**Site Allocation:** 221 - Garage off Sheffield Road / Clifton Hill, Conisbrough (Site B)

**Use:** Housing

**Heritage Assets affected:**

<table>
<thead>
<tr>
<th>Site for Assessment</th>
<th>Listed Building</th>
<th>Scheduled Monument</th>
<th>Conservation Area</th>
<th>Parks and Gardens of National Historic Interest</th>
<th>Parks and Gardens of Local Historic Interest</th>
</tr>
</thead>
</table>

There are no above ground heritage assets within the allocation site. The Grade II listed Red Lion PH lies immediately to the southwest of the site. Conisbrough Conservation Area lies approx. 50m to the north.

**Contribution of the site to the Significance of the Heritage Assets:**

The Red Lion has a roadside location and is prominent in the streetscene. The site lies on the roadside immediately to the northeast of the Red Lion. The site therefore forms part of the setting of the Red Lion, especially that immediately to the side of the road and immediately behind it. The part of the site nearest to the Red Lion is well treed and has a very green character which with the open land to the other side makes a positive contribution to the setting of the listed building. In conjunction with the adjoining proposed allocation site (220) this could also be seen as affecting the setting of the conservation area. Behind the treed areas the majority of the site is not currently apparent although it is towards the northeast extreme of the site, where the car lot has extended in front of the trees which is considered to have a negative appearance on the area, including the setting of the listed building.
Likely Impact of Allocation on Heritage Significance:
The development of the site will change it from mainly industrial (although largely hidden by trees) to residential. This potentially could have a negative impact if the current well treed area is removed or reduced.

Heritage Constraints and Opportunities:
The retention and enhancement of the treed area is considered important – in addition the lack of any development in front of the trees to northeast of the site would be expected. The scale of development behind the trees would also need to be considered and the number of units may need to be adjusted.

Recommendation:
- Adverse Impact which may be possible to mitigate
**Site Allocation:** 234 - Broad Axe, Scawthorpe

**Use:** Housing

**Heritage Assets affected:**

- **Along the southwestern edge of the site lies a Scheduled Monument (Roman Ridge).** This extends slightly further to the west and continues pass the site in a northwest/southeast direction.

- **There are no listed buildings or conservation areas within the allocation site although a Grade II listed milestone exist across a dual carriageway from the site.** The latter however is not considered to be impacted by the allocation.

**Contribution of the site to the Significance of the Heritage Assets:**

The Scheduled Monument appears to occupy a narrow strip along the western edge of the site.

**Likely Impact of Allocation on Heritage Significance:**

Development close to the schedule would impact on its setting as well as potentially on the actual Scheduled Monument depending on its exact location. In addition if any part does impact on the Scheduled Monument directly it will require Scheduled Monument Consent from Historic England who may raise further concerns.
<table>
<thead>
<tr>
<th>Heritage Constraints and Opportunities:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sufficient buffer around the Scheduled Monument to protect it and its setting.</td>
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</table>

<table>
<thead>
<tr>
<th>Recommendation:</th>
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</thead>
<tbody>
<tr>
<td>- Adverse Impact which may be possible to mitigate</td>
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</tbody>
</table>
**Site Allocation:** 235 - Warmsworth Quarry Extension, Sheffield Road, Warsmworth

**Use:** Mineral

**Heritage Assets affected:**

There are no above ground heritage assets within the site. Adjacent to the site and to the west is Butterbusk Farm. The grade 2 listed derelict 17th-century farmhouse building is approximately 60m west of the edge of the allocation site. The farmhouse is thoroughly dilapidated and very little of special interest remains to merit listing status. To the south and east are modern farm buildings. There is a U shape range of traditional narrow span limestone buildings to the east with a modern covered foldyard. These are considered curtilage listed buildings.

**Contribution of the site to the Significance of the Heritage Assets:**

The allocation site is arable farmland to the east of the heritage assets and together with the large field surrounding the farm to the west and elsewhere provides an agricultural context to the farm and its buildings.

**Likely Impact of Allocation on Heritage Significance:**
Allocation as a quarry extension would alter the agricultural character around the farm which would potentially harm its setting. The potential use may have structural implications for the buildings.

**Heritage Constraints and Opportunities:**

Quarry operations tend to be submerged from the line of sight and harm to the setting of the heritage assets can be mitigated by buffer strips and careful landscaping.

**Recommendation:**

- Adverse impact which may possible to mitigate

Duty to co-operate NB Parts of the site are in an adjacent authority (Bassetlaw)
**Site Allocation:** 241 - Land to the East of Mere Lane, Edenthorpe

**Use:** Housing

**Heritage Assets affected:**

There are no above ground heritage assets within the allocation site. Two grade 2 listed buildings are located within 250m of the site i.e. the Manor House 40m to the west and a milepost 100m north of the site.

**Contribution of the site to the Significance of the Heritage Assets:**

The listed Manor House was formerly part of a farm complex but the wider setting now has a suburban character derived from the surrounding mid/late C20th Housing. Some idea of the historic setting can be glimpsed in the agricultural buildings opposite on Cedric Road and there are views of the open countryside along the straight Cedric Road where the listed building can be seen in conjunction with the countryside and which is a reminder of its former character.

**Likely Impact of Allocation on Heritage Significance:**

This is a large allocation site with an indicative housing target of 1147 units. Allocation will not directly affect the listed building or other historic buildings nearby but is likely to urbanise the area to the east of the listed building and close views to the countryside. This
will have an adverse impact on the wider setting of the listed building however this has less significance due to the already compromised nature of the setting.

**Heritage Constraints and Opportunities:**

Consideration of the urban form and character of the buildings as seen from Cedric Road would mitigate some of the impact. Allocation is not likely to retain the open view described above.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
**Site Allocation:** 245 - Land at Micklethwaite's Farm, Moorends

**Use:** Housing

### Heritage Assets affected:

The site is farmland to the north of Micklethwaite Farm. There are no above ground heritage assets within the allocation site. Micklethwaite Farmhouse is Grade II listed and is in close proximity to the allocation. The farmhouse looks a little uncared for and has suffered some inappropriate repairs/alterations.

