

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 06 August 2025 16:16
To: Planning
Subject: Planning Application Comments - 3/2025/0363 FS-Case-737394997

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0363

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

Comments: Dear Sir/Madam,

With regards to the above planning application (3/2025/0363), I wish to raise my objection based on the following points:

1. There is no need for 19 affordable social housing properties in the village, as indicated by the RVBC Affordable Housing Needs Assessment report from May 2025, which includes the following points:
 - p104 Figure A1.15 states that the estimated need for affordable housing in Sabden is 7 households.
 - p10 1.9 states that following a questionnaire sent to Registered Providers (RPs), both RPs who replied reported low demand for houses in more rural or outlying areas such as Barrow, Whalley, and Sabden.
2. Traffic from Pendle Street East feeds into Watt Street, which is already busy with traffic from the recent Cobden Close and Victoria Grove housing developments. A third development would increase the road risk to children who use Watt Street to access St Mary's Catholic Primary School.
3. The access point to the proposed development is directly opposite Sabden Bowling Club, which hosts competitions and events on a very regular basis throughout the year. Parking on Pendle Street East is already at saturation in this area on such days and further traffic would increase the risk to pedestrians crossing the road and other road users in this area.
4. Sabden is in an AONB/National Landscape. The proposed development would be highly visible on the outer Southern edge of the village and would be visually detrimental to the landscape and character of the village. The design of the proposed properties is not in keeping with the area or the industrial heritage of the village, particularly as Pendle Street East itself lies within the village conservation area.

[REDACTED]

From: [REDACTED]
Sent: 31 July 2025 15:48
To: Planning
Subject: 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.

Hello team

I have tried to submit the following comments on the above application online, but it crashed when I pressed submit so I am unsure if you received them.

I have copied my comments from the online form below; thank you in advance for your consideration.

Kind regards

[REDACTED]

--

I object to application 3/2025/0363 on the following grounds:

1. The development will add further pressure to the traffic on Watt Street and Pendle Street East.
2. The development will add further pressure to schools and the local surgery.
3. A development of this scale will require large construction vehicles that are wholly unsuited to the access of this site.
4. The site appears to be over 50% covered in non-porous materials which will cause further flood risks to those down the valley in Whalley and similar. There does not appear to be sufficient attenuation of this potential floodwater in what can be a very wet valley.
5. The design of the development uses materials which have been moved away from by recent developments in the village and will significantly detract from the rural AONB setting. Monotonal artificial stone is a world away from the real stone used on *all* developments seen on the approach from Watt Street and Pendle Street East.
6. The suggested boundary walling in artificial stone is completely wrong for this setting. Walling of this type is not seen anywhere in the village to my knowledge and is both out of place and out of character for this small rural location. Even the nearby mediocre Cobden Close development uses real stone boundary walls. Such poorly considered boundary walling will jar, separate, and segregate the occupants of the proposed development rather than integrating them into a close-knit village community. The developers should look at the recent Skipton Properties/Victoria Mill development to see how to successfully integrate a new development into a rural village.
7. The development appears to be designed for a suburban location. No references are made in the design language to the intended setting for the site; houses lacks chimneys, corbel stones, and use of any authentic Lancashire materials. The application does contain reference to tree

and shrub planting to soften the development, but this should be alongside rather than instead of high quality design.

8. Unlike the recent approved development to Cockshott Barn on Wesley Street in Sabden there appears to be no consideration to the aims of Ribble Valley to make new development as environmentally well-considered as is possible. The double-length parking bays and the bays some distance away from their properties are inappropriate for electric vehicle charging. The development does not champion 'green' additions such as heat pumps or solar panels. Affordable housing should not be designed to preclude the occupants from being able to embrace a lower cost of living.

9. Parking provisions may seem in line with normal requirements, but they do not consider the setting. 3 out of 4 access roads into Sabden have a gradient of at least 17%, so most commuters drive or take the bus. Offering bicycle sheds is not sufficient to excuse poorly provisioned parking as the narrow steep roads sadly do not encourage cycling or walking even to the likes of Padiham.

I do support moderate development on this site to ensure the village and village businesses remain viable. I also do not have any concerns over this being a 100% affordable development; Sabden has a varied population which makes it a great place to live.

This development however should be rejected on the above grounds until a more in-keeping and modest, environmentally sensitive application is submitted.

