**Site Allocation:** 961 - Former Yorkshire Water Reservoir Site, Ridge Balk Lane, Woodlands

**Use:** Housing

**Heritage Assets affected:**

Along the western edge of the site lies a Scheduled Monument (Roman Ridge) This extends slightly further to the west and continues past the site in a northwards direction.

There are no listed buildings or conservation areas within the allocation site although Woodlands Conservation Area lies immediately southeast.

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

The Scheduled Monument appears to occupy a narrow strip along the eastern edge of the site. The site would be seen in conjunction with the conservation area and would impact on its setting. The neighbouring estate is set back behind a wide boulevard.

**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.
The proposal would also need to respect the scale of developments in Woodlands Conservation Area, but given it is on the opposite side would not need to be a copy of its distinctive architecture (if this were to be done it would be likely to dilute it rather than enhance it).

**Heritage Constraints and Opportunities:**

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

Development limited to two storeys. The building line should also respect that adjoining and the material of the neighbouring development on this side of the road.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
The site lies between Doncaster Road and Lings Lane 310m to the south of the Hatfield – Manor Road conservation area where Broadacres and a terrace of 6 almshouses marks the entrance. There are no listed buildings within the site. To the east the site bounds Lings Lane opposite which is the Grade 2 listed mill dating from the early C19th and its associated buildings. There is also a Grade 2 listed milestone to the south west of the site and opposite on Doncaster Road. The site is in agricultural use and largely flat being divided into a number of fields bounded by hedgerows and trees. South east and adjacent to the site is an irregular plantation of trees (Round Plantation).

For completeness, the 1854-55 OS map identifies the area south of the site as ‘the supposed site of a battle AD633’. This is taken as a reference to the battle of ‘Heathfield’ a significant Dark Age battle of the same date mentioned in the Anglo-Saxon Chronicle. The location is conjectural as there has been no archaeological evidence uncovered so far linking the site to the battle. There is more concrete evidence of iron age/Romano-British field systems on the site however archaeological considerations are covered elsewhere.
The entrance to the conservation area with the Almshouse and Broadacres and the trees surrounding cannot be seen from the front of the site and it makes no contribution to the character of the conservation area.

The significance of the listed milestone relates to its roadside location and is not affected by the use of the land opposite.

The mill group of buildings stands on slightly elevated ground with trees to the north but within a largely flat agricultural landscape which contributes to its setting and an understanding of its historic function as a mill in open countryside. There are views from Lings Mill to the open countryside around especially to the east but also to the west over the open ground application site where the settlement of Dunsville can be seen. There are also views of the mill buildings (and the mill in particular) across this open ground from Doncaster Road.

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

There is no impact on the heritage significance of the Hatfield Manor Road conservation area or that of the listed milestone.

The allocation site is a large site with an indicative number of 991 units which would introduce a suburban character to the countryside between Lings Lane and Doncaster Road. Despite modern residential development to the north and west and unlike many modern mill settings it is still perceived as an isolated group of buildings within an agricultural setting of flat fields bounded by hedgerows. Development up to Lings Lane would remove views of this isolated group and remove the landscape setting to the west although it would remain to the east. There would be some harm (less than substantial harm) to the setting of this listed building.

**Heritage Constraints and Opportunities:**

Harm could be minimised by omitting fields adjacent to Lings Lane from the allocation, by considering views through to the mill in the design of any development, and by maintaining standard 2 storey heights for buildings.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
Site Allocation: 996 - Land West of Bawtry Hall, Bawtry

Use: Housing

Heritage Assets affected:

There are no listed buildings within the allocation site however there are a number within a 250m radius. These are mostly grade 2 listed buildings along South Parade and the Market Place associated with the historic market town streetscape of Bawtry. This is a conservation area and there are other historic buildings along the street as well as the market cross.

The site is within the former grounds of the grade 2*listed Bawtry Hall and affects its setting. Associated with the hall are its historic home farm buildings including the grade 2 listed barn (former bottling plant) off Tickhill Road. Adjacent to this is the grade 2 listed masonic lodge at the entrance to the hall via Pemberton Ings development. At the time, this development was limited so that buildings did not project in front of the south façade of the hall. The area to the east of the site is a formal Edwardian garden and is recognised as a Park and Garden of Local Historic Interest. To the south of the site is a lake that historically formed part of the hall pleasure grounds.

