Site Allocation: 452 - Land West of Dadsley Road, 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 260m south of the site.

The 3 grade 2 listed buildings comprising the farm, stable and barns of 126 Doncaster Road are about 70m south east of the site and adjacent to this is the grade 2 listed dwelling at 128 Doncaster Road. St Mary’s cottages lie 150m roughly south east of the site on the west side of St Mary’s Road. There is also the grade 2 listed remains of a market cross on the road junction 175m north of the site.

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

The allocation site is too distant from the conservation area and is not physically or visually connected to it so makes no contribution to its heritage significance.

The site does not contribute to the significance of the stone cross which is related to its historic character rather than its setting. The setting of 128 is localised and its significance is derived from its relationship to Doncaster Road.
The site makes more of a contribution to the setting of the listed and curtilage listed buildings comprising the former farm at 126 Doncaster Road. This complex represents the former character of the area with the frontage farmhouse on the main road and ancillary buildings stretching back to a connecting lane (Dadsley Lane). Fields serving the farm were beyond this. The allocation site represents the connection between the farm and the agricultural fields beyond. Despite late C20th development the narrow, unverged, Dadsley Lane also contributes to the setting of these listed buildings.

### Likely Impact of Allocation on Heritage Significance:

Allocation would not affect the heritage significance of the conservation area or the grade 2 listed 128 Doncaster Road or the market cross.

The allocation site is large with an indicative number of units in the allocation being 116. This represents an intensive development of the area to the west of Dadsley Lane which would alter its open character and have some impact on the setting of the 126 Doncaster Road farm buildings. The fields immediately opposite the farm are outside the allocation but development in the allocation site would reduce the agricultural character west of Dadsley Lane so result in minor harm to its setting. Access requirements may also alter the lane character away from its narrow unverged character which is part of the setting.

### Heritage Constraints and Opportunities:

It is difficult to see how harm could be avoided but low level and low density development with consideration of green character on the site edges will reduce the impact on openness.

### Recommendation:

- **Adverse Impact which may be possible to mitigate**
**Site Allocation:** 458 - Land off Church Lane, Adwick

**Use:** Housing

**Heritage Assets affected:**

The site is a pasture to the north of Adwick-le-Street. There are no above ground heritage assets within the allocation site. It lies immediately to the north of Adwick-le-Street Conservation Area. The Grade II* listed Church of St. Laurence lies 50m to the southwest. A Grade II listed mill lies immediately to the north of the site.

**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 although areas to the north, west and southeast remain largely open. 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. Immediate to the north of the site is the mill and to which the open field adds significantly to its setting although this is currently compromised by relatively recent modern development to the north of the church.

** Likely Impact of Allocation on Heritage Significance:**
Allocation of the site to residential use will harm the setting of the conservation area and in particular the view towards the mill. There is some potential benefit if the modern development is screened but this would not be outweighed by the loss of the open setting of the church and mill.

**Heritage Constraints and Opportunities:**

The setting of the conservation area will be severely compromised by the allocation of this land. The reduction of the proposed allocation to a small area immediately behind the Farm Court development might have potential but would need to ensure that the openness near the church is protected and that the design of the development is much more vernacular than that of Farm Court.

**Recommendation:**

- Significant adverse impact which may not be possible to mitigate
**Site Allocation:** 459 - Land off Doncaster Lane, Adwick

**Use:** Housing

**Heritage Assets affected:**

The site is in agricultural use to the south east of Adwick-le-Street. There are no above ground heritage assets within the allocation site. It lies immediately to the north of Adwick-le-Street Conservation Area. The Grade II* listed Church of St. Laurence lies 50m to the northwest.

**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 although to the north, west and southeast remains largely open. 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 is open countryside that borders the conservation area.

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

Allocation of the site to residential use would harm the setting of the conservation area.

**Heritage Constraints and Opportunities:**
The setting of this rural conservation area is enhanced by the open countryside to the south and the development of the site would be greatly detrimental to its character.

**Recommendation:**

- Significant adverse impact which may not be possible to mitigate
Site Allocation: 473 - Cantley Lane, Rose Hill, 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:** 494 - Green Lane, 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 past the site in a northwest/southeast direction.

There are no listed buildings or conservation areas within the allocation site or in the 250m buffer site.

**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>
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<tr>
<td>Sufficient buffer around the Scheduled Monument to protect it and its setting.</td>
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<th>Recommendation:</th>
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<td>- Adverse Impact which may be possible to mitigate</td>
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</table>
**Site Allocation:** 495 - Rostholme, Bentley (Full Site)

**Use:** Housing

**Heritage Assets affected:**

There are no above ground heritage assets within the allocation site. Bentley Park which is a proposed Park and Garden of Local Historic Interest lies immediately to the south.

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

Bentley Park is an example of a community funded park with strong social links. It includes important park features including the pavilion, original layout, planting beds and formal tree planting. The landscape and park as a whole was designed to reflect its intended use; a robust and functional style designed areas for play and relaxation. The park is inward looking and focused on the Pavilion and the formal areas around. Towards the allocation site are playing fields and hedgerows. The adjoining residential development has a negative impact due to its boundary treatment and highlights the importance of designing appropriate boundary treatment.