### Contribution of the site to the Significance of the Heritage Assets:

The farmland contributes positively to the setting of the listed building. To the rear and side lies a former colliery housing estate, which detracts as does a recent nearby bungalow.

### Likely Impact of Allocation on Heritage Significance:

Allocation of the site to residential use has great potential to further harm the setting of the listed building. A well-thought out design guide may potentially lessen this and assist with developing a sensitive development that protects some of the setting by retaining a proportion of the site as open land nearest the farm. It should also help to screen as much as possible of the colliery village and the nearby bungalow from the listed farmhouse.
which would enhance its setting. Further mitigation would be provided by having a long term plan for the farmhouse which looks in poor condition.

<table>
<thead>
<tr>
<th>Heritage Constraints and Opportunities:</th>
</tr>
</thead>
<tbody>
<tr>
<td>The setting of the listed building will be severely compromised by the allocation of this land. This potentially could be lessened by having a sensitive scheme in line with a well-thought out design guide but this will still encroach further on its environment and lessen its reason for it being there in the first place as a farmhouse.</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Recommendation:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Significant adverse impact which may not be possible to mitigate</td>
</tr>
</tbody>
</table>
Site Allocation: 248 - Land at Former Thorne Colliery, Moorends (Site 1)

Use: Housing

Heritage Assets affected:

There are no above ground heritage assets within the allocation site. The Grade II listed Micklethwaite farmhouse lies approx. 300m to the west.

Contribution of the site to the Significance of the Heritage Assets:

The site contributes to the significance by being seen as a continuation of the adjoining open land which has a positive impact.

Likely Impact of Allocation on Heritage Significance:

The allocation would turn the open land into residential which will affect the setting of the listed building if the land in between remains farmland.

Heritage Constraints and Opportunities:

Introduction of an appropriate landscape buffer along the site’s west boundary would mitigate the impact of the allocation.

Recommendation:
- Adverse Impact which may be possible to mitigate
Site Allocation: 253 - Former Bloodstock Sales Site, Carr House Road

Use: Housing

Heritage Assets affected:

The site occupies the former Bloodstocks sales site whose buildings are now demolished. There are no above ground designated heritage assets within the allocation site. 50m north of the site is the grade 2 listed Grand St Ledger Hotel which is a prominent 3 storey building built in 1801 originally as a country house in substantial grounds and which is still perceived as the first significant historic building marking the entrance to the town from the east. 50m south of the site and separated from it by recent 3 storey development is the grade 2 listed Hamilton Lodge.

Contribution of the site to the Significance of the Heritage Assets:

The site is in the former grounds of the Grand St Ledger Hotel building and was occupied until recently by numbers of single and 2 storey Bloodstocks buildings. The proximity of the site means that buildings on it would affect views to the rear of the listed building which have some prominence from Carr House Road. There are regular coursed limestone walls that form part of the boundary which are remnants of the boundary treatment enclosing the original curtilage and which contribute to local character. These continue in
front of Hamilton Lodge but the site makes no contribution to the setting of this listed building.

**Likely Impact of Allocation on Heritage Significance:**
Unless development is abnormally tall particularly to the front adjacent to the road allocation would not harm the heritage significance of either listed building.

**Heritage Constraints and Opportunities:**
Consideration of the urban form, location, height and materials of the buildings would mitigate any adverse impact on the listed buildings. Retention of stone boundary walls as part of any approval for the site would contribute to local character.

**Recommendation:**
- Adverse Impact which may be possible to mitigate
Site Allocation: 257 - Marshgate, Doncaster

Use: Housing

Heritage Assets affected:

There are no above ground heritage assets within the allocation site. There is a Grade II listed water tower across the River Don Navigation to the south of the site. Approx. 200m to the north is a Grade II listed bridge associated with the early 19th century Toll Road to Selby. Approximately 300m in a south-easterly direction is the Grade I listed Minster, which is also a significant landmark.

Contribution of the site to the Significance of the Heritage Assets:

Depending on the scale of the development this will affect the setting of both the Grade II water tower and the Grade I listed Minster.

Likely Impact of Allocation on Heritage Significance:

If of a low scale will have some impact on the setting water tower, although this is itself industrial so may be minimal impact and little if any impact on the Minster. If the development is more than two storeys it may need to accommodate the setting of the water tower and views to and from the Minster.

Heritage Constraints and Opportunities:
Assessing if the proposal impacts on the setting and views of the water tower and the Minster and mitigating any impact.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
**Site Allocation:** 263 - 3 Sites in St Sepulchre Gate West

**Use:** Housing and Employment

**Heritage Assets affected:**

<table>
<thead>
<tr>
<th>Site for Assessment</th>
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There are no above ground heritage assets within the allocation sites. There is the Grade II listed church of St. James approx. 100m south of the south site and to a similar distance to the north of the northern site is the grade II station, although buildings in between isolate the latter. There are also a number of public houses in the area that are potential local list historic buildings, and which adjoin the northern and southern sites.

**Contribution of the site to the Significance of the Heritage Assets:**

Depending on the scale of the development on the southern site this could impact on the setting of St. James’ and views to its spire, a local landmark. Consideration should also be taken with regard the setting of potential local listed buildings.

**Likely Impact of Allocation on Heritage Significance:**

If of a low scale there would be little impact but taller buildings (above 2/3 storeys) will be more conspicuous.

**Heritage Constraints and Opportunities:**
Assessing if any proposal impacts on the setting and views of St. James and the potential local listed buildings.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
**Site Allocation:** 307 - Land South East of Rossington, Between Great North Road and Rail Line

**Use:** Housing

**Heritage Assets affected:**

There are 2 listed structures within the allocation site. Rossington Hall, a late Victorian country house, and the earlier stables which are both separately listed grade 2 and the listed status includes the lodge building as a curtilage structure. There is a grade 2 listed milestone at the junction of Littleworth Lane and the A638 on the opposite side of the road to the allocation site.

