grade II* Bawtry House to the northeast, grade II War Memorial to the southeast, and the grade II Listed Buildings of Nos. 2 - 12 South Parade to the east. The proposed site lies directly south of the Bawtry Conservation Area and west of the locally registered park and garden of the grounds of Bawtry Hall.

The proposed site lies within the wider parkland of Bawtry Hall. The grounds were extensive and included a menagerie, pleasure ground, ponds, boathouses, groves and plantations. The separation between the parkland and formal gardens occurred in the early 20th-century when Major G.H Peake remodelled the gardens and created brick walls to separate and create the formal area to the south and east of the hall, which is the area covered by the local designation.
Bawtry Hall was acquired by the MoD in 1939 and is now in private ownership. This 20th-century ownership has not affected the locally designated park and garden area but the wider parkland has been significantly changed by the encroachment of modern housing developments into the parkland, removing historic elements and changing the relationship between parkland and the hall. This can be seen on the Ordnance Survey maps of the 20th century.

The proposed site does not currently lie within the boundary of the Conservation Area, however it is identified as an area of open space which positively contributes to the special interest of the Conservation Area.

The original Conservation Area appraisal of 2007 identified potential amendments to the boundary. One of the boundary amendments was an extension to include the entirety of the Bawtry Hall grounds and former parkland within the Conservation Area. This was proposed to add additional protection to the landscape which forms the context and setting for the hall. The boundary amendments have not yet been formally adopted by Doncaster MBC, however the 2015 review documents states that the “recommendation has influenced planning decisions in the area”.

The proposed site forms part of the setting of the Bawtry Conservation Area and the setting of the grade II* Bawtry Hall and it contributes to the significance of these assets. The contribution made has been reduced by the development of modern housing directly to the west and north of the proposed development which has eroded the historic legibility of the parkland.

The core of the legible historic layout of the gardens of Bawtry Hall, and that area identified as a locally significant park and garden would not be affected by the proposed development. An area of the parkland would experience change due to the development but the wider surrounding parkland has been significantly eroded by the introduction of modern housing, reducing major elements of the former landscape, such as Menagerie Wood.
View north from within Bawtry Hall Locally Registered Park and Garden

View south across pond from Bawtry Hall Locally Registered Park and Garden
URBAN GRAIN

The site is located within an area characterised by the surrounding woodland, Residential development within the southern part of Bawtry are characterised by the mature woodland blocks and previous housing developments have responded to the existing landscape framework to develop green, sheltered and attractive places to live.

The plan (right) illustrates that the housing development to the west of the site boundary appears as a linear form which runs along the mature woodland located within the site. It is therefore understood that any development at this site should respect the existing woodland and ensure that its retention should be a priority in order to respect the evolution of the settlement. This approach will ensure that careful consideration has been applied to the existing local vernacular and residential character of Bawtry.
This section provides an overview of the settlement character and local vernacular.

The dwellings differentiate throughout the area but most of the dwellings are two storeys high and are set back from the road, creating a landscaped positive street scene. Mature trees are also a frequent characteristic within this part of Bawtry.
A638, GREAT NORTH ROAD

Rural in character to the south of Bawtry and including red brick walling, gappy hedgerows and mature deciduous trees. Red brick, three storey dwellings fronting onto the road when arriving at Bawtry with further red brick and white/cream rendered buildings within Bawtree.

The dwellings to the eastern side of the A638 front directly onto the road with parking courts situated to the rear.

A631 TICKHILL ROAD

Dwellings on this street are a mix of large detached and semi-detached homes.

The streetscene to the north of the site along Tickhill Road is relatively inactive due to the presence of red brick walls, single sided mature rows of trees and houses being set back beyond wide grass verges.

These dwellings are of a lower density with higher density housing situated to the rear.
The site lies within an opening, north of Fish Pond Wood in the southern part of Bawtry and consists of rough grassland and scrub vegetation.

The presence of the mature woodland vegetation which creates a horseshoe shape around the opening, provides substantial screen when considering views from the west, south and east.

It is acknowledged that views will be available from within the woodland which is accessible via a network of footpaths. However, these views would likely be heavily filtered by intervening vegetation and would not detract from the nature of these walking routes.

When considering potential visual receptors for this site, it is considered that the majority would be located to the north of the site and would include a relatively small number of visual receptors.

Assessment of this site and its visual influence will likely summarise that the site visually contained due to the presence of the surrounding mature woodland with potential views from Bawtry Hall, Residential properties to the north of the site and

1 View from north of the site looking towards property at eastern end of Richmond Lane

2 View south towards woodland near Richmond Lane

3 View from north of the site looking east towards Bawtry Hall
from the open space to the north of the site. Visual influence is unlikely to extend further than approximately 100m from the proposed site boundary.

