

From: [REDACTED]
Sent: 07 August 2025 20:10
To: Planning
Subject: Objection to planning application 3/2025/0363

⚠ External Email

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To whomever this may concern,

We are emailing to object to the above planning application (land to the rear of Pendle Street East, Sabden).

The objections are as follows:

Impact on existing local infrastructure:

- concern over School (two primary schools) and GP Surgery capacity
- Building of a housing estate that does not serve the local community or population
- The village is isolated and new dwellings will bring in more car users, more traffic, more strain on parking, including for ourselves who live and park on Pendle Street East both on the front, side and back of the terraces.
- any proposed parking restrictions by the developer (yellow lines) will have further impact on parking space for existing residents.

Road Safety and Parking:

- Risks to pedestrians and children (many - [REDACTED]). Many children, including our own, play in this area and further traffic will increase risk to their safety.
- Visibility of the proposed access route in the development is not sufficient (again putting children and pedestrians at risk). Visibility will be further reduced due to the increased need for local resident parking front, rear and end terraces.
- Increased traffic congestion, along both Pendle Street East and Watt Street (leading to St Marys RC Primary School)
- Increased traffic on top of the existing traffic for the Sabden Bowling Club [REDACTED] as well as traffic for Sabden Football Club at Pendleside Close.
- Parking is already an issue for residents of houses on Pendle Street East. Residents at houses no 29 to 41 all have vehicles to park. This already includes at least 10 cars, one campervan, one commercial van, and a caravan on [REDACTED] alone!
- Parking and visibility is already impacted by the parking of bowlers at the green opposite during spring and summer months.
- The residents of Number 29 Pendle Street East (end terrace house) have maintained and cared for the pathway, and roadside at the gable end of their property for over 35 years. The property developer has no legal right to this land to support the proposed development. At least three vehicles are parked there year-round, including two belonging to the residents of number 29.

Overdevelopment:

[REDACTED], and now bringing [REDACTED] in the village, I cannot understand the need for further social housing given that there are 5 social housing schemes already in the village?

We worry that a further housing scheme will unfortunately bring increased antisocial behaviour

We worry that local residents will not benefit from social housing.

We worry this will impact housing prices on Pendle Street East

Design and conflict with local conservation area characteristics:

The proposed site is within the Forest of Bowland Area of Natural Beauty

Proposed housing must be of a higher standard of design in this area and the proposal does not meet these standards.

There is a conservation line directly behind the properties of Pendle Street East and the proposal does not fit with this.

Our views from the rear of the property will be significantly negatively affected (again impacting housing prices).

[REDACTED] we have accepted this because IT IS AN AREA OF NATURAL BEAUTY.

Conflict with core strategies:

Key Statement DS1 - Development Strategy

Key Statement EN5 - Heritage Assets

Policy DMG1 - General Considerations

Policy DME4 - Protecting Heritage Assets

Policy DM12 - Transport considerations

Policy DME3 - Sire and species protection and conservation.

Environmental and Drainage concerns:

It is known that the site is in flood zone 1, and acts as a natural water retention area with clay subsoil. Previous and current applications confirm unsuitability for sustainable drainage and plans to discharge into combined sewerage has previously been rejected by United Utilities for legitimate and existing reasons.


Surface drainage will also increase down the back street, and this poses both safety risk to pedestrians, as well as flooding of back yards which are at lower elevation (houses 27 through to 11 or even further).

As residents of [REDACTED], we would appreciate Ribble Valley Council carefully consider all the above points and objections, and reject the application for the benefit of local residents and the environment.

Yours Faithfully,

[REDACTED]

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



7th August 2025

Re: Planning Application Number 3/2025/0363 Grid Ref 377838 437235

**Erection of 19 no affordable dwelling (100% affordable housing scheme) with associated car parking, landscaping and access from Pendle Street East, including demolition of existing domestic garages
Land to the rear of Pendle Street East Sabden BB7 9EQ**

Dear Sirs,

We are writing to object to the proposed planning application listed above for the erection of 19 no affordable houses, based on the following issues:-

- Since the original submission of the planning applications were made in 2013, 2017 and 2023, the level of housing in Sabden has increased substantially with the addition of two new housing estates (Cobden Close and Victoria Mill), both of which are in close proximity to the proposed site and accessed via the same route on Watt Street.
- Watt Street is a small street which already experiences a large volume of traffic for both residents of the new Victoria Mill development, Cobden Close development, Watt Street, Pendle Street East, Pendle Street West, Pendleside Close, together with a number of businesses at Union Mill and a primary school where a large number of children are transported to and from by vehicle.

