

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

Our Ref: MIDD-01

Date : 04 October 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 further resubmitted application for the above proposed development following the refusal of the previous applications refs : 3/2017/0962 & 3/2018/0488. Those applications were refused on 30 November 201 and 7 September 2018 respectively. The applicants have now lodged an appeal against the earlier refusal which is due to be heard on 16th January 2019.

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 at the meeting of the Planning and Development Committee on 4th October 2018 that there is an under supply of dwellings at Barrow to fulfil the spatial distribution set out in the Core Strategy. The Council's monitoring of residual requirements for Tier 1 settlements as of 12th September 2018 has confirmed that the residual requirement for Barrow remains unmet by 43 units. As such, planning permission was granted for 10 bungalows at Barrow at the meeting of the Planning and Development Committee held on 4th October 2018 under application reference 3/2018/0500. That leaves a current residual requirement for Barrow of 33 dwellings. This scheme will fulfil that housing provision shortfall.

This proposal provides for 29 dwellings, including the affordable element. The 9 affordable apartments are subject to an offer from Progress Housing Association, subject to planning.

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 therefore one that is restricted.

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 by the Council of its stance on this resubmitted application affects the current appeal and so it is hoped therefore that the Council can now proceed to a quick resolution to grant permission for this development, bearing in mind the pending hearing date for the lodged appeal of 16 January 2019.

Yours Sincerely,

Brian Sumner

Brian Sumner
Avalon Town Planning.