

SABDEN PARISH COUNCIL

CLERK: Mrs A M Whitwell, Law Farm, Trapp Lane, Simonstone, Burnley BB12 7JE
Tel.No. 01282 779376 Email:arfrw@tiscali.co.uk

10 JUN 2013

FOR THE
ATTENTION OF

Dear Mr. Klimartin,

Application 3/2013/0440

Outline application for residential development of land for 14 houses, 3 bungalows and a new access road.

Sabden Parish Council **Object** to this application for the following reasons:-

Access

Access to the site is off Pendle Street East a road which leads to Pendleside Close which is a Cul-de-Sac. There is only one way in & one way out for residents of Pendleside Close & Pendle St East & to form an access to this proposed development from an already well used & congested road will only exacerbate the situation. The access to the proposed development is opposite the Bowling Green entrance which is regularly congested when Bowling matches are taking place & at a point on Pendle Street where the road has narrowed

Highway Safety

The proposed development will generate more traffic & increase volumes travelling along Pendle St East & Watt Street all of which needs to emerge onto Whalley Road

As previously mentioned Pendle street East continues on to Pendleside Close which is a Cu-de-sac & these residents have one way in & one way out. Further properties (potentially 14) will generate more vehicles & more journeys travelling along a road already busy with traffic, congested with parked cars which regularly park up to the junction of Pendle St East & Watt Street. Add to this the traffic from Watt Street, Pendle Street West & the newly completed development at Cobden Mill where there are 49 properties, & the increased traffic which will be generated from the approved development at Victoria Mill; all these vehicles have only one route in & out & all via the junction of Watt Street & Whalley Road. The roads in this area have already been stretched to capacity. Sabden Football Club is Off Pendleside Close & Sabden Crown Green Bowling Club is on Pendle Street East, on match days there are many more vehicles in the vicinity, which all add to further congestion.

Land Drainage

Land drainage would be an issue if the proposals are approved. At present in heavy downpours the land cannot cope with the increased water & it overflows onto Pendle St East. The land to the rear of the proposed site naturally drains to this area where it soaks away. If the proposal is approved the natural drainage of the land will be removed.

Environment

AONB & on the edge of a conservation area

The proposed development is in an AONB & and as such it is considered that the development would be visually intrusive & detrimental to the landscape quality of the area. It is also on the edge of a conservation

area; planning policy states that development should be sympathetic to conservation areas & shouldn't detract from the views into or out of the area.

Light Pollution

Darkness at night is one of the things that defines the countryside and makes it so different from towns and cities. Many birds and animals are affected by stray light intruding into their night world (e.g. confusing their natural patterns, deterring them from established foraging areas, and affecting their breeding cycles (causing premature breeding)).

The lights from the houses plus street lighting could well eliminate insects over a large area. As the insect population declines, this will have an effect on the predators higher up in the food chain which feed on them. This would include many birds, lizards and frogs and small mammals (including bats). These effects would be above and beyond those already caused by loss of habitat through urbanisation. The proposals seek to build close to a conservation area.

The Detrimental effect of light pollution penetrates deep into the heart of our rural landscape

Infrastructure

Sabden is a village with an infrastructure that can barely cope with existing need e.g. sewers.

Telephone/broadband/ GP, s this proposal will further increase properties within the village & once more impact upon the infrastructure.

Employment

There is now very little employment within the village of Sabden, consequently residents are required to commute to work which increases the number of vehicle journeys in & out of the village, which also impacts on Highway safety & adds to the volume of traffic daily.

Greenfield Site

The area of the proposal is a Greenfield site & there are still Brown field areas within the village which are suitable for development.

Cumulative Effect

The proposal should be looked at in conjunction the already approved development at Victoria Mill, the newly developed Cobden Mill site & the ongoing development Off Whalley Road all of which are within close proximity of each other, which cumulatively will be developing in the region of 120 properties in a village centre location. The impact on Highway safety & infrastructure will be great.

Sabden feel they have already taken their allocation through the planning application which has been approved since 2008 & for the following reasons:

Over the last 50 years, Sabden has had large scale housing developments in 3 areas of the village Approximately 170 dwellings, which also include a sheltered accommodation unit and a residential caravan park, have already been built over this period of time. A further phase of development has received planning approval (Victoria Mill site) and, together with developments in adjacent areas, another 131 dwellings will add to this number thereby equating to a development of over 300 dwellings since the early 1960's. These figures represent an addition of over 60% of new housing in the village during this period of time. In addition, further smaller developments have taken place such as affordable housing units and individual builds. A comment recently made in your Council Chamber that ` Sabden has had its hit of development ` should be noted and recorded. Please note that the figures used are relevant

approximations in order to illustrate the amount of development that has already taken place/will take place in Sabden by 2013/2014.

Furthermore, the parish council would like to refer to a number of anomalies within the design & access review document which also seems to have singled out Sabden for the majority of the settlement development.

The statement uses a document for evidence which is no longer current.

It refers to G4 & a need for housing within the village, the need has now been exhausted, existing new housing is not 'up to capacity' & there are still developments ongoing (Off Whalley Road, & at Stubbins Lane) & an approval (Victoria Mill) which has not yet commenced. The view is that we cannot fill existing developments, so it is questionable why more properties need to be built. Is it to achieve a government target to build 816 dwellings in RV settlements by 2028?

He statement highlights Sabden as a prime location for further development – as our previous comments highlight Sabden is at saturation point.

The document places great emphasis on the type of dwellings required (small semis) from information from only one Estate agent which we believe is statistically weak.

The parish council questions the ethics of having correspondence included in the application from a local estate agent & also questions the integrity of the letter of support from Mr. Rodker who is not known by anyone in the parish nor known to reside within the parish.

Yours sincerely

A M Whitwell

A M Whitwell

Clerk