A part of the grounds is designated as a Park or Garden of Local Historic Interest. This includes the walled quadrant garden close up to the hall, the immediate ‘pleasure grounds’ with specimen planting and terraced lawns, and a little further away the restored formal ‘Italianate’ garden. The avenue of trees lining the access between the hall and the lodge is also included. The hall is surrounded by landscaped parkland which despite some alteration retains many of the parkland features from the late C18th and C19th. The early components of this include the Old Park to the rear of the hall with its central stand of trees (though the dividing hedges have gone). The isolated plantations of trees such as the Nine Acres plantation, and the larger irregular ‘wavy edged’ tree belts
which form the backcloth to the parkland, appear in the mid C19th (these are easily identified in aerial views).

Following a study of the parkland it is proposed to extend the designation as far as the 9 Acre Plantation to include these features.

There is a Scheduled Monument (Roman Vexillation Fort) immediately north of the site.

**Contribution of the site to the Significance of the Heritage Assets:**

The hall and its ancillary stable are within the southern part of the site. The garden features and the avenue of trees mentioned above have heritage value in their own right and form the immediate setting of the listed building. Further afield the historic parkland character and tree plantations are still evident and provide the wider setting of the hall. All are part of the allocation site and make an important contribution to its heritage significance.

North of the 9 acre plantation the parkland character becomes diluted although there are still views back to the Hall from public footpaths. Further north this is superseded by an agricultural character with extensive gravel extraction having occurred on part of the site (now landscaped) and here there is little or no impact on the significance of these heritage assets.

The extreme north of the site provides a buffer to the Scheduled Monument. There is potential for undisturbed archaeology this close to the Monument which is covered elsewhere.

**Likely Impact of Allocation on Heritage Significance:**

Allocation of the southern part of the site below 9 Acre Plantation would directly affect the park and garden and the setting of the listed hall and its buildings and risks harming their heritage significance.

North of the 9 acre plantation allocation would affect views back to the Hall from public footpaths. Beyond this, allocation would have no impact on the Hall and its parkland.

The heritage significance of the milestone relates to its position and relationship to the Great North Road and allocation would not impact on its heritage significance.

North of Littleworth Lane, allocation may impact on the setting of the Scheduled Monument.

**Heritage Constraints and Opportunities:**
There may be small areas within the southern part of the site which would have little or no impact on the heritage assets subject to satisfactory access and there may be opportunities to enhance or reinforce the historic landscape.

A landscape buffer to the Scheduled Monument would be desirable.

**Recommendation:**
- Adverse Impact which may be possible to mitigate
**Site Allocation:** 308 - Land East and West of Clay Lane West, Long Sandall  

**Use:** Employment

**Heritage Assets affected:**

There are 2 pairs of grade 2 listed cottages (Nos. 1-4 Clay Lane) affected by the allocation. The cottages are separately listed as pairs. The site lies is immediately adjacent to and opposite Nos. 1-2 Clay Lane. There are no other above ground heritage assets within 250m of the site.

**Contribution of the site to the Significance of the Heritage Assets:**

The area formerly had an agricultural character with a number of farmsteads, now derelict or demolished, in the vicinity. The setting of the listed buildings has been compromised by the industrial uses to the rear (whose blue sheds towers above them) and by recent permissions for employment uses. However the listed buildings still stand as an independent group of buildings and are separated from these by the allocation site. The allocation site forms a buffer between the listed buildings and employment uses further north.

**Likely Impact of Allocation on Heritage Significance:**

Allocation would bring employment use buildings close up to the listed cottages. Such buildings, as demonstrated by recent development and permissions in the area, tend to
be wide span and large scale which would adversely affect the setting of the listed building.

**Heritage Constraints and Opportunities:**

It is difficult to envisage how small scale buildings on the site that would complement the listed buildings would be compatible with employment use.

**Recommendation:**

- Significant adverse impact which may not be possible to mitigate
**Site Allocation:** 313 - Land North East of Micklewaites Farm, Moorends

**Use:** Housing

**Heritage Assets affected:**

The site is Micklewaite Farm and its farmland to the north. Micklewaite Farmhouse is Grade II listed. The farmhouse looks a little uncared for and has suffered some inappropriate repairs/alterations.

**Contribution of the site to the Significance of the Heritage Assets:**

The farmhouse is Grade II listed and the farmland contributes positively to the setting of the listed building. To the rear and side lies a former colliery housing estate, which detracts as does a recent nearby bungalow.

**Likely Impact of Allocation on Heritage Significance:**

Allocation of the site to residential use has great potential to harm the listed building and further harm its setting. A well-thought out design guide may potentially lessen this by developing a sensitive development that has a long term plan for the farmhouse, providing a sustainable future for the listed building, and retains a proportion of the site as open land nearest the farmhouse to protect some of its setting. It should also help to
screen as much as possible of the colliery village and the nearby bungalow from the listed farmhouse which would enhance its setting.

**Heritage Constraints and Opportunities:**

The listed building and its setting will potentially be severely compromised by the allocation of this land. This could be lessened by having a sensitive scheme in line with a well-thought out design guide but this will still encroach further on its environment and lessen its reason for it being there in the first place as a farmhouse.

**Recommendation:**

- Significant adverse impact which may not be possible to mitigate
**Site Allocation:** 329 - Off The Grove, Barnby Dun

**Use:** Housing

**Heritage Assets affected:**

The site is a linear site of meadow and rough grass occupying the village edge between the river Don and The Grove road and bounded in part by a low limestone wall with half round copings. There are no above ground heritage assets within the allocation site. The Grade 1 listed church of St Peter and St Paul lies 150m to the south of the site.

