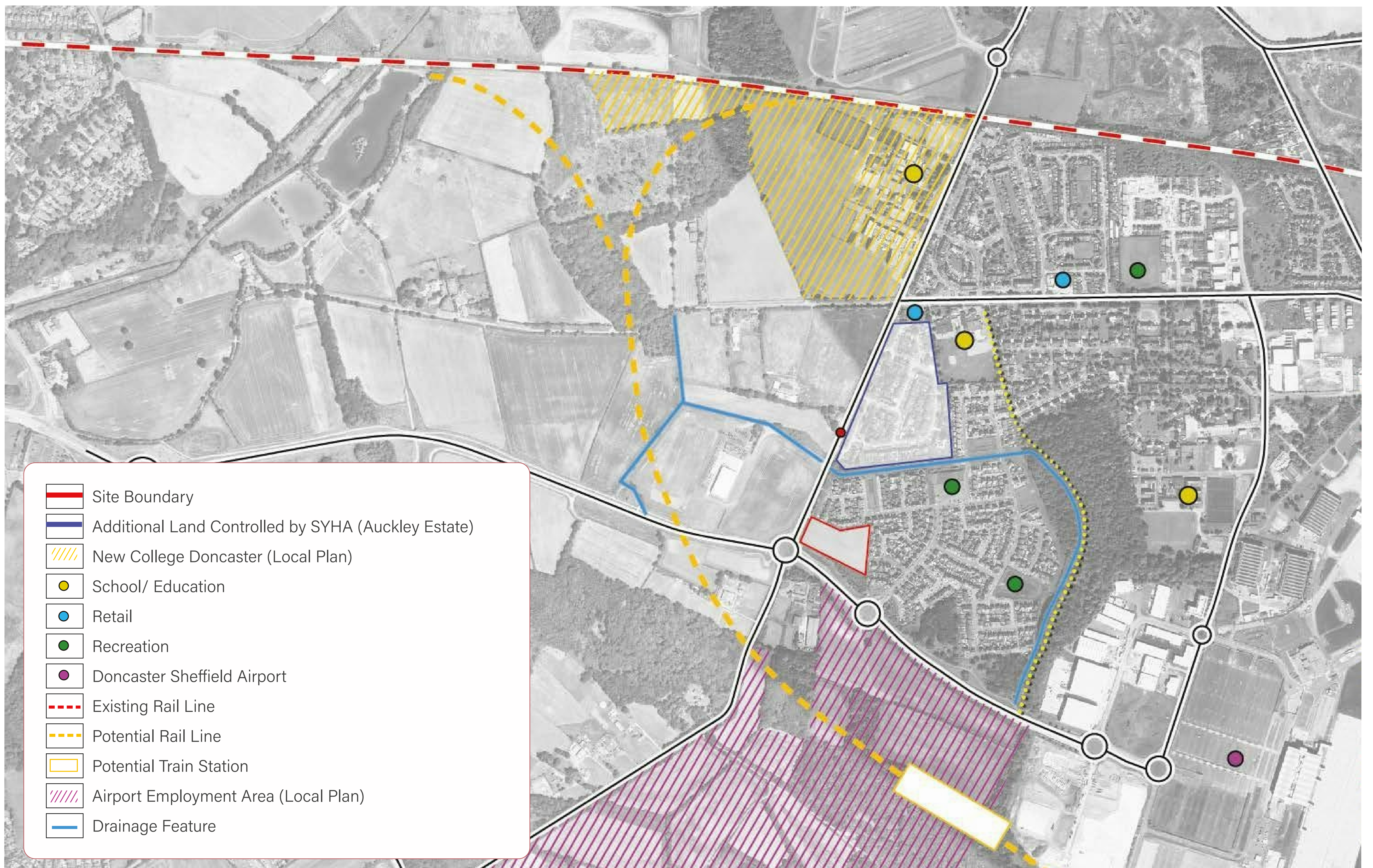


# WELCOME

South Yorkshire Housing Association (SYHA) is pleased to welcome you to this exhibition, sharing our evolving designs for a new, high-quality development near Beckfield Rise in Doncaster (referred to as the 'site'). Our plans include modern, comfortable homes surrounded by thoughtfully designed public open spaces.

We are committed to creating a beautiful and successful place, and would welcome your views on our current plans.

## SITE CONTEXT PLAN



## South Yorkshire Housing Association

South Yorkshire Housing Association is a non-for-profit organisation dedicated to providing homes and support services across South Yorkshire and beyond. Established in 1972, SYHA's aim is for people to settle at home, live well and realise their potential.

### Background

The site, which extends to approximately 1 hectare, comprises a green field that serves as a logical area for development, accessible from the existing residential street, Beckfield Rise.

The City of Doncaster Council has reviewed the site and concurs that it offers a suitable location for new homes, provided that an appropriate design proposal is achieved. Based on an assessment of the surrounding residential area and its existing density, it is anticipated that the site could accommodate approximately 34 dwellings.



# SITE LAYOUT

We have engaged a team of experts to evaluate the site's suitability for development, considering factors such as highways, utilities, views, trees, ecology, ground conditions, and drainage. This comprehensive assessment has shaped our initial site layout, which envisions a vibrant, landscape-rich neighbourhood of 34 new homes.



