

06 NOV 2025

06 AUG 2025

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

PLANNING APPLICATION: 3/2025/0363

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

Dear Sir/Madam,

I am writing to formally object to the above proposed development based on the following reasons;

1. INFRASTRUCTURE STRAIN

The proposed development will place undue pressure on already limited village infrastructure. Essential services such as roads, public utilities, and community resources (e.g., health care, schools, and transport links) are already at capacity. The rural nature of our village means these services are not designed to support large-scale expansion.

2. TRAFFIC AND ROAD SAFETY

The proposed development will significantly increase traffic in and around the village. Our roads are narrow, with limited visibility and few safe pedestrian pathways. Additional vehicle volume poses a serious risk to road safety, particularly for children and elderly residents. Increased traffic congestion will also reduce the quality of life for existing residents and may lead to a rise in pollution and noise levels.

3. FLOODING AND DRAINAGE CONCERNS

Our village already experiences drainage challenges and occasional flooding during periods of heavy rainfall. The proposed development does not appear to adequately address the impact on existing surface water drainage systems. Paving over green spaces and increasing impermeable surfaces will likely worsen flood risks for existing properties and overwhelm current drainage infrastructure.

4. CHARACTER OF THE VILLAGE

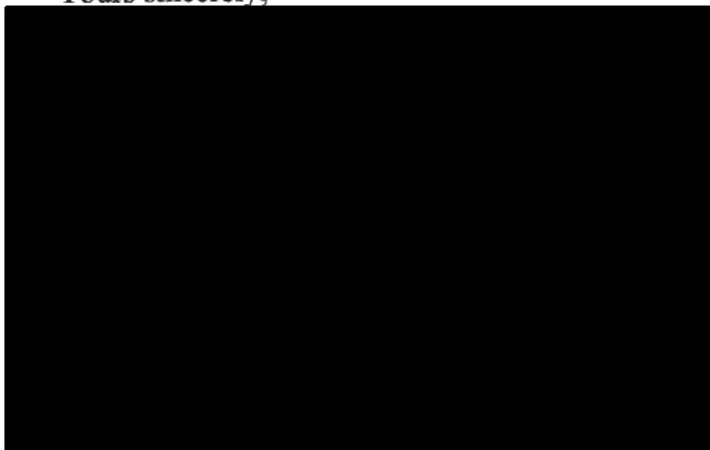
Although not the primary concern of this letter, I would also note that the scale and density of the development is not in keeping with the character of our historic village and threatens to erode its rural charm and community identity.

Conclusion

In summary, I urge the Planning Department to reject this application based on the unsuitability of our current infrastructure to support such a development, the adverse impact on traffic safety, and the increased risk of flooding due to insufficient drainage measures.

Thank you for your attention to this matter.

Yours sincerely,



7TH August 2025

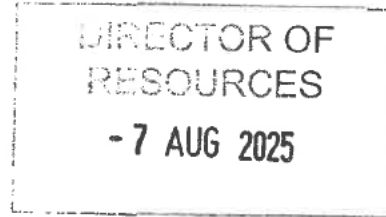
Ribble Valley Borough Council

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Dear Sir/Madam,

PLANNING APPLICATION: 3/2025/0363

07 AUG 2025

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 the significant concerns it raises regarding the following issues: the increased volume of traffic, the strain on already oversubscribed local schools, and the pressure placed on local medical services, including GP practices and healthcare facilities.

1. TRAFFIC VOLUME AND ROAD SAFETY

The proposed development will result in a significant increase in the volume of traffic in an already congested area. Local roads are already experiencing heavy traffic and the introduction of additional homes will exacerbate this issue. The road network is not currently equipped to handle such an increase, which could lead to gridlock, particularly on already busy roads such as Watt Street and Pendle Street East, as well as contribute to greater air pollution and environmental degradation.

2. PRESSURE ON LOCAL SCHOOLS

The local schools, including Sabden Primary and St Mary's are already oversubscribed with waiting lists for both primary and secondary school places. The additional population resulting from this development would further intensify pressure on these educational institutions, leaving children without adequate access to quality education in their local area. This is not only a concern for local parents but also for the long-term educational outcomes for the community.

With limited capacity and resources, these schools are struggling to meet the needs of their existing pupils, let alone accommodate the expected influx from this development.

If we can't get them into a Sabden school, it will interfere with our work schedules and make life very difficult.

3. OVERBURDENED MEDICAL SERVICES

Local healthcare services, including GP surgeries such as Sabden and Whalley Medical centre are already under strain, with many local residents experiencing long wait times for appointments and difficulty accessing timely medical care. The increase in population resulting from this development will undoubtedly exacerbate this problem, placing further pressure on local doctors, nurses, and healthcare resources.

The current medical infrastructure simply cannot accommodate a significant increase in demand, especially in light of the ongoing pressures on the NHS and local healthcare systems.

Conclusion

Given the above concerns, I respectfully request that this planning application is rejected.

Yours sincerely,