Contribution of the site to the Significance of the Heritage Assets:
The site makes a significant contribution to the setting of Bawtry Hall. Though not distinctive enough for parkland designation in its own right, the woodland and open space of the site is part of the wider landscape that contributes to the green and open setting of the hall and particularly views from the south facade. In recognition of this the review of the conservation area proposed including all the site and the area south of it, as far as and including south lodge, within the Bawtry conservation area.

The site is physically and visually separated from the Market Place and the linear streets that lead to it so the site does not contribute to the setting of these listed buildings or the character and appearance of this part of the conservation area.

### Likely Impact of Allocation on Heritage Significance:

Allocating the site would not affect the significance of the heritage assets in the main part of the conservation area around the Market Place mentioned above but would be harmful to the setting of Bawtry Hall and its associated locally designated parkland to the south as well as this part of the Bawtry conservation area by infilling the open space to the south of the hall. The loss of trees would also be harmful to the conservation area. This would amount to substantial harm to heritage significance.

### Heritage Constraints and Opportunities:

Given the assessment of harm it is not likely this would lead to any opportunity to enhance the conservation area or the setting of the listed building. Any development here would lead to the loss of open space so it is difficult to see how this can be mitigated.

### Recommendation:

- Significant adverse impact which may not be possible to mitigate
Site Allocation: 1003 - Paddock adjacent to Manor Farm, Hickleton Road, Barnburgh

Use: Housing

Heritage Assets affected:

The site is a paddock to the northwest of Barnburgh. There are no above ground heritage assets within the allocation site. It lies to the northwest of Barnburgh Conservation Area. 100m to the southeast lies Manor Farm complex that includes three Grade II listed buildings, which are the main farmhouse and two nearby outbuildings. Immediately in front and to the northern corner of the allocation site and adjoining the road is a pinfold which would be considered to be of local historic interest.

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

The character of the conservation area Barnburgh is as a rural hilltop settlement that has been surrounded with suburban developments from the twentieth century to the southwest and north, although to the east, south and north west is open countryside.

The open nature of the site ties it with this rural character and is a significant contributor to its setting. It also helps to break it from the suburban developments that encroach on the northern side of the conservation area. In addition the open countryside of the allocation site makes a positive contribution to the setting of the pinfold.
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Site Allocation: 1004 - Field adjacent to Manor Farm, Hickleton Road, Barnburgh

Use: Housing

Heritage Assets affected:

The site is a paddock to the northwest of Barnburgh. There are no above ground heritage assets within the allocation site. It lies to the northwest of Barnburgh Conservation Area separated by a neighbouring paddock. 200m to the southeast lies Manor Farm complex that includes three Grade II listed buildings, which are the main farmhouse and two nearby outbuildings. Immediately to the eastern corner of the allocation site and adjoining the road is a pinfold which would be considered to be of local historic interest.

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

The character of the conservation area Barnburgh is as a rural hilltop settlement that has been surrounded with suburban developments from the twentieth century to the southwest and north, although to the east, south and north west is open countryside.

The open nature of the site ties it with this rural character and is a significant contributor to its setting. It also helps to break it from the suburban developments that encroach on the northern side of the conservation area. In addition the open countryside of the allocation site makes a positive contribution to the setting of the pinfold.
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Site Allocation: 1006 - Land off Towngate, Bawtry

Use: Housing

Heritage Assets affected:

The site is an area of open space within the Bawtry Conservation area adjacent to the Towngate development. This is a grouping of former agricultural buildings and new dwellings in brick and pantile whose layout and materials are intended to reflect a farm close. The grade 2 listed buildings of Top Street (including Howarth House) are within 250m of the site as are the listed buildings of the Crown Hotel and others on the northern part of the High Street in the town centre. The closest listed buildings are the Grade 2 Almshouses (120m) and the grade 2 listed pinfold (165m) at the top of the High Street.

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

The site makes no particular contribution to the setting of any of the listed buildings referred to above and its contribution is to the setting of the Towngate development now surrounded by new development. It reflects the fact that formerly all the land west of the historic Towngate buildings was once open countryside and trees on the site provide a green backcloth. The modern bungalow immediately south of the site strikes a discordant note in this character by virtue of its form and materials.

Likely Impact of Allocation on Heritage Significance:
Development of the site will not impact on the setting of any listed buildings but will hem in and reduce the open character in this part of the conservation area. It is identified as a key green space in the Bawtry conservation area appraisal though not as an ‘opportunity site’ for enhancement or a highly sensitive site. The reduction in open character would be considered some harm but due to the location would not be considered substantial harm to the significance of the conservation area.