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

A change from open countryside to residential could have a negative impact if the boundary treatment to the park is not well considered.
**Heritage Constraints and Opportunities:**

Ensuring an appropriate boundary treatment is included in the proposal is essential.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
Site Allocation: 508 - Land off Marshlands Road / The Avenue, Moorends

Use: Housing

Heritage Assets affected:

There are no above ground heritage assets within the allocation site. The Grade II listed Micklethwaite farmhouse lies approx. 70m to the southeast. This is unlikely to be affected by the allocation due to the presence of housing in between subject to where the site will be accessed.

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

The site does not contribute to the significance however the potential access may do depending on its position.

Likely Impact of Allocation on Heritage Significance:

As above.

Heritage Constraints and Opportunities:

The access should be positioned away from the listed building. If it is in close proximity it may be possible to mitigate depending on where it is.
Recommendation:

- Adverse Impact which may be possible to mitigate
**Site Allocation:** 687 - The Embankment, Leach Lane Industrial Estate, Leach Lane, Mexborough

**Use:** Housing

**Heritage Assets affected:**

There are no above ground heritage assets within the allocation site. Mexborough Conservation Area lies to the north on the other side of a dual carriageway. The Grade II listed Station lies approx. 150m to the southwest.

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

The site occupies an important riverside site opposite the conservation area and close to the approach to the town centre from the listed station.

**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 depending on its design.

**Heritage Constraints and Opportunities:**
There is great scope to improve the setting of the conservation area and enhance the setting of the station and its approach. The number of units may however need to be adjusted. There is also scope to provide an attractive waterside frontage to the canal.

**Recommendation:**

- Opportunity to enhance a heritage asset or re-use a historic building at risk
Site Allocation: 778 - Land adjacent Broadacres, Doncaster Road, Hatfield

Use: Housing

Heritage Assets affected:

The site lies off the main A18 road immediately to the south of the Hatfield – Manor Road conservation area.

There are 4 grade 2 listed buildings within 250m of the site. 90m north is the grade 2 listed Bow House and Ash Hill Lodge is 220m north of the site. 220m north east of the site are 2 grade 2 listed barns which are part of a farm complex (Hatfield House Farm).

Hatfields public house is a historic (key unlisted) building at the junction of Manor Road and Ash Hill Road. Broadacres immediately north of the site is a large property in substantial grounds and has architectural merit. Across the main road from the site is a terrace of 6 almshouses which though against the character of the conservation area have been included for historic interest. These, and the rooftop of Broadacres with the surrounding trees signal the approach to the conservation area from the south.

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

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 from the High Street. It has a more open and green character with detached properties of architectural merit dating
from the 18th Century onwards. These lie either side of Manor Road set in the middle of substantial curtilages. Several of these are listed properties. The large numbers of trees either side of the main road give it an avenue character.

The presence of agricultural fields and open spaces sometimes with views into open countryside close to and visible from main roads contributes to the open character of this part of Hatfield. The allocation site consists of a large open garden space to the side of Broadacres and with its green edge and open character contributes to the heritage significance of the conservation area as described above.

In addition, the site is important in marking the entrance to the conservation area and visually separating it from modern development along Lings Lane.

The spaciousness of the area forms part of the wider setting of the listed buildings. Indirectly, the wider setting of Bow House is complemented by having properties of similar large curtilages either side. The site is visually and physically separated from all the listed buildings mentioned above so do not directly contribute to their significance.

The open nature of the site means there are no buildings to compete with the almshouses opposite which mark the entrance to the conservation area.

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

The allocation site has an indicative number of 14 units and would give this side of Manor Road at the entrance to the conservation area a modern suburban character completely at odds with its historic open and green character. It would also blur the distinction between the conservation area and Ling’s Lane.

Further adverse impacts on the conservation area may arise from access requirements in terms of visibility splays, removal of green edge character, and possibly impact on trees.

These impacts would also detract from the setting of the adjacent Broadacres and indirectly Bow House with potential impact on views to open countryside across the agricultural fields on Manor Road.

**Heritage Constraints and Opportunities:**

Allocation to the indicative densities would lead to substantial harm to the heritage significance of the conservation area. Densities commensurate with the typical Manor Road properties with landscaping and tree planting to the front are highly unlikely to be viable.

**Recommendation:**

- Significant adverse impact which may not be possible to mitigate
**Site Allocation:** 784 - Cuckoo Lane, Hatfield

**Use:** Housing

**Heritage Assets affected:**

There are no designated heritage assets within the site. The Hatfield –High Street conservation area abuts the site immediately to the south.

There are 6 listed buildings within 250m of the site the most significant of which is the grade 1 listed Church of St Lawrence at the centre of the village and 135m south of the site. Its gates are also grade 2 listed though not affected by the allocation. Also significant is the grade 2 listed Travis School now the parish rooms which lie 50m south west of the allocations site.

The remaining 3 grade 2 listed buildings are at some distance from the site and would not be affected by the allocation.

**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 tightly drawn around buildings and their curtilages, the lack of development in the fields north and south of the High Street enables the enclosure fields to be perceived and prevents the historic character of the conservation area from being submerged. In addition, the presence of agricultural fields close to and in places visible from main roads is a reminder of the former agricultural character of Hatfield.

