



Application 3/2025/0363

8th August 2025

Dear Sir/Madam (member of the RVBC Planning Committee),

I am writing to object to the above planning submission based on the following concerns and policies outlined in the Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy

Sabden is a Tier 2 settlement and as such, any developments need to meet proven local housing needs and/ or regeneration benefits. With the recent housing developments in the village, local housing needs have been met and I do not believe this development will deliver any regeneration benefits.

Key Statement DS2 – Presumption in Favour of Sustainable Development

I do not believe this new proposed development will improve the economic, social and environmental condition in the area. The site of the development is green belt and the development would have a significant environmental impact. The fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open. This development would contradict this policy and as such the biodiversity of the locality will be significantly diminished.

Key Statement EN2 – Landscape

As the proposed new development is situated in a Conservation area, the landscape will be compromised

Key Statement DM12 – Transport Considerations

Sabden is a rural village with very limited public transport and therefore cars are needed to travel to and from the village. With the new development there will be a significant increase in traffic in and out of the village in an already congested area.

Policy DMG2 – Strategic Considerations

Within the tier 2 villages and outside the defined settlement areas development must meet at least on the following considerations:

1. The development should be essential to the local economy or social well being of the area
2. The development is needed for the purposes of forestry or agriculture
3. The development is for local needs housing which meets an identified need and is secured as such
4. The development is for small scale tourism or recreational developments appropriate to a rural area
5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated
6. The development is compatible with the enterprise zone designation

I do not believe the development meets any of the requirements. Local housing needs have been met by the previous developments in the village and there is now a risk of over development.

Other issues to note:

I [REDACTED] in from the proposed access road into the new development. Pendle St East is already heavily congested with parked cars, especially at weekends and evenings. The proposed access road would mean that the 2 houses on either end (No 27 & 29) would lose their off road parking at the side of their house which would add to the already congested parking on the street. On many occasions I have [REDACTED]. This development would exacerbate this issues significantly, particular on days where there are events on at the bowling green and nearby football field. Residents often have to park their cars on the narrow back streets along Pendle Street East and would cause a health and safety issue should emergency vehicles require urgent access.

Pendle St East is a single lane road and any construction traffic up and down this road would cause serious congestion and traffic management issues. This would also impact on residents of the village accessing St Marys School, which shows existing congestion at the beginning and end of the school day. The road is also unsuitable for the manoeuvring and turning of long vehicles.

There is also the very concerning issue of safety for the children that live and play on the back street of Pendle St East. With the addition of an access road, this would be a significant safety concern for the children, initially with the heavy construction traffic and then with the cars accessing the new development. I would like our children to benefit from a quiet and safe village environment.

I suggest that a comprehensive traffic survey is completed at different times of day, including evenings and weekends

We would appreciate your considerations on the concerns which we have raised and hope these will be looked at seriously, before making any decisions for the development to be approved. Thank you

Yours faithfully,

[REDACTED]

From: [REDACTED]
Sent: 08 August 2025 15:08
To: Planning
Subject: Objection against social housing in Sabden

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Hello,

I am writing to object against the planning permission for the 19 'affordable/social' houses in Sabden.

For such a small village, I don't feel we have the need or infrastructure for more housing estates.

With the planning permission being for affordable housing, one would assume these houses will be filled with families on average of at least 4 people. I am concerned that this will put even more strain on the following:

- doctors appointments
- school places (already at full capacity)
- parking spaces
- traffic - this area of the village is already particularly busy when bowling and football games are on
- antisocial behaviour

Sabden already has one affordable housing estate in the village which is well known for antisocial behaviour. I fear that adding more of these estates to quaint farming villages is going to affect our house prices and make the place less desirable.

Having looked at some recent statistics on census from 2021, Sabden had 12% social housing. Clitheroe had 13.2% but the population was 17,657 in comparison to Sabden being only 1578. I'm not sure the ratio is really fair on a small village?

