

Welcome!

To our exhibition on
proposals for Branton

Introduction

Bellway Homes welcomes you to this public exhibition, containing information on our plans to help accommodate further housing growth to the south of Doncaster. We have included information on why this site is both suitable and sustainable as a location for approximately 100 new homes, how it meets the Council's requirement for affordable housing and how it will deliver publicly accessible, quality open space.

This exhibition includes the emerging proposals from the design team and Bellway Homes wish to keep the community informed of our proposals, listen to local opinions and ensure the proposals are developed as a place for everyone.

About Bellway

Bellway Homes began as a small family business in 1946 and it has grown into a national 5-star home builder and is a significant employer in the region, delivering substantial economic and social benefits for local communities.

In Yorkshire, Bellway's journey has been defined by **steadfast regional expansion, community-focused building, and consistent recognition for quality and customer service**—culminating in a trusted brand that delivers more than just homes.

Over **75**
YEARS of QUALITY
SINCE 1946

Bellway has been building new homes of exceptional quality for more than 75 years



Home Builders Federation
5-Star builder status for
7 consecutive years



7,654 Housing
completions in
2023/2024



THE FUTURE HOME
@ The University of Salford

Awarded 'Best sustainability
initiative' for our Better
with Bellway practices

Introduction

To the scheme
at Branton

Branton has a population of circa. 1992 people. The settlement straddles the B1396 and is located approximately 4 miles east of Doncaster. The settlement is contained by the River Torne to the east the Yorkshire Wildlife Park to the south, and to the west by the M18, which separates the village from Cantley.

The centre of the village is located at the junction of the B1396 and Chapel Lane. The village core is defined by a denser form of development; and is dominated by shop frontages. Beyond the village core, the village is defined by residential properties, predominantly located in linear north-south development parcels that have been delivered in isolation over time.

The site itself is located to the east of the B1396 and is accessed using an existing agricultural field gate. The site is relatively flat and is bordered by Milton Road to the north, Old Mill Dyke to the south, open fields and clusters of mature scrub / tree planting to the east and a mature hedge to the west.

Bellway

STRATEGIC
LAND

Context Map

Framing the area
around Branton

The site is located in a sustainable location, immediately adjacent to a 'Defined Village' which has some service interdependence and is therefore capable of accommodating additional residential development in due course.

Cycle Network

The site lies within cycling distance of Old Cantley, Auckley, Blaxton and the residential areas of Bessacarr, Armthorpe and Doncaster. The South Yorkshire Interactive Cycle Map developed by Sustrans identifies that:- Multiple Signed Routes in the neighbouring settlements including Bessacarr and Doncaster; and National Cycle Network (NCN) 62 connects the Doncaster area to Snaith and wider settlements both north and south of the site.

Public Rights of Way

Public Rights of Way identified on the Definitive Map in the vicinity of the site include:

