

Welcome

Proposed Residential Development Land off Keresforth Hill Road, Barnsley

The Event

Bellway Strategic Land welcomes you to this public consultation event.

This consultation aims to engage the local community in the planning process for the erection of residential development on land off Keresforth Hill Road, Barnsley.

Bellway Strategic Land and the project team are keen to hear your views before submitting a planning application in the coming weeks.

This exhibition presents the emerging proposals for the site. Through this consultation, Bellway Strategic Land seeks to inform the community, gather local feedback and respond positively to local needs and aspirations.

Members of the project team are available throughout today's event to explain the proposals in more detail and answer any questions you may have.

We encourage you to share your views by completing a feedback form or by emailing your comments to:

consultation@johnsonmowat.co.uk

About Bellway

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

In South 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.



Introduction

The site is located to the southwest of Urban Barnsley (Kingstone), approximately 1.3 kilometres from Barnsley Town Centre. Within the adopted Barnsley Local Plan, Urban Barnsley is identified by the Spatial Strategy for Barnsley as the focus for housing growth across the borough.

The surrounding area benefits from a range of local services and amenities. Greenacre School, rated Outstanding by Ofsted, is located directly opposite the site, while a Co-op food store is situated within approximately 400 metres. Locke Park, other recreational facilities and a cricket field are also located nearby. Bus services 23, 24, 24A and 34 operate along Keresforth Hill Road, providing direct and sustainable access to Barnsley Town Centre, Dodworth and other destinations. Junction 37 of the M1 motorway is located approximately three-quarters of a mile to the northwest, providing access to the strategic highway network and enhancing regional connectivity.

The site itself immediately adjoins Urban Barnsley's development limits and lies entirely within the Green Belt. It measures approximately 8.1 hectares and comprises two parcels of agricultural land separated by Public Right of Way Path Number 417. The site is bordered by existing residential development along Keresforth Hill Road, Ellington Court and Casitor Avenue to the north and east, mature field boundaries to the south and a well-defined hedgerow to the west.

Planning Context

The Government has set a bold ambition to deliver 1.5 million new homes during the current Parliament in response to the nationally recognised housing shortage. In this context, it is our position that the sustainable development of this site will make a meaningful contribution towards meeting this ambition and, importantly, addressing the identified local need for new homes.

Although the site is designated as Green Belt, the most recent iteration of the National Planning Policy Framework (NPPF) has introduced new national policies regarding the forms of development that should not be regarded as inappropriate in the Green Belt. One of those exceptions is land that falls under the definition of Grey Belt. Accordingly, the site is brought forward having full regard for this particular exception.

Policy H2 of the Barnsley Local Plan states that Urban Barnsley will account for 43% of the overall housing supply between 2014 and 2033.

There is a demonstrable unmet need for housing in Barnsley. Barnsley Metropolitan Borough Council has confirmed that it is unable to demonstrate a five-year deliverable housing land supply, with the Council's supply position having recently been concluded at 2.9 years.



Framing the area within and around Southwest Barnsley

Cycle Network

- A 5km cycling catchment encompassing Dodworth, Worsbrough and Barnsley Town Centre.
- Connections to advisory cycle routes and the wider strategic cycling network.
- The Trans Pennine Trail, approximately 2.5km south of the site.
- National Cycle Network (NCN) Route 62, approximately 750m southwest of the site, providing connections to the wider walking and cycling network.
- Connections towards Wombwell and surrounding settlements via Route 62 and the Trans Pennine Trail.

