

WHO ARE HARWORTH GROUP PLC

Harworth Group plc is one of the leading land and property regeneration companies in the UK, owning and managing c.14,000 acres across approximately 100 sites in the North of England and the Midlands. We transform former industrial sites and urban edge extensions into new homes and employment areas; creating sustainable places where people want to live and work. This includes major mixed-use schemes, residential development land, direct commercial development, in addition to low carbon energy and environmental schemes.

The basis of our approach is to work with partners on sustainable projects which will strengthen local economies and improve the lives of those in the surrounding communities. Our track record includes the master planning and delivery of major housing and employment schemes across the North of England and the Midlands.

BACKGROUND

Harworth Group secured outline permission for development at Pheasant Hill Park in 2013 and have been working alongside housebuilders since then to deliver quality homes and a well-designed place to live. We are now looking to bring forward a second phase of this development and would like input from local people on our proposals.

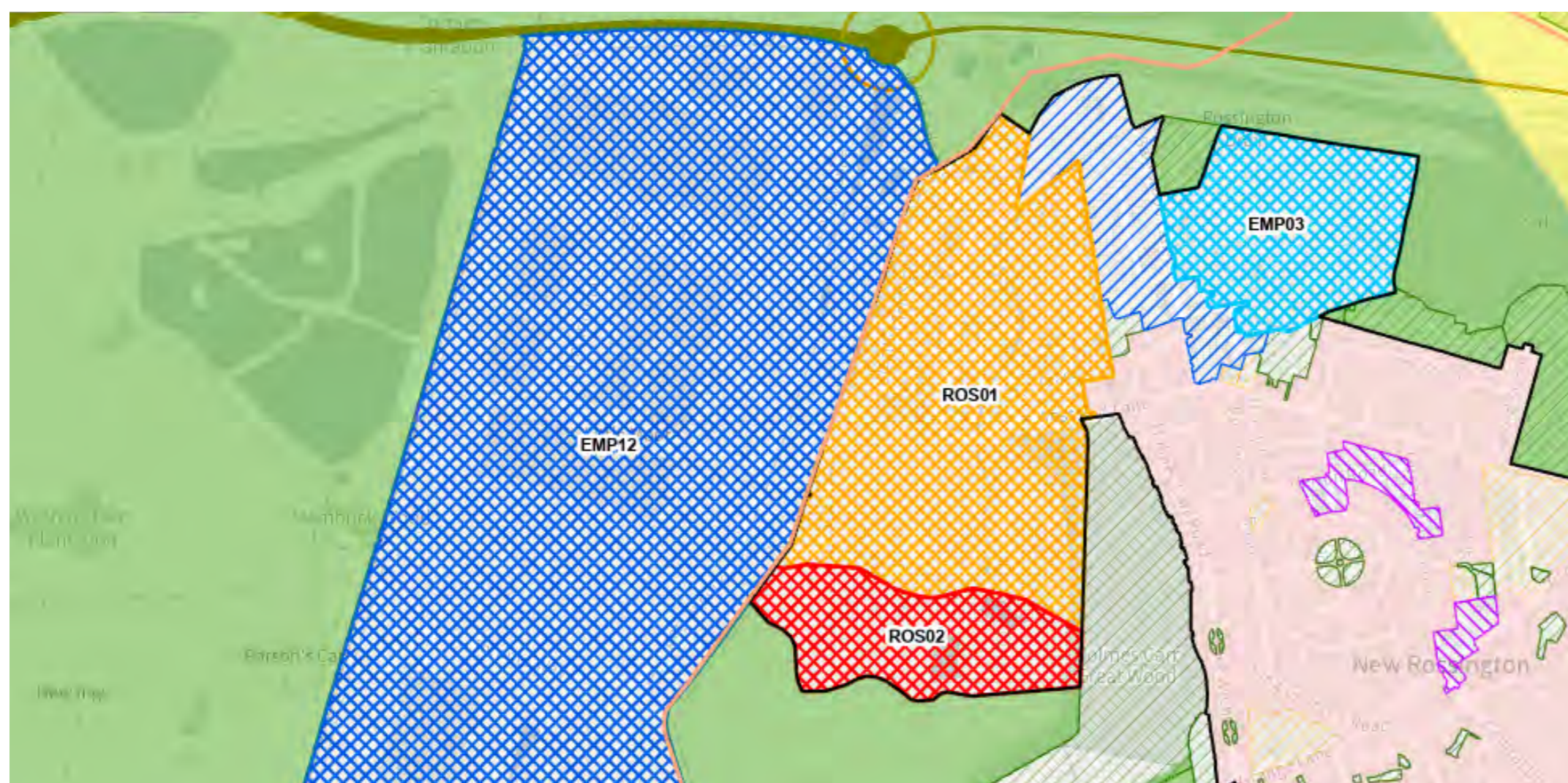
The site, located to the south of our current site, off West End Lane, is allocated for residential development by Doncaster's Local Plan which was adopted in September 2021.