**Heritage Constraints and Opportunities:**

Should the site be allocated for development harm could be minimised by following the layout, densities, materials and design principles adopted for the Towngate development and by retaining the green character and trees at the western and northern boundaries. Proposals that integrate the character of the bungalow site immediately south of the allocation site to the rest of the development might be considered an enhancement.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
Site Allocation: 1007 - Land to the South East of Cuneigarth, Bramwith Lane, Barnby Dun

Use: Housing

Heritage Assets affected:

The site consists farmland which lies in open ground between the northern edge of Barnby Dunn and a railway line and is bounded to the west by Bramwith Lane and to the south by the housing with further agricultural land to the east. There are no above ground heritage assets within the allocation site. The Grade 1 listed church of St Peter and St Paul lies 60m to the south west 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 though here only becomes visible close to the southern edge of the site. Due to the flat open nature of the countryside and the road alignment a large part of the allocation site becomes visible in views north from the churchyard.

Likely Impact of Allocation on Heritage Significance:
The allocation would restrict views of open countryside to the north and may cause some harm to the setting of the listed building if any development is too dense and out keeping with the village character in terms of design and scale.

**Heritage Constraints and Opportunities:**

If allocated consideration would need to be given to the design and layout so that it complements the village character. This could be in terms of scale and design of buildings and in retaining a green and open character to the edge. Open space/green character to the south of the site would contribute to the setting of the listed building and consideration should be given in any layout to providing views to the church tower.

** Recommendation:**

- Adverse Impact which may be possible to mitigate
This is a complex heritage site located within the Tickhill conservation area. Within the site are 2 grade 2 listed buildings. These are Castle Farm Cottage and its associated curtilage buildings including the separately grade 2 listed barn which is currently unused. The site includes a limestone single storey triple cartshed with slate tiled roof which is a positive building in the conservation area and an open barn which has a limestone/brick composite wall which may have previously been part of a walled garden to the south.

Further investigation would be needed of the heritage assets on site and particularly of the purported walled garden area which would increase our knowledge of this part of the historic town.

The most significant heritage asset in the vicinity is the scheduled monument comprising the motte and bailey castle, its stone walls and earthworks which is to the north of the site and separated from it by a field. Approximately 100m to the north, sitting within the bailey walls of the castle is the grade 2* listed Castle House. The bailey, the motte tower, and Castle House are accessed via a track that leads through the allocation site.
The grade 2 listed Tickhill Mill and grade 2 listed Mill Farm House form a coherent grouping of historic limestone buildings on the approach to the site.

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

The site forms the curtilage and setting for the listed Castle Farm Cottage and its barn and contains the buildings themselves.

The site is a quiet and relatively unaltered corner of the conservation area and the limestone walls and historic buildings, the unverged lanes and the fields and paddocks with glimpses of the countryside beyond all contribute to this character. Views to the east from the bailey to the open countryside contribute to the setting of Castle House as well as to that of the scheduled monument itself. Also significant is the character of the access road to the castle and views out from the ramparts on the approach to Castle House.

The site also affects the immediate setting of Tickhill Mill and Mill Farm House on the approach to the site. These buildings shield the site from the rest of the conservation area. The open space in the north west corner of the site also contributes to the green and open character of the Castle environs.

### Likely Impact of Allocation on Heritage Significance:

Allocation would provide new uses for redundant agricultural buildings. However, the inclusion of the open land to the south for modern development would have an adverse impact on the setting of the listed buildings and of the scheduled monument as well as the wider conservation area as it would alter and intensify and urbanise the character of the approach to the castle. With modern access requirements and given the size of the site it will most likely be opened up from the current low key character to an engineered, hard landscaped area dominated by parking.

### Heritage Constraints and Opportunities:

The site provides an opportunity to provide long term sustainable uses for redundant agricultural buildings.

However, it is difficult to see how development of the site given its size can be mitigated without substantial harm to the setting of the heritage assets mentioned above.

### Recommendation:

- Significant adverse impact which may not be possible to mitigate
Site Allocation: 1024 - Wilsic 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 170m south of the site.

A former farmstead including 3 grade 2 listed buildings comprising the farm, stables, and barns of 126 Doncaster Road are immediately east of the site across Dadsley Road and adjacent to this on the main road is the grade 2 listed dwelling at 128 Doncaster Road.