[REDACTED]

From:

[REDACTED]
03 August 2025 12:46

To:

Planning

Subject:

Planning Objection

 **External Email**

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Planning Application: 3/2025/0363

Grid ref: 377838 437235

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 Pendle street 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.
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]

From: [REDACTED]
Sent: 04 August 2025 16:16
To: Planning
Subject: Planning Application No. 3/2025/0363

⚠ External Email

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Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir/Madam

We would like to object to this planning submission for the following reasons

Flood concerns

The greenfield site is extremely wet, we already have problems with the water course when we have heavy rainfall and houses built on this land could seriously impact homes close by - Pendle St East and Pendleside Close.

It has been proven in the past that the site is not suitable and a substantial drainage system is not shown to be present in the latest application.

Overdevelopment

Sabden is a Tier 2 village and as such has more than met it's housing needs with recent developments.

Sabden already has 6 Social Housing schemes and this is disproportionate compared with other local villages and Clitheroe based on the last population census What information has been provided to prove that 19 more of these properties are needed?

If approved will the properties be kept for local residents, even if the need is not there? We think not!

Infrastructure

More Social Housing will have a great impact on the local infrastructure such as schools and medical facilities (already at capacity), telephone, power and broadband lines.

We also have limited public transport and as such most households have cars. Carbon Footprint!!

Road Safety

The applicant's Traffic Survey was taken on a quiet working day in December. The Vision Splay leading onto Pendle Street East has been reduced and as such does not comply with highway regulations for a 30 m.p.h road

Wildlife and Landscape

Using the Greenfield land will have severe detrimental effects on the landscape and the wildlife we have in the local area

Personal concerns and those of our Neighbours

[REDACTED]

along with the other [REDACTED] on our road is already heavily congested with parked cars, especially in the evenings and weekends. Most are 2/3 car working families. This is very often exacerbated by the close proximity to the bowling club directly opposite the proposed access road and the nearby football field (see attached photos)

Residents often have to park cars on the narrow back street. Using this narrow strip for access to the development would also be dangerous for the increasing number of small children playing in the area.

19 more houses would probably mean at least 36 more cars travelling along Watt Street, where there is a Junior School, and along Pendle Street East, not to mention the carbon footprint in our area.

We urge you to consider all the points we have made and those of our neighbours, especially the in-depth and researched objections outlined in the communication from [REDACTED], and refuse this application.

Thank you for taking the time to consider our objections.

Yours

[REDACTED]

[REDACTED]

From: [REDACTED] >
Sent: 05 August 2025 14:40
To: Planning
Subject: PLANNING APPLICATION - 3/2025/0363 (LAND BEHIND PENDLE ST EAST, SABDEN BB7 9EQ)

 **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.

Good morning

After attending the parish council meeting last week along with further members of the public regarding the above planning application I send in my views.

I am writing to lodge a formal objection to the above planning application.

Sabden already has had more than its fair share of social housing compared to other Ribble Valley areas despite it not having much in the way of transport links, job opportunities or leisure activities.

Social housing already available on Clitheroe Road and Padiham Road in the way of flats also on Cobden Close.

Black Hill view is also social housing owned by Onward Homes and Littlemore development for over 55's. These already are not upkept to the best standards and rents are extremely high and therefore still not affordable.

Cobden Close is an extensive estate offering lots more social housing by Calico. (Burnley Based not RV)

On top of all these the village offers more houses owned by private landlords.

Therefore the need is not there what so ever and would be more of a detriment to Sabden which has previously won RV best kept village competitions.

The drainage being the issue previously needing to use Sabden brook as an outlet which at best is full to capacity already.

The access to the development is already extremely congested with the local and nearby bowling club and football club taking up all the space there is.

The access would be narrow and neighbours have used this space for their own electric vehicle points so doesn't seem viable at all, especially for large dustbin wagons and builders merchants lorries.

Parking is already at a premium for residents and where Pendle St East takes the majority of the village parking because of the village rental car park being a pay and display.

Pendle St East area is also handy parking as it's just 100 yards from the village schools and village park where the young children frequent daily, so would be a very dangerous new junction which I presume your highways department will clarify.

The houses built would need to be in keeping with the village and also hopefully sustainable with solar power and heat source pumps which I'm sure these should be a requirement for any new houses especially with being social housing.

The electricity pylon removal which is required to happen , where is this to be resighted ?

The drainage in this area is extremely poor and the local Sabden parish council in the past has had to fund repairs of the public footpath around this field as it is a popular walk for many and their children and dogs.

Please can you consider your decision wisely and take into account each and every objection.