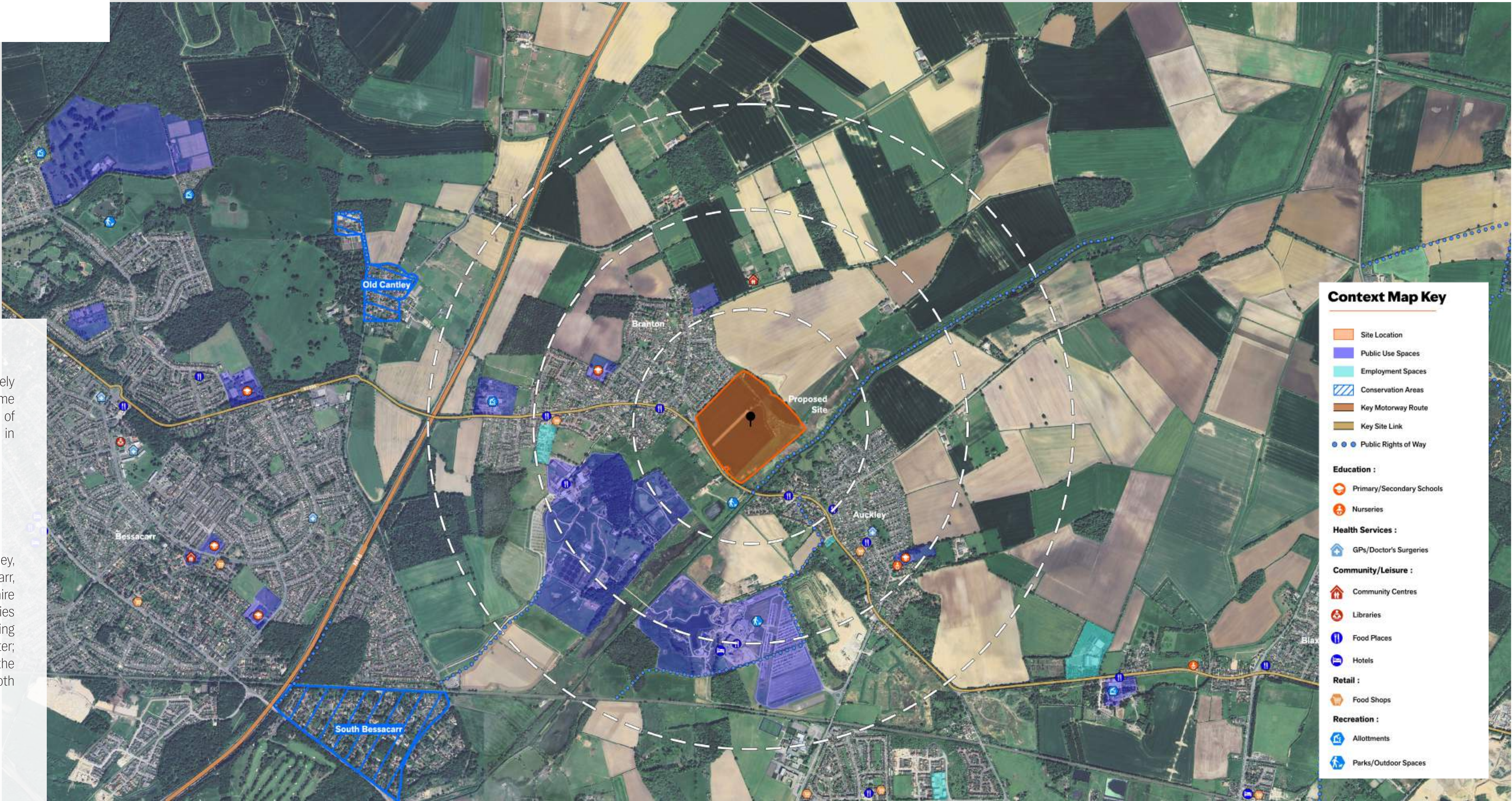
- Auckley Footpath 4 runs broadly north-south to the east of the site's eastern boundary, from Doncaster Road along the River Torne where it connects to Cantley Footpath 10
- Auckley Footpath 1 runs broadly east-west to the east of the site's eastern boundary from Dursley Court to Hurst Lane.
- Auckley Footpath 2 runs broadly north-south to the east of the site's eastern boundary, from River Way to Auckley Common Plantation, where it connects to Cantley Footpath 10.

Pedestrian Network

The site lies within cycling distance of Old Cantley, Auckley, Blaxton and the residential areas of Bessacarr, Armthorpe and Doncaster. The South Yorkshire Interactive Cycle Map developed by Sustrans identifies that:- Multiple Signed Routes in the neighbouring settlements including Bessacarr and Doncaster; and National Cycle Network (NCN) 62 connects the Doncaster area to Snaith and wider settlements both north and south of the site.

Public Transport

Bus services operate on the B1396 adjacent to the site's southern boundary. The nearest bus stops to the site are the 'Doncaster Road' stops located opposite the Three Horse Shoes grill and Chapel Lane respectively. These bus stops are approximately 250m and 300m from the edge of the site via the B1396. These stops are served by the 57 Doncaster, 57a Doncaster, 59 Doncaster, 399, 490H, 492H, 493 and N1. These services are half-hourly to Doncaster and Finningley and two-hourly to Scunthorpe.