**Contribution of the site to the Significance of the Heritage Assets:**

The immediate setting of the church consists of narrow lanes bounded by limestone walls with small scale modern and traditional buildings of mainly linear form and a graveyard to the north. The church tower is an important feature in the historic part of the village and is a feature on approaching the village from the west across the river Don. The site will be seen in conjunction with the church in the view across to the village from here. Due to the bend in the road (The Grove) the site will not be seen from the vicinity of the church although the trees on the site are a feature. However, the church tower is prominent in views back to the village from the site at the road junction.

**Likely Impact of Allocation on Heritage Significance:**
There is an indicative capacity of 26 housing units. The allocation may cause some harm to the setting of the listed building in views from the west if any development is out of keeping with the village character in terms of design, scale and density.

**Heritage Constraints and Opportunities:**

Consideration would need to be given to siting, scale and design of buildings and in retaining a green character such as existing good quality trees. Retention and/or enhancement of existing limestone walls would maintain the existing character of this part of the village.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
Site Allocation: 332 - Land off Manor Road, Hatfield

Use: Housing

Heritage Assets affected:

The allocation site partly abuts the Hatfield – Manor Road conservation area and the Hatfield-High Street conservation area lies to the north separated from it by a cricket ground and institutional building.

The grade 1 listed Hatfield Manor House lies 215m to the north in the High Street conservation area.

There are 6 grade 2 listed buildings within 250m of the site in the Manor Road conservation area. 70m west of the site is The Leylands. 120m west of the site are 2 grade 2 listed barns which are part of a farm complex (Hatfield House Farm). Thackray House and its separately listed barn are 80m west of the site. 31 Manor Road is 75m north west of the site. The grade 2 listed Lings Mill is 500m to the south west and the grade 2 listed Tower Mill 600m east of the allocation site.

Contribution of the site to the Significance of the Heritage Assets:

The Hatfield High Street conservation area reflects the medieval core of Hatfield which has a historic pattern of settlement. The High Street that grew around the manor hall and church is characterised by long thin ‘strip plots’ ending in informal back lanes which are
still legible. Beyond these were open fields which were enclosed after 1825 and most of
the boundaries established then are historic hedgerows still visible today. Though outside
the conservation area boundary, which is drawn tightly around buildings and their
curtilages, the lack of development in the fields south of the High Street enables the
enclosure fields to be perceived and prevents the historic character of the conservation
area from being submerged. The allocation site is 150m south of the enclosure fields but
can be perceived as part of the wider rural character south of Hatfield.

The Hatfield - Manor Road conservation area lies to the south of the village core of
Hatfield and its origins are later and character very different. It has a more open and
green character with detached properties of architectural merit dating from the 18th
Century onwards. These lye either side of Manor Road set in the middle of substantial
curtilages. Several of these are listed properties. In addition, the presence of 2 agricultural
fields close to and in places visible from main roads is a reminder of the former rural and
open character of this part of Hatfield with views into open countryside. There would be
some views of the allocation site 300m-450m away across the flat landscape which as
with the adjacent conservation area is part of the rural landscape to the south of the
conservation area.

The flat rural landscape containing the allocation site is also perceived in views towards
the village conservation areas from the M18.

The allocation site does not contribute to the settings of the listed buildings described
above either being visually separated from the site or as is the case with the Manor
House, The Leylands, and Bow House, the setting is confined by boundary trees to the
large curtilages.

The allocation site is within the setting of Lings Mill where there are open views from the
ground and from the mill of the flat landscape which is part of the wider rural character
south of Hatfield and contributes to the still apparent rural setting of the mill. This is also
the case to some extent with Tower Mill although ground views are separated by the
M18.

**Likely Impact of Allocation on Heritage Significance:**

The allocation site is a large site with an indicative number of 159 units and would
introduce a suburban character to the countryside between the M18 and the south of
Hatfield. This affects the wider setting of a number of heritage assets described above but
there is nowhere significant where it intrudes into the conservation areas and the wider
settings of the mill would retain a substantial countryside buffer. There would be minor
harm to the wider setting of these heritage assets but this is not likely to be substantial
harm.
Some adverse impacts on the conservation areas may arise from access requirements to Carr Side Lane in terms of visibility splays and impact on trees which may affect its character.

**Heritage Constraints and Opportunities:**

Retention and/or enhancement of hedge boundaries and trees would minimise any adverse impacts on heritage assets as would confining heights to traditional 2 storeys. Consideration needs to be given to the northern approach to the allocation site from the conservation area along Carr Side Lane.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
**Site Allocation:** 356 - Land off Lindrick Lane, Tickhill

**Use:** Housing

**Heritage Assets affected:**

The allocation site lies south of the Lindrick character area of Tickhill CA and abuts it in the vicinity of Water Lane. There are no listed buildings within the site but 60m north is the grade 2* listed Lindrick House and the site abuts its former curtilage. Tickhill Castle Scheduled Monument is 250m north east of the site and there is a cluster of 5 grade 2 listed structures at the foot of the monument including Castle Farm cottage and barn.

The grade 2 listed Brook House and its separately listed garden wall is 220m north and there is a grade 2 listed footbridge 250m north of the allocation site.

**Contribution of the site to the Significance of the Heritage Assets:**

The site forms the wider setting of the Lindrick character area. The Lindrick area focussed around Mill Dam and the castle is more open than the rest of the conservation area and characterised by limestone residential and farm buildings and limestone walls though there has been some modern infill development. The wider setting is a reminder of the former open agricultural character visible along the small, often unverged lanes and in between buildings. The contribution of the allocation site is as part of this open character to the south.
Similarly, the site makes little direct contribution to the significance of the scheduled monument and the adjacent listed buildings but is part of the wider rural setting as viewed south and south west from the higher elements of the castle or from the vicinity of the Castle Farm buildings.

The site also forms part of the wider setting of Lindrick House nearby. The listed building is slightly elevated and stands up in views from the allocation site. The low level development in the former grounds interrupts but does not obscure these views. Due to the bend in Water Lane though the site is not viewed in conjunction with the house from the conservation area.