I have lived in Sabden [REDACTED] and would hate to lose a beautiful greenfield site like this for the surroundings and wildlife in this area and is surrounded by a bridal way where many people walk their dogs each day with houses not in keeping with the village and extremely unnecessary.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 August 2025 21:36
To: Planning
Subject: Planning Application Comments - 3/2025/0363 FS-Case-737143611

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0363

Address of Development: Land off Pendle St East. Sabden

Comments: I write to formally object to this application on the grounds that Sabden does not have the infrastructure to support this development. The schools and doctors are already under pressure.

Another concern is the amount of traffic already coming into and through the village. This development is likely to increase the amount of traffic considerably. This will certainly be the case during the construction of 19 houses.

Furthermore this development does not appear to enhance biodiversity in this area of outstanding natural beauty.

I understand that this application does not comply with the Ribble Valley Core Strategy and that Ribble Valley is already on track to meet their 2028 housing targets.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 August 2025 21:56
To: Planning
Subject: Planning Application Comments - 3/2025/0363 FS-Case-737137102

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0363

Address of Development: Land of Pendle Street East

Comments: I would like to object to the proposed application which is isn't in the best interest of the village or its community. I am of the understanding that Sabden already has its quota of social housing so why the need for nineteen more? This seems excessive in such a small community. Access to and from the development raise big questions in both its possible development phase and any finished development. The land in question is wet green land which should be protected from development especially when I believe Sabden has already met it quota for new housing. The material proposed for its construction is coursed reconstituted stone which not in keeping with area. The drainage laid out for the land is questionable as surface water and waste water pose potential problems at times of heavy rainfall and run the risk of overloading the drainage system in the area. Other reasons for my objection is that this will increase the pressure already put upon Sabden schools and GP practice. Infrastructure always seems to be the last piece of any developers puzzle and one that is invariably missing on completion.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 06 August 2025 18:33
To: Planning
Subject: Planning Application Comments - 3/2025/0363 FS-Case-737431296

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0363

Address of Development: Land off Pendle St East

Comments: I object to this application on the grounds that Sabden has so many new houses unlike other villages in the surrounding area. Secondly there is not enough room in the schools to accomodate additional children as many Sabden children have been refused admission and have to attend schools out of the area. Our doctors are also struggling to meet the needs of current Sabden residents.

I am also very concerned that we already have traffic issues without adding to this problem.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 06 August 2025 19:28
To: Planning
Subject: Planning Application Comments - 3/2025/0363 FS-Case-737433826

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0363

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

Comments: We strongly object to the proposed development of 19 affordable dwellings and parking at Pendle Street East for the following reasons:

Occupancy

From the 2021 census, Sabden has 12% of social housing comprising of 5 sites compared to a population of 1578. Clitheroe by comparison has 13.2% from a total population of 17657, other Ribble Valley villages have far less. The applicant has not demonstrated why Sabden needs additional affordable housing, the figures suggest the opposite view. Despite the applicant claiming that there is a demand for affordable housing for villagers, Calico, the largest provider of affordable housing has not been able to fill the homes on the estate that they built with local residents.

Flooding

The land at the rear of Pendle Street East has always had a history of excess surface water, boggy ground and flooding. This meadow has only ever been used for grazing cattle and sheep. The applicant's solution to the problem is to drain the water into the sewers or the brook, which is unsatisfactory. United Utilities had already objected to this on a previous planning application.

Congestion

Pendle Street East is already heavily congested with residents parking on both sides, having two commercial businesses and the Bowling and Football Clubs as well as being the only access into Pendleside Close. Watt Street which is the only route to Pendle Street East has several businesses, a primary school, and 2 housing estates. HGV vehicles must currently reverse up Watt Street and Pendle Street East to make deliveries as they have no room to turn around. Any increase in traffic to this area is a major concern.

Traffic

Inadequate transport links for employment purposes result in the use of private vehicles. The local infrastructure has also seen a significant increase in commuters travelling between Clitheroe, Burnley and the M65 notwithstanding the use by local residents.

Services

The medical centre and both local schools are already full to capacity.

We urge the Planning Authority to carefully consider the impact that this application would have on the village, it's residents and the environment and hope that it is rejected.

[REDACTED]




6 August 2025

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

RE: Objection to Planning Application 3/2023/0323 – Proposed Development of 19 Houses in Sabden

Dear Sir/Madam,

I am writing to formally object to the above planning application for the development of 19 houses in Sabden. As a resident whose  I have serious concerns about the suitability of this development for our village and its impact on both infrastructure and existing residents.