Harworth Group is bringing forward proposals to provide up to 500 new homes on the site and is now preparing plans for the development.

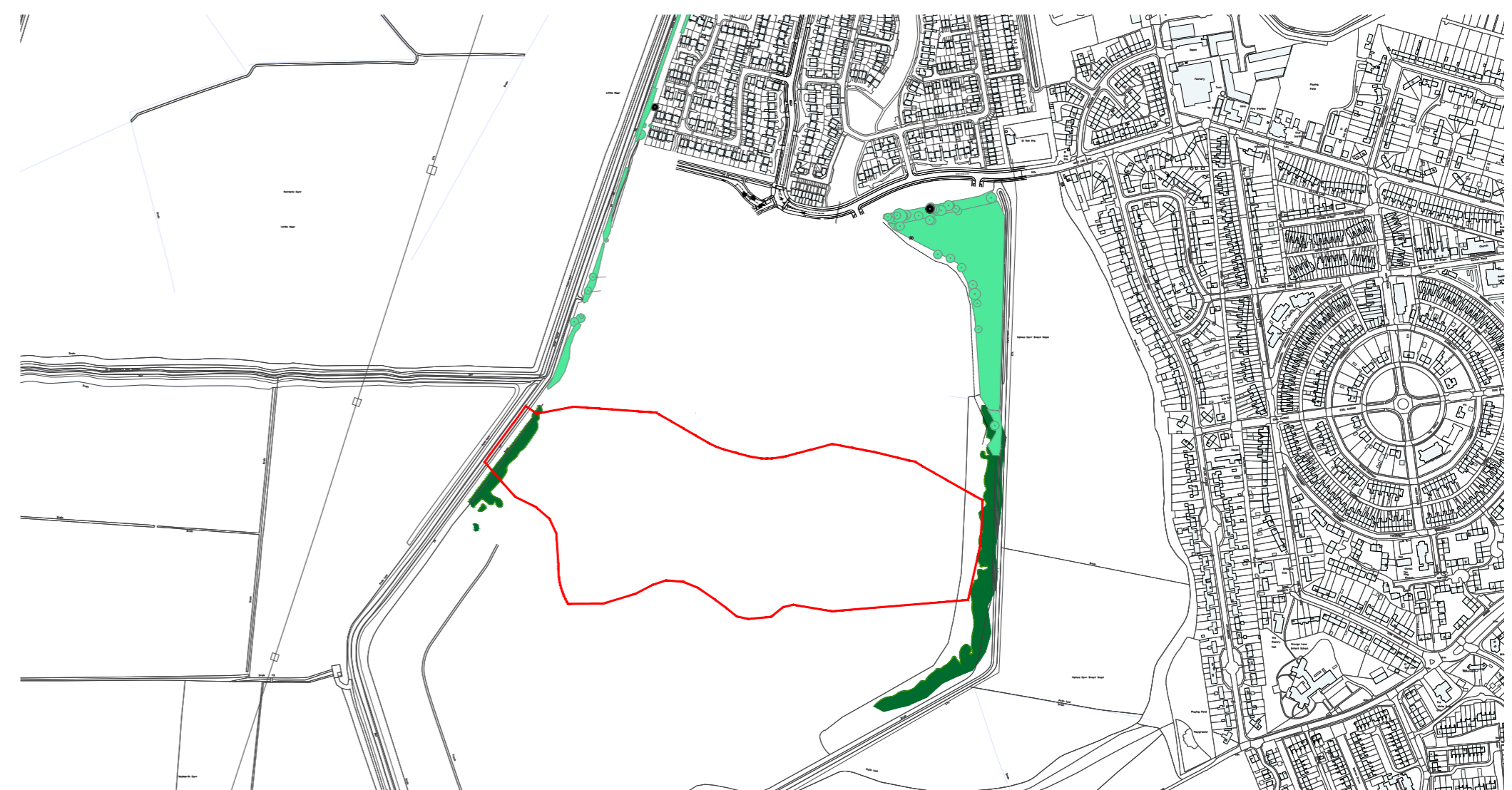
SITE CONTEXT

The site comprises the former Rossington colliery and some associated spoil heaps. The colliery buildings have been demolished, leaving some areas of hard standing. The mine shafts have been capped and the colliery rail line dismantled up to the northern site boundary.

The wider site has outline planning permission for 1,200 new homes in addition to a mix of commercial and community uses. Following the granting of a planning permission in 2013, Harworth has implemented an extensive earthworks strategy to create development platforms