- West Bradford - 0.8%
- Pendleton - 1.4%
- Sawley - 0%
- Rimington - 0%
- Bolton by Bowland - 1.9%

Surely some of these surrounding villages can absorb some of these dwellings instead of ruining ours?

Thank you

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 08 August 2025 21:16
To: Planning
Subject: Fwd: Objection to Planning Application 3/2025/0363

 **External Email**

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Subject: Objection to Planning Application 3/2025/0363

To whomever this may concern,

We are emailing to object to the above planning application (land to the rear of Pendle Street East, Sabden).

The objections are as follows:

Impact on existing local infrastructure:

- concern over School (two primary schools) and GP Surgery capacity
- Building of a housing estate that does not serve the local community or population
- The village is isolated and new dwellings will bring in more car users, more traffic, more strain on parking, including for ourselves who live and park on Pendle Street East both on the front, side and back of the terraces.
- any proposed parking restrictions by the developer (yellow lines) will have further impact on parking space for existing residents.

Road Safety and Parking:

- Risks to pedestrians and children ([REDACTED] Many children including [REDACTED], play in this area and further traffic will increase risk to their safety.
- Visibility of the proposed access route in the the development is not sufficient (again putting children and pedestrians at risk). Visibility will be further reduced due to the increased need for local resident parking front, rear and end terraces.
- Increased traffic congestion, along both Pendle Street East and Watt Street (leading to St Marys RC primary school)
- Increased traffic on top of the existing traffic for the Sabden Bowling Club (opposite our house) as well as traffic for Sabden Football Club at Pendleside Close.
- Parking is already an issue for residents of houses on Pendle Street East. Residents at houses no's 29 to 41 all have vehicles to park. This already includes at least 10 cars, one campervan, one commercial van, and a caravan on our terrace alone!
- Parking and visibility is already impacted by the parking of bowlers at the green opposite during spring and summer months.
- The residents of Number 29 Pendle Street East (end terrace house) have maintained and cared for the pathway, and roadside at the gable end of their property for over 35 years. The property developer has no legal right to this land to support the proposed development. At least three vehicles are parked there year-round, including two belonging to the residents of number 29.

Overdevelopment:

[REDACTED], I cannot understand the need for further social housing given that there are 5 social housing schemes already in the village?

We worry that a further housing scheme will unfortunately bring increased antisocial behaviour

We worry that local residents will not benefit from social housing.

We worry this will impact housing prices on Pendle Street East

Design and conflict with local conversation area characteristics:

The proposed site is within the Forest of Bowland Area of Natural Beauty

Proposed housing must be of a higher standard of design in this area and the proposal does not meet these standards.

There is a conservation line directly behind the properties of Pendle Street East and the proposal does not fit with this.

Our views from the rear of the property will be significantly negatively affected (again impacting housing prices).

[REDACTED]

because IT IS AN AREA OF NATURAL BEAUTY.

Conflict with core strategies:

Key Statement DS1 - Development Strategy

Key Statement EN5 - Heritage Assets

Policy DMG1 - General Considerations

Policy DME4 - Protecting Heritage Assets

Policy DM12 - Transport considerations

Policy DME3 - Sire and species protection and conservation.

Environmental and Drainage concerns:

It is known that the site is in flood zone 1, and acts as a natural water retention area with clay subsoil

Previous and current applications confirm unsuitability for sustainable drainage and plans to

discharge into combined sewerage has previously been rejected by United Utilities for legitimate and existing reasons.

Surface drainage will also increase down the back street, and this poses both safety risk to

pedestrians, as well as flooding of back yards which are at lower elevation (houses 27 through to 11 or even further).

As residents of Pendle Street East, we would appreciate Ribble Valley Council carefully consider all the above points and objections, and reject the application for the benefit of local residents and the environment.