1. Inadequate Parking and Increased Traffic Congestion

The proposed development offers insufficient parking provision. This will add pressure to an already congested street, particularly during times when local events are held, such as crown green bowling and football matches. The main routes through the village already experience high traffic volumes, and the addition of 19 new homes will only worsen this situation, increasing the risk to road users and pedestrians.

2. Strain on Village Infrastructure and Services

Sabden's infrastructure cannot accommodate additional development:

- **School places** are already oversubscribed, with some children having to attend schools outside the village.
- **Access to GP appointments** is already challenging for current residents.
- **Dental services** in the surrounding area are extremely limited.

This development would place further strain on already stretched public services.

3. Flood Risk and Surface Water Management

The proposed site is located on land that is effectively a bog due to water runoff from the adjacent hills.  The

proposal to channel surface water into the brook is deeply concerning, as the brook already rises rapidly during storms and may not have the capacity to handle additional runoff. There are also valid concerns about pollution and the environmental impact on the brook's ecosystem.

4. Unnecessary Additional Housing

Sabden already has five separate housing schemes, several of which have unoccupied properties — including social housing. This suggests there is no demonstrable need for further residential development in the village, particularly of this scale.

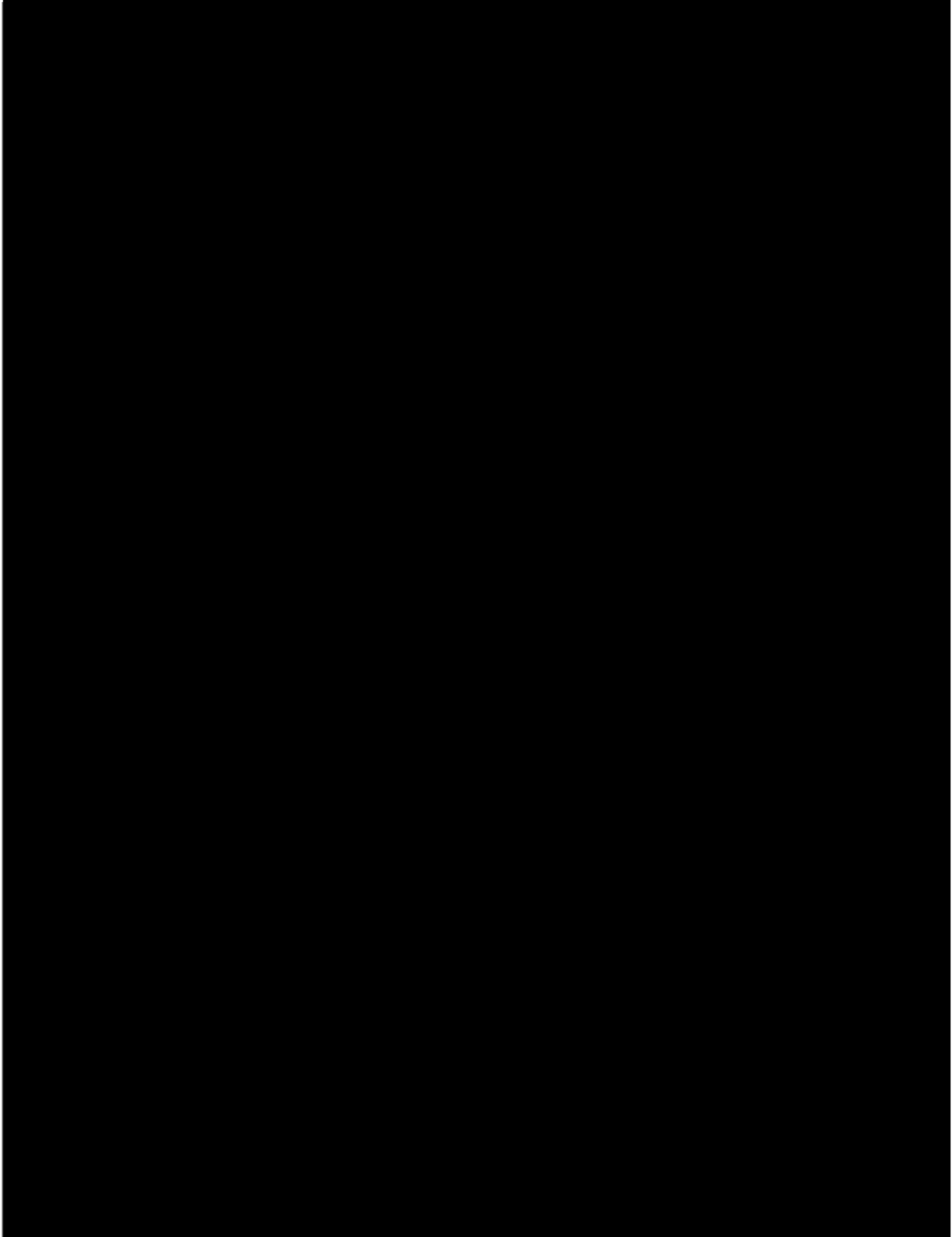
5. Loss of Privacy and Amenity

The development will result in the loss of privacy to my property, with houses overlooking [REDACTED] [REDACTED] due to the elevated position of the house. The proposed placement of public benches [REDACTED] further exacerbates the issue, increasing the risk of noise pollution and disturbance. It is difficult to see how this development will “enhance opportunities” for existing residents when it so clearly impacts the quality of life for those living nearby.

In conclusion, I strongly urge the council to refuse this application on the grounds of overdevelopment, lack of infrastructure, environmental concerns, and the detrimental impact on existing residents. I trust that the planning department will take these objections seriously and prioritise the long-term sustainability and wellbeing of the community in Sabden.

Yours faithfully,

[REDACTED]



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 06 August 2025 21:43
To: Planning
Subject: Planning Application Comments - 3/2025/0363 FS-Case-737458008

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0363

Address of Development: Pendle Street East, Sabden