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 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
Despite late 20th 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.

Allocating the site would lead to 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. It 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:**

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:** 1026 - Site 2 (Greenfield) Land to the East of Old Bawtry Road

**Use:** Housing

**Heritage Assets affected:**

There are no listed buildings within the allocation site or within 250m of it and no listed buildings would be affected by allocation. The site lies south of the Finningley conservation area with the main part of the site separated from the conservation area by dwellings on Old Bawtry Road that are generally well set back in long thin gardens. The northern part of the site is adjacent to a country lane which opens to the green space on Old Bawtry Road within the conservation area.

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

Though surrounded by higher density modern development the conservation area is characterised by low-density housing, attractive historic buildings, a village green and pond, and other areas of open space. The purpose of the conservation areas designation is to preserved and enhance this character. The northern part of the site bounds a lane departing from one of the open spaces and currently has a rural character. A small section of the western edge of the site fronts the long straight and tree lined Old Bawtry Road which gives a long view out of the conservation area which does not have the built up character prevalent elsewhere in Finningley.
**Likely Impact of Allocation on Heritage Significance:**

The allocation has potential to urbanise the view from the green space along the lane mentioned above through the introduction of buildings and the upgrading of access to modern requirements which would be detrimental to the character and appearance of the conservation area. It would introduce more built up forms to Old Bawtry Road altering the long view out of the conservation area.

**Heritage Constraints and Opportunities:**

Omitting the northern half of the site would preserve the heritage significance of the conservation area. The view out of the CA along Old Bawtry Road would not be affected with the retention of a green edge and the setting back any buildings from the frontage.

**Recommendation:**

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

Mitigation through reduction of the proposed area and a requirement for a green and open frontage to Old Bawtry Road.
Site Allocation: 1028 - Sunderland Street, Tickhill

Use: Housing

Heritage Assets affected:

The site is outside the Tickhill CA which is 250m to the west. The grade 2 listed Sunderland Farm is 50m to the east of the northern edge of this long thin site. The listed building is separated from the site by a row of a modern development of 7 cottages of traditional appearance to the front and further new development of more conventional appearance behind.

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 northern tip of the site contributes to the wider setting of Sunderland Farm. The intervening area has already been developed. Whilst the rest of the development is relatively conventional, the terrace to the front has been carefully designed with the setting of the historic farm close in mind. The dwellings have the materials, form, scale, and detailing of a traditional terrace of cottages framing the approach to the farm close and visually separating it from the more modern development behind.
**Likely Impact of Allocation on Heritage Significance:**

Modern development brought as far as the tip of the site would have an adverse impact on the setting of the listed farm and undermine the effect of the new cottage in reinforcing the setting. Allocating the bulk of the site would have little adverse impact.

**Heritage Constraints and Opportunities:**

Consideration of the form and character of the buildings as seen from Sunderland Street and the approach to the listed farm would mitigate any adverse impact arising from the allocation. Reinforcing green/open character or omitting the front tip of the site would have a similar effect.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
Site Allocation: 1030 - Paper Mill Fields, 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 Castle House is within the bailey of the castle. 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 harm to the setting of the castle (both the scheduled monument and the listed building).

**Heritage Constraints and Opportunities:**

It is difficult to see how harm could be avoided but low level and low density development restricted to the northern or eastern part of the site, with consideration of green character on the site edges will reduce the impact on openness and the setting of the castle. (For clarification this has been assessed as ‘- Adverse Impact which may be possible to mitigate’ as it affects mainly views east and not south of the motte so having a partial rather than severe impact on the open character of the setting).

**Recommendation:**

- Adverse Impact which may be possible to mitigate
**Site Allocation:** 1036 - Melton Road, Newton

**Use:** Housing

**Heritage Assets affected:**

The allocation site includes part of a nationally designated Grade II Park and Garden of Special Interest, part of a Park and Garden of Local Historic Interest and impacts on the setting of the Grade I listed Cusworth Hall.

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

The site is currently agricultural which enhances the Park and Garden of Special Interest, the Park and Garden of Local Historic Interest and their settings and the setting of Cusworth Hall. There is a wide expanse of treed border (Long Plantation) that shields some of the site.

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

The change from agricultural to residential will completely obliterate the parkland character that currently exists and would be considered substantial harm.

**Heritage Constraints and Opportunities:**
The high historic value of the land would not support development on the whole site – although partial on the less significant areas as previous proposed might be able to be accommodated.

