Pre Application Submission for

Proposed Development at

Micklebring Lane Doncaster

For Mr Cooper

1 Introduction

We are seeking a view from Doncaster MBC for the proposed development of up to 14 houses on land at the rear of Manor Farm Braithwell. We have prepared a scheme taking full account of the context of the site and the development plan policies.

11 of the proposed dwellings are new build and 3 are proposed conversions.

2 The Site and Surroundings

The entire site excluding the Manor House comprises some 1.79 hectares of land.

The Manor House is a Listed Building with ancillary outbuildings used as farm buildings for livestock and machinery. To the west of the manor House are a range of stone outbuildings being part of the original courtyard of outbuildings to the Manor House. The Dovecote which is a free standing building is also a Listed Building. To the east of the Manor House lies St James Church, which is also a Listed Building.

To the south of these buildings lies an open area which is surrounded by residential development, to the south by Cardwell Court and to the east by Maltkin Farm Court and Rowan Garth. A children’s play area adjoins the south eastern boundary.
3 Submissions

We submit to the Council the following drawings to represent the general ideas Included in the scheme

A Location Plan

An Extract from the Historic Plan of 1929

A Plan showing the planning analysis

A Proposed scheme of development
4 Planning Policy.

In drawing up these submissions we note the following matters.

- Braithwell is a green belt inset village in the UDP at Proposals Map 4 Southern Villages.
- The land identified orange on the constraints plan is allocated for Housing in the Plan
- The land to the west of Braithwell is Green Belt
- The site lies within the Braithwell Conservation Area
- Manor Farm, The Dovecote and St James Church are Listed Buildings

We comment on these matters below.

Braithwell is an inset village in the UDP at inset No 4.

The UDP remains part of the Development Plan together with the adopted Core Strategy of 2014. The green belt boundaries in the UDP and site allocations remain up to date until they are replaced by a new Plan. Currently there is no new Plan at a stage that overtakes the weight to be given to the UDP in these matters.

The “orange land” comprising 0.99 hectares is part of an allocated housing site PH 1 4/19 part of which has been developed in Cardwell Gardens and Maltkin Farm Court

The land identified orange on the constraints plan is allocated for housing in the Plan

The site the subject of this submission is the remaining part of PH1 4/19.

The whole allocation was some 1.70 hectares for 41 houses. The reaming area of the allocation comprises some 0.99 hectares.
The land to the west of Braithwell is Green Belt

Braithwell is inset within the green belt and the green belt boundary is shown on the Submitted plans. The existing farm buildings lie within the settlement development boundary.

The site lies within the Braithwell Conservation area

The Conservation Area is shown on the inset plan and includes a large area of Braithwell village. On the western side of the village the boundary is coincidental with the Green Belt Boundary. Braithwell was designated a Conservation Area on 23 July 1979. A full appraisal has yet to be carried out.

Within the designated Conservation Area are the Listed Buildings of the Dovecote [listed 1968] The Manor House [listed 1968] and St James Church [listed 1968]

5 The Proposals.

The proposals submitted have been drafted to take account of the allocation in the UDP and the historical context of the site and the Listed Buildings. The scheme proposes to refurbish and convert the Listed Dovecote, and the adjoining linear range of traditional outbuildings to form 3 new dwellings. This would remove the agricultural use from the buildings and enhance the Conservation Area and the Listed Buildings. A set of replacement farm buildings has been permitted to the west of Braithwell, which are modern in character and suitable for modern day farming practices. The buildings that are proposed to be converted are not suitable for modern agriculture and are in decline. The proposed scheme would benefit both the Listed Buildings and the Conservation Area. Unsympathetic modern additions to these buildings would be removed from the site.
The development of new homes in the southern area have been designed to respect the setting of the Listed Buildings and the presence of mature trees in the area. They have been designed in a broadly linear fashion so as to maintain a traditional footprint and avoid the style of modern estate type houses. They have been set at distances from the mature trees on the site in order to retain those trees and maintain the character of the area.

An access road has been designed to access both the conversions and the new building from Micklebring Lane and the new road does occupy the green belt. It is however impossible to access the area without going into the land immediately to the west. However no new buildings are proposed in the Green Belt and an informal type of access road will not impinge on the openness of the Green Belt which its fundamental characteristic.

There is the potential to link the proposed development to the nearby playground and other areas and increase the permeability of the development.

The Applicants welcome a discussion with the Local Planning Authority regarding the proposals submitted before a formal planning application is prepared and submitted.