Yours Faithfully,

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 August 2025 16:25
To: Planning
Subject: Planning Application Comments - A/2025/0363 FS-Case-738673280

Planning Application Reference No.: A/2025/0363

Address of Development: Land off Pendle St East Sabden BB7 9EQ

Comments: I am writing to object to the planning application as listed.
My objections are as follows:

1. Percentage of Social housing in the village
2. Social Cohesion
3. Traffic
4. Flooding

High percentage of Social Housing

The Report to the RV; Affordable Housing Needs published May 2025 clearly shows that Sabden has 12% of its housing stock given over to Social Housing. The population of the village is 1500.

This compares with

Clitheroe population 17141 has 13.2% Social Housing

Whalley Population. 4000. has 7.9%. Social Housing

Read / Simonstone. 2573. has 4.6%. Social Housing

Mellor population. 2174 has 6.4%. Social Housing

Barrow population. 1390 has 9.4%. Social Housing

Wiswell population 492. has 8.0%. Social Housing

There is further information but the evidence presented provides the gist of the argument.

Source RV Affordable Housing 2025 (2021 Census)

I am unsure as to whether or not the social housing provided by the Methodist Church are included in the figures for Sabden. If they are not included the provision of housing stock will exceed 12%.

The evidence suggests that Sabden village has a higher proportion of social housing and smaller population than any of the surrounding communities. An additional 19 properties would increase this percentage. It has the potential to outstrip Clitheroe in the percentage of properties it provides. The village more than meets its social obligations. The evidence shows the imbalance between Sabden and other communities in the Ribble Valley.

2. Social Cohesion

The RV Housing Assessment Needs 2025 seeks to establish the need for social housing.

From my reading of the document I understand that at the present time 2 properties are required but in the future 4 properties will be required.

This would suggest that families from outside the village would be able to acquire the remaining properties. Social cohesion in the village would be put under pressure. By placing people in need of social housing on one estate they are being isolated. The message to potential tenants and villagers is that social housing tenants have to be set aside from established communities. This under-minds integration and cohesion. The isolation has the potential to be exacerbated because of the limited facilities in the village. The schools are over scribed and the medical services under strain. I understand there are school places in the RV but this involves transporting primary children. Transport is limited to 2 buses per hour on weekdays. There is little or no employment in the village. Far better to address the issue by providing smaller developments throughout the Ribble Valley and /or buying existing properties. I understand RV does this and I commend them on this policy.

Traffic

Sabden is essentially a mid Victorian village. It was not designed for the density of traffic that transits and parks in the village. An additional 19 plus vehicles will increase the pressure on known 'pinch points' for example the schools and the two shops. Parking is an issue and further transient parking will exacerbate an already difficult situation.

Flooding


The infer structure in the village for drainage is mid Victorian and never intended to accommodate the current expansion of the village. Building on what is potentially a flood plain will increase the pressure on an already aged system. The overflow from Churn Clough reservoir, situated above the village, is discharged through the village and has already flooded the village itself. Sabden lies within the valley taking water from the head of the valley and the hills on either sides. This water is also channeling through the village. Flooding occurred prior to the building of the reservoir as historical evidence of heavy rain and storms shows . There are records of severe floods in 1580, 1660,1881 (2 killed), 1921, 1924 (Watt St adjacent to proposed site), 1923 Watt St, 1930, 1950ies, 2008. Sabden has been included in the New Flood Service 2020. So great is the risk of flooding. Sabden is also considered to be a high flood risk Source: Gov.UK. Website.

My objections are not NIMBYism. Sabden provides the highest degree of social housing for its population (pop1500) within the villages of the RV. The proposal has the potential to exceed Clitheroe's 13.2% ratio. There are issues relating to Traffic, Parking, Flooding, Over Subscribed Schools, Restricted Medical Facilities & Public Transport.

On paper the development might appear to solve a housing need across the whole of the Ribble Valley however, it would create many more issues for both the village and new tenants.

The site is not appropriate for this proposed development and I urge that it is rejected.