**Recommendation:**

- Significant adverse impact which may not be possible to mitigate
**Site Allocation:** 1038 - Woodhouse Lane, Hatfield

**Use:** Housing

**Heritage Assets affected:**

The site lies between Doncaster Road and Lings Lane well to the south of the Hatfield – Manor Road conservation area where Broadacres and a terrace of 6 almshouses marks the entrance. There are no listed buildings within the site. To the east the site bounds Lings Lane opposite which is the Grade 2 listed mill dating from the early C19th and its associated buildings. There is also a Grade 2 listed milestone a little to the north of the site and opposite on Doncaster Road. The site is in agricultural use and largely flat being divided into a number of fields bounded by hedgerows and trees. The site includes an irregular plantation of trees (Round Plantation).

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

The site is some distance from and makes no contribution to the character of the conservation area. The significance of the listed milestone relates to its roadside location and is not affected by the use of the land opposite.

The mill group of buildings stands on slightly elevated ground with trees to the north but within a largely flat agricultural landscape which contributes to its setting and an understanding of its historic function as a mill in open countryside. There are views from...
Lings Mill to the open countryside around especially to the east but also to the west over the open ground application site where the settlement of Dunsville can be seen. There is approval for residential development to the area north of the site with a landscape buffer to separate it from Lings Lane.

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

There is no impact on the heritage significance of the Hatfield Manor Road conservation area or that of the listed milestone.

The allocation site is a large site which would introduce a suburban character to the countryside between Lings Lane and Doncaster Road. Despite modern residential development to the north and west and unlike many modern mill settings it is still perceived as an isolated group of buildings within an agricultural setting of flat fields bounded by hedgerows. Development up to Lings Lane would remove views of this isolated group and remove the landscape setting to the west although it would remain to the east. There would be some harm (less than substantial harm) to the setting of this listed building.

**Heritage Constraints and Opportunities:**

Harm could be minimised by omitting the areas adjacent to Lings Lane from the allocation or otherwise retaining as open space or landscaping with green and open character, by retaining the Round Plantation, by considering views through to the mill in the design of any development, and by maintaining standard 2 storey heights for buildings.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
Site Allocation: 1041 - Balby Archives, King Edward Road, Doncaster

Use: Housing

Heritage Assets affected:

The buildings on site is considered to be of local interest and adds to the current townscape. They have a late Victorian/early Edwardian appearance and are former schools. They are of a high single storey height with gables and hips. They are in red brick with stone dressings and natural slate roof.

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

Only if buildings retained
Site Allocation: 1042 - Ashworth Barracks, Former Nexus Centre, Balby

Use: Housing

Heritage Assets affected:

There are no designated heritage assets within the site. The grade 2 listed St. Peters Church, Warmsworth is on elevated ground to the north of the site.

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

Due to its elevated location the distinctive form of the church is visible across a wide area. There are views from Cedar Road of the white tower and dome of the listed building. The open nature of the site allows views across the grounds at the front of the site and there are particularly good views of the tower towards the east end of the site.

Likely Impact of Allocation on Heritage Significance:

The layout, extent, and height of any development might affect these views.

Heritage Constraints and Opportunities:

Building in sightlines from Cedar Road towards the church above and around buildings might mitigate any impact on views.
Recommendation:

- Adverse Impact which may be possible to mitigate
Site Allocation: 1051 - Fern Bank/Adwick Depot, Adwick

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/institutional 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: 1062 - Conisbrough Methodist Church, Chapel Lane, Conisbrough

Use: Housing

Heritage Assets affected:

The building is a Grade II listed building and is recommended to be included within the Conisbrough Conservation Area. The building is vacant but has planning permission and listed building consent to convert it into offices and apartments.

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

The church/chapel lies just outside the current boundary of the conservation area, but as part of the review of the conservation area it was recommended to be included. It has also recently be designated Grade II listed due to the following principal reasons:

- Interior: a good example of a Methodist chapel, the focus being on preaching with a particularly impressive rostrum platform at the east end with a semi-circular communion rail in front;

- Fixtures and fittings: the chapel demonstrates a clear quality of craftsmanship and materials in the use of polished mahogany for the eye-catching rostrum platform and balcony front to the lozenge-shaped gallery, with the curved blocks of enclosed, box pews
an unusual feature for this date. The chapel also contains mahogany balustrades to the staircases and many original doors and architraves throughout the building;

- Architectural interest: as a Wesleyan Methodist chapel with a well-designed classical façade and a strong street presence;

- Plan form: a characteristic Methodist arrangement with the hilly terrain utilised to provide a three-storey building with school accommodation beneath the double-height chapel with upper gallery.