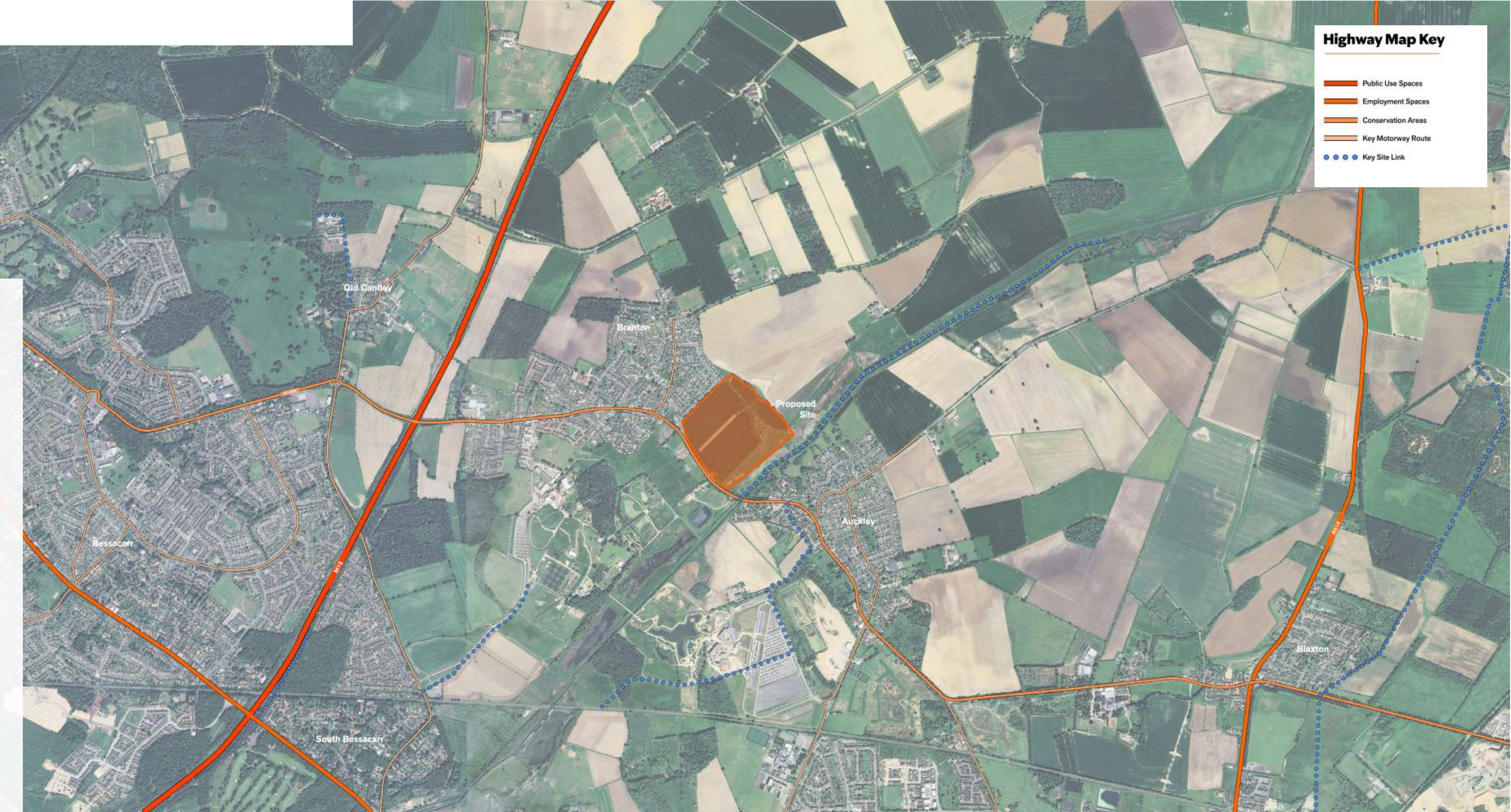
Highway Context Map

Understanding the movement hierarchy around Branton

The village of Branton is located near to several strategic road cross sections as well as key rail links. Specifically, Branton is a 5 mile drive away from the M18 to A1M interchange, which allows for easy access to larger cities such as Doncaster and Leeds. In addition, Branton is served by regular bus services (357, 357a, 359, 360, 490h, 492h, 492m and 493) which provide passengers with opportunities to access central Doncaster (Doncaster), Finningley, Hayfield School and Cantley.