Watt Street is also the only road which provides access to the village Bowling Club and the Football Club, both of which generate a significant increase in the volume of traffic and Parked cars.

Due to the above factors, Watt Street, Pendle Street East and Pendle Street West are already congested with both traffic and parked cars and the proposed access to the new site, together with the introduction of potentially a further 38 cars will further impact this dangerous situation even more.

Primarily there will be an issue with the new access road where it joins onto Pendle Street East, with vehicles currently parking right up to the junction, on both sides, of the land that will form part of the new access road. If there were to be parking restrictions placed on this junction to provide appropriate field of vision when exiting the proposed access road on to Pendle Street East, this would then only create more of a problem where the current vehicles are parked. Creating further congestion elsewhere along Pendle Street East.

As residents who travel regularly along these roads, at [REDACTED], it is already an extremely narrow and dangerous route to travel along with many cars parked on both sides of the road only allowing for a single file of traffic. There are several blind spots along this route created from the parked cars, especially near junctions. This is particularly the case when joining Watt Street from Pendle Street East. Again if parking restrictions were placed at this junction, the issue of congestion would only be moved elsewhere within the vicinity.

There are a number of businesses in the area that have regular deliveries from large vehicles along with the increased home deliveries via large vans. There have been instances whereby residents vehicles have been damaged by these larger vehicles who are trying to access these roads.

On a number of occasions it is clear that should an emergency vehicle need to access Pendle Street East or Pendleside Close, this would not have been possible.

There are also concerns for the safety of pedestrians walking along this route and crossing the roads, particularly as the route is one which many school children use to walk to the primary school, walk to the park , walk to the bus stops and for all residents to walk to the shops or doctors surgery.

- There are already pressures on existing services within Sabden, with both of the village schools being at full capacity and instances where local residents were having to travel out of Sabden for their children to attend alternative primary schools.

The availability of obtaining a doctors appointment at both Sabden and also Whalley surgery is also becoming increasingly difficult with long waiting times to contact the doctors and even longer waiting times to be seen by a doctor or nurse. With the development of a further 19 houses, this will add additional pressures to an already saturated service.

- We also have concerns regarding the drainage plans for the proposed site. From previous inspection reports available, the water levels from test pits fell marginally making discharge to ground via infiltration unviable and with no water course nearby for surface water disposal that the ground is unsuitable for the application of soakaways. It was stipulated that surface water should be directed into the public surface water sewer by the use of pumps, as the invert level will not allow gravity connection.

United Utilities have made commentary regarding this concern and have stated conditions which should be adhered to by the developers, in order to prevent an undue increase in surface water run off and reduce the risk of flooding.

Based upon all the factors listed above, in that the housing needs have already been met within Sabden, the proposed access route is dangerous and unsuitable, the existing services within the village are at full capacity, together with the increase risk of flooding, we feel that the application should be rejected.

Yours faithfully

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 August 2025 10:38
To: Planning
Subject: Planning Application Comments - 3/2025/0363 FS-Case-737981448

[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: We are writing regarding the proposed development of 19 affordable dwellings adjacent to our business premises, where we work daily with prestige and high-value vehicles.

While we fully support the need for affordable housing in our community, we do have a number of concerns about this specific proposal and its potential impact on our business operations and the surrounding area. We hope these comments will be taken in the spirit of constructive feedback.

Traffic and Congestion:

The development will inevitably bring an increase in vehicle movements in what is already a busy area. This could significantly impact access to our business, especially during peak hours, and make day-to-day operations more difficult for staff and customers.

Parking Pressures:

We are concerned that the current plans may not allow sufficient off-street parking for the number of new residents and visitors. This could result in overspill parking along nearby roads and near our premises, potentially causing obstruction and limiting access for delivery vehicles and clients.

Safety for Young Children:

With increased traffic flow and a working business nearby, the safety of young children already living in the vicinity and ones that will inevitably live in the new development is an important concern. Our site sees frequent vehicle movement, and without clear separation or planning for pedestrian safety, this could pose a risk.

Security and Privacy:

Particularly at the rear of the proposed site, which borders our premises, we are concerned about the potential impact on security. The introduction of residential properties [REDACTED] could create vulnerabilities in our existing security measures and may increase the risk of trespassing or damage.

In summary, while we are not opposed to development in principle, we respectfully ask the council to reconsider the current proposal, or to ensure that any plans include appropriate mitigation measures

for traffic flow, parking provision, pedestrian safety, and site security. We would welcome the opportunity to work collaboratively on solutions that benefit both the new residents and existing businesses.