

Welcome!

To our exhibition on proposals for Branton



Introduction

Further to our last public consultation event on 22nd July 2025, Bellway Homes welcomes you to a second public consultation event. This event will provide an opportunity to discuss revised proposals that have been developed with regard to the comments previously received. We have included information on why this site is both suitable and sustainable as a location for approximately 111 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

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



7654 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

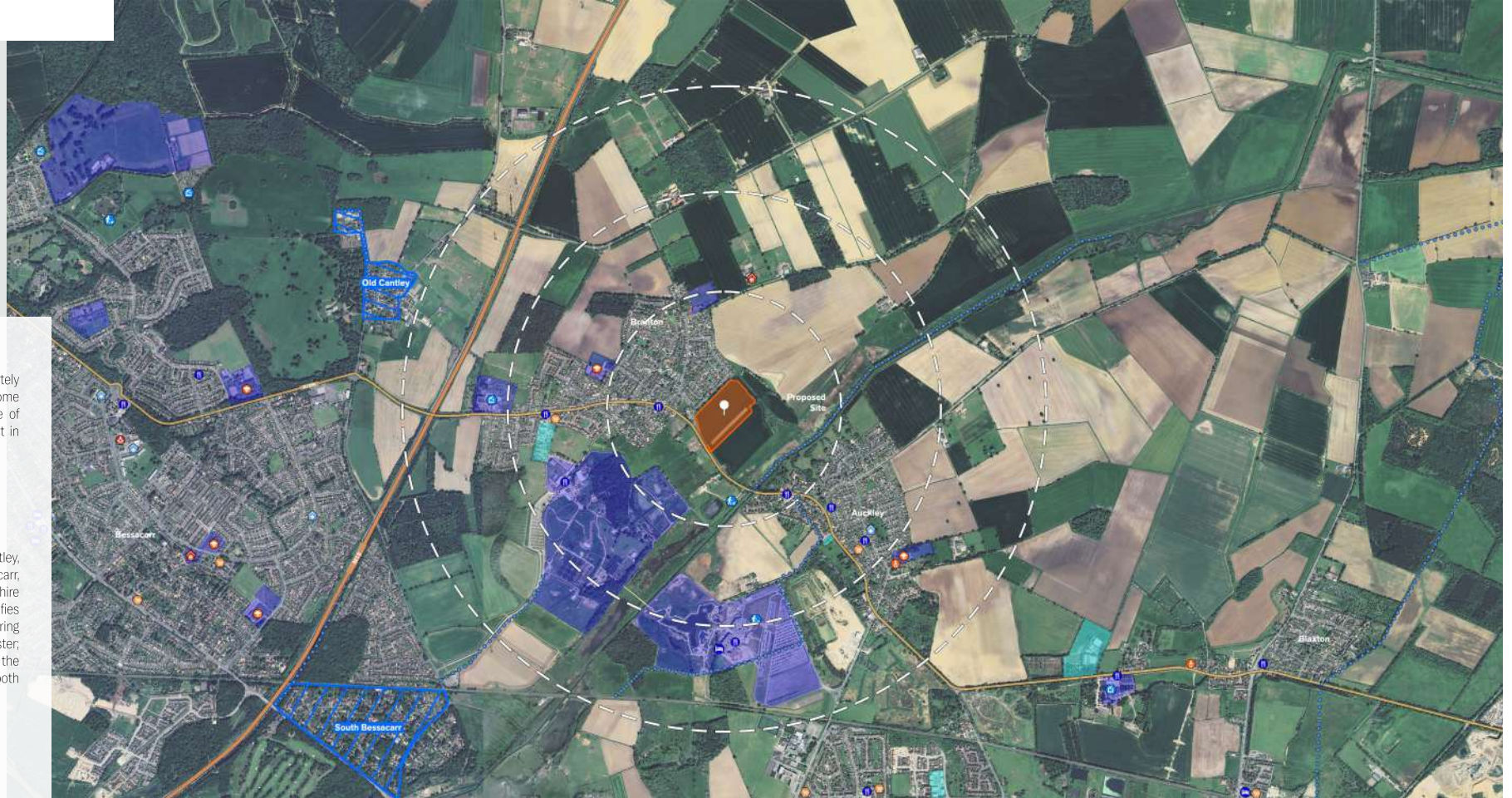
Branton has a population of circa. 1992 people. The settlement straddles the B1396 and is located approximately 4 miles east of Doncaster. The settlement is contained by the River Torne to the east the Yorkshire Wildlife Park to the south, and to the west by the M18, which separates the village from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

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



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Our Proposal

Exploring development in the village of Branton

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.



