



# **Doncaster Local Plan**

## **Small Sites Settlement Boundary Review**

**February 2017**



## Contents

<b>1. Introduction</b>	<b>1</b>
<b>2. Methodology</b>	<b>1</b>
a. National Planning Policy	1
b. Local Planning Policy and Local Circumstances	2
c. Assessment Form Template	3
<b>3. Call for Sites Representations (in settlement order)</b>	
Adwick le Street	4
Adwick upon Dearne	5
Auckley	6
Austerfield	9
Balby	10
Bawtry	11
Blaxton	12
Braithwaite	13
Cantley	14
Carcroft – Skellow	15
Clayton	16
Fishlake	17
Hatfield	19
Hatfield Woodhouse	21
Highfields	22
High Melton	24
Hooton Pagnell	25
Moss	27
Old Cantley	28
Old Denaby	29
Owston	30
Scawthorpe	33
Sprotbrough	35
Sykehouse	36
Thorne-Moorends	37
Wadworth	38

## 1. Introduction

As part of the evidence base for the Doncaster Local Plan, the Council undertook a 'Call for Sites' stage where landowners and developers were asked to submit sites they wish to see considered for development. This took place in October to December 2014. The majority of the sites were then assessed as part of the Housing and Employment Land Availability Assessment (HELAA). However a number of the submissions were for sites under 0.4 ha which are too small to be included in the HELAA process and were mainly to be considered for residential uses. Therefore those sites, a total of 55, have been considered in this paper.

## 2. Methodology

The sites have been assessed using national and local policy and local circumstances.

### National Planning Policy

It is the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG) which set national planning policy. The NPPG provides a framework within which Councils and local people can produce their own distinctive local and neighbourhood plans which reflect the needs and priorities of their communities.

The NPPF states that there are three dimensions to sustainable development:

- i) An economic role (strong responsive economy);
- ii) A social role (strong, vibrant and healthy communities); and
- iii) An environmental role (protecting and enhancing our natural, built and historic environment).

The Government also attaches great importance to Green Belts. The ultimate aim of Green Belt policy is to prevent urban sprawl by ensuring that land remains permanently open.

Green Belt serves five purposes:

- To check the unrestricted sprawl of large built-up areas;
  - To prevent neighbouring towns merging into one another;
  - To assist in safeguarding the countryside from encroachment;
  - To preserve the setting and special character of historic towns; and,
  - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- (NPPF, paragraph 80)

The western half of Doncaster borough is statutory Green Belt and its limit is drawn against the East Coast Mainline. The Green Belt is protected in accordance with the NPPF.

With regard to the assessment of Small Sites submitted to the Council which are in the Green Belt, the following two paragraphs of the NPPG are relevant:

*Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities*

*should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.*

*When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.*

*When defining boundaries, local planning authorities should:*

- *Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
- *Not include land which it is unnecessary to keep permanently open;*
- *Where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
- *Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;*
- *Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and*
- *define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.*

(NPPG, paragraphs 83-85)

National policy also places importance on the countryside which covers the eastern half of Doncaster borough. It states that planning should recognise the intrinsic nature and beauty of the countryside and that local plans should support a prosperous rural economy. Isolated new homes should be avoided in the countryside unless there are special circumstances.

## **Local Planning Policy and Local Circumstances**

In March 2016, the Council undertook consultation on a Homes and Settlements paper which set out a draft approach to housing distribution, specifically setting out a settlement hierarchy including a specific housing requirement figure for settlements. This hierarchy sets out the Main Urban Area, 7 Main Towns, 10 Service Towns and Villages, 40 Defined Villages and Other Settlements.

In line with the above, the Main Urban Area will be the main focus for growth followed by the 7 Main Towns. More modest growth will be directed to the 10 Service Towns and Villages. Quality infill development will be allowed with the defined village boundaries of 40 other villages. The Other Settlements are washed over by either Green Belt or Countryside Policy Area.

The report also states that it is important that the countryside is not eroded by minor but cumulatively significant adjustments to the development boundaries of the Defined Villages and the larger settlements. Therefore amendments will be made where the existing

boundary is no longer defensible and, in the case of Green Belt, there are exceptional circumstances to justify amendment. Boundaries should be defined using physical features that are readily recognisable and likely to be permanent.

More information can be found at: <http://www.doncaster.gov.uk/services/planning/homes-settlements-and-updated-sustainability-appraisal-of-doncaster-s-growth-options-consultation-march-2016>

It is the Unitary Development Plan Proposals Map (adopted 1999) which is the statutory map for the Borough and the sites looked at through this report will be judged against those boundaries in the Proposals Map.

Another key document is the Green Space Audit (July 2013). This document provides information on the location, coverage and provision of green spaces in Doncaster borough. The Open Space Map shows the location of the green spaces. This map has been used when assessing the 55 sites in this report.

For more information see: <http://www.doncaster.gov.uk/services/planning/green-space-documents>

### Assessment Form template

For each site the Call for Sites information and Council assessment of the proposal has been collated into a template as shown below.

The Council assessment looks at a brief description of the site such as neighbouring uses; current use; whether it is in existing settlement limits.

A recommendation is also given as to whether the site should have its boundary amended in light of the representation.

<b>Map Ref:</b>	<b>Site Address</b>			
(Call for Sites reference)	Site address			
<b>Local Plan Reference</b>	<b>Settlement</b>	<b>Settlement Hierarchy</b>	<b>Ownership / Representation</b>	<b>Site Area. Ha</b>
(consultee reference)	Settlement name	As defined in Homes and Settlements Paper	As stated on Call for Sites	In hectares
<b>Call for Sites Proposed Use:</b>				
Summary of description given on the Call for Sites submission form				
<b>Doncaster Council Assessment</b>				
Key facts about the site, quick summary of relevant summary and a recommendation of whether boundaries should be amended to include the site.				

The 55 sites dealt with in this report are assessed in alphabetical settlement order.