Visual Receptors:
- properties at northern boundary at Richmond Lane;
- glimpsed views from properties at Pemberton Grove;
- Upper storey windows of Bawtry Hall;
- Areas of open space to the south of Pemberton Grove;
- potential views from sections of the footpath network within Fish Pond Wood.

As discussed previously, it is assessed at this early stage that proposed residential development at this site would result in a relatively small area of visual influence. Views of the site beyond 100m of are not anticipated to be available. Beyond this distance, any available views are unlikely to result in a notable level visual effect.
The site falls within National Character Area 39 - Humber Levels. Within the Doncaster Landscape Character Assessment and Capacity Study (2006/2007), the site falls within an Urban area with LCA H1 - Bawtry to Finningley Sandland Heaths & Farmland located to the north of the settlement.

Some of the key characteristics for H1 are listed as follows:
- Large scale coniferous forestry plantations and smaller scattered mixed deciduous and coniferous woodlands.
- Road and rail transport corridor.
- Long distance views to lower ground, many wooded skylines, other enclosed views due to landform and woodlands.

The site is not wholly typical of this landscape character type due to its enclosed position within Fish Pond Wood at the southern edge of Bawtry. As part of a comprehensive assessment of the landscape impact, Bassetlaw Landscape Character Assessment (May 2009) would also be reviewed. This is due to the site being closely situated to the boundary of the Idle Lowlands character type.
The site is suitably located to encourage sustainable travel choices. It is within walking or cycling distance of the main high street within Bawtry.

A variety of retail, leisure and convenience services are situated within the 500m radius from the site boundary.

The site is also located near to local bus stops which provide a number of various routes including 21, 25, 27, 29, 98, 99, 200, 319, 688 and the Doncaster Shopper (DS).
OPPORTUNITIES

• Creation of a semi-enclosed residential development to the south of Bawtry;
• Strengthen local green infrastructure and provide an attractive area of open space for informal recreational use;
• Creation of new woodland extensions and habitat creation and enhancement;
• Retention of existing mature woodland to provide instant maturity to the setting of future development;
• Potential links to the existing footpath network through Fish Pond Wood.

CONSTRAINTS

• Views from the properties to the north of the site including those at Richmond Lane and Pemberton Grove, and the office uses at Bawtry Hall;
• Protection and integration of existing vegetation;
• Protection and integration of the areas of woodland adjacent to the site at the western and southern site boundaries.
• Acknowledgement of flood risk and ecology.
LANDSCAPE INTEGRATION

The following measures would be incorporated to ensure that development is successfully and sensitively integrated into the landscape:

- A robust new woodland extension would be created to the north eastern corner of the site reflecting the existing vegetation along Bawtry Hall gardens to contain the proposed development and protect views from the north east.
- Existing woodland trees would be retained within the development to provide instant maturity to the proposed housing;
- Opportunities would be considered to create new areas of publicly accessible open space within a strong landscape offset/buffer, which would be incorporated around the sensitive boundaries to assimilate and integrate the development into the landscape and to provide an enhanced streetscene;
- New development would reflect the local vernacular style and would be of a high quality design and locally characteristic materials, appropriate for its location within Bawtry;
- Additional corridors of planting would be incorporated along proposed vehicular routes.
CONCEPT PLAN
The initial site analysis exercise has enabled the development of a concept scheme. This illustrates appropriate development parcels within the north eastern part of the site that will be surrounded by areas of open space, existing mature woodland and proposed woodland extensions.

MASTERPLAN
The masterplan overleaf identifies different character areas within the site. There is one site access point from Richmond Lane. The network of proposed roads are designed to suit the developable area of the site to create streetscenes with natural surveillance.

The proposal can incorporate 2-3 bed semi-detached and 4-5 bed detached units producing character areas from low density, high quality executive dwellings to medium density family homes. There are focal buildings designed as vista points along the streetscene.

A proposed woodland buffer on the eastern boundary is designed to strengthen the visual separation of the proposed development and existing views from Bawtry Hall. As well as benefiting from the proposed green perimeter, the site also incorporates green corridors.
SUMMARY

This document has demonstrated that the site is well suited to residential development and can respond to the recommendations made by the Council’s initial sustainability assessment. The approach taken through the derivation of the concept masterplan has accounted for all known environmental constraints and is considered to have satisfactorily addressed them through sensitive design. It has been demonstrated that the site offers a highly deliverable, yet appropriate response to its location and surroundings and would make a significant contribution toward the delivery of the Districts future housing requirements. Overall the site is considered to be appropriate for allocation for residential development within Doncaster’s emerging Local Plan.