The church has unfortunately ceased being used for services and had been marketed for sale for some time prior to the planning application. Given that its reuse as a church was extremely unlikely and that other less invasive uses (such as art house/film house, museum, or conference facility) was not seen as a realistic possibility the proposed conversion was considered acceptable.

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

The development granted was to convert the building from its former use to flats. This is considered to make a positive contribution to the area by bringing the building back into use as long as the conversion was done in a way to minimise loss of special interest but where loss could not be avoided mitigation will be undertaken to offset that harm.

**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 use as one dwelling. From information gathered at the time of the planning application it is highly unlikely that single use without some subdivision is viable in this area. Therefore the proposal was considered acceptable.

**Recommendation:**

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

Planning permission and listed building consent granted although development not yet commenced
Site Allocation: 1070 - 24 Avenue Road, Wheatley

Use: Housing

Heritage Assets affected:

The site lies in Doncaster – Thorne Road Conservation Area and is considered to make a positive contribution. 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 the Doncaster – Thorne Road Conservation Area. The special interest of this conservation area derives from the character of the well detailed late Victorian and Edwardian villas and villa pairs well-spaced in large grounds in contrast to the more uniform smaller terraces to the south of the area. The private open spaces to the front and around these buildings, the brick boundary treatments, and the mature trees all contribute to the character of the conservation area.

As part of the area’s appraisal No. 24 was considered to make a positive contribution and is located within the middle section of Avenue Road. It is a semi-detached building built around 1900 and shares typical detailing of this period and of the conservation area in general, using red brick to ground floor and roughcast render above with half-timbering to the upper levels of the projecting frontage. The building had unfortunately suffered
from recent inappropriate alterations including the replacement of slates on the roof with red concrete tiles, and the removal of the front boundary wall and the soft landscaping of the front garden being replaced with hard landscaping to form car parking. All of these were considered to have a negative impact.

With the change of use to flats, re-roofing with slate and re-instating the front boundary wall has occurred.

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

The development granted was to convert the building into flats. This included re-roofing in slate and reinstating front boundary wall with soft landscaping behind.

**Heritage Constraints and Opportunities:**

As above

**Recommendation:**

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

Planning permission granted and implemented
Site Allocation: 1071 - 1 Scot Lane, Doncaster

Use: Housing

Heritage Assets affected:

The site lies in Doncaster – High Street Conservation Area and is a Grade II listed building. The upper floors of the building are vacant.

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

The building lies within Doncaster – High Street Conservation Area and is a Grade II listed building. The Great North Road forms the spine of the conservation area and this was the main north/south route passing by the Roman fort of Danum, and was part of the historic route between London and Edinburgh. In the medieval period the street was enclosed within the town gates and the pattern of burgage plots still survive remarkably intact. The high quality of the commercial buildings in the conservation area reflects the prosperity and the fashionable character of Doncaster from the 18th to 20th centuries. Civic pride is expressed in the magnificent Grade I listed Mansion House, one of only three examples in the country. Businesses along the High Street and its continuation as Hall Gate, are a mix of principally financial and professional services with some retail outlets.

1 Scot Lane is on a prominent corner building and is in a prestigious area opposite the Grade I Listed Mansion House. It is a former bank and dates back to 1841 and was
designed by William Hurst with later additions to Scot Lane. The first and second floor
layouts are believed to have been modified as part of alterations connected with its
change of use to retail at the turn of the 21st century. The ground floor is now in use as
retail, and after concerns over unauthorised signage this has now been addressed. The
upper floors are vacant and the building is considered to be vulnerable as its exterior is
looking shabby with vegetation growing on the building.

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<thead>
<tr>
<th><strong>Likely Impact of Allocation on Heritage Significance:</strong></th>
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<tr>
<td>The development granted was to convert the building from storage use to a HiMO. This is</td>
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<td>considered to make a positive contribution to the area by bringing the upper floors of the</td>
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<tr>
<td>building back into use. The upper levels have limited internal features apart from on the</td>
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<td>corner where there is a circular room on each of the upper two floors and whose features</td>
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<td>will be retained as part of the granted conversion.</td>
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<tr>
<th><strong>Heritage Constraints and Opportunities:</strong></th>
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<td>As above</td>
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<th><strong>Recommendation:</strong></th>
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<tr>
<td>+ <strong>Opportunity to enhance a heritage asset or re-use a historic building at risk</strong></td>
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Planning permission and listed building consent granted but development not yet
commenced
Site Allocation: 1075 - Land At End of Layden Drive, 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.