- 1 **Vehicle Access:** Vehicle access via Beckfield Rise, with construction access available from Hurst Lane.
- 2 **Landscape Preservation:** Valuable landscape features will be retained and enhanced.
- 3 **Footpath Integration:** The existing public footpath will be incorporated within the development.
- 4 **Surface Water Drainage:** Surface water will be managed on-site through infiltration methods.
- 5 **Public Open Space:** To include seating, new footpaths, and planting.
- 6 **Trees:** Public open space will feature tree planting to enhance the green aesthetic and provide ecological benefits.
- 7 **Ecology:** Plant selections will promote biodiversity, supporting local ecology.
- 8 **Roadway and Footpaths:** A 5.5-meter carriageway will be accompanied by 2-meter-wide footpaths on either side.
- 9 **Pedestrian and Cycle-Friendly:** Raised junctions will facilitate safe pedestrian and cycle movement.
- 10 **EV Charging:** Every new home will be equipped with electric vehicle (EV) charging points.
- 11 **Bins and Cycle Storage:** Convenient bin and cycle storage will be provided in the rear gardens of each home.

# NEW HOMES

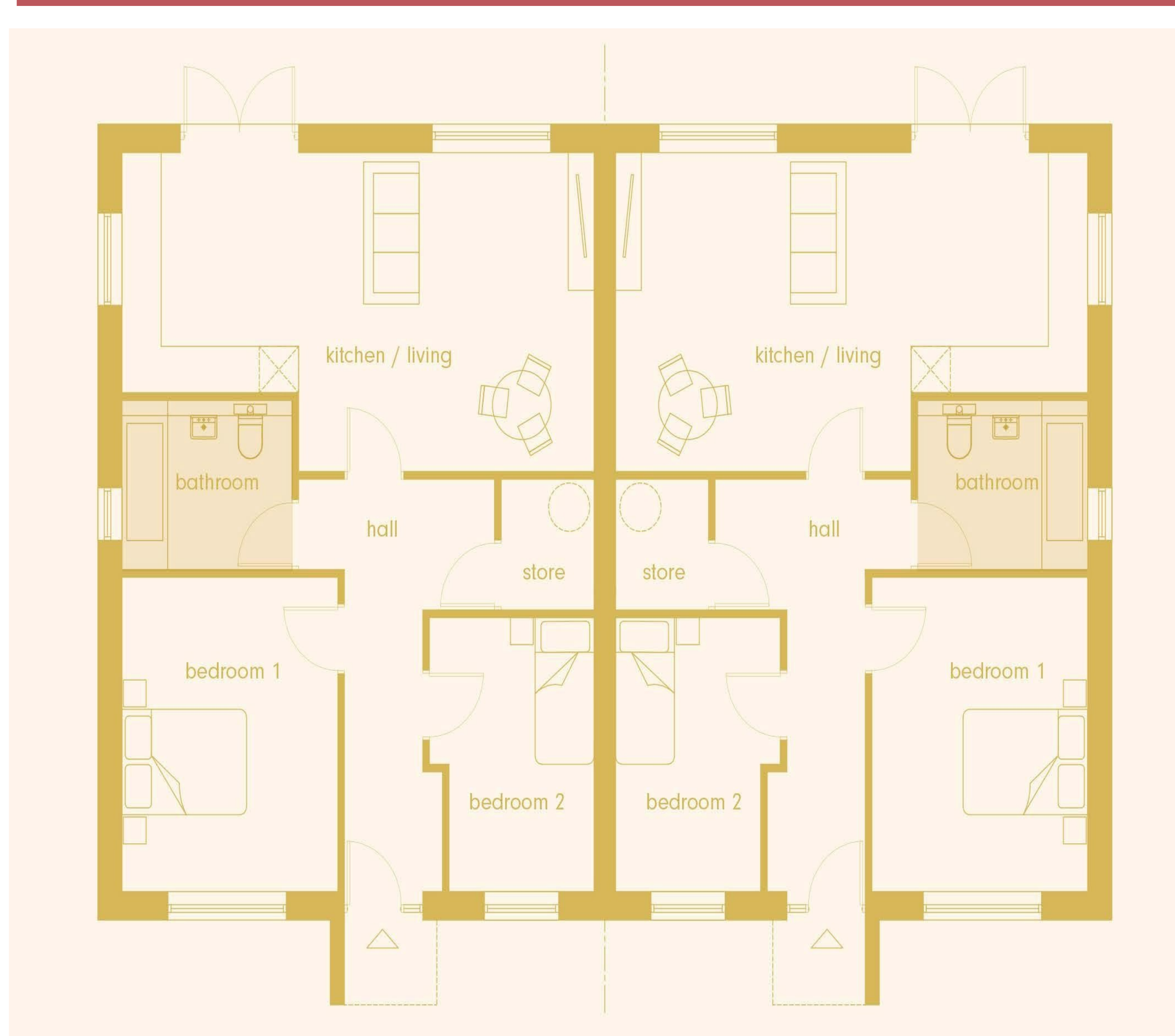
Our plans include 34 contemporary homes designed to meet a variety of housing needs. This includes accessible two-bedroom bungalows, two-bedroom maisonettes, and two-, three-, and four-bedroom houses. This banner provides an overview of some of the new homes proposed.



## 3 BEDROOM HOUSE



## 2 BEDROOM ACCESSIBLE BUNGALOW



# Have your say

## How do I provide feedback?

Share your thoughts by completing a feedback form.

Alternatively, you can contact us using the details below:

@ **Email:** [enquiries@syha.co.uk](mailto:enquiries@syha.co.uk)

✉ **By Post:** Asset Strategy & Development Team, South Yorkshire Housing Association, 152 Rockingham Street, Sheffield, S1 4EB

To ensure that your thoughts are heard, please submit all feedback ahead of the consultation closing on 10th January 2025

## Next steps

Following this consultation event, we will carefully review all feedback and comments, making any necessary updates to the design proposals and layout. Our aim is to finalise the design and planning documents to support a planning application submission in early 2025.