



# Case Study

## Major Development Site, Scawsby, Doncaster

### Project overview

MAZE Planning Solutions was instructed during the summer of 2007 to advise the owners of a significant area of agricultural land on the urban fringes of Scawsby, Doncaster. The owners had received a number of unsolicited approaches from prospective developers.

Initial appraisal identified the potential for the site to form part of a logical urban extension to meet the future development needs of the district. MAZE advised on planning strategy and prepared submissions to the local planning authority in January 2008 to advance 95 ha (235 ac) of land for allocation in the emerging Local Development Framework.

Working together with commercial agent Ashely Smith (Durham), MAZE assisted the owners to identify a purchaser for the site in June 2008 with contractual rights secured for the seller to a significant share of any future development value realised.

### Client

Private Landowners

### Development team

Ashley Smith, Durham: [ashleymith.co.uk](http://ashleymith.co.uk)  
The Byrne Practice, Bawtry

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