and began the process of providing infrastructure to facilitate the sale of serviced development land parcels. Since the opening of the Great Yorkshire Way in 2016, construction of new homes at Pheasant Hill Park has accelerated, with Taylor Wimpey, Harron Homes and Barratt Homes developing high quality family homes. The convenience store Lidl was also developed and opened to the public in early 2019. This next phase of development creates a natural extension.



Doncaster Local Plan - Housing Allocation ROS02



Location Plan



Aerial Plan

CONSTRAINTS

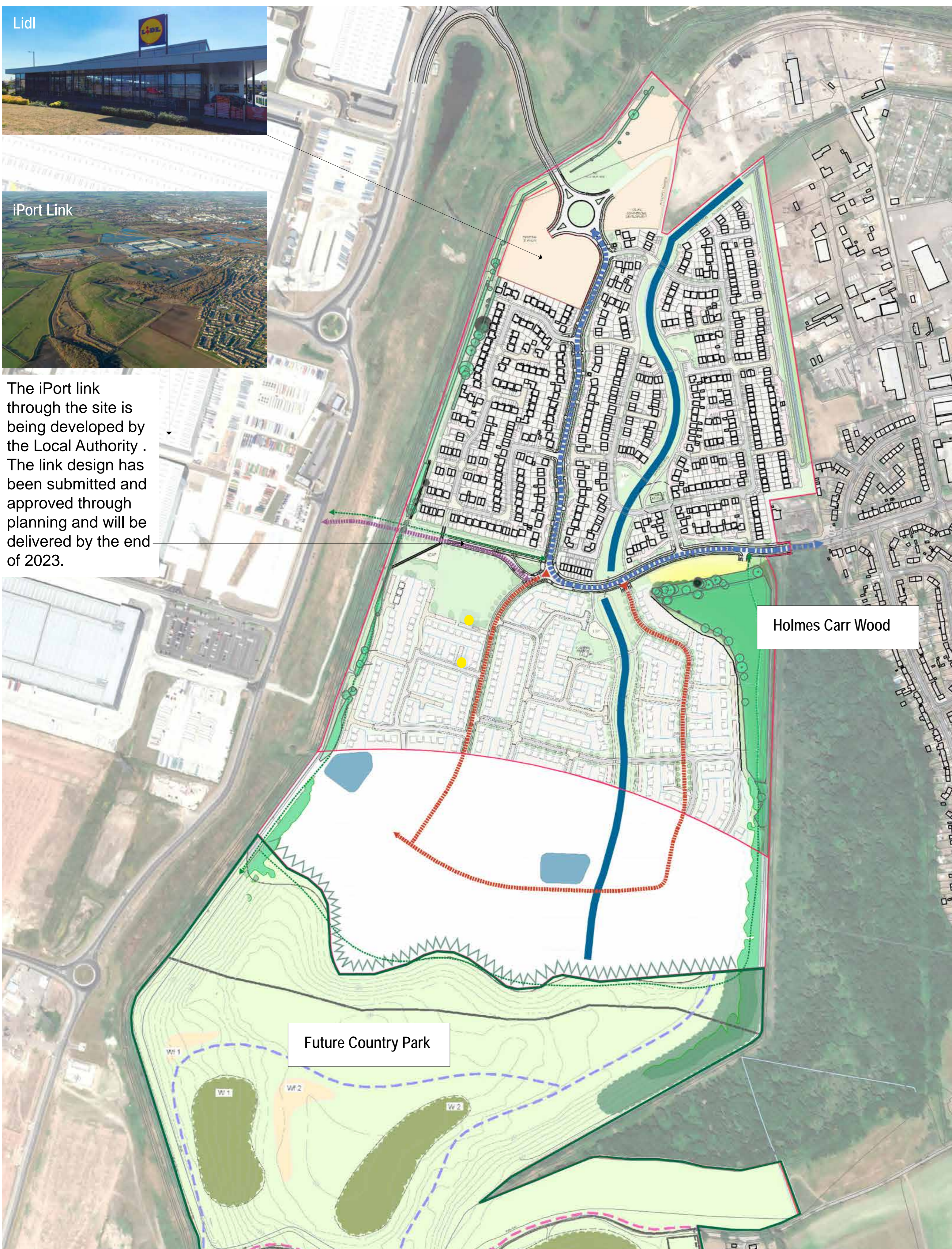
This diagram shows the analysis of the local area and the constraints of the site. The following issues have been identified:

