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**PROPOSED OUTLINE TOWN & COUNTRY  
PLANNING APPLICATION FOR RESIDENTIAL  
DEVELOPMENT**

**on**

**THE SITE OF THE STURDY LADS  
PUBLIC HOUSE  
LONGRIDGE ROAD  
MONK BRETTON  
BARNSELY**

**For**

**MASON & HORNER LTD**

**DESIGN AND ACCESS STATEMENT**

**Prepared by**

**WHITE AGUS PARTNERSHIP**

**Revision 1**

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## **1 BACKGROUND**

The outline application is for development comprising the construction of twenty dwelling houses comprising the demolition of the existing buildings and new residential development with access from Longridge Road

## **2 THE SITE**

The site is situated at the junction of Longridge Road and Fishdam Lane, Monk Bretton, Barnsley



The Public House is no longer financially viable and there are establishments offering similar facilities in close proximity (e.g. Wharnccliffe Arms to the north, Old Bridge Inn to the east)

The site is approximately 3454sq with the Public House building located in close proximity to the rear boundaries to residential properties along St Anne's Drive at the western end of the site.

The remaining site areas are hard surfaced with tarmac providing car parking or unmade ground and un-kept grassed areas.

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A the footway and grassed verge to Fishdam Lane form the eastern boundary of the site with Longridge Road to the north. There are rear garden areas to residential properties along the western and southern boundaries

The surrounding areas are predominantly residential and the site is shown within a Housing Policy Area on the UDP

### **3 THE PROPOSALS & DESIGN CONSIDERATIONS**

The site lies within a residential area with little definitive character other than traditional, semi detached properties aligned in ribbon fashion either side of adopted highways.

The proposals for residential development will cause no significant harm to the local environment.

### **4 SOCIAL & ECONOMIC CONTEXT.**

The site is close to frequent public transport links into the Town Centre

The site is within walking distance of shops and local amenities.

The general amenity of the area will be improved by the loss of the potentially noisy and disruptive activities within the Public House and associated car parking.

### **5 ACCESS**

Access to the site will be via a new access road to be constructed to adoptable standards as necessary

respect to guarding of stairways and prevention of falling (particularly with regard to children).

### **6 TREES**

There are no trees, landscape or water features within the site.

### **7 CONCLUSIONS**

The site is in a sustainable location and the presumption is in favour of residential development.

The development is within an existing settlement, close to existing amenities and public transport links.

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