The Development is deemed capable of delivering:

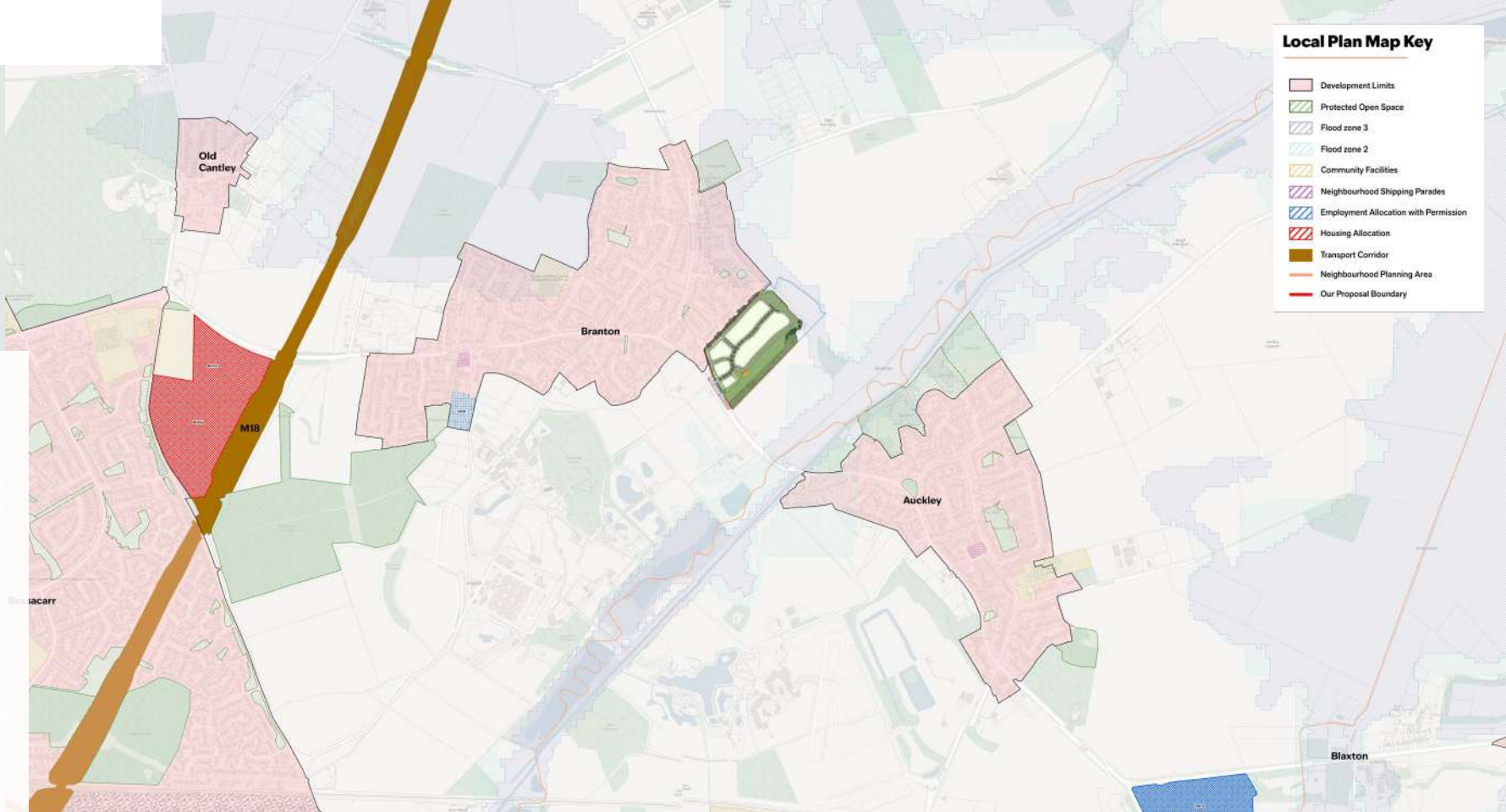
- The provision of circa 111 residential dwellings
- 23% affordable housing (circa. 26 no. dwellings)
- Nationally described space compliance
- M4(2) and M4(3) compliance
- Improved connectivity
- Large areas of public open space