### 3. Call for Sites Representations (in settlement order)

#### Adwick le Street

Map Ref:	Site Address			
336	Bareilly Garden, Ivy House / Greenland View, Windmill Balk Lane			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
02093	Adwick / Woodlands	Main Town	Ronald Were	0.118
Call for Sites Proposed Use:				
One pair of semi-detached houses				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (within Green Belt)</li> <li>• Currently a garden</li> <li>• 4 Tree Preservation Orders on site</li> <li>• Dwelling to the east and farmland as neighbouring uses</li> </ul> <p>This part of Adwick/Woodlands is outside of the existing settlement limits and is therefore within Green Belt. The aim of Green Belt is to prevent urban sprawl by keeping land permanently open.</p> <p>The proposal does not demonstrate exceptional circumstances and the existing Green Belt boundary is defensible as it currently runs along the edge of the property of the dwelling to the east. There is no justification for the Residential Policy Area to be extended for this part of Adwick/Woodlands</p> <p>The Council recommends the retention of the existing Green Belt boundary.</p>				

Map Ref:	Site Address			
471	Bosworth Road, Adwick-le-Street			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
02972	Adwick / Woodlands	Main Town	Adrian Robertshaw - Local Investment Planning Team Doncaster MBC	0.113
Call for Sites Proposed Use:				
5 affordable rented				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Within existing settlement limits</li> <li>• Owned by DMBC</li> <li>• Residential use on two sides and countryside to the north</li> </ul> <p>As Adwick is a Main Town therefore infill/windfall development within settlement boundaries is allowed. The site is located within existing settlement limits and does not have any other designations such as open space. There is no requirement for settlement boundaries to be amended.</p>				

## Adwick upon Dearne

Map Ref:	Site Address			
775	Plot 1, Harlington Road, Adwick upon Dearne			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
04195	Adwick upon Dearne	Defined Village	R A Richardson Richardson Partners	0.096
<b>Call for Sites Proposed Use:</b>				
Not stated				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (within Green Belt)</li> <li>• Countryside and dwellings as neighbouring uses</li> </ul> <p>This site is outside of the settlement limit and is therefore within Green Belt. The aim of Green Belt is to prevent urban sprawl by keeping land permanently open.</p> <p>The proposal does not demonstrate exceptional circumstances and the existing Green Belt boundary is defensible around the village to the north of the site. There is no justification Residential Policy Area to be extended for this part of Adwick upon Dearne as it would be an encroachment into the Green Belt and Defined Villages are for infill development only.</p> <p>The Council recommends the retention of the existing Green Belt boundary.</p>				

Map Ref:	Site Address			
776	Plot 2, Adwick upon Dearne			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
04196	Adwick upon Dearne	Defined Village	R A Richardson Richardson Partners	0.043
<b>Call for Sites Proposed Use:</b>				
Not stated				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (within Green Belt)</li> <li>• Countryside and a dwelling as neighbouring uses</li> </ul> <p>This part of Adwick upon Dearne is outside of the settlement limits and is therefore within Green Belt. The aim of Green Belt is to prevent urban sprawl by keeping land permanently open.</p> <p>The proposal does not demonstrate exceptional circumstances and the existing Green Belt boundary is defensible as it currently runs along the edge of the property of the dwelling to the east. There is no justification for the Residential Policy Area to be extended for this part of Adwick upon Dearne as it would be encroachment in to the Green Belt and Defined Villages are for infill development only.</p> <p>The Council recommends the retention of the existing Green Belt boundary.</p>				



## Auckley

Map Ref:	Site Address			
22	Land off Bell Butts Lane, Auckley			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
01159	Auckley	Service Towns and Villages	Susan Brown, Elizabeth Brown and Carole LeBrun	0.099
Call for Sites Proposed Use:				
One detached or two semi-detached private residences.				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (within Countryside Policy Area)</li> <li>• Greenfield site</li> <li>• Mature hedge adjacent Bell Butts Lane</li> <li>• No direct access to site</li> </ul> <p>The site is within Countryside Policy Area, the aim of which is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>The current village boundary is clear and defensible as it runs along the garden of an existing dwelling. A new boundary would be indefensible as there is no feature on the ground which could be used as a boundary to the south east of the site.</p> <p>The Council recommends the retention of the existing Countryside Policy Area boundary.</p>				

Map Ref:	Site Address			
38	Adj. 9 Eastfield Lane, Auckley			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03390	Auckley	Service Towns and Villages	Jason Kirk - JK Planning and Design Service Ltd (Representing: Mr A.Wood)	0.115
Call for Sites Proposed Use:				
1 general market				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (within Countryside Policy Area)</li> <li>• Greenfield</li> <li>• Surrounded by hedgerows and trees to front</li> <li>• School field to rear of site</li> <li>• Located in between two existing dwellings</li> </ul> <p>The current Countryside Policy Area boundary cuts through the middle of this greenfield site and therefore does not hold a defensible boundary. This site sits between two dwellings (one of which (to the east of the site) was granted planning permission recently), and does not appear to contribute to any open space benefits.</p>				

The Council recommends that the settlement limits of Auckley are amended to the east of property number 9 (Eastfield Road) along a suitable defensible boundary.

Map Ref:	Site Address			
67	Land off Eastfield Lane, Auckley			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03033	Auckley	Service Towns and Villages	Mr Stephen Johnson	0.327
Call for Sites Proposed Use:				
2 or 3 general market detached dwellings.				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Countryside Policy Area)</li> <li>• Greenfield</li> <li>• Site is heavily populated with trees</li> </ul> <p>This part of Auckley is completely washed over by Countryside Policy Area so does not have a settlement boundary and is separated from the settlement. The aim of Countryside Policy Area is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>There is no justification for this part of Auckley to be washed over as Residential Policy Area as it is isolated from the settlement resulting in encroachment in to the countryside.</p> <p>The Council recommends the retention of the existing Countryside Policy Area boundary.</p>				

Map Ref:	Site Address			
181	Fullbrook, Hurst Lane, Auckley			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
0546	Auckley	Service Towns and Villages	Chris Watson	0.205
Call for Sites Proposed Use:				
1 or 2 Self build - there is flexibility on the type of accommodation - detached bungalow preferred option.				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Countryside Policy Area)</li> <li>• Greenfield site</li> <li>• Hedgerow to front site adjacent</li> <li>• Farm and residential uses to west and east of the site</li> </ul> <p>This part of Auckley is completely washed over by Countryside Policy Area so does not have a settlement boundary. The aim of Countryside Policy Area is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>There is no justification for this part of Auckley to be washed over as Residential Policy Area as it is isolated from the settlement and it would be encroachment into the countryside.</p>				

The Council recommends the retention of the existing Countryside Policy Area boundary.