Comments: I would like to object to the development of 19 affordable dwellings. There is no need for any more affordable dwellings in the small village of Sabden. There is already a relatively high percentage of affordable/social housing in Sabden especially compared with other villages in the Ribble Valley area. The local economy of the village would not benefit from a further affordable housing development. Unlike many villages Sabden does not need more children to sustain its schools. In fact the village would suffer from the proposed development because it is located near the main sports and recreation facilities of the football field and, in particular, the bowling green, which would both be detrimentally impacted by the proposed adoption of the road. The Bowling Green serves the elderly population and families alike but the elderly do need to use cars to access the facility and will struggle to do this if the new development is passed. Much is made in the application of previous planning history which seems irrelevant as the area has now been slightly reduced and the application is for over 33% more dwellings. Pendle Street East is a special area and would not benefit from 19 affordable dwellings being squashed into one corner and having access between 2 houses with poor visibility. Most of the employment has already been taken out of the village within the last 15 years to accommodate new housing developments with both affordable and less affordable properties. Already the affordable are outnumbering the more spacious properties. The environmental report states that the developer would not be able to enhance the site by the regulatory amount and would therefore be offsetting this on a site elsewhere. Sabden is a medium size village, well looked after by residents with a good balance of affordable/social and elderly accommodation and I object to the balance being tipped and any statutory enhancement being made offsite.



To:
Chief Planning Officer, Ribble Valley Borough Council

August 5 2025

Dear Sir or Madam

Sabden Bowling Club members wish to object to this planning application:

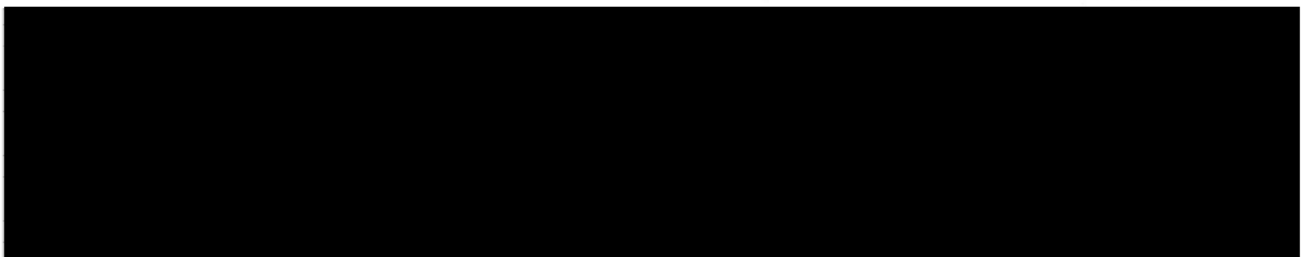
Planning Application No: 3/2025/0363 Land off Pendle Street East Sabden BB7 9EQ
Proposal: Erection of 19 no. affordable dwellings (100% affordable housing scheme) with associated car parking, landscaping and access from Pendle Street East, including demolition of existing domestic garages.



object to the above application for the following reasons:

Traffic

At least 38 extra vehicles will be added to traffic volume along Watt Street and Pendle Street East. As well as vehicles belonging to existing domestic properties, these roads are also busy with traffic going to Sabden Football Club on Pendleside Close, Sabden Bowling Green, Specialised Automotive Services and self catering cottages on that site. Watt Street also has a heavy volume of traffic including HGVs and tractors often towing machinery, going to the new Victoria Mill housing development, St Mary's RC primary school, farms and businesses at Union Mill and on Watt Street itself. Heavy traffic uses these side roads daily. Parking on both sides of Pendle Street East is essential for residents. This creates a one-way-only vehicular access along Pendle Street East and to Pendleside Close which is a cul de sac – one way in, one way out. Double yellow lines anywhere along Pendle Street East would deprive residents of the two-vehicle per house parking facility that is proposed for houses in this planning application.





