

7th August 2025

Ribble Valley Borough Council

Council Offices

Church Walk

Clitheroe

OBJECTION TO PLANNING APPLICATION: 3/2025/0363

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

Dear Sir/Madam,

I am writing to formally object to the above proposed development based on the following reasons;

1. INFRASTRUCTURE STRAIN

The proposed development will place undue pressure on already limited village infrastructure. Essential services such as roads, public utilities, and community resources (e.g., health care, schools, and transport links) are already at capacity. The rural nature of our village means these services are not designed to support large-scale expansion.

2. TRAFFIC AND ROAD SAFETY

The proposed development will significantly increase traffic in and around the village. Our roads are narrow, with limited visibility and few safe pedestrian pathways. Additional vehicle volume poses a serious risk to road safety, particularly for children and elderly residents. Increased traffic congestion will also reduce the quality of life for existing residents and may lead to a rise in pollution and noise levels.

3. FLOODING AND DRAINAGE CONCERNS

Our village already experiences drainage challenges and occasional flooding during periods of heavy rainfall. The proposed development does not appear to adequately address the impact on existing surface water drainage systems. Paving over green spaces and increasing impermeable surfaces will likely worsen flood risks for existing properties and overwhelm current drainage infrastructure.

4. CHARACTER OF THE VILLAGE

Although not the primary concern of this letter, I would also note that the scale and density of the development is not in keeping with the character of our historic village and threatens to erode its rural charm and community identity.

Conclusion

In summary, I urge the Planning Department to reject this application based on the unsuitability of our current infrastructure to support such a development, the adverse impact on traffic safety, and the increased risk of flooding due to insufficient drainage measures.

Thank you for your attention to this matter.

Yours sincerely,