Public Rights of Way

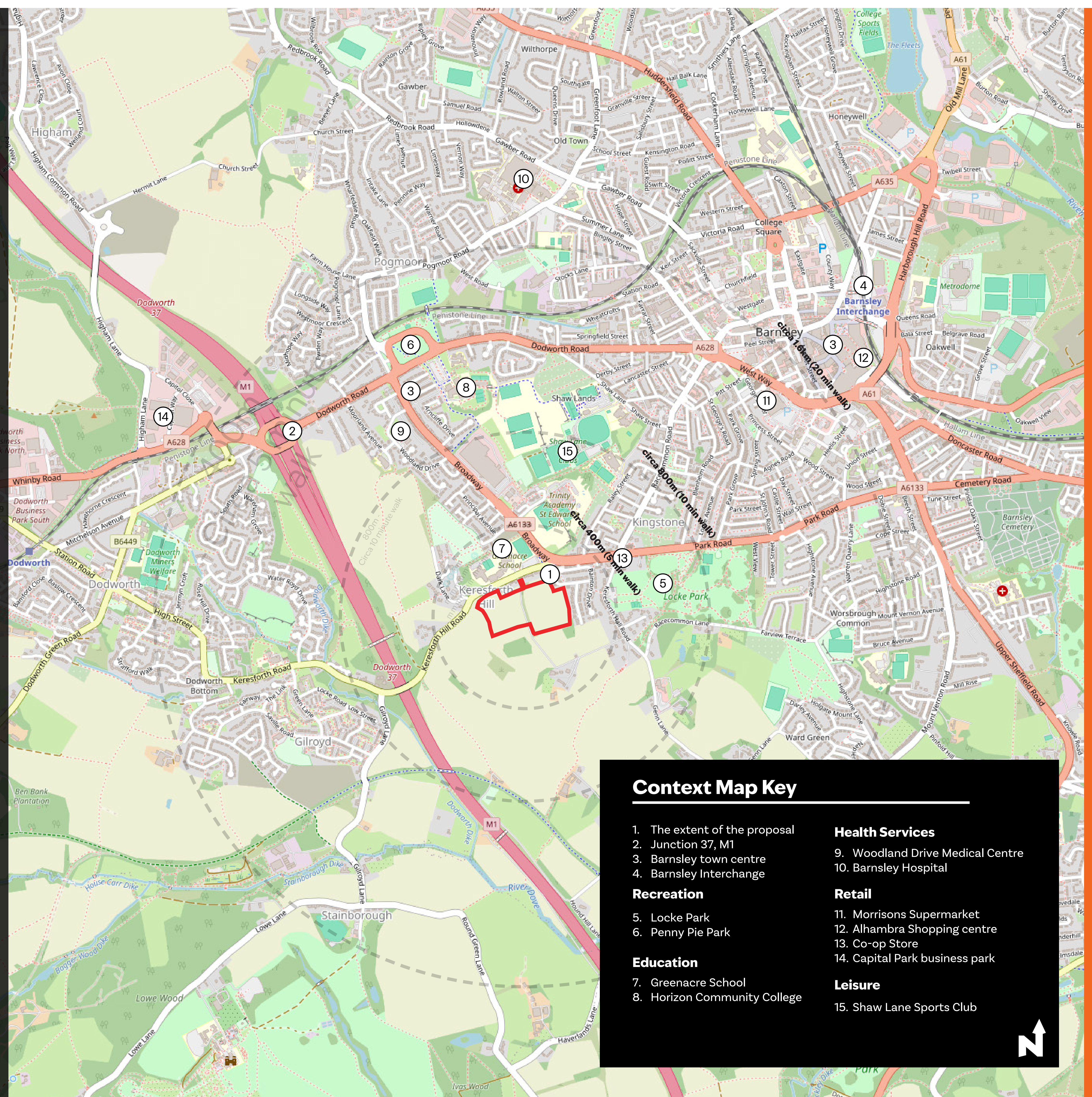
- Public Right of Way (PRoW) Path Number 417, which passes between the site's two development parcels. The route would be retained and incorporated into the proposed development.
- Several additional PRoWs within approximately 2km of the site, providing traffic-free walking connections to nearby green spaces, including Locke Park and Worsbrough Mill Country Park.

Pedestrian Network

Public Transport

Services 22c, 23a, 24, 24a and 34 serve these stops and provide connections towards Barnsley, Kingstone, Deepcar, Penistone and Stocksbridge. Together, these services provide a combined weekday frequency of approximately four buses per hour.

Barnsley railway station is approximately 2.4km from the site by bicycle. The station is accessible from Schwäbisch Gmünd Way and provides secure cycle storage, supporting integrated journeys by bicycle and rail.



Our Proposal

Exploring development within and around southeast Barnsley.



