



7th August 2025

Ribble Valley Borough Council

Council Offices

Church Walk

Clitheroe

BB7 2RA

Dear Sir/Madam

PLANNING APPLICATION 3/2025/0363

LAND TO THE REAR OF PENDLE STREET EAST, SABDEN BB7 9EQ

We are writing to formally object to the above planning application based on the following reasons:

TRAFFIC AND ROAD SAFETY

The area surrounding the proposed site is already heavily congested. The local roads including Watt Street and Pendle street East are frequently used by pedestrians, cyclists, commuters and school children. Additional vehicles from the new development would exacerbate congestion. Such congestion would affect not only local residents but also emergency services needing to get to the areas of Pendle Street East and Pendleside Close simply because there is only one way in and one way out. The size and capacity of the access road leading to the proposed development is also a major concern as it is not designed for the additional traffic the development would generate.

Parking is also an issue on Pendle Street East (please see attached photos taken on various days of

the week). The proposed development would mean that some existing houses would lose parking spaces, on a street that is already full where are these residents supposed to park? It was proposed that if the development went ahead then the site workers would be parking on the streets around the development, again where are they going to park? There are cars parked on both sides of the road on Pendle Street East making it one way traffic. Large vehicles (lorries) will congest the area even more potentially leading to accidents.

DRAINAGE AND FLOOD RISK

There are serious concerns around the drainage and flood risk of this proposed development. The flood risk document has classified the area as 'more vulnerable' and is located within a zone 1 area of flood risk.

The proposed development raises serious concerns regarding the management of surface water runoff, particularly given the existing conditions of the site and surrounding area. As local residents, we have already observed incidents of surface water accumulation during periods of heavy rainfall, which suggest that the current drainage infrastructure is either inadequate or already at capacity.

HEALTHCARE SERVICES

Sabden Medical Centre is already operating at full capacity. There are extremely long waiting times to get an appointment. Additional population will place unsustainable pressure on this essential service. The current medical infrastructure simply cannot accommodate a significant increase in demand, especially in light of the ongoing pressures on the NHS.

EDUCATION

Sabden Primary and St Mary's schools are already oversubscribed. The additional population resulting from this development would only intensify the pressure. With limited capacity and resources, these schools are struggling to meet the needs of their existing pupils, let alone accommodate the potential influx from this development.

As well as the points raised above. There also concerns around the change of character to the area. There will be loss of green space impacting on wildlife and biodiversity. There will also be loss of privacy and light having an overbearing impact on the residents on Pendle Street East and Pendleside Close.

Given the above concerns, we urge the council to carefully reconsider this application. The infrastructure and services in our community are not capable of supporting this development.

Yours sincerely,