## Austerfield

Map Ref:	Site Address			
773	Site B, Land at Austerfield			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
04193	Austerfield	Defined Village	Geoffrey Flavell – Barlow Building Design (Representing: Michael and Cheryl Goodall)	0.101
Call for Sites Proposed Use:				
Residential				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (within Countryside Policy Area)</li> <li>• Greenfield site</li> <li>• Agricultural uses on all sides</li> </ul> <p>The site is within Countryside Policy Area, the aim of which is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>This site is separated from the existing village boundary by a further proposal. There is no justification for this part of Austerfield to be washed over by Residential Policy Area as Defined Villages are for infill development only.</p> <p>The Council recommends the retention of the existing Countryside Policy Area boundary.</p>				

## Balby

Map Ref:	Site Address			
402	Shelley Avenue, Balby			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
02972	Balby	Doncaster Main Urban Area	Adrian Robertshaw - Local Investment Planning Team Doncaster MBC	0.108
Call for Sites Proposed Use:				
7 Council houses				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Within existing settlement limits</li> <li>• Brownfield site – former garages</li> </ul> <p>The site is within the Residential Policy Area within the Main Urban Area and does not have any other designations such as open space.</p> <p>There is no requirement for settlement boundaries to be amended.</p>				

## Bawtry

Map Ref:	Site Address			
117	Russet Grove, Bawtry			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
01481	Bawtry	Service Towns and Villages	Persimmon Homes (Yorkshire) Ltd	0.48
<b>Call for Sites Proposed Use:</b>				
2 dwellings				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Housing allocation in the UDP (site 4/24 – Land West of Station Road, Bawtry)</li> <li>• Former allotments</li> </ul> <p>The site has recently been granted planning permission for the erection of 9 detached houses and garages (14/01283/FUL). Granted on 14<sup>th</sup> Nov 2014.</p> <p>This site has extant planning permission therefore residential development has been established on this site.</p>				

Map Ref:	Site Address			
456	Land off Cockhill Close, Bawtry			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03597	Bawtry	Service Town	Darren Goodwin - Reshape Architecture and Design Ltd (Representing: Mrs K Beardsley)	0.196
<b>Call for Sites Proposed Use:</b>				
Two, 3 bedroom bungalows, general market sale.				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (within Countryside Policy Area)</li> <li>• Greenfield site</li> <li>• Surrounded by trees along west and south boundaries</li> </ul> <p>The site is within Countryside Policy Area, the aim of which is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>The current boundary of Bawtry is clear and defensible as it runs along Cockhill Lane. The redrawing of the boundary would result in development encroaching into the countryside.</p> <p>The Council recommends the retention of the existing Countryside Policy Area boundary.</p>				

## Blaxton

Map Ref:	Site Address			
14	New Street Garages, Blaxton			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
0271	Blaxton	Defined Village	Philip Dennis, Clerk and RFO Blaxton Parish Council	0.128
Call for Sites Proposed Use:				
Older persons accommodation. Four to six bungalows				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Within existing settlement limits</li> <li>• Currently garage plots owned by Leger Homes</li> <li>• 3 trees on the site</li> <li>• Residential use on three sides</li> <li>• Telegraph pole at the front of the site would require moving</li> </ul> <p>Blaxton is a Defined Village where infill development within the boundaries are allowed. The site is located within existing settlement limits and does not have any other designations such as open space.</p> <p>There is no requirement for settlement boundaries to be amended.</p>				

Map Ref:	Site Address			
322	Off Back Lane, Blaxton			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
0566	Blaxton	Defined Village	Graham Raynor - GR Planning and Architectural Design Ltd (Representing: Mr VJ Molloy)	0.092
Call for Sites Proposed Use:				
General market				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (within Countryside Policy Area)</li> <li>• Greenfield</li> <li>• Agricultural land and residential as neighbouring uses</li> </ul> <p>The site is within Countryside Policy Area, the aim of which is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>The current boundary of Blaxton is clear and defensible as it runs along Back Lane to the north and existing properties to the east. The redrawing of the boundary would result in development encroaching into the countryside and Defined Villages are for infill development only.</p> <p>The Council recommends the retention of the existing Countryside Policy Area boundary.</p>				

## Braithwaite

Map Ref:	Site Address			
30	Low Lane, Braithwaite			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03385	Braithwaite	Defined Village	Gordon Stephenson - Chartered Architect Representing: Charlton and Swinger - Building Contractors	0.115
Call for Sites Proposed Use:				
2 x 4 bed detached houses 2 bed chapel development general market.				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (within Countryside Policy Area)</li> <li>• Greenfield</li> <li>• Mature hedgerows around the site</li> <li>• Residential and agricultural land as neighbouring uses</li> </ul> <p>The site is within Countryside Policy Area, the aim of which is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>The current boundary of Braithwaite is clear and defensible as it runs along the boundary and hedgerows of the properties to the north and west of the site. The redrawing of the boundary would result in development encroaching into the countryside and Defined Villages are for infill development only.</p> <p>The Council recommends the retention of the existing Countryside Policy Area boundary.</p>				



## Cantley

Map Ref:	Site Address			
96	Sandie / Riverside, 8 Warning Tongue Lane, Cantley			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
0574	Cantley	Doncaster Main Urban Area	Mr A. Bonakdar	1.149
Call for Sites Proposed Use:				
2 detached dwellings				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (Countryside Policy Area)</li> <li>• Site is heavily populated with mature trees</li> </ul> <p>The site is within Countryside Policy Area, the aim of which is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>The current settlement boundary is clear and defensible as it runs along the hedgerows of the rear gardens on the east of Warning Tongue Lane. The inclusion of this site would result in a boundary change which would be indefensible as there are no features on the ground which could be used as a boundary to the south of the site.</p> <p>There would also be an impact on the intrinsic character and beauty of the countryside as an amendment to the boundary would result in the loss of trees.</p> <p>The Council recommends the retention of the existing Countryside Policy Area boundary.</p>				