Key

- 1 PRIMARY VEHICULAR ACCESS FROM KERESFORTH HILL ROAD
- 2 PROPOSED CONNECTIONS TO AN EXISTING PUBLIC RIGHT OF WAY
- 3 A PUBLIC RIGHT OF WAY PASSES THROUGH THE PROPOSAL AND CONNECTS TO KERESFORTH HILL ROAD
- 4 EXISTING TREES TO BE RETAINED AND ENHANCED WITHIN THE SCHEME
- 5 NEW PEDESTRIAN/CYCLE CONNECTION FROM THE PROPOSED DEVELOPMENT TO ROCKLEY MEADOWS

- PROPOSED FOOTPATH/CYCLEPATH
- PRIMARY VEHICULAR ROUTE
- EXISTING PUBLIC RIGHT OF WAY
- SECONDARY VEHICULAR ROUTE
- TERTIARY VEHICULAR ROUTE
- PUBLIC OPEN SPACE
- NEW PLAYSACE
- SURFACE WATER DETENTION TANK
- RETAINED AND ENHANCED PLANTING
- KEY FEATURE SPACE

This proposal, in the form of an illustrative masterplan, aims to demonstrate the potential layout for the land off Keresforth Hill Road. The design helps to communicate the potential arrangement of housing parcels, streets, Public Open Space and landscaping. The main street for the proposal, which is directly connected to Keresforth Hill Road, allows for vehicular access both into and out of the site.

Furthermore, the use of strategic planting and street trees along the route will help to characterise the street's overall appearance. In addition to vehicular connections, provision will be made for new cycling and pedestrian paths both through and alongside the proposed development. These routes would connect to the existing Public Right of Way passing through the site and provide a new pedestrian and

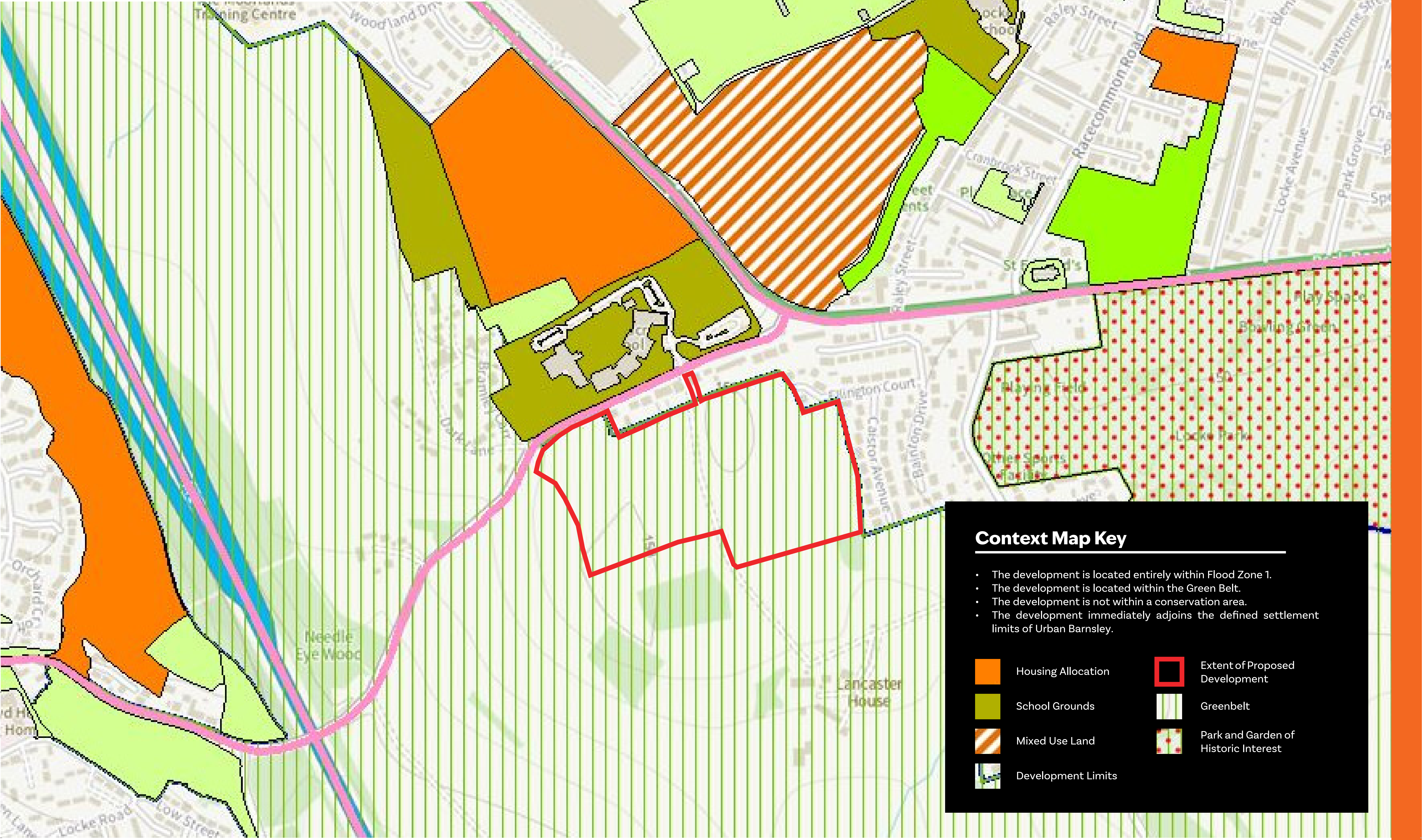
cycle connection to Rockley Meadows. Existing trees, hedgerows and planting both within and around the proposed development will be retained, enhanced and supplemented to help the site respond positively to the natural and distinctive landscape character of the surrounding area.