Road safety

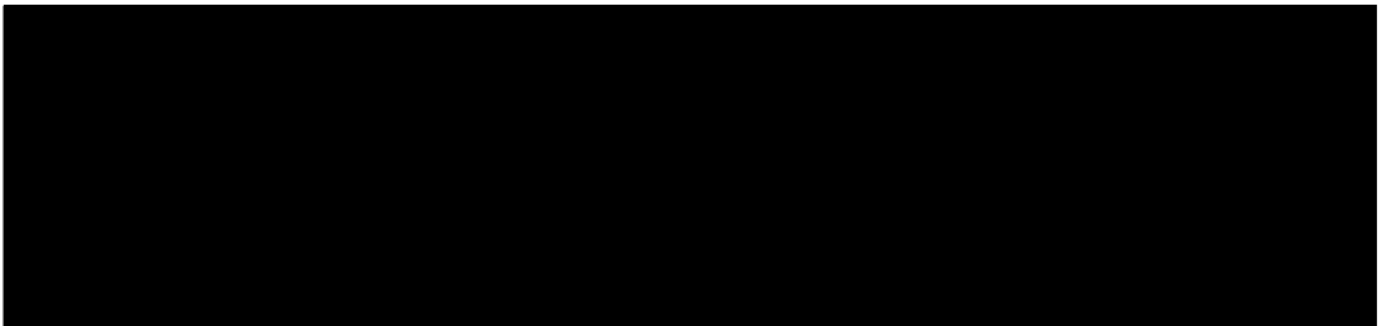
This is already an issue for residents in the area. Vehicles driving along Pendle Street East towards Pendleside Close (easterly direction) or Watt Street (westerly direction) tend to speed and residents have been urging for traffic calming measures. The proposed development will increase the speeding issue and risks to villagers' safety.

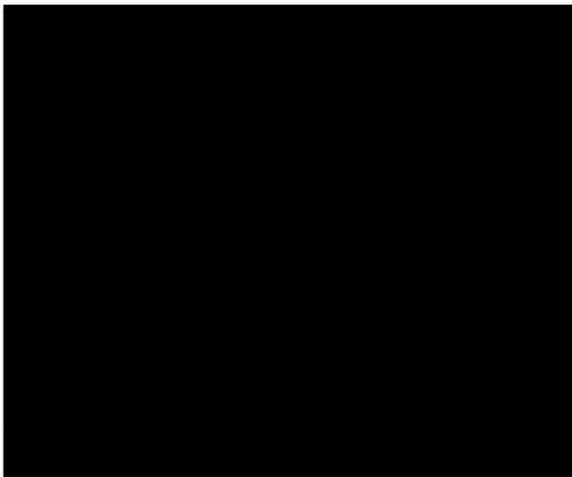
The current speed limit of 30mph along Pendle Street East and Pendleside Close causes far greater speeds than the 18mph recorded in a December 2024 survey.

There is a grassed area opposite Pendle Street East houses which is a safe, green site for everyone, but which is accessed by crossing roads.

There are concerns that this site will become a paid-for permit car park if double yellow lines are imposed on Pendle Street East and Watt Street. Residents are worried about potential additional unnecessary burden on their finances, plus the loss of a green, safe space. Also, if a car park is imposed, road speeds will rise, increasing safety risks for residents.

If parking restrictions are introduced, Sabden Bowling Club members are concerned that visiting bowlers will be unable to find parking spaces anywhere within the village. This will impact on club league matches as well as competitions, and ultimately on the future of the club, and the health and welfare of members.





Health and safety

A high percentage of young families and older residents in their 70s and 80s live on Pendle Street East, Pendleside Close and Watt Street. Pendle Street East is a natural route from other parts of the village to St Mary's RC Primary School, Sanwiches Cafe, Union Mill in one direction: and to Sabden County Primary School and the rest of the village, bus stops and shops in the other direction. It is also a natural route to public footpaths around Sabden. The already high vehicular usage – not just of residents' cars, but also of delivery vehicles, business-linked vehicles, cars of bowlers going to Sabden Bowling Club and footballers going to Sabden football ground – is already a hazard for children and less mobile people crossing Pendle Street East.