August 10th 2025

Ribble Valley Borough Council
Planning Dept
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 object to the above planning application on the issues of:

Drainage

Road Safety

Parking

all the above in the Watt Street, Pendle Street East, Pendleside Close areas.

Overdevelopment in Sabden

Drainage:

Flooding already causes issues for gardens on Pendleside Close adjacent to the proposed development, and for the rear of properties along Pendle Street East. Building on and surfacing over a green field site, as is proposed, will worsen drainage issues. Surface and land drain water runs off fields parallel to the proposed development. The Flood Risk Assessment provided by the applicant identifies the area as being in flood zone 1, which highlights the vulnerability of the site. It has been proven that this site cannot have a sustainable drainage system and the applicant's intention to discharge surface water into the combined sewer is not acceptable to United Utilities. The Flood Risk Assessment is misleading, as it states that the surface water from the impermeable areas of the site goes directly into the gulleys on Pendle Street East. This is not the case, as the surface water dissipates through neighbouring properties and along the back lane of Pendle Street East and therefore the applicant's statement that their proposal will improve surface water drainage is incorrect. Furthermore, the applicant has provided false information on the Sustainable Drainage Systems Proforma, as they state that this is a previously developed brownfield site, when it is a greenfield site. The Flood Risk Assessment makes no provision for the additional surface water which the 19 dwellings will create, it simply refers to the existing impermeable areas. Given the current issues faced by water companies and the impact which surface water and sewage discharge is having on our waterways and natural world, it would be reckless and irresponsible to allow this application to proceed. The absence of a sustainable drainage system demonstrates the complete unsuitability of this site for development.

Road Safety

A further 38 vehicles (based on 2-car spaces per household) will be added to the existing high-flow of cars, delivery vehicles, refuse wagons etc that daily drive on and off the side roads. I would like to highlight that for each house on Pendle Street East to have 2 parking spaces, approximately 40 spaces are needed, requiring both sides of the road to be used for parking. This reduces Pendle Street East effectively to a single lane, particularly when factoring in vehicles accessing Pendleside

Close, the Bull Bridge properties and Specialised Automotive Services , a busy car garage with daily deliveries.

In addition, the visibility splay for the proposed junction from the new application onto Pendle Street East is inadequate for a 30mph road as it needs to be a minimum of 43 metres. The applicants state that a single traffic survey was carried out on 12th December 2024 and that the average recorded speed of vehicles was 18mph and therefore this would allow the visibility splay to be reduced. However, this survey is not a true representation of local traffic, as it was undertaken outside of the bowling season and on a day when the football pitch was not in use for training or a match. The plan provided by the applicant shows how a Lancashire refuse wagon would access the site. This would require no vehicles to be parked at the front of 23, 25, 27 and 29 Pendle Street East. As residents park their vehicles here, how would large vehicles, including plant machinery access the site? Is the intention for such vehicles to mount the grass verge and public footpath across from the proposed entrance? Or are double yellow lines being imposed? If so, where will residents of these properties park?

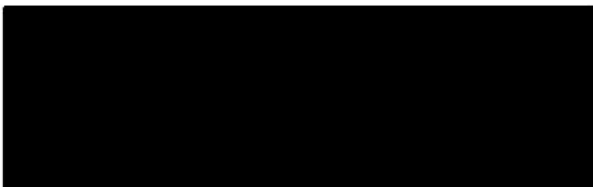
Parking

The application states that there will be 2 parking spaces each for 27 and 29 Pendle Street East. This proposal is inadequate as the residents of number 29 have 4 vehicles plus a caravan. The owners of number 27 have a large commercial van, plus additional cars which would not fit into the proposed parking spaces. Additionally, there is no provision for electric vehicle charging, which means the proposal does not meet the current needs of 27 or 29 Pendle Street East. Have the owners of 27 and 29 Pendle Street East given consent to relocate their parking to an area away from their properties? The unadopted road does not belong to the owners of the field, they only have access and no legal right to claim possession and redevelop the road. The residents of 29 Pendle Street East have had uncontested and uninterrupted use of the area alongside their home for 38 years, and it is abundantly clear that this space has been used exclusively by them, so surrender of this area is highly unlikely.