The site does not make any contribution to the setting of the grade 2 listed Brook House and its separately listed garden wall which is physically separated by the intervening development and topography. Likewise the listed footbridge is too distant for the site to affect its setting.

**Likely Impact of Allocation on Heritage Significance:**

The allocation site is large with an indicative number of units in the allocation being 153. This represents an intensive development of the area south of Lindrick which would alter its character and harm the open character and thereby the significance of the conservation area mentioned above. There is a similar adverse impact on the wider setting of Lindrick House and the castle. Indirect impacts from upgrading roads and access may also be harmful to the character of Lindrick. The suburbanisation of Lindrick Lane at the west of the site would alter views out of the area. The cumulative impact on heritage assets from allocation would give rise to significant harm.

**Heritage Constraints and Opportunities:**

As the harm derives from both the principle and the extent of the allocation south of Lindrick it is difficult to mitigate. Keeping development away from Lindrick Lane and Water Lane frontages and greening these or retaining green character would assist.

**Recommendation:**

Significant adverse impact which may not be possible to mitigate
Site Allocation: 357 - Land off Wong Lane, Tickhill

Use: Housing

Heritage Assets affected:

There are no designated heritage assets within the site. The Northgate character area of the Tickhill CA begins about 60m south of the site and includes buildings to the east side of Wilsic Road. The grade 2 listed St Mary’s cottages lies 150m roughly south east of the site on the west side of St Mary’s Road. There are 16 grade 2 listed buildings either side of Northgate within the conservation area and within 250m of the site. These are primarily cottages or in some cases have an agricultural character. The tower of the grade 1 listed St Mary’s Church though at least 550m south of the allocation site is a prominent feature in this part of Tickhill.

Contribution of the site to the Significance of the Heritage Assets:

The historic character of this part of Tickhill arises from the plot layout enclosed by Northgate and Wilsic Road/Dadsley Road together with the historic buildings primarily facing Northgate and the limestone boundary walls. The fields to the west are a reminder of the former agricultural character of the area although areas adjacent to the conservation area have been developed and there is considerable development apparent
south of the site. The site offers a glimpse of the countryside at the junction of Wilsic Road/Dadsley Road.

The flat topography and intermittent hedgerows allows a strong view of the listed church tower from the lanes to the north across the site.

The site does not contribute to the setting of the listed cottages and buildings facing Northgate or the listed St Mary’s terrace.

**Likely Impact of Allocation on Heritage Significance:**

Allocation would not affect the heritage significance of the grade 2 listed buildings which are at some distance from it and whose settings are more localised or more related to the road frontage.

The allocation site is large with an indicative number of units in the allocation being 93. This represents an intensive development of the area to the west of Tickhill which would alter its open character. This would eliminate the view from this part of the conservation area of the countryside at the junction of Wilsic Road/Dadsley Road and sever its last connection with the fields in this part of the CA. Having said this, it would affect a very small part of the conservation area and be considered as minor harm to heritage significance.

Allocation is likely to cause some harm to medium/long distance views towards the church from the surrounding lanes. The extent of harm would depend on the location of buildings and particularly if the buildings were significantly higher than the adjacent bungalows.

**Heritage Constraints and Opportunities:**

Low level and low density development is less likely to affect views towards the church.

Maintaining sight lines to the church could be considered as part of any proposal.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
Site Allocation: 368 - Adwick Depot, Mill Lane, Adwick-le-Street

Use: Housing

Heritage Assets affected:

The allocation site lies with Adwick-le Street Conservation Area. Adwick-le-Street is a rural settlement mentioned in the Domesday Book that has expanded with suburban developments from the twentieth century. The conservation area is based on the old settlement located around the church of St. Lawrence. It is linear in character and stretches along Village Street with a spur along Church Lane. Approx. 100m to the east of the site lies the Grade II listed Mill. On the site are several historic buildings although currently vacant.

Contribution of the site to the Significance of the Heritage Assets:

The site includes an old dovecote as well as other historic buildings on a prominent corner within the conservation area. It also lies on the approach to the listed mill.

Likely Impact of Allocation on Heritage Significance:

The development of the site will change it from industrial to residential this potentially could have a positive impact in ensuring a sustainable future for the historic buildings but any design will have to respect the conservation area and the nearby listed mill.
**Heritage Constraints and Opportunities:**

The site has potential to reuse historic buildings and put them into a sustainable use. There is also the opportunity to enhance and better reveal their significance. The design/layout would be expected to enhance the conservation area and the approach to the listed mill. The number of units may however need to be adjusted.

**Recommendation:**

+ **Opportunity to enhance a heritage asset or re-use a historic building at risk**
**Site Allocation:** 371 - Ashwood House, Adwick-le-Street  

**Use:** Housing

### Heritage Assets affected:

The allocation site lies adjoining Adwick-le Street Conservation Area. On the site was a modern development which had no architectural or historic interest and made a poor contribution to the setting of the adjoining conservation area. It has been partially cleared and is being redeveloped.

### Contribution of the site to the Significance of the Heritage Assets:

Adwick-le-Street is a rural settlement mentioned in the Domesday Book that has expanded with suburban developments from the twentieth century. The conservation area is based on the old settlement located around the church of St. Lawrence. It is linear in character and stretches along Village Street with a spur along Church Lane. The site contributes to the setting of the conservation area as it lies opposite it.

### Likely Impact of Allocation on Heritage Significance:

The use of the land will remain residential and the allocation potentially would not have positive impacts if design guidelines are not produced for the site.

### Heritage Constraints and Opportunities:
The site lies next to a conservation area and the design/layout of any new development would be expected to enhance or preserve its setting.

**Recommendation:**

+ **Opportunity to enhance a heritage asset or re-use a historic building at risk**

The site has planning permission for redevelopment which is being implemented.
**Site Allocation:** 389 - Layden Drive (Small Site), Scawsby

**Use:** Housing

**Heritage Assets affected:**

Along the northeast edge of the site lies a Scheduled Monument (Roman Ridge) This extends slightly further to the northeast and continues past the site in a northwest/southeast direction.

