

From: [REDACTED]
Sent: 02 August 2025 20:30
To: Planning
Subject: FAO KATHRYN HUGHES (DEVELOPMENT PENDLE STREET EAST)

 **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.

Dear Council/Planning Department,

I am writing to formally object to the proposed development of 19 new homes in Sabden for the following reasons:

1. **Traffic and Parking Impact:** With an average of 2.4 cars per household, the development could add around 50 additional vehicles to Pendlestreet East, significantly worsening existing traffic and parking issues.
2. **Access and Road Safety:** The nearby junction on Watt Street is already congested due to recent developments on either side. The proposed access road is opposite a key pedestrian route used by schoolchildren, which is already hazardous due to double parking. Increased residential and construction traffic will pose a serious safety risk. In addition emergency vehicles e.g. Fire engines and ambulances will struggle to access the site especially if there is a football match or bowling competition taking place.
3. **Strain on Local Services:** Local schools in Sabden are already oversubscribed, forcing residents to seek placements in surrounding villages such as Read and Simonstone. The development is likely to appeal to young families, putting further pressure on education and healthcare services that are already stretched, particularly GP access.
4. **Environmental and Aesthetic Concerns:** The proposed red-brick housing design does not align with the village's countryside character. Additionally, the development site is marshy and serves as a natural runoff point for surrounding fields. Hard landscaping may increase flood risk by preventing infiltration. If water is discharged into Sabden Brook, it risks polluting local waterways, especially if United Utilities cannot manage the additional load.

Given these concerns, I urge the council to reconsider the approval of this development in its current form.

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

Sent from [Outlook](#)