- Careful consideration of the existing woodland and ensuring sufficient distance to the dwellings
- Protection for the River Torne and the existing vegetation running along the western edge of the development.
- Integration with the wider masterplan and the existing infrastructure, particularly West End Road.
- Interaction with the Country Park situated to the southern edge of the development.

OPPORTUNITIES

The scheme provides many opportunities to enhance existing features of the area and the wider environment. The following priorities have been identified:

- Respond to the scale, grain and character of the local area
- Maintain the connections established through the wider Torne Park development
- Incorporation and enhancement of the Rossington Drain as part of sustainable drainage solution
- Create a strong development edge with the Country Park
- Improved vehicular access into and around the site
- Enhanced area for biodiversity



||||| iPort Link

Proposed bus route, segregated pedestrian and cycle links over the River Torne linking Rossington with the iPort

Central Green Space

Large area of public green space to include a Local Equipped Area of Play (LEAP)

● Mineshafts

Dwellings to be located appropriately in relation to the former mine shafts

Holmes Carr Wood

Dwellings to be a minimum of 15m from trees within Holmes Carr Wood.

Riverbank Vegetation

Trees and other vegetation on the bank of the River Torne to be retained

Perimeter Green Route

Opportunity to create a 'green route' around the perimeter of the development, within open space and overlooked by proposed dwellings.

||||| Access Points

The site is to be accessed via 2 points on West End Lane. There is an opportunity to provide a loop through the development capable of serving as a bus route.