The rear and centre of the allocation site belongs to the group of fields to the north of the High Street which retain their enclosure pattern and historic boundaries. However, the front of the site has since been developed and has a presence on the street (Cuckoo Lane). In addition, there are no historic ‘strip plots’ north of Station Road.

The front of the site also affects the setting of the church where there is a strong view of the church tower and to some extent the Travis School. Presently, the buildings are set back and there is a green boundary with trees which does not harm the setting of these listed buildings. The remaining 3 grade 2 listed buildings are unaffected by allocation.

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

The allocation site has an indicative number of 36 units and would give this side of Cuckoo Lane a suburban character. This would affect views to the tower and harm the setting of the listed church.

Allocation would affect the openness in this part of the village and may impact on historic hedgerows, however, as the frontage is already developed and the space does not confine the historic ‘strip plots’ of the village the allocation would not be considered substantial harm.

**Heritage Constraints and Opportunities:**

Retention and reinforcement of the historic boundary and its green character would mitigate some of impact.

The setting of the listed church and the general character of the conservation area could be maintained by setting buildings back to the line of the adjacent caretaker’s bungalow and maintaining/enhancing the trees and green character to the front.

Buildings would need to be no higher than the standard 2 storey dwellings in the village so they are not prominent in any views and so they complement the existing heights.

The conservation area is describes as a conservation area ‘at risk’ chiefly due to the substantial loss of historic details on properties fronting the High Street especially windows. Allocation would not provide opportunities to address this.

**Recommendation:**
Adverse impact which may be possible to mitigate
Site Allocation: 786 - South of Cockhill Close, Bawtry

Use: Housing

Heritage Assets affected:

The site is adjacent to the southern boundary of the Bawtry conservation area which is marked by Cockhill Lane and occupies a triangle of open ground in between this and the borough boundary with Bassetlaw. There are no listed buildings within the allocation site. 85m to the west is the grade 2 listed War Memorial which is built into the curtilage listed estate wall of Bawtry Hall (grade 2*listed). The grounds of the hall beyond this wall is designated a park and garden of local historic interest.

70m west is the grade 2 listed ‘1 Yorkshire’; historically the first residential building in the county on approaching from the south on the Great North Road. This is part of a range of Georgian buildings on the main road (South Parade) which is covered by 4 separate grade 2 listings.

There are 10 further grade 2 listed buildings between 150m to 200m north west within the Market Place as well as the Market Cross scheduled monument. Also grade 2 listed is the Bawtry railway bridge 150m north east.

Contribution of the site to the Significance of the Heritage Assets:
Cockhill Lane is an historic lane linking the main road with Church Street and which historically marks the southern boundary of the town and the site represents the start of the countryside beyond this. Although there has been modern development to the north and north east of the site this has not crossed the historic lane. The green and rural character of the site and its boundary brings an abrupt end to the long view south along Church Lane.

The prominence of No.1 Yorkshire as the first building in the town is part of its special interest and includes the brick curtilage wall which bounds the north of Cock Hill Lane. The allocation site would detract from this were it not for a belt of trees which visually separates the site (in summer) from the field adjacent to the main road south of 1 Yorkshire. The perception of brick walls and buildings on one side and open country on the other is particularly marked looking back on 1 Yorkshire from the bottom of the lane. Similarly, the open area to the south of 1 Yorkshire enhances the setting of the park and garden and by extension the listed Bawtry Hall.

The site does not contribute to the setting of the rest of South Parade and has no relationship to the 10 listed buildings in the Market Place or the other listed building in the town. The significance of the listed bridge lies in its position in relation to the railway line and is not affected by the allocation site. The significance of the war memorial is not related to its current position (aside from the connection with Bawtry Hall) which given the modern level of traffic is unfortunate.

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

Very little development has occurred to the south of the town and none beyond Cockhill Lane so the historic edge of the town boundary here is very legible. Allocation would blur this and would also harm the long view along the south extension to Church Lane. This harm would be localised to this part of the conservation area. Allocation would not be considered to harm the setting of the listed buildings mentioned above.

**Heritage Constraints and Opportunities:**

From a conservation viewpoint it is desirable to retain Cockhill Lane as the historic southern edge of the town. However, if allocated, consideration of the urban form, location, height and materials of the buildings and particularly retention and strengthening of the tree belt as seen from the main road and edging Cock Hill Lane would help to mitigate adverse impacts on the conservation area.

**Recommendation:**

- Adverse Impact which may be possible to mitigate

Consult Bassetlaw DC under duty to co-operate.
**Site Allocation:** 788 - Land at Sprotbrough

**Use:** Housing

**Heritage Assets affected:**

There are no above ground heritage assets within the allocation site. The northern point of the allocation site abuts a Grade II nationally designated Park and Garden of Special Interest.

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

The site is seen in conjunction with the boundary and is currently agricultural which enhances the setting of the Park and Garden.

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

The change from agricultural to residential has potential to have a negative impact as can be seen to have happened with the nearby development of Challenger Drive. The latter’s houses and modern suburban boundaries are particularly intrusive on views from the hall and its grounds.

