

[REDACTED]

From:

[REDACTED]
24 July 2025 14:58

To:

Planning

Subject:

Application No: 3/2025/0363 Objection

⚠ External Email

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Dear Sir/Madam,

I am writing to note my objection to the proposed development of 19 affordable dwellings off Pendle St East, Sabden.

[REDACTED] in the village and have welcomed the developments that have provided a range of accommodations for differing requirements, however, this proposed development is in an area that I believe will be adversely affected by the extra demands.

The access to the site is via a single lane street that, owing to the primary school and two more recent housing estates, is already very congested. Many times during the day Watt street can be completely blocked by large wagons accessing the mill and factory/workshops that are located there. Further traffic and overspill parking (in all honesty many houses accommodate adult children these days and as a result have 3/4 cars rather than the 1 or 2 that parking is provided for in the application) will only exacerbate the issue. I worry that a double yellow line proposal to ease congestion would further squeeze the already limited parking options around the rest of the village.

Additional cars passing between parked vehicles is also a safety concern, especially as many children walk alone to the school on Watt Street and need to cross the road safely.

Another consideration is the public services, the schools are almost at capacity and the bus service is limited and very often diverted or cancelled altogether. There are not enough amenities to occupy and support an additional influx of young people, we already deal with some anti social behaviors that are likely, partly, due to boredom. Our youth services are non-existent and we lack the leisure facilities of similar large villages, for example; tennis courts, cricket pitches, large playing fields, cafes with longer opening times etc etc.

My final objection would be based on the design of the properties, Skipton properties have built a beautiful estate on Watt Street, very much in keeping with the look of the village, these proposed houses will be built with cheap, environmentally damaging materials that are mass produced and, in my view, detrimental to the beautiful surroundings that we enjoy in Sabden. Could we not, at the very least, expect them to be built with some care, from reclaimed natural stone and slate? In a more aesthetically pleasing and environmentally sustainable development?

Regards,

[REDACTED]



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 July 2025 17:39
To: Planning
Subject: Planning Application Comments - 3/2025/0363 FS-Case-734008113

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0363

Address of Development: Off Pendle St East, BB7 9EQ

Comments: This is a small village with numerous problems caused by the amount of traffic and vehicles that clearly come with development. The road that leads to Pendle St East, Watt St already has double parking all along, which leads to visibility problems using Watt St, a busy road as it services one of the local primary schools and a business. Additional to this, parking is a problem all along Pendle St East as there is a bowling club and a business SAS garage located on that street. Additional houses will lead to even more increased traffic on a small village road, which is already at capacity. In addition, what investment will be given to the local infrastructure, such as amenities, like Dr's surgeries and schools which offset the loss of a green space to yet more affordable housing in the village. There have already been 2 sizeable developments off Watt St, increasing traffic, noise, parking issues etc in this area of the village.