Furthermore, the B1936 which acts as the main road to the proposal, provides suitable links between Branton village and Doncaster town centre.

Finally the site is in a close proximity to several Branton Public Rights of Way. These footpaths and bridleways allow people to connect with the South Yorkshire countryside whilst simultaneously providing an alternate sustainable traversing route.



Trees and hedges to line both streets and lanes



Child-Friendly neighbourhood loops and quiet lanes



Promotion of home - working infrastructure to reduce travel



Highway Masterplan

Analysing the proposal using the surrounding context



Maximising the benefit and uptake of local infrastructure



Linking with existing public transport options



Making provision for cycling infrastructure and active travel



THE FUTURE HOME
@ The University of Salford

Our Proposal

Exploring development in the village of Branton



Crica 1 hectare of publicly accessible parkland and greenspace



Opportunities for play on the way nature trails



1.5 km of footpath, cycle and active travel routes

This proposal, in the form of an illustrative masterplan, aims to demonstrate the potential layout for the land to the east of Branton village. The design below helps to communicate the potential arrangement of housing parcels, streets, open green space and landscaping.

The main street for the proposal, which is directly connected to the B1396, allows for vehicular access both in and out of the site. Furthermore the use of strategic planting along the length of the street will help characterize the streets overall appearance.

In addition to vehicular connections, there will be provisions for new cycling/ pedestrian paths both through and alongside the proposal, potentially adding onto existing public rights of way that are in the vicinity.

Existing planting both in and around the proposal will be enhanced and improved to help the site uphold Branton's natural and distinctive character.





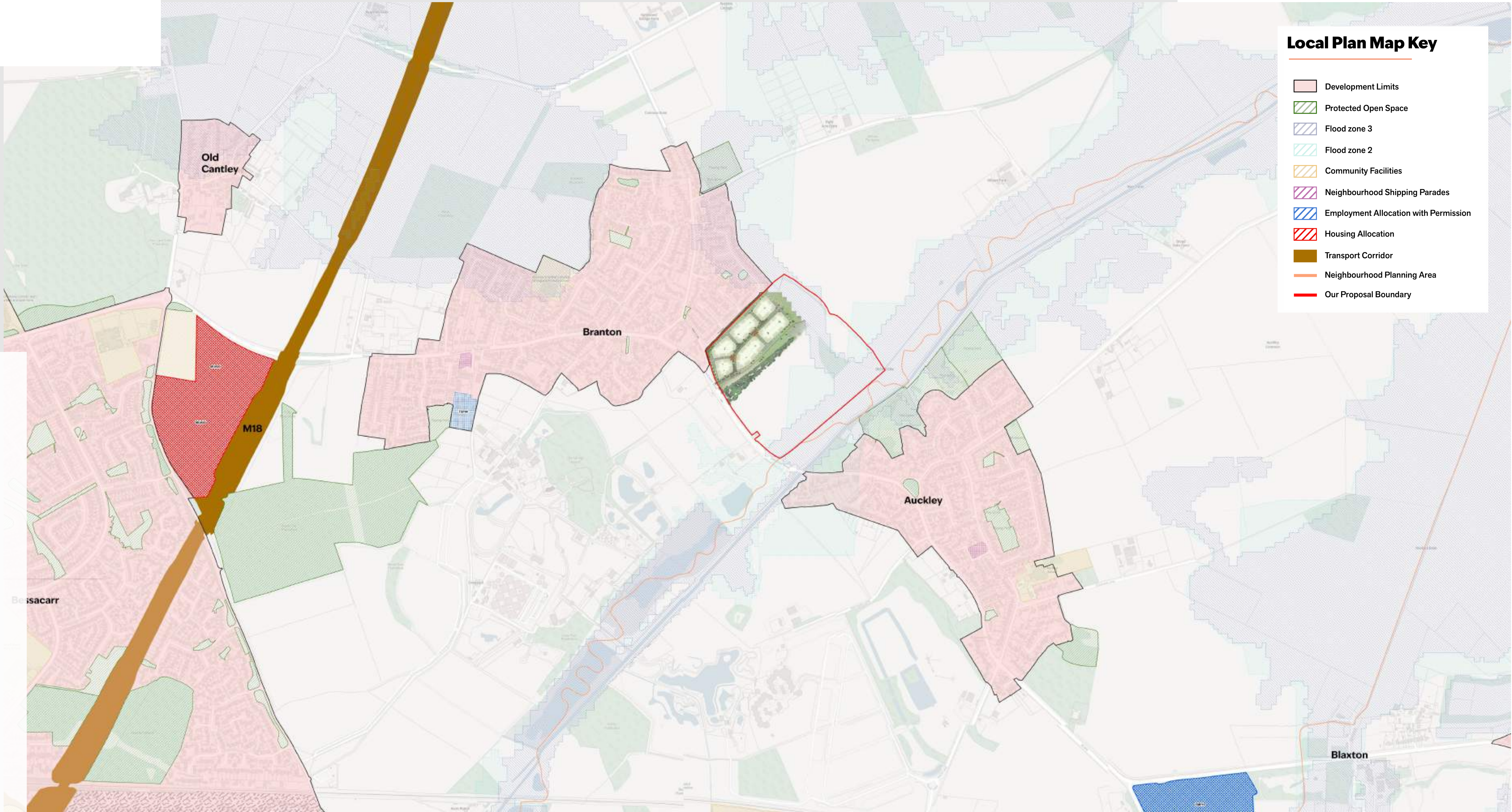
Supporting wildlife connectivity across south Doncaster