**Heritage Constraints and Opportunities:**

The northern parts of the site are seen in conjunction with both the nationally and locally designated Parks and Gardens. Development here is unlikely to be viewed positively and a
buffer to the Parks and Gardens would be expected as well as landscaping/tree belt to the edges of the development.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
**Site Allocation:** 824 - Land behind Lumley Drive, Tickhill

**Use:** Housing

**Heritage Assets affected:**

The site is outside the Tickhill CA which is 180m to the north and 120m to the west. Tickhill Castle which has a medieval motte and stone tower and is a scheduled monument overlooks the site. The apex of the motte is 300m west of the site. The grade 2 listed buildings on Sunderland St. including the grade 2 listed Sunderland Farm are physically and visually separated from the allocation site by modern housing development and not affected by allocation. Listed buildings near the approach to the motte are also unaffected by allocation. These are agricultural buildings and the adjacent fields are unaffected by the allocation which provides an agricultural context.

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

The site makes no contribution to the heritage significance of the conservation area being out of sight in the long views in and out of the conservation area along the main roads.

However, the site forms part of the setting of Tickhill Castle within the CA which has views from the elevated motte and bailey across the countryside to the east and south. This area is crossed by a number of public footpaths from where the castle can be appreciated.
### Likely Impact of Allocation on Heritage Significance:

Although the elevated position of the listed building would still be perceived in views to and from the motte the allocation of this large site would reduce this agricultural character and alter views to and from the motte resulting is some harm to setting.

### Heritage Constraints and Opportunities:

It is difficult to see how harm could be avoided but low level and low density development restricted to the eastern part of the site, with consideration of green character on the site edges will reduce the impact on openness and setting of the castle.

### Recommendation:

- Adverse Impact which may be possible to mitigate
Site Allocation: 832 - Land at Auckley

Use: Housing

Heritage Assets affected:

There are no above ground designated heritage assets within the allocation site. However, there is a 2 storey brick and pantile cartshed barn building which is historic and appears to be the remnant of a more extensive farmstead. To the main road, the site is mostly bounded by an attractive limestone wall with half round copings and a low brick wall fronting residential buildings. The barn may be of local significance and would merit further investigation on this especially considering Auckley is not well endowed with historic buildings.

The grade 2 listed Old Vicarage lies 80m south of the site boundary. The site lies approximately 280m south east of the grade 2 listed mounting block adjacent to the northeast corner of the Eagle and Child Public House.

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

Part of the site forms the immediate setting of the undesignated historic barn within it.

The Old Vicarage is set back from the road behind the church and is not seen in conjunction with the site 25m away. The curtilage of the Old Vicarage is contained by a
broad belt of trees to the rear and trees to each side boundary. Trees also separate it from the church to the front. The site makes no contribution to its setting.

The mounting block is closely associated with the attached public house and its significance is related to the roadside location and the historic function of this building as a coaching inn. The site is physically separated from the Eagle and Child public house by housing development and due to the alignment of the main road will not be seen together. The site makes no contribution to the significance of this heritage asset.

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

Allocation would most likely lead to the loss of the undesignated barn or if retained adversely impact on its setting.

This site forms a break in the ribbon development of Auckley and brings an attractive green character into the village however it does not impact on the heritage significance of either of the listed buildings.

**Heritage Constraints and Opportunities:**

If allocated, retaining the barn with sufficient space around it, the tree belt to the rear, and the front limestone wall would both retain any heritage significance and contribute to local character.

**Recommendation:**

- **Adverse Impact which may be possible to mitigate**

The heritage significance of the barn needs further investigation but assuming it is of local heritage significance then
Site Allocation: 833 - Sandy Lane, Doncaster

Use: Housing

Heritage Assets affected:

There are two former pumping stations on the site which due to their architecture and social history are considered to be potential buildings of local interest. The buildings are currently vacant and windows blocked up.

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

As well as the buildings themselves there are trees and gate piers and railings that add to the setting.

Likely Impact of Allocation on Heritage Significance:

The allocation could ensure a viable use for the historic buildings if there are retained and sensitively converted.

Heritage Constraints and Opportunities:

Retention and sensitive conversion of the two buildings and further development designed to enhance their setting.
Recommendation:

+ **Opportunity to enhance a heritage asset or re-use a historic building at risk**
Site Allocation: 838 - Kirk Street/Ramsden Road/Eden Grove

Use: Housing

Heritage Assets affected:

The allocation site lies across the River Don and further down river from the Newton Conservation Area. Newton is situated adjacent to the River Don on its flood plain, approximately one mile to the west of Doncaster town centre. It is a small hamlet of farmsteads where agriculture is still important and is separated from the nearby suburbs by a raised railway line and open fields. The River Don gives the settlement an air of seclusion considering its proximity to the town which is a key element of its character.

The allocation site has planning permission for housing.

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

The allocation site was open at the time of the planning permission which helped with the conservation area’s isolated character. However previously the site had an industrial character with rail lines and engine sheds to the south and east.

Likely Impact of Allocation on Heritage Significance:
Implementation of the granted scheme brings residential development in close proximity to the conservation area and would impact on its setting giving it a more urban character.

**Heritage Constraints and Opportunities:**

An impression of openness should be retained by having the building line back set back from the river behind a green frontage to the riverside and which was included in the planning permission for the site.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
Site Allocation: 875 - Site A, Land to East of Doncaster Road, Tickhill

Use: Housing

Heritage Assets affected:

There are no designated heritage assets within the site. The Northgate character area of the Tickhill CA begins some 360m south of the site and is not affected by the allocation.

