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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 September 2024 00:13
To: Planning
Subject: Planning Application Comments - 3/2024/0530 FS-Case-643717149

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Planning Application Reference No.: 3/2024/0530

Address of Development: Cockshotts Barn development

Comments: This scheme will positively benefit Sabden by adding what appears to be high quality and imaginatively redeveloped accommodation to a rundown site which will help lift this part of the village. The development is attractive and has been sensitively designed, reflecting the setting within an AONB.

The traffic impact will be minimal given the volume of traffic that currently visits the nearby 'Milking Parlour' business - there should be no noticeable difference for residents for just 3 additional properties of this scale.

Good to see the future-proofing being planned in with electric car charging and (one hopes) non-fossil fuel reliance for the heating systems.

I am concerned that 2 parking spaces per large home with 1 shared 'other' space does not leave many options for visitors to park. The proposed redevelopment is a distance from the public car park on Padiham Road. Any on-street parking would cause issues for either the nearby farm or for residents on the already congested Stubbins Lane and Wesley Street. If this can be mitigated at the planning stage then I feel this development will be a positive gain for housing stock in Sabden.