## Carcroft/Skellow

Map Ref:	Site Address			
74	Robin Hood Golf Course, Owston Lane			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03412	Carcroft / Skellow	Service Towns and Villages	Mr P Edwards and Mr J Parker - The Owston Estate Co Ltd	0.029
Call for Sites Proposed Use:				
8 No 2-bed semi affordable / social housing				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of settlement limits (within Green Belt)</li> <li>• Greenfield – edge of golf course</li> <li>• Dense tree coverage on site including mature hedge</li> </ul> <p>This part of Carcroft/Skellow is outside of the settlement limits and is therefore within Green Belt. The aim of Green Belt is to prevent urban sprawl by keeping land permanently open.</p> <p>The proposal does not demonstrate exceptional circumstances and the existing Green Belt boundary is defensible as it currently runs along the hedgerow to the east of the garden of Carcroft Lodge. There is no justification Residential Policy Area to be extended for this part of Carcroft/Skellow.</p> <p>The Council recommends the retention of the existing Green Belt boundary.</p>				

Map Ref:	Site Address			
377	Croasdale Gardens, Former Children's Home, Carcroft			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
02972	Carcroft Skellow	Service Town	Adrian Robertshaw - Local Investment Planning Team Doncaster MBC	0.092
Call for Sites Proposed Use:				
5 Council Houses				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Within existing settlement limits</li> <li>• Brownfield site – former garages</li> </ul> <p>The site is within the Residential Policy Area within the Main Urban Area and does not have any other designations such as open space.</p> <p>There is no requirement for settlement boundaries to be amended.</p>				

## Clayton

Map Ref:	Site Address			
206	Tan Pit Lane, Clayton			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03476	Clayton	Defined Village	Rachel Flounders - ID Planning (Representing: Frickley Estate)	0.446
Call for Sites Proposed Use:				
4 – 2 general market				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (within Green Belt)</li> <li>• Greenfield</li> <li>• Access to Tan Pit Lane</li> <li>• Trees to the east of the site</li> </ul> <p>This part of Clayton is outside of the settlement limits and is therefore within Green Belt. The aim of Green Belt is to prevent urban sprawl by keeping land permanently open.</p> <p>The proposal does not demonstrate exceptional circumstances and the existing Green Belt boundary is defensible as it currently runs along Tan Pit Lane. An amendment to the boundary would be less defensible as there are no features on the ground which could be used as a boundary to the east of the site. There is no justification for the Residential Policy Area to be extended for this part of Clayton as it is a Defined Village where only infill development is allowed.</p> <p>The Council recommends the retention of the existing Green Belt boundary.</p>				

## Fishlake

Map Ref:	Site Address			
103	Willow Cottages, Trundle Lane, Fishlake			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03317	Fishlake	Defined Village	Barraton Design Studio (Representing: Mr M Greenslade)	0.051
Call for Sites Proposed Use:				
One dwelling				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Countryside Policy Area)</li> <li>• Garden to existing property</li> <li>• Trees to the front of the site</li> <li>• Access to Trundle Lane</li> </ul> <p>This part of Fishlake is completely washed over by Countryside Policy Area so does not have a settlement boundary. The aim of Countryside Policy Area is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>There is no justification for this part of Fishlake to be washed over as Residential Policy Area.</p> <p>The Council recommends the retention of the existing Countryside Policy Area boundary.</p>				

Map Ref:	Site Address			
110	Land off Trundle Lane, Fishlake			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
0555	Fishlake	Defined Village	Ms Jane Flavell	0.137
Call for Sites Proposed Use:				
Affordable housing – 4 x dwellings				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Countryside Policy Area)</li> <li>• Greenfield</li> <li>• Mature hedgerows to the front of the site</li> <li>• Farm to east of site and residential uses to west of site</li> </ul> <p>This part of Fishlake is completely washed over by Countryside Policy Area so does not have a settlement boundary. The aim of Countryside Policy Area is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>There is no justification for this part of Fishlake to be washed over as Residential Policy Area.</p>				

The Council recommends the retention of the existing Countryside Policy Area boundary.

## Hatfield

Map Ref:	Site Address			
39	Land adj. Hawthornes, New Millfield Lane, Hatfield			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03391	Hatfield	Main Town	Jason Kirk - JK Planning and Design Service Ltd (Representing: Mr B. Brownsword)	0.102
Call for Sites Proposed Use:				
1 general market				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Countryside Policy Area)</li> <li>• Garden</li> <li>• Residential and countryside as neighbouring properties</li> </ul> <p>This part of Hatfield is completely washed over by Countryside Policy Area so does not have a settlement boundary. The aim of Countryside Policy Area is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>The current boundary runs along Old Epworth Road. However two residential properties have been built and permission was recently granted for another dwelling. All to the north of this site. It is therefore considered that this proposed amendment is acceptable and that the settlement limit should be amended to accommodate this proposal. This would be a defensible boundary along the hedge/curtilage to the south.</p> <p>The Council recommends that the settlement limits of Hatfield are amended to the southern hedgerow boundary of this proposal.</p>				

Map Ref:	Site Address			
129	Woodleigh, Old Thorne Road, Hatfield			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
01342	Hatfield	Main Town	Mr Peter Richardson	0.07
Call for Sites Proposed Use:				
1 Dwelling				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Countryside Policy Area)</li> <li>• Garden</li> </ul> <p>This part of Hatfield is completely washed over by Countryside Policy Area so does not have a settlement boundary. The aim of Countryside Policy Area is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>There is no justification for this part of Hatfield to be washed over as Residential Policy Area.</p>				

The Council recommends the retention of the existing Countryside Policy Area boundary.