The 3 grade 2 listed buildings comprising the farm, stable and barns of 126 Doncaster Road are about 140m south of the site and adjacent to this is the grade 2 listed dwelling at 128 Doncaster Road. These are physically and visually separated from the site and unaffected by the allocation.

There is the grade 2 listed remains of a market cross on the road junction 150m north of the site. 220m east of the site across open farmland is the grade 2 listed Eastfield Farm and the separately grade 2 listed L shape range of barns.

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

The allocation site is too distant from the conservation area and the listed buildings at 126 and 128 Doncaster Road and is not physically or visually connected to them so makes no contribution to their heritage significance.
The site does not contribute to the significance of the stone cross which is related to its historic character rather than its setting and is in any case separated from it by a stand of trees.

The site makes more of a contribution to the setting of the listed Eastfield farm and its L shape barn. From the main road the farm can be perceived across the large field of the allocation site. The fields surrounding the farm isolates the farm complex from the dense residential areas in the north of Tickhill and provides the background agricultural context to the farm.

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

Allocation would not affect the heritage significance of the conservation area or the grade 2 listed buildings at 126 and 128 Doncaster Road or the market cross.

The allocation site represents an intensive development to the north of Tickhill and would alter its open character which would remove the most prominent views from the main road towards the farm complex. It would also reduce the agricultural character surrounding the farm though there would still be a landscape buffer between the farm and the site.

**Heritage Constraints and Opportunities:**

Low level and low density development with consideration of green character on the site edges will reduce the impact on openness. Consideration of sight lines and views through to the farm complex.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
Site Allocation: 876 - Site B, Land to East of Doncaster Road, Tickhill

Use: Housing

Heritage Assets affected:

There are no designated heritage assets within the site. The Northgate character area of the Tickhill CA begins some 140m south of the site and is not affected by the allocation as it is physically and visually separated from it by residential buildings and a school.

The 3 grade 2 listed buildings comprising the farm, stable and barns of 126 Doncaster Road begin about 75m west of the site and adjacent to this is the grade 2 listed dwelling at 128 Doncaster Road. These are physically and visually separated from the site and unaffected by the allocation. There is the grade 2 listed remains of a market cross on the road junction 370m north of the site.

130m east of the site across open farmland is the grade 2 listed Eastfield Farm and the separately grade 2 listed L shape range of barns.

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

The allocation site is too distant from the conservation area and the listed buildings at 126 and 128 Doncaster Road and is not physically or visually connected to them so makes no contribution to their heritage significance.
The site does not contribute to the significance of the stone cross which is related to its historic character rather than its setting and is in any case physically and visually separated from it by a stand of trees.

The site makes more of a contribution to the setting of the listed Eastfield farm and its L shape barn. The fields surrounding the farm isolates the farm complex from the dense residential areas in the north of Tickhill and provides the background agricultural context to the farm.

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

Allocation would not affect the heritage significance of the conservation area or the grade 2 listed buildings at 126 and 128 Doncaster Road or the market cross.

The allocation site represents an intensive development to the north of Tickhill and would alter its open character which would reduce the agricultural character surrounding the farm though there would still be a small landscape buffer between the farm and the site.

**Heritage Constraints and Opportunities:**

Low level and low density development with consideration of green character on the site edges will reduce the impact on openness.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
Site Allocation: 877 - Site C, Land to East of Doncaster Road, Tickhill

Use: Housing

Heritage Assets affected:

There are no designated heritage assets within the site. The Northgate character area of the Tickhill CA begins some 250m south west of the site and is not affected by the allocation as it is physically and visually separated from it by residential buildings and a school.

The 3 grade 2 listed buildings comprising the farm, stable and barns of 126 Doncaster Road begin about 270m west of the site and adjacent to this is the grade 2 listed dwelling at 128 Doncaster Road. These are physically and visually separated from the site and unaffected by the allocation.

170m north of the site across open farmland is the grade 2 listed Eastfield Farm and the separately grade 2 listed L shape range of barns. These are visually separated from the site by modern farm buildings.

Contribution of the site to the Significance of the Heritage Assets:
The allocation site is too distant from the conservation area and the listed buildings at 126 and 128 Doncaster Road and is not physically or visually connected to them so makes no contribution to their heritage significance.

The site makes more of a contribution to the setting of the listed Eastfield farm and its L shape barn. The fields surrounding the farm isolate the farm complex from the dense residential areas in the north of Tickhill and provides the background agricultural context to the farm.

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

Allocation would not affect the heritage significance of the conservation area or the grade 2 listed buildings at 126 and 128 Doncaster Road.

The allocation site represents an intensive development to the north of Tickhill and would alter its open character which would reduce the agricultural character surrounding the farm though there would still be a small landscape buffer between the farm and the site. This side of the farm complex has modern agricultural buildings and there is less impact on the setting of listed buildings than from other directions.

