

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

06 AUG 2025

Dear Sir / Madam

**PLANNING APPLICATION: 3/2025/0363**

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

I am writing to object to the above planning application, due to the following:

**1. Overdevelopment**

- Sabden already has five social housing schemes.
- No demonstrated local housing need; some existing homes are occupied by non-locals.
- Concerns about anti-social behaviour linked to current social housing.
- Risk of building an estate that does not serve local residents.

**2. Drainage and Environmental Concerns**

- Site is in flood zone 1; acts as a natural water retention area.
- Previous and current applications confirm unsuitability for sustainable drainage due to clay subsoil.

- Plan to discharge into combined sewers is environmentally harmful and previously opposed by United Utilities.
- The flood risk assessment is seen as misleading; claims of water drainage “improvement” are rejected.

### **3. Road Safety and Access**

- Visibility at the proposed access point is inadequate, especially during busy local events.
- Applicant’s speed survey (18mph) is disputed; real traffic speeds often exceed 30mph.
- Large vehicles (e.g., refuse trucks) may not navigate access safely with street parking.
- Potential need for yellow lines could worsen existing parking issues.

### **4. Increased Traffic**

- Additional homes would worsen congestion at Watt Street/Whalley Road junction.
- Development would negatively affect the main Burnley–Clitheroe route through Sabden.
- Village has poor public transport and limited job opportunities.

### **5. Parking Loss**

- Development would remove six off-road parking spaces used by two properties.
- No guarantee that current residents would accept altered parking arrangements.

### **6. Strain on Local Infrastructure**

- Local schools and doctor’s surgery are already at capacity.
- No capacity to support further population increase.

### **7. Lack of Sustainability**

- Sabden is isolated, car-dependent, and lacks infrastructure to support new homes.
- No accommodation for cyclists or people with mobility issues.

### **8. Inappropriate Design**

- Design is dense, modern, and clashes with village’s conservation area character.

- Visual impact on views into the conservation area from key entry points.
  - Does not follow National Planning Policy Framework (NPPF) design standards.
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### **Policy Conflicts**

The development is claimed to **contradict numerous Ribble Valley Core Strategy policies**, including:

- **DS1, DS2, EN2, EN3, EN5, DMI2, DMG1, DMG2, DMG3, DME3, DME4, DME6, H1**
  - Cited conflict with sustainability, transport, drainage, landscape, design, and housing provision principles.
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### **Final Request**

The objectors urge the Council to apply the Core Strategy rigorously, referencing a 2022 High Court ruling, and **reject the application** on the grounds of inappropriateness, lack of sustainability, and non-compliance with policy.

Yours faithfully,