Map Ref:	Site Address			
275	Land adj Balk End House, Mosscroft Lane, Hatfield			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
02542	Hatfield Woodhouse	Defined Village	Mr Andrew Venables	0.062
Call for Sites Proposed Use:				
1 house, self build				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Countryside Policy Area)</li> <li>• Double garage on site, currently a builders yard</li> </ul> <p>This part of Hatfield is completely washed over by Countryside Policy Area so does not have a settlement boundary. The aim of Countryside Policy Area is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>There is no justification for this part of Hatfield to be washed over as Residential Policy Area.</p> <p>The Council recommends the retention of the existing Countryside Policy Area boundary.</p>				

Map Ref:	Site Address			
278	Land adj Balk End House, Mosscroft Lane, Hatfield			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
02527	Hatfield Woodhouse	Defined Village	Mr and Mrs T Venables	0.064
Call for Sites Proposed Use:				
Self-build				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Countryside Policy Area)</li> <li>• Currently a garden</li> </ul> <p>This part of Hatfield is completely washed over by Countryside Policy Area so does not have a settlement boundary. The aim of Countryside Policy Area is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>There is no justification for this part of Hatfield to be washed over as Residential Policy Area.</p> <p>The Council recommends the retention of the existing Countryside Policy Area boundary.</p>				

## Hatfield Woodhouse

Map Ref:	Site Address			
345	Hale Hill Cottage, Ancient Lane, Hatfield Woodhouse			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03559	Hatfield Woodhouse	Defined Village	Mr and Mrs M Brack - Landowner	0.091
Call for Sites Proposed Use:				
1 detached house or bungalow – general market.				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Countryside Policy Area)</li> <li>• Greenfield</li> <li>• Field and farmland and garden as neighbouring uses</li> <li>• Hedgerows and trees on site</li> </ul> <p>This part of Hatfield Woodhouse is completely washed over by Countryside Policy Area so does not have a settlement boundary. The aim of Countryside Policy Area is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>There is no justification for this part of Hatfield Woodhouse to be washed over as Residential Policy Area.</p> <p>The Council recommends the retention of the existing Countryside Policy Area boundary.</p>				



## Highfields

Map Ref:	Site Address			
403	South Street Site 1, Highfields			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
02972	Highfields	Defined Village	Adrian Robertshaw - Local Investment Planning Team Doncaster MBC	0.037
<b>Call for Sites Proposed Use:</b>				
5 affordable or general market (split across 3 South Street Sites 1, 2 & 3)				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Within existing settlement limits</li> <li>• Vacant site within an existing residential estate</li> </ul> <p>The site is within the Residential Policy Area within the Main Urban Area and does not have any other designations such as open space. There is no requirement for settlement boundaries to be amended.</p>				

Map Ref:	Site Address			
404	South Street Site 2, Highfields			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
02972	Highfields	Defined Village	Adrian Robertshaw - Local Investment Planning Team Doncaster MBC	0.093
<b>Call for Sites Proposed Use:</b>				
5 affordable or general market (split across 3 South Street Sites 1, 2 & 3)				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Within existing settlement limits</li> <li>• Vacant site within an existing residential estate</li> </ul> <p>The site is within the Residential Policy Area within the Main Urban Area and does not have any other designations such as open space.</p> <p>There is no requirement for settlement boundaries to be amended.</p>				

Map Ref:	Site Address			
405	South Street Site 3, Highfields			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
02972	Highfields	Defined Village	Adrian Robertshaw - Local Investment Planning Team Doncaster MBC	0.100
<b>Call for Sites Proposed Use:</b>				
5 affordable or general market (split across 3 South Street Sites 1, 2 & 3)				
<b>Doncaster Council Assessment</b>				

- Within existing settlement limits
- Vacant site
- Shown in Green Space Audit as being housing amenity space

The site within the settlement boundary but is a housing amenity space in the Green Space Audit. Before a proposal can be examined further the applicant will need to undertake public consultation. The National Planning Policy Framework (NPPF) states that open space..... should not be built on unless an assessment has been undertaken which clearly shows the site is surplus to requirements; the loss of the provision would be replaced in a suitable location; and the need outweighs the loss (paragraph 74).

## High Melton

Map Ref:	Site Address			
320	Rear of Victoria House, High Melton			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
0436	Hatfield Woodhouse	Defined Village	Graham Raynor - GR Planning and Architectural Design Ltd (Representing: Mr A Williamson)	0.202
Call for Sites Proposed Use:				
General market				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (within Green Belt)</li> <li>• Garden of existing dwelling</li> <li>• Houses to east and west of site</li> </ul> <p>This site is outside of the settlement limit and is therefore within Green Belt. The aim of Green Belt is to prevent urban sprawl by keeping land permanently open.</p> <p>The proposal does not demonstrate exceptional circumstances and the existing Green Belt boundary is defensible as it currently runs along back of housing and buildings of Victoria House.</p> <p>There is no justification Residential Policy Area to be extended for this part of High Melton as it would be an encroachment into the Green Belt.</p> <p>The Council recommends the retention of the existing Green Belt boundary.</p>				

## Hooton Pagnell

Map Ref:	Site Address			
285	Home Farm 1, Hooton Pagnell			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03527	Hooton Pagnell	Defined Village	Haydn Short - Fisher German LLP (Representing: Trustees of The M W A Warde-Norbury Settlement - Hooton Pagnell Estate)	0.127
<b>Call for Sites Proposed Use:</b>				
General market the site is deemed suitable for up to 4 dwellings.				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Within existing settlement limits</li> <li>• Currently within the curtilage of a farm with associated buildings.</li> </ul> <p>Hooton Pagnell is a Defined Village where infill development within the boundaries are allowed. The site is located within existing settlement limits and does not have any other designations such as open space.</p> <p>There is no requirement for settlement boundaries to be amended.</p>				