**Heritage Constraints and Opportunities:**

Low level and low density development with consideration of green character on the site edges will reduce the impact on openness.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
Site Allocation: 880 - Land at Tickhill

Use: Housing

Heritage Assets affected:

The site is outside the Tickhill CA which is 190m to the west. The grade 2 listed Sunderland Farm is 70m to the north of the northern edge of this long thin site.

Tickhill Castle which has a medieval motte and stone tower is a scheduled monument and has medium/long distance views towards the southern part of the site. The apex of the motte is 725m west of the site. The grade 2 listed buildings on Sunderland St. including the grade 2 listed Sunderland Farm are physically and visually separated from the allocation site by modern housing development and not affected by allocation. Listed buildings near the approach to the motte are also unaffected by allocation. These are agricultural buildings and the adjacent fields provides an agricultural context so are unaffected by the allocation.

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

The site makes no contribution to the heritage significance of the conservation area being out of sight in the long view out of the conservation area along Sunderland Street truncated by the railway bridge.
The listed Sunderland Farm is separated from the site by a modern development of 7 cottages of traditional appearance to the front and further new development of more conventional appearance behind. Although once part of its former agricultural setting the site now does not contribute to its heritage significance.

The site contributes to the setting of Tickhill Castle which has views from the elevated motte and bailey across the countryside to the east and south as far as the A1(M). This area is crossed by a number of public footpaths from where the castle can be appreciated.

<table>
<thead>
<tr>
<th>Likely Impact of Allocation on Heritage Significance:</th>
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<tbody>
<tr>
<td>Modern development into the green fields east of the motte would have a small adverse impact on the setting of the scheduled motte. Allocating the northern part of the site would have no adverse impact. The elevated position of the listed building would still be perceived in views to and from the motte.</td>
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<thead>
<tr>
<th>Heritage Constraints and Opportunities:</th>
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<tbody>
<tr>
<td>Reinforcing green/open character or omitting the southern part of the site would mitigate any impact on views from the motte.</td>
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<th>Recommendation:</th>
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<tr>
<td>- Adverse Impact which may be possible to mitigate</td>
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</table>
**Site Allocation:** 902 - Snooker Club, 21 - 27 St Sepulchre Gate, Doncaster

**Use:** Housing

**Heritage Assets affected:**

The site lies in Doncaster – High Street Conservation Area and is considered a key unlisted building. The upper levels of the building were/are vacant but planning permission has been granted for their conversion to apartments.

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

The proposal is located in Doncaster High Street Conservation Area and as part of the appraisal for the area is considered to be a key unlisted building. It is one of a row of early/mid 20th century buildings that were built to accommodate a widening of St. Sepulchre Gate and together are of considerable group value marking an important and distinct stage in Doncaster’s architectural heritage. It is of three storeys and is neoclassical in its architecture. It is faced in white faience, with decorative detailing including double height pilasters to the upper levels and metal windows. The ground floor was previously marred by a modern shopfront which didn’t particularly relate well to the upper levels. The new shopfront that occupies part of the ground floor is felt to respect better the upper levels. To the left of this newly installed shopfront is the current
entrance to the snooker club, which by comparison to the new shopfront looks neglected with an overlarge fascia sign and modern doors.

<table>
<thead>
<tr>
<th>Likely Impact of Allocation on Heritage Significance:</th>
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<tbody>
<tr>
<td>The development granted was to convert the building from its former snooker club use to flats. This is considered to make a positive contribution to the area by bringing the upper levels of the building back into use.</td>
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</tbody>
</table>

<table>
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<tr>
<th>Heritage Constraints and Opportunities:</th>
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<tbody>
<tr>
<td>Retention of external existing features including windows and more appropriate front/entry door and signage.</td>
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<tr>
<th>Recommendation:</th>
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</thead>
<tbody>
<tr>
<td>+ <strong>Opportunity to enhance a heritage asset or re-use a historic building at risk</strong></td>
</tr>
</tbody>
</table>

Planning permission granted
Site Allocation: 906 - Denison House, 15 South Parade, Doncaster

Use: Housing

Heritage Assets affected:

The site lies in Doncaster – South Parade Conservation Area and is a Grade II listed building. Within a 250m buffer zone there are 36 listed buildings mainly terraced houses but some villas, also a school and a Grade II* church and its railings (separately listed Grade II). The building is vacant but previously works have started to convert it to apartments.

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

The South Parade conservation area is characterised by Georgian and Victorian properties fronting the linear Great North Road usually of three storeys in terraced form. This parade of buildings forms a coherent group of historic buildings that are a distinctive part of the townscape on the approach to the town centre. The heritage value of these terraces is indicated by the fact that virtually all the properties are listed in their own right with no.18 being Grade II listed. The building is indeed one of the most prestigious on South Parade and contributes significantly to the group value of the parade.
In November 1796, William Lindley purchased the site at South Parade and built what is now known as Denison House, although it has been previously known as The Hall. William Lindley was an architect who had for many years been an assistant with John Carr of York before he set up in practice in Doncaster. In its original form it was of three storey and five bays and was a very elegant town house. Its grandeur is added to with an elaborate entrance portico, first floor railings and giant pilasters on the upper levels. In a Sheardown sketch showing the original appearance there appears to railings to the front similar to others on the parade. The second owner ensured that the land opposite was left open and which now is the central garden of Regent Square. When Edmund Denison owned the building in the 19th century he added a two storey extension to the left which carries on the proportion of the openings of the original building but is of simpler nature. This extension has later windows inserted into it and soil pipes which detract from the appearance. The building in recent times has been council offices but has now been vacant for some years.

