

Ribble Valley Borough Council

Council Offices

Church Walk

Clitheroe

BB7 2RA

10th August 2025

08 AUG 2025

Dear Sir/Madam,

PLANNING APPLICATION 3/2025/0363

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

Dear Sir/Madam,

I wish to object to the above proposed development of 19 houses on the grounds of road safety and the impact on local traffic conditions.

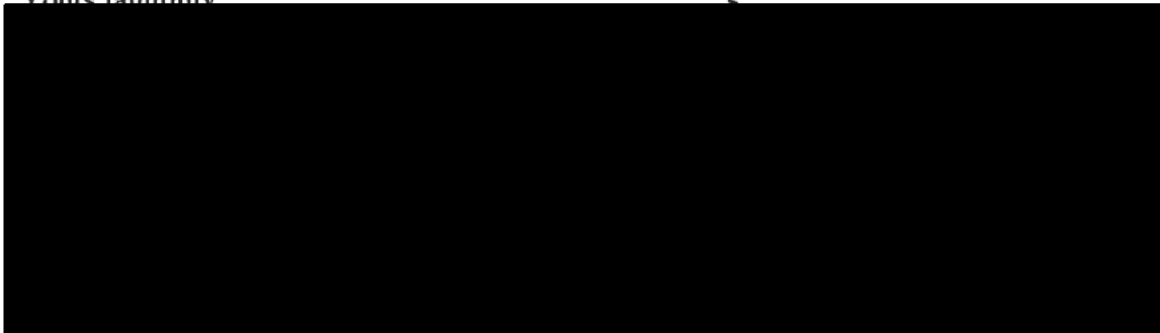
The surrounding roads are already busy and, in places, constrained. The additional vehicle movements from 19 households are likely to exceed 100 trips per day. This will place further strain on junctions, reduce visibility for turning traffic, and increase the potential for accidents.

My specific concerns are:

- **Access location:** Positioned close to a blind spot, where sightlines are already poor.
- **Pedestrian safety:** Limited pavements and no safe crossing points will put walkers, including schoolchildren, at greater risk.
- **Cyclist safety:** Narrow carriageways leave little room for overtaking safely.
- **Emergency access:** More roadside parking and congestion will hinder emergency vehicle movement.
- **Existing accident risk:** The area has a history of collisions and near misses, indicating current safety issues.

Local planning policy requires developments to provide safe and suitable access for all users. I do not believe this scheme meets that standard. I therefore request that the application be refused unless a full, independent traffic safety assessment can demonstrate no adverse impact.

Yours faithfully,



12 AUG 2025

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 [REDACTED] 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.

Part 1 of 2.

See attached.

12 AUG 2025



To Ribble Valley Borough Council

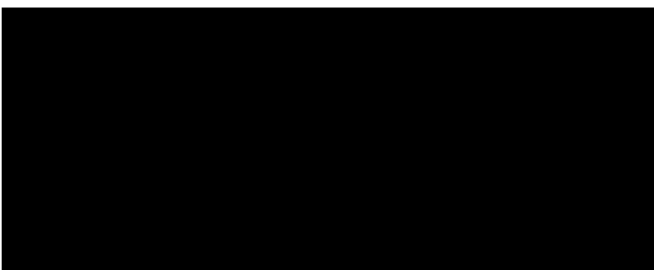
As a [REDACTED] I am writing to say I am totally against this latest application for 19 affordable houses, planning application 3/2025/0363 to the rear of Pendle Street East Sabden. The previous application was rejected about a year ago, it is still the same land in the same location with the same reasons why it was rejected. It is probably situated in one of the most difficult areas of Sabden for access to a site so narrow and over a back street where school children walk daily to get to School. An accident waiting to happen. The street is often double parked as parking is already a problem especially on bowling days and football days.

The infrastructure cannot cope with this number of houses, the once accessible Sabden Medical Centre is so busy at the moment there is a 16 week waiting list to get an appointment according to the NHS app.

I have attached more information to my letter with regards to why this application should not be granted permission.

I know there is a large percentage of the village against this application, Please listen to the residents of Sabden we have a wonderful community that works hard and supports our residents and village.

Yours Sincerely



Part 2 of 2.

Ribble Valley Borough Council

Council Offices

Clitheroe

Objection letter to planning application 3/2025/0363

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

I am writing to formally object to the above planning application on the grounds of significant concerns regarding traffic and drainage issues. These concerns, if unaddressed, could have serious implications for the local area, both in terms of safety and the environment. I would like to outline my objections as follows:

1. Traffic Issues

The proposed development is likely to lead to an increase in traffic volume in the surrounding area, which is already experiencing considerable congestion. The local roads, particularly Watt Street and Pendle Street East are frequently used by commuters, pedestrians, school children and cyclists, and any increase in traffic flow could pose safety risks to all road users.

- **Increased congestion:** The area is already struggling with traffic during peak hours, and the addition of 19 houses would exacerbate this problem, particularly at the proposed entrance to the site and the bottom of Pendle Street East.
- **Safety concerns:** The increase in traffic could lead to more accidents, particularly at busy junctions or pedestrian crossings. There is a significant concern for the safety of residents, children, and pedestrians in the area.
- **Parking problems:** The development may also place further strain on local parking availability, which is already a challenge. If not properly addressed, this could result in parked cars blocking roads, creating additional hazards and access issues.