— Rossington Drain

Opportunity to extend Rossington Drain further south into the proposed development, providing surface water storage. Opportunity to provide further 'off-line' basins subject to detailed drainage design requirements.

~~~~~ Southern Boundary

The southern edge of the development should provide a soft edge to the Country Park, consisting of areas of public open space, native tree, hedge and woodland planting. There are opportunities to locate natural play areas in areas where they can be overlooked by proposed dwellings which should face the Country Park to provide surveillance of open space and pedestrian routes.

Given market conditions and the nature of the family housing being delivered, the existing site has fallen short of the anticipated number of dwellings. This next phase of development is therefore a logical extension which does not significantly increase the overall number of properties originally anticipated for the ROS02 site.

“Development of up to 500 high quality family homes”

ILLUSTRATIVE LAYOUT

It is anticipated that the proposed housing scheme will incorporate:

- Up to 500 homes
- High Quality Public Open Space
- Tree planting and landscaping
- Links to the future Country Park
- Peripheral walkway through the woodland and connections to the wider Torne Park development
- An area for biodiversity enhancements



Landscape Design

Harworth understand the importance of high quality open spaces within their developments and therefore the plans below demonstrate proposals for the key areas of open space within the wider development. These proposals have been submitted to Doncaster Council for their consideration. Once approved, the spaces will be developed by Harworth for the enjoyment of existing and future residents.



ROSSINGTON DRAIN & PLAY AREAS LANDSCAPE PROPOSALS KEY:

- EXTRA HEAVY STANDARD TREE (14cm+ GIRTH)
- STANDARD TREE (8-10cm GIRTH)
- ORNAMENTAL SHRUBS AND HERBACEOUS PERENNIALS
- NATIVE SHRUB MIX TO BANKS OF DRAIN
- WILDFLOWER PLUG PLANTING TO BANKS OF DRAIN
- REEDS & WETLAND GRASSES (SEE DRAINAGE STRATEGY)
- ORNAMENTAL SHRUBS AND HERBACEOUS PERENNIALS
- HEDGE PLANTING
- SLOW GROWING AMENITY SEED MIX TO PUBLIC OPEN SPACE AREAS
- HYDROSEEDED BANKS, TO BE ALLOWED TO GROW INTO A TALL TUSSOCKY Sward
- EPDM RUBBER SAFETY SURFACING
- 1m VERTICAL BAR RAILINGS WITH 1.2m SELF CLOSING GATES
- TIMBER POST & RAIL FENCE
- MAINTENANCE ACCESS GATE



AA/ DETAILED CROSS SECTION THROUGH ROSSINGTON DRAIN

TECHNICAL CONSIDERATIONS

Harworth Group recognise the concerns of local residents in relation to proposals for large scale new development. To date, we have already undertaken a significant amount of technical work to demonstrate the deliverability and sustainability of this site.

Transport and Access

- Vehicle and pedestrian access is proposed through the existing Torne Park development, connecting via West End Lane
- Pedestrian connectivity with the wider area including a peripheral walkway through the development. This will provide direct connections to local services and facilities.
- Travel Assessment and Plans to assist sustainable travel choices

Ecology and Trees

- Comprehensive surveys undertaken
- The Site is a former colliery, located to the west of Rossington village. The former colliery continues to the south, with a new housing development to the north, the River Torne corridor to the west and Holmes Carr Great Wood and Holmes Carr Little Wood LWS to the east.
- Key wildlife corridors in association with the Site comprise the River Torne corridor which runs along the western boundary, before flowing north-east and connecting to various areas of woodland, water bodies, and other minor watercourses. Holmes Carr Great Wood and Holmes Carr Little Wood Local Wildlife Site (LWS) lies to the Site's east forming a good example of woodland in the area and creates an area of higher value habitat.
- Artificial unvegetated, unsealed surface covers a large proportion of the Site being recently remediated former colliery which is devoid of any significant vegetation.
- Habitat mitigation and enhancement areas proposed including green buffer planting along the River Torne, planting new native hedgerows throughout the development, create green buffers along the eastern boundary, create wildflower meadows within the areas of open space and develop ecologically designed SUDs.

Heritage and Archaeology

- Archaeological desk-based assessment report will be submitted
- Site contains no recorded heritage assets

Flood Risk and Drainage

- The site is not located in an area of flood risk however the planning application will be accompanied by a Flood Risk Assessment and Drainage Strategy
- The development will incorporate a Sustainable Drainage System (SUDS) with new ponds to efficiently drain surface water from the site. The pond will provide improved habitat and amenity areas for wildlife and recreation.



HAVE YOUR SAY

We value the comments and suggestions of local people and businesses, particularly where this helps to refine and improve the development proposal so that the social, environmental and economic benefits are maximised. You can do this today by:

- Speaking to the team to discuss any comments or concerns
- Completing a form at the consultation
- Emailing us via info@jrpassoc.co.uk
- Commenting through the website - www.pheasanthillparkconsult.co.uk
- Writing to us at JRP Associates Ltd, 14 Mariner Court, Calder Park, Wakefield, WF4 3FL

Comments will be accepted until 12th May 2023

WHAT HAPPENS NEXT?....

- We welcome the views of local residents and businesses. Harworth will review all comments received at the exhibition as it finalises the proposed development.
- Following consideration of all comments from the consultation and the associated review of all technical information, we plan to submit an outline planning application to Doncaster Council in May 2023.