

For the attention of Emily Pickup

Planning Department,
Ribble Valley Borough Council,
Council Offices,
Church Walk,
CLITHEROE,
BB7 2RA

15th July 2026

Dear Ms. Pickup,

Planning Application No: 3/2025/0002

Grid Ref: 378091 437641

Location: Land rear of Sabden Village Hall, Wesley Street, Sabden, BB7 9EH

We note that the applicants have filed amended site plans and tree impact reports for the above.

We acknowledge from the revised plan that the applicants may be trying to address the light and noise impact [REDACTED] from the farm. However, our remaining strong objections to their project remain:

- They claim the proposed site is not overlooked by any dwellings. This is blatantly incorrect as it [REDACTED]
- Security and Antisocial Behaviour. Their revised plan shifts the car park area to now be completely obscured behind the Sunday school building, meaning it will be totally hidden from the road and raising the risks of antisocial behaviour incidents even higher than their previous plan.
- The wildlife habitat will still be materially impacted by the revised plan and the active bat environment disturbed or destroyed.
- Whilst the mature beech tree is now proposed to remain, they are still proposing the removal of the stand-out specimen cherry blossom.
- The green space they propose to leave will not be large enough to be useful to any group currently using it, such as brownies, rainbows, wedding parties for photos, quiet contemplation of those visiting the graveyard etc.
- We could not fail to notice the irony of the revised Tree Impact Report, which, all in one photo, very helpfully shows:
 - The specimen cherry blossom (in full bloom!) which they still intend to fell.
 - The existing parking availability, of much more than the one existing space as claimed on their application. No vehicles parked there, which backs up our claim that the car park is simply not needed.
 - The last remaining green space on their land
 - [REDACTED] the proposed site, contrary to their application.
 - Attached copy of their photo for your convenience (taken from THEIR own Tree Impact Report.)

We are still of the opinion that there is no valid reason for this proposed car park and that the application is reckless as it is using tax payers money via a grant to replace a naturally grassed

area with non-biodegradable plastic, with the applicants providing no personal funding, to create significant risk of blight and anti-social behaviour.

- We also note that this revised plan does not redress any of the objections raised by Sabden Parish Council, those being concerns regarding security and safety, concerns regarding the need for a car park and the number of spaces, and concerns about the environmental impact.

If the planning department are still minded to approve this ill-conceived application, then we would like it to be conditioned as follows:

- Access to the new parking area to be restricted to operating hours. It must not be accessible outside of those hours. No vehicles to be parked overnight.
- If, as the plans suggest, this car park is for church users, then the site to be returned to its existing use of green space if / when the church building ceases to have worship as its primary function, and or, a change of planning use away from F1 use.

Yours sincerely,