There are no listed buildings or conservation areas within the allocation site or within 250m of the site boundary.

**Contribution of the site to the Significance of the Heritage Assets:**

The Scheduled Monument occupies a narrow strip along the northeastern edge of the site.

**Likely Impact of Allocation on Heritage Significance:**

Development close to the schedule would impact on its setting as well as potentially on the actual Scheduled Monument depending on its exact location. In addition if any part does impact on the Scheduled Monument directly it will require Scheduled Monument Consent from Historic England who may raise further concerns.
### Heritage Constraints and Opportunities:

Sufficient buffer around the Scheduled Monument to protect it and its setting.

### Recommendation:

- Adverse Impact which may be possible to mitigate
**Site Allocation:** 400 - Rose Hill Cemetery Land, Cantley Lane, Cantley

**Use:** Housing

**Heritage Assets affected:**

There are no listed buildings within the site or within 250m of the site. However, the site is within the boundary of Rose Hill Cemetery which is designated a park and garden of local historic interest. This includes the cemetery itself and the open space (the application site) and wooded areas to the south west as well as the trees on the site boundaries. Immediately to the south west and across from Cantley Lane is the Bessacarr Conservation area which is a C20th suburb with a green and open character.

**Contribution of the site to the Significance of the Heritage Assets:**

The site contributes to the significance of both these heritage areas.

Rose Hill Cemetery, Cantley; Local Park and Garden of Historic Interest.

The trees along the boundary with Cantley Lane as well as other mature trees are part of the landscape of the original larger Cantley estate. Within this has been laid out the formal cemetery and the more informal layout of the crematorium. The cemetery is important in the social history of Doncaster and incorporates elements of the original planting of Cantley Estate as well as significant cemetery features such as the entrance building/lodge and chapel as well as gates and railings, avenues, monuments, grave
stones and specimen trees. The allocation site is a rectilinear area of open land within the park and adjacent to Cantley Lane. The site is a green buffer between the formal cemetery and the main road and contributes to the quiet and contemplative character of the cemetery. To the north west there is a small car park area and to the south east it is bounded by site of the former lodge and former access road to the Cantley Estate.

Bessacarr Conservation Area

The character of the Bessacarr Conservation Area is that of a low density C20th suburb where houses are well spaced in larger than average long thin plots, which allows for a feeling of openness and spaciousness. The large front gardens, their hedges and trees all contribute to the green character of the conservation area. Cantley Lane forms the northern and eastern boundary of the conservation area and is characterised by the width of its highway with wide grass verges and trees either side. The site contributes to the conservation area by providing a green buffer to the suburb. The mature trees on the boundary mirror those within the conservation area giving the road a distinctive avenue character. Towards the east of the site the tree line thins giving views through into the open space and the specimen trees within the site. The site provides an undeveloped green and open setting which makes a positive contribution to the character of this part of the conservation area.

**Likely Impact of Allocation on Heritage Significance:**

Allocating the site which is within the local park and garden of historic interest would urbanise this part of the site removing part of the green buffer between the cemetery and Cantley Lane. Harm would be localised but prominent. This would constitute ‘substantial harm’ to its heritage significance and the site would need to be excluded from the designation.

The site allocation gives an indicative number of 31 dwellings. It is likely this will have some adverse impact on the tree cover particularly if individual access to Cantley Lane is a consideration. This type of density and the development of the space is likely to harm the existing green character of the road. The view along Cantley Lane in this part of the conservation area will appear built up. This would be localised though in an important part of the conservation area and would be considered ‘less than substantial harm’ as defined by the National Planning Policy Framework.

**Heritage Constraints and Opportunities:**

Harm (to the conservation area) could be mitigated by reducing densities to those commensurate with the CA and by retaining and enhancing the tree cover adjacent to Cantley Lane. This would impact on the viability of the site.

**Recommendation:**
Significant adverse impact which may not be possible to mitigate

With adverse impacts to both heritage assets the cumulative impact is significant and may not be possible to mitigate.
Site Allocation: 415 - Woodland View, Edwin Road, Woodlands

Use: Housing

Heritage Assets affected:

The allocation site lies within Woodlands Conservation Area. On the site was a modern development which had no architectural or historic interest and made a poor contribution to the setting of the adjoining conservation area. It has been partially cleared. Opposite the site are two Grade II listed schools which now run as one school. Close by are several Grade II listed dwellings.

Contribution of the site to the Significance of the Heritage Assets:

Woodlands provides one of the Borough’s earliest examples of a garden city layout which was modelled on Ebenezer Howard’s ‘Garden Cities of Tomorrow’. The intention was to create a bright, healthy living environment for the mining community which was at the heart of the village’s economic prosperity and this was considered to be a highly innovative planning/design concept for a mining village. Woodlands contains good examples of early 20th century domestic suburban architecture including architectural details and facing materials characteristic of an Arts and Crafts style e.g. multiple gables, roughcast render, red brick, tile dripmoulds, timber casement windows and red brick chimney stacks. In an effort to combat drab uniformity, the village contains 19 different house designs. House types include semi-detached houses or short terraced blocks of 3, 4,
and occasionally 5 houses. Block frontages are generally symmetrical, often featuring steep double gables with swept eaves and prominent chimney stacks.

The site contributes to the conservation area and to the setting of the listed schools.

**Likely Impact of Allocation on Heritage Significance:**
The use of the site will remain residential and the allocation could potentially enhance the conservation area but would need to subject to design guidelines to ensure it respect the character and appearance of the conservation area.

**Heritage Constraints and Opportunities:**
The site lies within a conservation area and affects the setting of listed buildings, the design/layout of any new development would therefore be expected to enhance or preserve its setting.