Overdevelopment in Sabden

Sabden does not need 19 more social homes. A much lower figure is more likely. Local people who may benefit from social housing in their village are excluded because homes on Calico's Cobden Mill development are occupied by tenants from nearby towns. Whilst we understand the current Government's drive to build more houses, Sabden is facing overdevelopment. The proposal to build 100% affordable homes which will be rented via a housing association is not appropriate for a rural village that already has four sites with a high or total percentage of social housing occupancy. Included in this is the Cobden Mill development that provides our community with a varied, mixed tenure. It is well-documented that the social housing element of this estate causes a number of issues involving anti-social behaviour, drug use and regular visits from the police. To have an entire estate of 19 dwellings dedicated to social housing in a quiet residential, rural area would be extremely detrimental to our village and residents alike. Sabden is a Tier 2 settlement and as such, development will need to meet proven local housing needs and/or regeneration benefits. Given the recent housing developments which have been recently completed in the village, local housing needs have been met, and we do not believe this development will deliver any regeneration benefits.

We urge Ribble Valley Borough Council to reject the application, which is not appropriate or sustainable for Sabden.



From: [REDACTED]
Sent: 11 August 2025 09:37
To: Contact Centre; Planning
Subject: Objection to planning application 3/2025/0363

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To whomever this may concern,

We are emailing to object to the above planning application (land to the rear of Pendle Street East, Sabden).

The objections are as follows:

Impact on existing local infrastructure:

- concern over School (two primary schools) and GP Surgery capacity
- Building of a housing estate that does not serve the local community or population
- The village is isolated and new dwellings will bring in more car users, more traffic, more strain on parking, including for ourselves who live and park on Pendle Street East both on the front, side and back of the terraces.
- any proposed parking restrictions by the developer (yellow lines) will have further impact on parking space for existing residents.

Road Safety and Parking:

- Risks to pedestrians and children ([REDACTED] Many children, including [REDACTED], play in this area and further traffic will increase risk to their safety.
- Visibility of the proposed access route in the development is not sufficient (again putting children and pedestrians at risk). Visibility will be further reduced due to the increased need for local resident parking front, rear and end terraces.
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- Parking is already an issue for residents of houses on Pendle Street East. Residents at houses no 29 to 41 all have vehicles to park. This already includes at least 10 cars, one campervan, one commercial van, and a caravan on our terrace alone!
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Overdevelopment:

[REDACTED]

We worry that a further housing scheme will unfortunately bring increased antisocial behaviour
We worry that local residents will not benefit from social housing.
We worry this will impact housing prices on Pendle Street East

Design and conflict with local conservation area characteristics:

The proposed site is within the Forest of Bowland Area of Natural Beauty
Proposed housing must be of a higher standard of design in this area and the proposal does not meet these standards.
There is a conservation line directly behind the properties of Pendle Street East and the proposal does not fit with this.
Our views from the rear of the property will be significantly negatively affected (again impacting housing prices).



Conflict with core strategies:

Key Statement DS1 - Development Strategy
Key Statement EN5 - Heritage Assets
Policy DMG1 - General Considerations
Policy DME4 - Protecting Heritage Assets
Policy DM12 - Transport considerations
Policy DME3 - Sire and species protection and conservation.

Environmental and Drainage concerns:

It is known that the site is in flood zone 1, and acts as a natural water retention area with clay subsoil
Previous and current applications confirm unsuitability for sustainable drainage and plans to discharge into combined sewerage has previously been rejected by United Utilities for legitimate and existing reasons.

Surface drainage will also increase down the back street, and this poses both safety risk to pedestrians, as well as flooding of back yards which are at lower elevation (houses 27 through to 11 or even further).

As residents of Pendle Street East, we would appreciate Ribble Valley Council carefully consider all the above points and objections, and reject the application for the benefit of local residents and the environment.