Likely Impact of Allocation on Heritage Significance:
The development granted was to convert the building from its former office use to flats. This is considered to make a positive contribution to the area by bringing the building back into use as long as it is a sensitive conversion.

Heritage Constraints and Opportunities:
Subdividing historic buildings can be destructive of their historic fabric and presents many difficult listed building challenges therefore the best use for the building would be a single use not requiring subdivision such as office use or residential use as one dwelling. However, it does appear that the traditional office use for the historic buildings in the area is declining in attractiveness and where such uses remain there is pressure for more open plan spaces and increased signage. In addition it is unlikely that single residential use without some subdivision is viable in this area. Therefore the proposal was given serious consideration so that the conversion could be achieved without loss of special interest and so that alterations could be reversed so that single uses for the building are not ruled out in future.

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

Planning permission and listed building consent granted and development commenced but stalled at time of writing.
**Site Allocation:** 923 - Electricity Sub Station, Young Street, Doncaster

**Use:** Housing

## Heritage Assets affected:

The site lies close to Doncaster – High Street Conservation Area and as part of the area’s appraisal the boundary is to be amended to include the buildings adjoining the allocation site. The site is a substation and car park which does little for the adjoining townscape. It has already received planning permission but has yet to be carried out.

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

The building lies adjoining the proposed extension to the Doncaster – High Street Conservation Area. This includes York House as well as 7 Young Street, both being from the Edwardian period, three storeys in brick with attic storey with regular spaced windows and are both considered to make a positive contribution to the area. On the opposite side of the application site is a five storey office block although separated from the site by an access road, which again has regularly arranged window pattern, and which has permission to add an additional setback storey. On the opposite side of Young Street is the back of the Waterdale Retail Development which is of a similar height to the three storey blocks opposite but only appears to be two storeys.

### Likely Impact of Allocation on Heritage Significance:
The approved scheme development is for a four storey development of retail to part of ground floor, with the rest being access and cycle store for flats on the three storeys above.

The scale and form of the development was considered appropriate and reflects the buildings to the left, with the upper floor of the proposal being set back and detailed as an attic storey. The south elevation has an ordered outer framework/architecture reflecting both the Edwardian red brick building and the modern office block but the openings/infill behind is more irregular. The brickwork is a similar red colour to that of the neighbouring Edwardian buildings which was welcomed.

**Heritage Constraints and Opportunities:**

Any development on the site would impact on the nearby (adjoining if boundary changes are amended as recommended) conservation area and should respect the form of the adjoining terrace. The scheme should be three storey with additional attic storey set back. The south elevation should have an ordered outer framework/architecture reflecting both the Edwardian red brick building and the modern office block but the openings/infill behind can be more irregular. The external facing should be in brickwork of a similar red colour to that of the neighbouring Edwardian buildings.

**Recommendation:**

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

Planning permission granted but not yet carried out.
**Site Allocation:** 930 - Land between Lindrick Lane and Worksop Road, Tickhill

**Use:** Housing

**Heritage Assets affected:**

The site is outside the Lindrick character area of Tickhill CA which lies approx. 100m to the northeast. 250m north west of the site and off Rotherham Road is the grade 2* listed Friary and 3 associated grade 2 listed buildings which are the remnants of the medieval Tickhill Friary complex. These are within the conservation area which is demarcated to the south by the tree lined Friars Lane.

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

The site is separated from the Lindrick part of the conservation area by a late C20th estate (Lindrick Close) which has a suburban character. The Lindrick area is 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 site makes some contribution to the heritage significance of the Lindrick conservation area by being visually similar to it, with the same narrow road of Lindrick.
Lane with hedgerows. The site is separated from the main Rotherham Road by intervening fields and Worksop Road and makes no contribution to the setting of the conservation area from this area or the above mentioned listed buildings.

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

The allocation represents a continuation of the adjoining suburban development which could have some impact on views out from the Lindrick character area. This is especially due to the current form of the narrow road with hedgerow which retains its rural character that has been eroded with the adjoining development.

**Heritage Constraints and Opportunities:**

The retention of the narrow lane with its hedgerows on both sides would mitigate any adverse impact on the conservation area. This would preclude access from Lindrick Lane as loss of hedge and wide visibility splay would adversely impact on this character.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
**Site Allocation:** 932 - Site 1, Land at West Moor Farm, Armathorpe

**Use:** Employment

**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. Wyndthorpe Hall immediately to the west, and a milepost west of the hall entrance. The grounds of Wyndthorpe Hall have sufficient historic character to be assessed as a park and garden of local historic interest and provide the immediate setting for the listed building.

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

The heritage significance of the milestone is related to its roadside location and the allocation site does not contribute to this.

The Hall itself is visually separated from the site by a tree belt. However, the site forms part of the wider landscape to the grounds of Wyndthorpe Hall which currently has an open countryside feel to it and which makes a positive contribution.