**Recommendation:**

+ Opportunity to enhance a heritage asset or re-use a historic building at risk
Site Allocation: 418 - The DN7 Initiative

Use: Housing and Employment

Heritage Assets affected:

This is an extensive site housing/employment covering a large proportion (though not all) of the land bounded to the south by Hatfield, to the west by Stainforth, to the north by the canal and to the east by the M18. It contains one listed building i.e. the grade 2 listed Hatfield Colliery Headstocks. There are 2 listed buildings in Stainforth whose settings are potentially affected by the DN7 allocation due to proximity. Outside the site, the grade 2 listed Town End Farmhouse on Ramskin Lane occupies an indent immediately to the west of the site which forms the north and east boundaries of its curtilage. Also affected is the canal-side setting of the grade 2 listed lock cottages 60m west of the site.

Other listed structures are at some distance from the site, mostly clustered in the settlement of Fishlake which is a conservation area 50m north west of the northern boundary of the site across a waterway.

The conservation areas of Hatfield and its listed buildings are at least 700m south of the site and the allocation is unlikely to have any impact here. Likewise, the Thorne conservation area 1700m east is at too great a distance and separated by the elevated M18 for there to be any impact from the allocation.
Contribution of the site to the Significance of the Heritage Assets:

The central part of the site is dominated by the former Hatfield Colliery and its immediate spoil heaps including the railway which forms the setting of the listed headstocks and reflects its historic use. The scale and character of the headstocks is best appreciated in views close up from the west and particularly from the railway bridges within the site. The southern part of the side and east as far as, and including the M18 provides the wider context from which there are intermittent views of the colliery complex. (There are also views of the pair of headstocks over the flat landscape along Doncaster Road as it approaches Stainforth from the direction of Barnby Dunn).

The northern part of the site north of Ramskin Lane provides the landscape setting for views out of Fishlake currently dominated by the spoilheaps which obscure views to the headstocks. Parts of this to the west also provide the backdrop and canal character for the listed lock cottages. The listed Town End Farmhouse is in a large curtilage which has an agricultural context with a range of barns and is visually separated by boundary hedge and trees from the surrounding agricultural land so the allocation site adds very little to its significance.

Likely Impact of Allocation on Heritage Significance:

This is a very large site and the likely impacts of allocation vary across the site.

The central area of the allocation site surrounds the headstocks and the impact here on their heritage significance is likely to be substantial. However, there are existing permissions for industrial scale buildings in the immediate vicinity. The critical area is to the west of the headstocks and in the vicinity of the railway line where allocation may impact on important views and affect the setting. Allocation may also interrupt some medium and long distance views though this has less impact on significance.

The listed headstocks do not have an obvious end use and are considered ‘at risk’. Schemes that incorporated the headstocks or found new uses for them would therefore be supported from a conservation viewpoint. Such schemes are more likely to be bought forward if the surrounding area is subject to development with increased access and infrastructure rather than left in its current condition.

Allocation should not impact on the heritage significance of Town End Farmhouse but would alter the character of the backdrop to the listed lock cottages with potentially adverse impact on their heritage significance.

The northern part of the allocation site faces the Fishlake conservation area and allocation would reduce the isolated character of Fishlake by replacing views of open areas (albeit spoil heaps in places) with the built form. This would impact on views to the
south of the village from the canal walk though have less impact on the conservation area and its listed buildings where views within the village are more important.

**Heritage Constraints and Opportunities:**

There is an outline approval (15/01300/OUTA) for a mixed use development covering a large part of the allocation site excluding the headstocks. The approved masterplan shows a marina development on the northern edge of the site that would complement the setting of the listed lock cottages.

The approval requires the submission of a design guide for the housing development in each of the sub areas of the site which would be ‘informed by a local character appraisal’. In considering the details of the design guides, those that enhanced the canal side character or introduced development that had such character at the north edge of the allocation site would enhance the setting of the listed lock cottages. Design guides should also take into account close/medium/long distance views of the headstocks as this would contribute to preserving their heritage significance.

The listed headstocks are not included in this permission. However, future schemes in the immediate area that incorporated the headstocks or found new uses for them would be considered positively from a conservation viewpoint and this is enshrined in the site specific policy for the wider DN7/Unity site.

Provided the development is carried out in accordance with the layout in the approved scheme and in determining reserved matters the setting of the heritage assets is taken into account as described above then allocation would not lead to any adverse impacts.

Allocating the site is more likely to lead to proposals to secure the future of the headstocks than leaving it in its current condition and for this reason it is considered that allocation supported by appropriate policies would provide an opportunity to enhance a heritage asset or re-use a historic building at risk.

**Recommendation:**

+ **Opportunity to enhance a heritage asset or re-use a historic building at risk**
**Site Allocation:** 425 - Land at Loversall Farm, Loversall

**Use:** Employment

**Heritage Assets affected:**

<table>
<thead>
<tr>
<th>Heritage Assets</th>
<th>Description</th>
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<tbody>
<tr>
<td>Church</td>
<td>Grade 2*</td>
</tr>
<tr>
<td>Loversall Hall</td>
<td>Grade 2</td>
</tr>
<tr>
<td>Dovecote</td>
<td>Grade 2</td>
</tr>
<tr>
<td>Tomb Chest</td>
<td>Grade 2*</td>
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</table>

The site is for employment allocation and is situated between New Rossington and Loversall adjacent to and south of the M18. There are no above ground heritage assets within the site. About 430 to 500m to the west is the Loversall conservation area and its listed buildings include the grade 2* listed church, grade 2 listed Loversall Hall and the grade 2 listed dovecote within its former walled garden. Within the churchyard lies an early 14th century Tomb Chest which is also Grade 2*.

**Contribution of the site to the Significance of the Heritage Assets:**

The site does not contribute to the heritage significance of the Loversall conservation area but would be within medium distance views from Loversall Hall beyond the immediate parkland. Views from the churchyard are foreshortened by boundary trees. This area is already affected by alterations to junction 3 of the M18, the inland port development, and the intervening gravel ponds. The site’s main contribution is in providing separation between these developments and the conservation area.