The proposed development entrance off Pendle Street East is directly opposite a busy, official footpath which is accessed by crossing Pendle Street East.

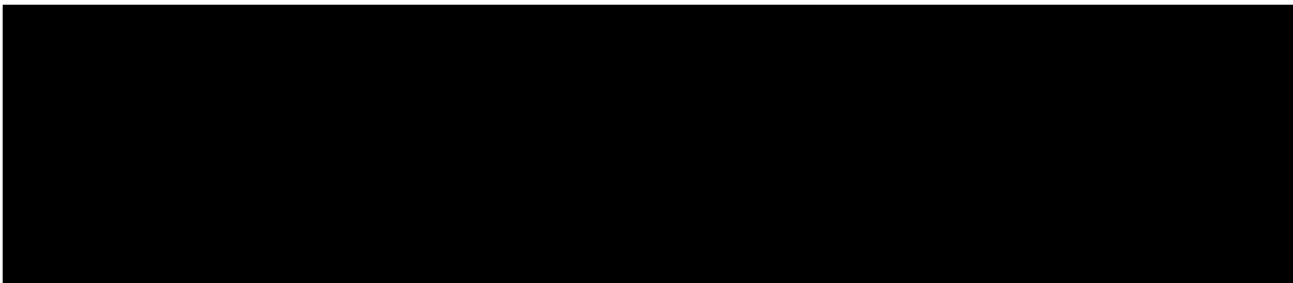
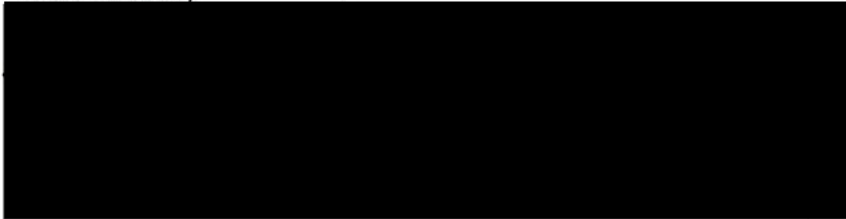
It is used by many schoolchildren going to and from child care, Sabden County Primary and St Mary's RC primary schools, and by secondary school pupils walking to and from village centre bus stops.

The path also leads to the village's playground and sports field, also in the village centre..



fulfils government criteria for the physical and mental health and welfare of older people in particular, as does the football club for younger people. Both sports facilities need parking availability. Sabden is an isolated village, an outlier on bus routes, with an hourly bus service (though not always reliable). Cars are essential for bowlers and footballers alike.

Yours faithfully



From: [REDACTED]
Sent: 07 August 2025 09:47
To: Planning
Subject: Sabden planning application

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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.

[REDACTED]
7th August 2025

To Whom It May Concern,

Re: Objection to Proposed Housing Development in Sabden

I am writing to formally object to the proposed housing development in Sabden.

I was [REDACTED]. When the opportunity arose to [REDACTED], I did because I wanted to [REDACTED] to the strong sense of community that Sabden has. Because I have lived [REDACTED], I have already witnessed the impact of increased housing in Sabden and I am concerned about the proposed development.

Firstly, Sabden has already seen two new housing estates built over the last ten years. These developments have increased traffic, noise pollution, and population density. Importantly, those previous developments were built on brownfield sites, whereas the current proposal involves building on a greenfield site. This would result in the permanent loss of countryside, a disruption to local ecosystems, and a direct impact on the area's wildlife.

There are several reasons for my objection, which I have outlined below.

My main concerns fall under three categories:

1. Increased Population Pressure

There is a limited number of places available in our village primary schools, and I am aware of local families who have already had to send their children to schools in Read and Simonstone due to lack of capacity. Further increasing the population would only worsen this situation. Additionally, our local GP surgery is already under pressure, and an influx of new residents would place even more strain on these critical services.

2. Infrastructure and Parking Limitations

There is already a serious lack of parking on Pendlestreet East. The proposed addition of yellow lines near the entrance of the new development may improve visibility, but it will further reduce parking availability for existing residents. The road is effectively a single-lane street due to parked vehicles, and more traffic will only worsen the situation. On weekends and during events, Sabden Football Club and the Bowling Club attract many visitors (two main hubs of our community), and the area becomes heavily congested. More housing would only intensify this problem and make it even more dangerous for children and other pedestrians.

