

Development Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Our Ref: MIDD-01

Date : 30 May 2018

Dear Sirs,

**Re : Site at : Land off Sheepfold Crescent, Barrow.
Outline application for 20 bungalows for the elderly and 9 no. affordable
apartments.**

Please now find enclosed our resubmitted application for the above proposed development following the refusal of the previous application ref : 3/2017/0962. That application was refused on 30 November 2017. The applicants have now lodged an appeal against that refusal.

The reason for this resubmitted application is that the applicants believe that the two reasons given for opposing the development on the earlier application can now no longer be supported. Those two reasons relate to conflict with the development plan housing policies and the over supply of housing in Barrow.

It is now confirmed in the appeal decision issued on 17 April 2017 at Higher Road , Longridge,(appeal ref : APP/T2350/W/17/3186969) that the Council cannot demonstrate a deliverable five year supply of housing. In those circumstances the Council's housing policies are to be considered out of date through the operation of paragraph 49 and 215 of the National Planning Policy Framework (NPPF) and paragraph 14 of NPPF is engaged. This means granting planning permission unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole or specific policies in the NPPF indicate development should be restricted.

This scheme has economic and social benefits by the provision of elderly bungalows and affordable housing units. The site is well related to the existing settlement at Barrow being enclosed, as it is, by development and the A59. As such there is no

identified significant harm to the character or appearance of the area or to the visual amenity of the area. The site is in an accessible location with bus stops and the Barrow service area with its shops to meet day to day needs of residents being in close proximity. The site is not one that is restricted by virtue of footnote 9 of the NPPF and neither is it a valued landscape under the terms of paragraph 109.

It is also now known that the Council cannot support a reason of objection relating to the over supply of housing as the housing numbers of a development plan are not to be treated as an upper limit. We also know that the Council withdrew from this reason of objection to the 'Reed' appeal at Hammonds Grounds for this reason.

Given that the Council is now unable to provide any substantive evidence to support either of the two reasons for refusal given on the previous application, this resubmission is now made to enable the Council to reconsider its position and stance on the proposals. This is in line with Government advice given in the Procedural Guide Planning Appeals England, issued in January 2018.

The reconsideration of the Council's stance on this resubmitted application will avoid the necessity of appeal and it is hoped therefore that the Council can now proceed to a quick resolution to grant permission for this development.

Yours Sincerely,

Brian Sumner

Brian Sumner
Avalon Town Planning.