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

The development of the site will expand the urban area and is likely to have some adverse impact (harm) on the wider setting of the park and garden by urbanising the character of...
the adjoining countryside. Access to the site is likely to be from the A18 changing the current rural lane into tarmac and giving it an over engineered appearance which would have a negative impact on the park and garden.

**Heritage Constraints and Opportunities:**

Access using the rural lane from the A18 should be avoided in favour of access from Warren Farm. The retention of the green boundary to the adjacent rural lane and any hedge and trees would reduce the adverse impact on the park and garden. Development confined to the south and the east of the site would further reduce impact.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
**Site Allocation:** 940 - Site 1, Land East of Poplars Farm, Hurst Lane, Auckley

**Use:** Housing

**Heritage Assets affected:**

There are no above ground heritage assets within the area of search. Two grade 2 listed structures are located within 250m of the southern part of the site i.e Rossington Hall and its former stables, separately Grade 2 listed to the southwest. The grounds of Rossington Hall are also a park and garden of local historic interest designated in Doncaster’s UDP. As part of a recent review of Doncaster’s parks and gardens, the boundary of the designation is recommended to be expanded which brings it closer to the site.

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

The fields currently add to the openness of the wider setting of the parkland. Park Plantations however screens the site from the Hall and its former stables and grounds.

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

The development of the site will commence the urbanisation of the area and is likely to have some adverse impact (harm) on the wider setting of the park and garden by urbanising the character of the countryside close by.

**Heritage Constraints and Opportunities:**
The retention of the green boundary and any hedge and trees with landscape buffer along Great North Road would reduce the adverse impact on the park and garden.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
Site Allocation: 941 - Site 2, Land East of Poplars Farm, Hurst Lane, Auckley

Use: Employment

Heritage Assets affected:

There are no above ground heritage assets within the area of search. Two grade 2 listed structures are located within 250m of the area i.e Rossington Hall and its former stables, separately Grade II listed to the southwest. The grounds of Rossington Hall are also a park and garden of local historic interest designated in Doncaster’s UDP. As part of a recent review of Doncaster’s parks and gardens, the boundary of the designation is recommended to be expanded which brings it closer to the site.

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

The fields currently add to the openness of the parkland. Park Plantations however screens the site from the Hall and its former stables and grounds.

Likely Impact of Allocation on Heritage Significance:

The development of the site will commence the urbanisation of the area and is likely to have some adverse impact (harm) on the wider setting of the park and garden by urbanising the character of the countryside close by.

Heritage Constraints and Opportunities:
The retention of the green boundary and any hedge and trees with landscape buffer along Hurst Lane would reduce the adverse impact on the park and garden.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
Site Allocation: 949 - Land Off Site Of Former Rising Sun Public House, Hatfield Road, Thorne

Use: Housing

Heritage Assets affected:

Part of the site lies within Thorne Conservation Area and as part of the area’s appraisal the boundary is to be amended to include all the allocation site. The site is a derelict public house and its car park. The site has planning permission for redevelopment with housing.

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

All of the building of The Rising Sun, including the rear annexe, and the adjoining barn/garage lie within Thorne Conservation Area. The rest of the site lies outside the conservation area but is important in its setting and as part of the appraisal of the area it is recommended to be included within the conservation area. As part of the appraisal, all the buildings are considered to be of significance and to make a positive contribution to the area. In particular the former public house acts as a marker to the entry of the conservation area.

The Rising Sun has been remodelled over its history, although the frontage still retains some indication of its previous appearance and its original form can still be read. It is thought to date from the early/mid 18th century. The large rear extension appears to be
of late nineteenth/early twentieth construction and although fairly plain, with curved bricks to the back corner illustrates its historic development. There are several one storey flat roofed elements including the one to the side of the frontage that would not be considered of historic interest.

The building has deteriorated and is considered beyond repair with its demolition being granted.

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

The approved scheme development is to replace the existing public house with a facsimile of the main building, although with a higher ground floor level due to flooding risk, along with other housing designed to respect the conservation area and its setting. Materials were considered important materials - using bricks with a hand-made appearance of red/brown colour with some variation between units with natural red clay pantiles and artificial slates with a close appearance to natural slates for roofs.

**Heritage Constraints and Opportunities:**

Any development on the site should respect the conservation area. The scheme should be at most be two storey and replicate the main historic part of the former public house to retain its landmark qualities with additional buildings having traditional forms and layout. Materials are considered important - bricks with a hand-made appearance of red/brown colour with some variation between units with natural red clay pantiles and/or natural slates (or artificial if of a close appearance to natural slate) for the roofs should be used.

**Recommendation:**

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

Planning permission granted but not yet carried out
**Site Allocation:** 955 - Former Askern Selby Road Youth Club, Selby Road, Askern

**Use:** Housing

**Heritage Assets affected:**

The building on site is considered to be of local interest and adds to the current townscape although it is currently derelict. It has an Edwardian appearance and it is a former school. It is of a high single storey height with gables and hips and has a symmetrical arrangement. It is red brick with stone dressings and natural slate roof.

Planning permission has been given for demolition and redevelopment although there looks like there could be potential for its sensitive conversion.

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

As above

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

Loss of historic building and townscape

**Heritage Constraints and Opportunities:**

Retention of historic building and sensitive conversion of property
Recommendation:

--- significant adverse impact which may not be possible to mitigate