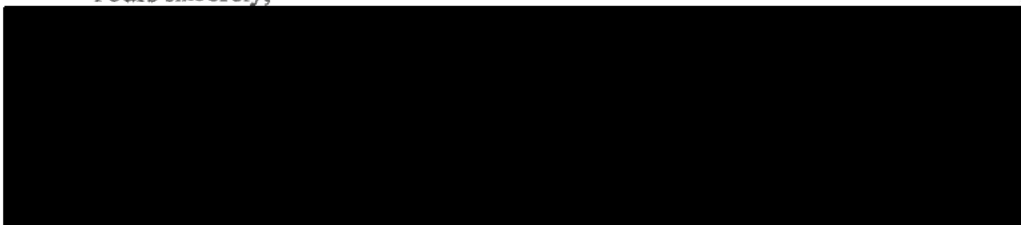
2. Drainage and Flood Risk

There are serious concerns regarding the potential impact of the development on the local drainage system, particularly during periods of heavy rainfall.

- **Existing drainage issues:** The area already experiences drainage problems, with localized flooding occurring during heavy rain. The addition of new developments could exacerbate this issue, especially if adequate drainage measures are not incorporated into the planning.
- **Surface water runoff:** If the site is not adequately designed to manage surface water runoff, it could lead to increased flooding on surrounding properties and infrastructure. I would ask that the council thoroughly review the drainage plans to ensure that they address the risk of flooding in both the short and long term.
- **Environmental impact:** The development could negatively affect local ecosystems if proper drainage controls are not implemented, including the risk of pollution from surface water runoff affecting local streams, rivers, or natural watercourses.

I urge the council to carefully consider these concerns, as the local infrastructure may not be equipped to handle the additional strain that this development could place on both the road network and drainage system.

Yours sincerely,



12 AUG 2025

Planning Dept
Ribble Valley Borough Council
Council Offices
Clitheroe

8 August 2025

Dear Sir / Madam,

REF: planning application 3/2025/0363 Land to Rear of Pendle Street East Sabden BB7 9EO

In addition to the attached I should also like to question:

The need for these houses given that Sabden has already met and exceeded its quota of social housing and reports of extensive waiting lists for such properties within this village are strongly disputed and require serious and urgent checking. One report conducted as recently as May 2025, by an agent for Onward Homes, indicated that possibly only 4 such properties were required, which is significantly different to the 19 requested. If that is the case there are sufficient properties available already within Sabden which could be purchased and used to accommodate those reported 4 without this development.

Furthermore, you have to be a certain type of individual to live in a village and I strongly suggest that anyone with particular issues, would not find village life to be for them. **The distinct lack of specialist social support for those vulnerable individuals** is simply not to be found here. You need to be an independent individual capable of adjusting to a very specific environment and ours certainly would not meet those with difficulties. It would be unkind, inhumane and disingenuous to believe that living in Sabden village would be of benefit to individuals who have always known and indeed prefer, to live in towns or cities. They would not thrive, be happy or be willing to contribute to society. We already know to our cost the disruption caused to residents and emergency services, when the "wrong people" blight our village. The saying "Square pegs and Round holes, is never more true here.

Infrastructure and facilities are lacking in Sabden. The buses aren't frequent, indeed a few years ago the limited bus service was removed completely leaving villagers completely stranded or at the mercy of neighbours and expensive taxis to get to work, school, college or generally leave the village for shopping or socialising. Thankfully the bus service was restored after much campaigning, but in the current financial climate, this could happen again. You need a car.

Both primary schools are currently full, so if the intention is to build affordable homes, we are probably looking at families with school age children yet they may not get a place in a Sabden school! There is a **medical centre** in Sabden, which is linked to its larger practice in Whalley. There are never enough appointments at Sabden, so travel to Whalley is frequently required. Families and children especially, require doctors and if an appointment isn't available when needed which is convenient in terms of date and proximity, unnecessary pressures occur. Dentists don't exist, and there is only one small convenience store.

Traffic congestion is a real concern and rather than add to it we should be seeking ways to reduce/avoid it and adding more properties is certainly not the answer. At present there are approx 169 private properties, one school, one thriving Business Centre containing numerous busy commercial units and shops, one Classic Car Repair Centre, one Building unit, one cafe, one Woodworking business, stables, farmland which requires access, a football pitch and bowling green all thriving and all within a stone's throw of this proposed development.

All these properties/businesses however, are situated on 6 cul de sacs which all feed into Watt Street to access Whalley Road and then exit the village. In addition to the cars say 338, if a conservative and not unrealistic estimate of 2 cars per household is applied, there are works' vans, caravans, camper vans, frequent and regular delivery vans - both for food and personal on line goods, and for schools and businesses, commercial vehicles, post and Royal Mail vans travelling throughout the day and evenings. Big articulated vehicles have to enter Watt Street in reverse to get to some businesses as there is no way they can negotiate the streets otherwise. Emergency vehicles and refuse trucks have to do their best. Vehicles frequently double park, park on white lines at the corner of streets, even pavements and verges as parking is at a premium. When football and bowling matches take place or visitors arrive, the situation becomes even worse and cars park anywhere they can. I live in the cul de sac of Pendle St West and often cars are parked at the very edge and even overhanging the kerb entering Watt Street, meaning that I have to pull out well into the road to be able to see both sides and exit safely - this is a real and frequent experience and more traffic will just exacerbate the instances. Reducing current levels of parking would cause serious difficulties, especially to those properties nearest the entrance to the proposed development, especially when they have parked politely, for over 3 decades. The additional cost to the environment of increased car pollution is also an added concern in an area designated as natural beauty. It isn't good for health either.

I urge the Council to carefully consider these concerns and encourage those making any decisions, to visit the site, to witness the area at first hand and so get a real feel for the reality of the problems for all involved in building on this piece of land.

Your faithfully