Bellway
Strategic Land

Local Plan Map

Using the planning policy map set out by Barnsley Metropolitan Council to define development.



Context Map Key

- The development is located entirely within Flood Zone 1.
- The development is located within the Green Belt.
- The development is not within a conservation area.
- The development immediately adjoins the defined settlement limits of Urban Barnsley.

	Housing Allocation		Extent of Proposed Development
	School Grounds		Greenbelt
	Mixed Use Land		Park and Garden of Historic Interest
	Development Limits		

The Vision

Our vision for future development in southwest Barnsley

Bellway Strategic Land

The layout has been designed to provide a substantial landscape buffer along the site's southern and western boundaries, creating a transition between the proposed development, the surrounding countryside and existing residential properties.

The site seeks to promote permeability and is designed to provide tangible and long-standing social and economic benefits. A network of public footpaths, pedestrian and cycle connections, together with the proposed areas of formal

and informal Public Open Space, would provide benefits to both existing and future residents.

These characteristics will complement the site's edge-of-settlement location and the general pattern of development within Kingstone and southwest Barnsley. In due course, Bellway will prepare more detailed proposals to ensure that street trees and other areas of landscaping and green space can be successfully established, managed and maintained in the perpetuity.

Key Benefits

- Mix of 2, 3, 4 and 5 bedroom properties
- Accessible and adaptable homes
- Comprehensive landscaping scheme
- Sustainable urban drainage systems
- Strong pedestrian, cycle and public transport connections
- 782 Jobs supported
- 10 Apprentices and Trainees
- £202,500 for Open space, Community Support & Leisure
- £10,125,000 Affordable Housing Contribution
- £1,406,250 Infrastructure Contribution
- £634,552 Education Contribution
- £6,000,000 Total Tax Revenue
- £452,813 Council Tax Revenue

Feedback

Submit your feedback

Your views are important to us. Feedback received through this consultation will be carefully reviewed by the project team and considered as the proposals continue to evolve.

Following the exhibition, the design team will assess all comments received and consider whether changes can be made to help inform the final scheme before a planning application is submitted to Barnsley Metropolitan Borough Council.

A Statement of Community Involvement will accompany the planning application, summarising the consultation process, the feedback received and how this has influenced the proposals.

Please note that this consultation has been undertaken by Bellway Strategic Land as part of the pre-application process. Once a planning application is submitted, Barnsley Metropolitan Borough Council will carry out its own statutory public consultation, providing further opportunity for interested parties to comment on the proposals.

Next Steps

In addition to the feedback obtained through the public consultation and associated activities, the proposals will be informed by a range of technical studies and specialist assessments. These will ensure that all relevant planning, environmental and infrastructure considerations are fully evaluated and that the development accords with national and local planning policy requirements. Specialist input will include:

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

Ways to give your feedback

- A) Fill out the feedback forms which are available today
- B) Email is at consultation@johnsonmowat.co.uk



Maximising the benefit of
local infrastructure



Friendly neighbourhood
spaces and quiet lanes



Home working spaces that
reflect modern lifestyles

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