Map Ref:	Site Address			
289	Home Farm 5, Hooton Pagnell			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03531	Hooton Pagnell	Defined Village	Haydn Short - Fisher German LLP (Representing: Trustees of The M W A Warde-Norbury Settlement - Hooton Pagnell Estate)	0.162
<b>Call for Sites Proposed Use:</b>				
General Market the site is deemed suitable for up to 4 dwellings.				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Within existing settlement limits</li> <li>• Currently within the curtilage of a farm with associated buildings.</li> </ul> <p>Hooton Pagnell is a Defined Village where infill development within the boundaries are allowed. The site is located within existing settlement limits and does not have any other designations such as open space.</p> <p>There is no requirement for settlement boundaries to be amended.</p>				

Map Ref:	Site Address			
292	Home Farm 8, Hooton Pagnell			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03534	Hooton Pagnell	Defined Village	Haydn Short - Fisher German LLP (Representing: Trustees of The M W A Warde-Norbury Settlement - Hooton Pagnell Estate)	0.109
<b>Call for Sites Proposed Use:</b>				
General Market the site is deemed suitable for up to 3 dwellings.				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Within existing settlement limits</li> <li>• Currently within the curtilage of a farm with associated buildings.</li> </ul> <p>Hooton Pagnell is a Defined Village where infill development within the boundaries are allowed. The site is located within existing settlement limits and does not have any other designations such as open space.</p> <p>There is no requirement for settlement boundaries to be amended.</p>				

Map Ref:	Site Address			
294	Home Farm 10, Hooton Pagnell			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03536	Hooton Pagnell	Defined Village	Haydn Short - Fisher German LLP (Representing: Trustees of The M W A Warde-Norbury Settlement - Hooton Pagnell Estate)	0.061
<b>Call for Sites Proposed Use:</b>				
General Market the site is deemed suitable for up to 2 dwellings.				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Within existing settlement limits</li> <li>• Currently within the curtilage of a farm with associated buildings.</li> </ul> <p>Hooton Pagnell is a Defined Village where infill development within the boundaries are allowed. The site is located within existing settlement limits and does not have any other designations such as open space.</p> <p>There is no requirement for settlement boundaries to be amended.</p>				

## Moss

Map Ref:	Site Address			
17	Shangrila (2), Moss Road, Moss			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03379	Moss	Defined Village	Keith Baxter	0.058
<b>Call for Sites Proposed Use:</b>				
One self-build dwelling				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Countryside Policy Area)</li> <li>• Currently a garden with garage</li> <li>• House, bungalow and field as neighbouring uses</li> </ul> <p>This part of Moss is completely washed over by Countryside Policy Area so does not have a settlement boundary. The aim of Countryside Policy Area is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>There is no justification for this part of Moss to be washed over as Residential Policy Area.</p> <p>The Council recommends the retention of the existing Countryside Policy Area boundary.</p>				

Map Ref:	Site Address			
132	Adj. Fir Tree Farm, Moss			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
0463	Moss	Defined Village	Nina Clayton	0.089
<b>Call for Sites Proposed Use:</b>				
Self build plots				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Outside of existing settlement boundary (within Countryside Policy Area)</li> <li>• Greenfield</li> <li>• Hedgerow to front site adjacent Trumfleet Lane</li> <li>• No current access</li> <li>• Riding stables to south and residential to north</li> </ul> <p>The site is within Countryside Policy Area, the aim of which is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>The current village boundary is clear and defensible as it runs along Pinfold Lane and wrapping around the rear garden boundary fence of the house on the corner of Trumfleet Road and Pinfold Lane. The redrawing of the boundary would result in development encroaching into the countryside.</p> <p>The Council recommends the retention of this existing Countryside Policy Area boundary.</p>				

## Old Cantley

Map Ref:	Site Address			
321	Land off Green Lane, Old Cantley			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
0235	Old Cantley	Defined Village	Graham Raynor - GR Planning and Architectural Design Ltd (Representing: Mr D Riley)	0.035
<b>Call for Sites Proposed Use:</b>				
General market				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Outside of existing settlement boundary (within Countryside Policy Area)</li> <li>• Vacant land</li> <li>• Residential and agricultural land as neighbouring uses</li> </ul> <p>The site is within Countryside Policy Area, the aim of which is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>The current village boundary is clear and defensible as it runs along the property to the west of the site. The redrawing of the boundary would result in development encroaching into the countryside.</p> <p>The Council recommends the retention of the existing Countryside Policy Area boundary.</p>				

Map Ref:	Site Address			
342	Green Lane, Old Cantley			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
02018	Old Cantley	Defined Village	Mr David Riley	0.035
<b>Call for Sites Proposed Use:</b>				
One - self build				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Outside of existing settlement boundary (within Countryside Policy Area)</li> <li>• Vacant land</li> <li>• Residential and agricultural land as neighbouring uses</li> </ul> <p>The site is within Countryside Policy Area, the aim of which is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>The current village boundary is clear and defensible as it runs along the property to the west of the site. The redrawing of the boundary would result in development encroaching into the countryside.</p> <p>The Council recommends the retention of the existing Countryside Policy Area boundary.</p>				

## Old Denaby

Map Ref:	Site Address			
335	Birch Lodge, Denaby Lane, Old Denaby			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03554	Old Denaby	Defined Village	Stewart Whitehead (03554)	0.052
Call for Sites Proposed Use:				
One 3 bed house, older persons				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Green Belt)</li> <li>• Greenfield</li> <li>• Dwellings on two sides (north and south) and countryside to east and west</li> </ul> <p>This part of Old Denaby is completely washed over by Green belt so does not have a settlement boundary. The aim of Green Belt is to prevent urban sprawl by keeping land permanently open.</p> <p>The proposal does not demonstrate exceptional circumstances and therefore there is no justification for this part of Old Denaby to be washed over as Residential Policy Area as it would be encroachment into the countryside.</p> <p>The Council recommends the retention of the existing Green Belt boundary.</p>				

Map Ref:	Site Address			
477	Land off The Green, Old Denaby			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03611	Old Denaby	Defined Village	Joseph Whittaker	0.037
Call for Sites Proposed Use:				
Older persons accommodation - self				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Green Belt)</li> <li>• Greenfield</li> <li>• Agricultural land and dwellings as neighbouring uses</li> </ul> <p>This part of Old Denaby is completely washed over by Green belt so does not have a settlement boundary. The aim of Green Belt is to prevent urban sprawl by keeping land permanently open.</p> <p>The current village boundary is clear and defensible as it runs along The Green to the north of the site. The proposal does not demonstrate exceptional circumstances and therefore there is no justification for this part of Old Denaby to be washed over as Residential Policy Area as it would be encroachment into the Green Belt.</p> <p>The Council recommends the retention of the existing Green Belt boundary.</p>				



