

Project Profile



Brodsworth Estate

The Brodsworth Estate



Client: Brodsworth Estate

Role: Strategic Estate Planning and Site Specific Planning Advice

Location: Doncaster, South Yorkshire

J10 Planning is retained by the Estate as their Planning Advisor.

The landholdings of the Estate extend to some 4,350 acres (1,740 ha) located to the western fringe of Doncaster and benefiting from direct access onto the A1 (M) and the arterial routes of the A635 and A638. The A1 (M) actually intersects the more rural and traditional part of the Estate to the west and the more urban area of Adwick-le-Street and Carcroft to the east.

Following an Estate Planning Review in 2003, the Estate has now commenced upon a programme of development initiatives that seek to ensure the future sustainable development, stability and viability of the Estate. This is being taken forward by looking at how certain strategic landholdings, that are not core to the Estate, can be best capitalised upon together with its latent assets to the benefit of the Estate's longevity.

This will therefore enable, to a large part, the re-use, redevelopment and development of the more traditional elements of the Estate, based primarily around the villages of Brodsworth and Pickburn and their operational agricultural outlying areas. Amongst some of the initiatives identified include:

- Redhouse Interchange (J38 A1 (M)) phase 2 – a potential sustainable urban settlement extension involving residential, employment, leisure, transport related developments across 195 acres (75 ha).
- Residential infill, settlement rounding off and employment land development
- Park & Ride, MSA and railway station parking schemes
- Rural regeneration initiatives involving the conversion and re-use of existing sites and buildings
- A potential PPS7 New Country House site

These each present challenges and J10 is assisting the Estate in developing its strategy and implementing it through a development team and partnership model.