**Likely Impact of Allocation on Heritage Significance:**
The allocation site is roughly 600m away from Loversall Hall and separated from it by an arable field and the former parkland. The intervening view is broken by the trees in the former parkland. Allocation will reduce the separation between the employment area and the conservation area including Loversall Hall which could also harm heritage significance depending on design (ie if they were buildings of a scale and size comparable to the inland port).

**Heritage Constraints and Opportunities:**

Impact on the views northeast from Loversall Hall towards the site near the M18 can be mitigated with tree planting and moderating the scale of buildings.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
Site Allocation: 431 - Land off Thorne Road, Edenthorpe

Use: Housing

Heritage Assets affected:

There are no above ground heritage assets within the allocation site. Two grade 2 listed buildings are located within 250m of the site i.e. the Manor House 40m to the west and a milepost 100m north of the site.

Contribution of the site to the Significance of the Heritage Assets:

The listed Manor House was formerly part of a farm complex but the wider setting now has a suburban character derived from the surrounding mid/late C20th Housing. Some idea of the historic setting can be glimpsed in the agricultural buildings opposite on Cedric Road and there are views of the open countryside along the straight Cedric Road where the listed building can be seen in conjunction with the countryside and which is a reminder of its former character.

Likely Impact of Allocation on Heritage Significance:

This is a large allocation site with an indicative housing target of 1147 units. Allocation will not directly affect the listed building or other historic buildings nearby but is likely to urbanise the area to the east of the listed building and close views to the countryside. This
will have an adverse impact on the wider setting of the listed building however this has less significance due to the already compromised nature of the setting.

**Heritage Constraints and Opportunities:**

Consideration of the urban form and character of the buildings as seen from Cedric Road would mitigate some of the impact. The open view described above could be retained if the southern third of the site were not developed.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
Site Allocation: 436 - Land at Scawsby Lane

Use: Housing

Heritage Assets affected:

The site envelops the Grade II Listed Tudor Cottage and lies opposite the Grade II listed Scawsby Hall and a milestone, although the latter is unlikely to be affected by the allocation.

Along the northeast edge of the site lies a Scheduled Monument (Roman Ridge). This extends slightly further to the northeast and continues past the site in a northwest/southeast direction.

Contribution of the site to the Significance of the Heritage Assets:

Tudor cottage which is designed in a picturesque style currently sits within open countryside which adds considerably to its setting. Scawsby Hall also looks out on this open countryside which also adds to its setting. A stone boundary wall runs along the roadside to the south of the site which also adds to the setting of the listed building although its copings appeared to have been robbed in places.

The Scheduled Monument occupies a narrow strip along the northeastern edge of the site.
**Likely Impact of Allocation on Heritage Significance:**

The allocation will change the agricultural setting of the two listed buildings which would have a negative impact.

The Scheduled Monument area associated with the Roman Ridge road runs along the northern edge of the site, and associated remains may extend into the site - setting.

**Heritage Constraints and Opportunities:**

Open space around Tudor Cottage and in front of Scawsby Hall should be retained including additional landscaping – the current southern field would be a suitable area. Repair of the front boundary wall would also be expected.

Sufficient buffer around the Scheduled Monument to protect it and its setting.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
**Site Allocation:** 438 - Waterfront (East), Chappell Drive

**Use:** Housing and Employment

**Heritage Assets affected:**

There are no above ground heritage assets. There is a Grade II listed lock approx. 200m to the east is the Grade II church of St. Mary and the Grade II listed Nether Hall is 200m to the south. Neither of these are not considered to be affected by the allocation. The conservation areas of Market Place and St. George’s lie to the south and west, within which are numerous other listed buildings including the Grade I listed minster of St. George’s which is also a significant landmark. These latter are considered to be most affected by the southern part of the allocation site.

**Contribution of the site to the Significance of the Heritage Assets:**

The southern parts of the allocation impacts on the setting of the two conservation areas and in particular the setting and views to and from St. George’s.

**Likely Impact of Allocation on Heritage Significance:**

If of a low scale will have little impact on the setting of the above mentioned heritage assets. If above two storey in height this will need to accommodate the setting of the conservation areas and views to and from the Minster.
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<thead>
<tr>
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</table>
**Site Allocation:** 439 - Waterfront (West), Chappell Drive

**Use:** Housing

**Heritage Assets affected:**

There are no above ground heritage assets. The conservation areas of Market Place and St. George’s lie to the south, within which are numerous listed buildings including the Grade I listed minster of St. George’s which is also a significant landmark.

**Contribution of the site to the Significance of the Heritage Assets:**

The allocation potentially impacts on the setting of the two conservation areas and in particular the setting and views to and from St. George’s.

**Likely Impact of Allocation on Heritage Significance:**

If of a low scale will have little impact on the setting of the above mentioned heritage assets. If the development is of more than two storeys it will need to accommodate the setting of the conservation areas and views to and from the Minster.

**Heritage Constraints and Opportunities:**

Assessing if the proposal impacts on the setting and views of the conservation areas and the Minster and mitigating any impact.
Recommendation:

- Adverse Impact which may be possible to mitigate
**Site Allocation:** 440 - Civic And Cultural Quarter, Waterdale

**Use:** Housing and Employment

**Heritage Assets affected:**

Within the site lies the Grade II listed St. James Baths. The conservation areas of High Street and South Parade lie to the north and within which there are numerous other listed buildings. The High School for Girls also lies within the site, which is considered to be a key unlisted building even in its truncated form and is recommended to be included within Doncaster - High Street Conservation Area as part of its appraisal.

**Contribution of the site to the Significance of the Heritage Assets:**

The allocation potentially impacts on the Baths and the former school it also affects the setting of the two conservation areas.

**Likely Impact of Allocation on Heritage Significance:**

If it retains the former baths and school it will have a positive impact but if not it would have a negative impact. In addition if other developments are of a low scale this will have little impact on the setting of the above mentioned heritage assets. If more than two storeys this will need to accommodate the setting of the conservation areas as well as the former baths and school.
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