## Owston

Map Ref:	Site Address			
266	Gate House, Robin Hood Golf Club / Owston Hall			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03515	Carcroft / Skellow	Service Towns and Villages	Mr P Edwards and Mr J Parker - The Owston Estate Co Ltd	0.071
Call for Sites Proposed Use:				
2 x gatehouse – general market 3 bed homes				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Green Belt)</li> <li>• Greenfield – close to entrance to golf course</li> <li>• Access on to Owston Lane</li> <li>• Next to an area of densely populated trees</li> </ul> <p>This part of Owston is completely washed over by Green Belt so does not have a settlement boundary. The aim of Green Belt is to prevent urban sprawl by keeping land permanently open.</p> <p>The proposal does not demonstrate exceptional circumstances and therefore there is no justification for this part of Owston to be washed over as Residential Policy Area as it would be encroachment into the countryside.</p> <p>The Council recommends the retention of the existing Green Belt boundary.</p>				

Map Ref:	Site Address			
267	Main Entrance, Owston Hall			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03516	Owston	Defined Village	Mr P Edwards - The Owston Estate Co Ltd	0.121
Call for Sites Proposed Use:				
1 x 2 bed bungalow - older person 2 bedroom affordable bungalow to match adjacent bungalow.				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Green Belt)</li> <li>• Greenfield – Golf Course</li> <li>• Access via Owston Lane</li> <li>• Mature trees and hedgerows around parameter of site</li> </ul> <p>This part of Owston is completely washed over by Green Belt so does not have a settlement boundary. The aim of Green Belt is to prevent urban sprawl by keeping land permanently open.</p> <p>The proposal does not demonstrate exceptional circumstances and therefore there is no justification for this part of Owston to be washed over as Residential Policy Area as it would be encroachment into the countryside.</p>				

The Council recommends the retention of the existing Green Belt boundary.

Map Ref:	Site Address			
269	Holme Lane Farm, Holme (Site 1)			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03518	Owston	Defined Village	Mr P Edwards and Mr J Parker	0.011
<b>Call for Sites Proposed Use:</b>				
Creation of 1 no. 2 storey dwelling.				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Green Belt)</li> <li>• Within farm curtilage</li> <li>• House and farmland as neighbouring uses</li> </ul> <p>Holme is completely washed over by Green Belt so does not have a settlement boundary. The aim of Green Belt is to prevent urban sprawl by keeping land permanently open.</p> <p>The proposal does not demonstrate exceptional circumstances and therefore there is no justification for this part of Holme to be washed over as Residential Policy Area as it would be encroachment into the countryside.</p> <p>The Council recommends the retention of the existing Green Belt boundary.</p>				

Map Ref:	Site Address			
270	Holme Lane Farm, Holme (Site 2)			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03519	Owston	Defined Village	Mr P Edwards	0.034
<b>Call for Sites Proposed Use:</b>				
3 no dwelling conversion of barn – general market 2/3/4 bed homes				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Green Belt)</li> <li>• Within farm curtilage</li> <li>• House and farmland as neighbouring uses</li> </ul> <p>Holme is completely washed over by Green Belt so does not have a settlement boundary. The aim of Green Belt is to prevent urban sprawl by keeping land permanently open.</p> <p>The proposal does not demonstrate exceptional circumstances and therefore there is no justification for this part of Holme to be washed over as Residential Policy Area as it would be encroachment into the countryside.</p> <p>The Council recommends the retention of the existing Green Belt boundary.</p>				

Map Ref:	Site Address			
271	East Farm, Little Owston (Site 2)			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03520	Owston	Defined Village	Mr P Edwards and Mr J Parker - Pejo Real Ltd	0.054
<b>Call for Sites Proposed Use:</b>				
4 no. general market dwellings				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Green Belt)</li> <li>• Part of farm curtilage</li> <li>• Burial ground, bed and breakfast and house as neighbouring uses</li> </ul> <p>This part of Owston is completely washed over by Green Belt so does not have a settlement boundary. The aim of Green Belt is to prevent urban sprawl by keeping land permanently open.</p> <p>The proposal does not demonstrate exceptional circumstances and therefore there is no justification for this part of Owston to be washed over as Residential Policy Area as it would be encroachment into the countryside.</p> <p>The Council recommends the retention of the existing Green Belt boundary.</p>				

Map Ref:	Site Address			
344	The Coach House, Owston Hall, Owston			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
03558	Owston	Defined Village	Mr Peter Edwards - Owston Estate Co Ltd	0.061
<b>Call for Sites Proposed Use:</b>				
Conversion of hotel extension / annexe into 8 no 2/3/4 bed homes. General market dwellings.				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Green Belt)</li> <li>• Brownfield – existing hotel building</li> </ul> <p>The site is an existing building in the Green Belt. National policy allows for the re-use of buildings provided that the buildings are of a permanent and substantial construction.</p> <p>There is no requirement for settlement boundaries to be amended.</p>				

## Scawthorpe

Map Ref:	Site Address			
21	Land adjacent to Scawthorpe Cottages, Scawthorpe			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
02992	Scawthorpe	Doncaster Main Urban Area	Mr T Morrell and Mrs R Morrell	0.079
Call for Sites Proposed Use:				
2 – 3 general market dwellings				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (within Green Belt)</li> <li>• Greenfield</li> <li>• Agricultural land and residential as neighbouring uses</li> </ul> <p>This site is outside of the existing settlement limits within Green Belt. The aim of Green Belt is to prevent urban sprawl by keeping land permanently open.</p> <p>The current boundary is defined by the recent residential development which was an allocation in the UDP. The boundary is defined by Charter Drive and is clear and defensible. The site in question is open space and acts as a buffer between the residential development and the Green Belt. The proposal does not demonstrate exceptional circumstances and therefore there is no justification for this part of Scawthorpe to be washed over as Residential Policy Area as it would be encroachment into the countryside.</p> <p>The Council recommends the retention of the existing Green belt boundary.</p>				