I would also like to raise concerns about the validity of the traffic assessment carried out on Thursday, 12 December. This survey does not provide an accurate reflection of the area's usual traffic levels. It was

conducted during a workday, when many residents were not home, and at a time when neither the football nor bowling clubs were in use.

3. Construction Practicalities

The logistics of construction on this site also raise significant issues. Pendlestreet East is a narrow road, already heavily congested with resident parking. It is difficult to see how delivery lorries and heavy construction vehicles could access the site safely and efficiently. There is also no provision for parking for construction workers, which would further inconvenience local residents and increase congestion.

In summary, this development would significantly impact the character and quality of life in Sabden. It would damage the local environment, place unsustainable pressure on services, and present serious logistical and safety challenges.

I urge the council to reconsider this proposal and protect the future of our village.

Yours sincerely,



Sent from [Outlook](#)

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 August 2025 10:14
To: Planning
Subject: Planning Application Comments - 3/2025/0363 FS-Case-737558552

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0363

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

Comments: Sabden has a long tradition of being a small beautiful village with numerous wins of “best kept village”. This development will have a massive negative impact on this reputation. Therefore I wish to strongly object to this planning application for the following reasons

1 Traffic and road safety

Pendle street East is a road already full of cars parked both sides limiting traffic movement and with 19 houses and only four visitor parking spaces it will only further add to parking issues. The roads itself is not suitable to further traffic especially large heavy vehicles needed for construction.

2. Local services

Both schools in the village are over subscribed with no plans for expansion which would be needed to accommodate any growth in population. The same is true with the medical service in the village. Residents of Sabden already struggle to access healthcare often having to travel outside of the village for doctors appointments.

3. Transport links

In the last ten years bus services to Sabden were cancelled completely, villagers campaigned for a number of years for this service to be reinstated and so cannot be used as a positive in any planning application as they are not guaranteed to remain running meaning that more cars will be needed. This highlights the issue of the road through Sabden being used as a rat run and is frequently grid locked when access on the A671 is disrupted.

Previous planning applications on this site have been rejected and I urge the same for this application.

Yours sincerely

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 August 2025 10:16
To: Planning
Subject: Planning Application Comments - 3/2025/0363 FS-Case-737572472

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0363

Address of Development: Land to the rear of Pendle Street East, Sabden, BB7 9EQ

Comments: I wish to object to the above planning application as follows:

1. Lack of suitable infrastructure - We already have a challenging situation with our health service at the present time. Whalley and Sabden Medical Group are struggling to cope with the number of patients and have long waiting times for appointments. I regularly have to wait 6 weeks for a standard appointment. A further increase in the population of Sabden will put the infrastructure under further strain. Both schools are small village schools who do not have the space to increase in size. Children often aren't getting their first choice primary and secondary schools which mean they are already having to travel further than preferred for their education. An increase in the numbers of houses/residents in Sabden would only add to this problem.
2. Impact on the character of the area- Sabden is a charming, close-knit village that will lose its character if more houses are built in the area. The noise and disturbances made during the construction of these properties will be unpleasant and ruin the peace and quiet of the area.
3. Effect on highway safety and parking- An increase in the population will bring an increase in the volume of cars and traffic on Pendle Street East. The road is already busy and the speed at which vehicles drive up and down is unsafe for children and pets. The addition of plant vehicles and more traffic using the road will add to the volume of traffic on the road. On days when the bowling club is open or the football pitch is in use it is already impossible to park [REDACTED]. The road becomes incredibly busy and cars end up parking in inappropriate places making it difficult to drive up and down the street and making it even more unsafe for pedestrians. The addition of more properties, residents and visitors will only make this situation worse. There will be even more vehicles attempting to park in limited spaces which in turn will make it more unsafe for pedestrians. Particularly for local school children who attend St Mary's RC Primary School on Watt Street. It will also impact on the local air quality.
4. Nature conservation and loss of wildlife - The loss of another field and yet more countryside at a time when we are supposed to be preserving our natural world can only have a negative impact on nature.

5. Problematic Access - With only one narrow road leading to the proposed site I have concerns about the safety of pedestrians and vehicles on Pendle Street East. There is a narrow bend which will large vehicles already struggle to navigate and vehicles have previously been damaged when large vehicles have attempted to turn around/reverse on the street. The volume and weight of the extra vehicles will put the road surface under extra strain which may case damage.

6. Devaluation of property- I worry that the addition of more properties will decrease the valuation of my own property.