Yours Faithfully,



From: [REDACTED]
Sent: 11 August 2025 09:55
To: Planning
Subject: Sabden Planning no 3/2025/0363

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

My objections on the above I list below

Need - we have already got far too many affordable homes in Sabden compared to other Ribble Valley villages causing many disturbances. 19 is too many on this very small plot and definitely not needed in Sabden as been reported.

Asking for trouble so please could you check first with the police authorities for evidence of all existing problems on the other social housing sites which there are many. Already spoiling our lovely village.

Noise pollution - sound carries and more disturbances will affect the villagers and wildlife in the area.

Light pollution - more lighting will affect residents and wildlife already living close by.

Access - major pedestrian safety problem as it's a very popular route due to it being on the edge of the village and its views.

Vehicle and highways issues including parking problems already with bowling and football club plus the nearby two schools on top of streets of terrace housing. New up to date road traffic survey required.

Large vehicles already have to reverse on the road due to parked cars and no turning available.

Accidents to people cars have already happened on this stretch of road.

Environmental - green field site being built on will obviously affect wildlife and birds. It's a beautiful area in the village that people and the wildlife will miss enormously.

Flooding - already an issue in this area coming from the land above / united utilities previously refused !

No suitable solution!

Sewage issues - Sabden will not accommodate the increase!

Building materials - to be in keeping with the area.

Fence around will be an eyesore and get vandalised and extremely close to football club so will cause issues. A hedge or dry stone wall would be more in keeping.

Onward homes are notorious for not upkeeping and helping residents already living here and charging high rents.

Energy efficiency should be high on the requirements e.g. Solar panels should be enforced.

Transport links - buses to Clitheroe and Burnley only and very limited times during the day.

Phone and broadband signals not very reliable.

No employment in the village

No social activities

No school or nursery places available.

No appointments for weeks already at the Sabden surgery!

No supermarkets.

We are a great village in winning best kept village awards in the past and we work hard to maintain to a very high standard.

Why would you want to spoil Sabden by so much affordable housing as it's not an ideal place for everyone to live with the lack of amenities.

Existing villagers are friendly and care for Sabden and each other but evidence this isn't happening on the social housing areas in the village.

These people don't appreciate the area and don't fit in to village life.

Sabden is large enough already.

Please please look into these concerns in depth as it would be detrimental to our village to have these sort of houses in this beautiful location.



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 August 2025 12:00
To: Planning
Subject: Planning Application Comments - 3/2025/0363 FS-Case-738928155

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0363

Address of Development: Land Off Pendle Street East, Sabden, BB7 9EQ

Comments: I object to this application on the basis that Sabden already offers an excellent variety of affordable rented accommodation, ranging from 1-bedroom properties to 4-bedroom properties, which is far more than any other comparable setting, and therefore the local need for this type of housing has been met. To add more properties of this tenure would upset the social cohesion of any community, particularly in a rural setting such as Sabden.

The recent RV Affordable Housing Needs Assessment notes that there is low demand for properties in rural areas, which includes Sabden. Public transport is inadequate, especially in the evenings, with the latest weekday bus from Clitheroe leaving at 7.20pm. On weekends, the service is further reduced. This limited access to public transport poses problems for people who work shifts, young people accessing college and training, as well as people wishing to socialise outside of the village. Additionally, LCC Highways have confirmed that the site is located rurally and accessed via rural roads which are only appropriate for experienced cyclists due to the steep terrain and high vehicle speeds. As this application is intended to provide affordable homes for those on lower incomes, it is reasonable to assume that applicants may not have access to a car. Given the isolated location of our village, it is obvious why there is low demand for affordable housing in Sabden – there simply isn't the choice of amenities, nor is there easy access to any of the neighbouring settlements.

I would urge the Planning Authority to carefully consider the suitability of this type of housing, take note of the evidence provided by the Affordable Housing Needs Assessment and reject the application.