Map Ref:	Site Address			
338	Lucarne, Green Lane, Scawthorpe			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
02307	Scawthorpe	Doncaster Main Urban Area	Stephen Parker	0.066
Call for Sites Proposed Use:				
Two single story 2/3 bedroom detached bungalows.				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Green Belt)</li> <li>• Residential garden</li> <li>• Access on to Green Lane</li> </ul> <p>Green Lane is completely washed over by Green Belt so does not have a settlement boundary. The aim of Green Belt is to prevent urban sprawl by keeping land permanently open.</p> <p>The proposal does not demonstrate exceptional circumstances and therefore there is no justification for this part of Green Lane to be washed over as Residential Policy Area as it would be encroachment into the countryside.</p>				

The Council recommends the retention of the existing Green Belt boundary.

## Sprotbrough

Map Ref:	Site Address			
393	Montagu Road, Sprotbrough			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
02972	Sprotbrough	Main Urban Area	Adrian Robertshaw - Local Investment Planning Team Doncaster MBC	0.093
Call for Sites Proposed Use:				
4 affordable				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Within existing settlement limits</li> <li>• Vacant site within an existing residential estate</li> </ul> <p>The site is within the Residential Policy Area within the Main Urban Area and does not have any other designations such as open space.</p> <p>There is no requirement for settlement boundaries to be amended.</p>				

Map Ref:	Site Address			
779	Land north of Green Roofs, Spring Lane, Sprotbrough			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
04199	Sprotbrough Village	Defined Village	Howard Wroot – Howard J Wroot Chartered Surveyor (Representing: Mr Mike Chapman)	0.8
Call for Sites Proposed Use:				
4 detached houses – general market				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (within Green Belt)</li> <li>• Residential garden</li> </ul> <p>This part of Sprotbrough is within the Green Belt. The aim of Green Belt is to prevent urban sprawl by keeping land permanently open.</p> <p>The current village boundary is clear and defensible as it runs along the curtilage of the property to the south of the site. The proposal does not demonstrate exceptional circumstances and therefore there is no justification for this part of Sprotbrough to be washed over as Residential Policy Area as it would be encroachment into the Green Belt.</p> <p>The Council recommends the retention of the existing Green Belt boundary.</p>				

## Sykehouse

Map Ref:	Site Address			
15	Garth Gardens, Broad Lane, Sykehouse			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
0620	Sykehouse	Defined Village	Mr Trevor Mills	0.259
Call for Sites Proposed Use:				
4 x 4 bedroomed houses and 3 to 4 affordable houses				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (within Countryside Policy Area)</li> <li>• Greenfield</li> <li>• Mature hedgerows around the site</li> <li>• Village hall on west side, playing field to the north</li> </ul> <p>The site is within Countryside Policy Area, the aim of which is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>The current village boundary is clear and defensible as it runs along the boundary of land attached to the village hall to the west of this site. The redrawing of the boundary would result in development encroaching into the countryside.</p> <p>The Council recommends the retention of the existing Countryside Policy Area boundary.</p>				

## Thorne

Map Ref:	Site Address			
366	Land belonging to Old Laithe Farm, Double Bridges Road, Thorne			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
1030	Thorne Moorends	Main Town	Mr. A. Bate and Mrs. P. Bate	0.691
<b>Call for Sites Proposed Use:</b>				
2 / 3. 1 x 5 bed detached 2 storey dwelling with granny annexe, 1 x bungalow (possibly 2).				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (washed over by Countryside Policy Area)</li> <li>• Greenfield</li> </ul> <p>This part of Thorne is completely washed over by Countryside Policy Area and is very isolated from Thorne so does not have a settlement boundary. The aim of Countryside Policy Area is to protect the intrinsic character and beauty of the countryside. Minor amendments will only be made where previous boundaries are indefensible.</p> <p>There is no justification for this part of Thorne to be washed over as Residential Policy Area as it would be encroachment into the countryside.</p> <p>The Council recommends the retention of the existing Countryside Policy Area boundary.</p>				

Map Ref:	Site Address			
472	Market Place, Thorne			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
02972	Thorne Moorends	Main Town	Adrian Robertshaw - Local Investment Planning Team Doncaster MBC	0.122
<b>Call for Sites Proposed Use:</b>				
Affordable/General Market - may be developed in conjunction with neighbouring property, would be flats so say 10.				
<b>Doncaster Council Assessment</b>				
<ul style="list-style-type: none"> <li>• Within settlement limits</li> <li>• Currently allocated as as CF5 in the UDP – Community Facilities Proposal and Commercial Policy Area</li> <li>• Vacant – brownfield</li> </ul> <p>This is an urban site suitable for development subject to any proposed amendments to the Commercial Policy Area which will be made through the Local Plan.</p>				



## Wadworth

Map Ref:	Site Address			
881	Land off Beancroft Close, Wadworth			
Local Plan Reference	Settlement	Settlement Hierarchy	Ownership / Representation	Site Area. Ha
04350	Wadworth	Defined Village	Graham Raynor - GR Planning and Architectural Design Ltd (Representing: Munby)	0.098
Call for Sites Proposed Use:				
More suitable boundary				
Doncaster Council Assessment				
<ul style="list-style-type: none"> <li>• Outside of existing settlement limits (within Green Belt)</li> <li>• Garden</li> </ul> <p>This part of Wadworth is outside of the existing settlement limits and is therefore within Green Belt. The aim of Green Belt is to prevent urban sprawl by keeping land permanently open.</p> <p>The current village boundary is clear and defensible as it runs along the buildings of the property to the west. The proposal does not demonstrate exceptional circumstances and therefore there is no justification for this part of Wadworth to be allocated as Residential Policy Area as it would be encroachment into the countryside.</p> <p>The Council recommends the retention of the existing Green Belt boundary.</p>				