Key	
	Residential Development Parcels
	Key Pedestrian Routes
	Primary Vehicle Routes
	Secondary Vehicle Routes
	Tertiary Vehicle Routes
	Retained and Enhanced Boundary Planting
	Green Open Space
	Shared Footpaths and Cyclepaths
	Emergency Access

- Notes**
- 1 PRIMARY VEHICLE ACCESS FROM EXISTING HIGHWAY
 - 2 PEDESTRIAN/CYCLE CONNECTIONS
 - 3 GREENSPACES INCLUDES PLEASANT WALKING ROUTES AND PLANTING
 - 4 EXISTING TREES TO BE RETAINED
 - 5 ATTENUATION TANK
 - 6 PLAYSPACE
 - 7 ENVIS AREA

Local Plan Map

Using the legislation set out by Doncaster Council to define development



Local Plan Map Key

- Development Limits
- Protected Open Space
- Flood zone 3
- Flood zone 2
- Community Facilities
- Neighbourhood Shipping Parades
- Employment Allocation with Permission
- Housing Allocation
- Transport Corridor
- Neighbourhood Planning Area
- Our Proposal Boundary

- 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. 111 homes for a range of tenure, size and affordability proposed



Integration with a wider active travel network



Johnson Mowat
Planning & Development Consultants

Landscape Masterplan

Proposals to Enhance the Green Infrastructure

The Landscape Masterplan Seeks to:

Maintain and improve the sense of enclosure within the site through the strengthening of existing hedgerows, introduction of new hedgerows and areas of native woodland planting;

Introduce new native structure planting in key views towards the extended settlement edge from existing rights of way and the adjacent residential areas;

Enhance wildlife connectivity and habitats by providing a range of semi-natural habitats including the delivery of areas of species-rich grassland, woodland and hedgerow planting; Provide attractive walking routes with appropriately surfaced paths;

Provide boundaries that are secure and defined where necessary to allow for the above activities to be enjoyed safely;

Allow for ongoing land management;

Provide tree planting in both the form of individual large scale trees and woodland planting within the wider public open space and small to medium street trees with suitable canopies and rooting requirements to ensure an appropriate greening of the new housing area;

Provide opportunities for nature inspired play (including play on the way).



Key	
	Proposed Site Boundary
	Existing Trees and Vegetation Retained
	Proposed Development Parcels
	Proposed Pumping Station
	Proposed Primary Vehicle Route
	Proposed Secondary Vehicle Route
	Proposed Tertiary Vehicle Route
	Proposed Pedestrian Footpath
	Proposed Shared Pedestrian and Cycle Path
	Proposed Native Woodland
	Proposed Open Space Trees
	Proposed Hedgerow Trees
	Proposed Street Trees
	Proposed Native Scrub
	Proposed Native Hedgerow
	Proposed Semi-Improved Neutral Grassland
	Proposed Amenity Grassland
	Proposed Leap
	Proposed Lap

Feedback

Our vision for
future development
in Branton

Following this consultation, the Development Team will review and consider all feedback received before submitting an Outline application for residential development to the City of Doncaster Council.

The application will be subject to full technical assessment to ensure compliance with all relevant standards. In addition, the application 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 design of the scheme prior to the submission of the outline application to 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



Bellway

STRATEGIC
LAND