Creating buffer landscapes to essential assets

Local Plan Map

Using the legislation set out by
Doncaster Council to define
development



- The development is not in flood zone 3
- The development is outside of the greenbelt
- The development is not in a heritage or conservation area
- The development is in the countryside policy area



Self-contained site
within a mature
landscape



Approx. 100 homes for a
range of tenure, size and
affordability proposed



Intergration with a
wider active travel
network



JohnsonMowat
Planning & Development Consultants

The Vision

Our vision for
future development
in Branton



The layout has been designed to provide a deep landscape buffer to the B1396 and properties on Milton Road. The site is permeable and is designed to provide tangible and long-standing social and economic benefits. A network of public footpaths and the potential to deliver large areas of formal and informal Public Open Space will provide significant benefits to both existing and future residents. These semi-rural characteristics will compliment this edge of settlement location and the general pattern of development within Branton. In due course, Bellway Homes would look to provide a more detailed plan to ensure street trees and other areas of landscaping and greenspace can thrive in perpetuity.

The Development is deemed capable of delivering:

- The provision of circa 100 residential dwellings
- 23% affordable housing (circa. 23 no. dwellings)
- Nationally described space compliance
- M4(2) and M4(3) compliance
- Improved connectivity
- Large areas of public open space

Feedback

Our vision for
future development
in Branton

Following this consultation, the Development Team will review and consider all feedback received before progressing further with the promotion of the site with the City of Doncaster Council. The site's promotion will be subject to full technical assessment to ensure compliance with all relevant standards.

In addition, the promotion of the site will be informed by technical input from the following specialisms

- Transport and movement - including highways and active travel
- Flood risk and drainage - both surface water and investigation of flooding from streams and rivers
- Ecology and biodiversity - flora and fauna
- Landscape and visual impact
- Heritage and archaeology
- Noise and air quality
- Socio-economic and sustainability benefits

Doncaster Council has full validation requirements governing information that needs to be submitted as part of a planning application.

Submit your feedback

Your views are important to us.

Comments and information gathered from this exhibition will be reviewed and taken into account as part of the ongoing promotion of the site.

Following the exhibition, the design team will reflect on the feedback received and consider how it may influence the future evolution of the site's design through further promotion with the City of Doncaster Council.

Ways to give your feedback

a) Fill out the feedback forms which are available today

b) Email us at consultation@johnsonmowat.co.uk



SCAN ME

Bellway

STRATEGIC
LAND