The site has planning permission for housing under 17/01487/FUL

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:** 1076 - Suite Express House, 39A Skellow Road, Carcroft

**Use:** Housing

### Heritage Assets affected:

The buildings on site are considered to be of local interest and adds to the current townscape. They have a late Victorian/early Edwardian appearance and looks like a former Co-op building with individual shops for different services and still in the main retains their shopfront surrounds. It is of two storeys with the first floor being painted render and brickwork and retains its original windows. The roof is small red clay plain tiles.

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

As above

### Likely Impact of Allocation on Heritage Significance:

Loss of original windows and roof

### Heritage Constraints and Opportunities:

Retention of original windows and roof
Recommendation:

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

Only if building’s original detailing retained.
Site Allocation: 1080 - Junction Of Chadwick Road, Edwin Road, Quarry Lane, 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.

Planning permission for half the site has been given for housing under 17/02056/FULM and is currently being implemented.

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. Although there is planning permission for housing on the site this is only for half the site, however if the other half is developed in a similar manner this would be acceptable and should enhance the conservation area and the setting of the nearby listed buildings.

**Recommendation:**

+ Opportunity to enhance a heritage asset or re-use a historic building at risk
**Site Allocation:** 1084 - Prudential Chambers, 4 Silver Street, 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 they are to be/have been converted 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. The Great North Road forms the spine of the conservation area and this was the main north/south route passing by the Roman fort of Danum, and was part of the historic route between London and Edinburgh. In the medieval period the street was enclosed within the town gates and the pattern of burgage plots still survive remarkably intact. The high quality of the commercial buildings in the conservation area reflects the prosperity and the fashionable character of Doncaster from the 18th to 20th centuries. Civic pride is expressed in the magnificent Grade I listed Mansion House, one of only three examples in the country. Businesses along the High Street and its continuation as Hall Gate, are a mix of principally financial and professional services with some retail outlets.
1 Hall Gate lies at a prominent corner within Doncaster town centre. It was built in 1912 to designs of Paul Waterhouse and displays wide architectural influences. It is of three storeys with a mansard roof, and is mainly red brick with stone dressings, but is completely in stone on the corner. There are modern shopfronts on the ground floor which recently have had rusticated pilasters added to echo detailing above. The building also retains its original windows to its upper floors.

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

The development granted was to convert the building from former offices to flats. This is considered to make a positive contribution to the area by bringing the upper levels of the building back into use.

**Heritage Constraints and Opportunities:**

Retention of external existing features including windows.

**Recommendation:**

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

As long as original features retained.
Site Allocation: 1085 - 7 - 9 Scot Lane, Doncaster

Use: Housing

Heritage Assets affected:

The site lies in Doncaster – High Street Conservation Area and is considered to make a positive contribution to the area. The upper levels of the building were vacant but have planning permission to be converted to apartments.

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

The proposal lies within Doncaster – High Street Conservation Area and is considered to make a positive contribution. The Great North Road forms the spine of the conservation area and this was the main north/south route passing by the Roman fort of Danum, and was part of the historic route between London and Edinburgh. In the medieval period the street was enclosed within the town gates and the pattern of burgage plots still survive remarkably intact. The high quality of the commercial buildings in the conservation area reflects the prosperity and the fashionable character of Doncaster from the 18th to 20th centuries. Civic pride is expressed in the magnificent Grade I listed Mansion House, one of only three examples in the country. Businesses along the High Street and its continuation as Hall Gate, are a mix of principally financial and professional services with some retail outlets.
The adjoining streets are mainly medieval in origin, some indicating the line of Doncaster's historic town ditch. The townscape here varies between streets where Georgian and early Victorian interventions remain largely intact, such as Priory Place, to those with a greater degree or replacement buildings as a result of road widening schemes at the beginning of the twentieth century, such as Silver Street, St. Sepulchre Gate, Baxter Gate and Scot Lane. Businesses here are characterised by smaller, more specialist retailers.

7-9 Scot Lane is part of early 20th century town improvements which occurred on this side of the street and whilst the properties are not unified they have a common language and building height. They are three storied in red brick with stone detailing of formal architecture and well detailed windows. The shopfront is fairly recent but has been detailed to respect the architecture of the upper floors although it is now slightly dilapidated and bits are missing.

No external alterations were proposed and particularly the windows are noted as to be retained. The restoration of the shopfront/entrance would however be welcomed.

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

The development granted was to convert the building from former gym to flats. This is considered to make a positive contribution to the area by bringing the upper levels of the building back into use.

**Heritage Constraints and Opportunities:**

Retention of external existing features including windows.

**Recommendation:**

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

As long as original features retained.
**Site Allocation:** 1088 - Land South West of Conisbrough

**Use:** Housing

**Heritage Assets affected:**

The site is an extremely large site situated in between the settlements of Conisbrough and Clifton, and M18 and the site of the proposed HS2. There are no above ground heritage assets within the site. Clifton Conservation area lies approx. 100m east of the site. Manor House, Micklebring a Grade II listed building lies approximately 200m to the south although separated by the M18.

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

The site comprises agricultural fields which provides a rural character to the open land to the west of Clifton Conservation Area and which provides the agricultural context to the Manor House, Micklebring.

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

Depending on its intensity, the use of the eastern parts of the allocation would remove the rural context and undermine an important part of the heritage significance of the Clifton conservation areas as a historic limestone ridge village.
Likewise, the allocation of the southern part of the site would potentially affect the landscape setting of Manor Farm changing the agricultural character to the north, which would harm its setting.

**Heritage Constraints and Opportunities:**

Allocating the land near to Clifton and the area to the north of Micklebring would lead to harm to a number of heritage assets. This could be avoided or minimised if this unrealistically large allocation could be significantly reduced in size and omit these areas.

**Recommendation:**

- Adverse Impact which may be possible to mitigate
Site Allocation: 1089 - Land to East of New Street, Owston Lane, Carcroft

Use: Housing

Heritage Assets affected:

There are no known above ground heritage assets within the allocation site. Immediately to the north lies Owston Park, a Park and Garden of Local Historical Interest.

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

Owston Park dates from the late 18th century onwards although a deer park existed here previously. The park dates from the building of a new hall in a simple villa style, for Bryan Cooke by William Lindley between 1786-1796. The hall still remains and is a Grade II* listed building. Its site offers views out across the park to the south and west. Cooke commissioned a number of landscape architects, including Thomas White in 1785, and Humphry Repton in 1792, to create designs for the grounds of his new house. The ideas of Repton illustrated in a Red Book dated 1792, were executed to an extent. The net result of these changes was a new house, surrounded by pleasure grounds, a remote kitchen garden (which is Grade II listed), and a parkland in a ‘Picturesque’ style.

Several building and features were designed to adorn the landscape including a ‘Grecian’ lodge (Doncaster Lodge; 1827 and which is Grade II listed) and four other lodges (1811-1842), to ‘guard’ the entrances to the estate, a plethora of plantations, and a number of
formal avenues. Nearer the house, the shrubberies of the pleasures grounds were transformed into an Arboretum (1827), and the grounds as a whole became more intensively planted with exotic species. The parkland was separated from the pleasure grounds and gardens by a ha-ha. Much of the former parkland has been turned in to golf courses (one an eighteen hole course associated with the Owston Hall Hotel and another independent nine hole course).

The proposed allocation site lies to the south of Owston Park and adds to the rural character of the parkland.

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<thead>
<tr>
<th>Likely Impact of Allocation on Heritage Significance:</th>
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<tr>
<td>Allocation would change the open nature of the site turning it from rural to urban/suburban.</td>
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<th>Heritage Constraints and Opportunities:</th>
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<tr>
<td>Green and open character or tree planting to the north of the site could help mitigate the impact on the setting of the Park and Garden of Local Historic Interest although it is likely that access would have to come off Owston Lane that would still leave any development visible and access if at all possible would be preferable to come off New Street.</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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Site Allocation: 1096 - Land At Marshgate, Doncaster

Use: Employment

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: 1110 - Marshgate Depot, Friars Gate, Doncaster

Use: Employment

Heritage Assets affected:

There are no above ground heritage assets within the allocation site. The site lies approximately 50m north of St. George’s Conservation Area. Approximately 200m in a south 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 conservation area and the Grade I listed Minster.

 Likely Impact of Allocation on Heritage Significance:

If of a low scale will have some impact on the conservation area, 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 conservation area 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