

Ribble Valley Borough Council

08 AUG 2025

Council Offices

Church Walk

Clitheroe

BB7 2RA

10th August 2025

Dear Sir/Madam,

PLANNING APPLICATION 3/2025/0363

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

Dear Sir/Madam,

I am writing to object to the above planning application due to the insufficient capacity of existing local infrastructure to support the proposed development.

The proposal for 19 new homes will place significant additional pressure on essential services and facilities which are already operating at or beyond their limits. My concerns are as follows:

1. Highway and Transport Infrastructure

- The local road network is already congested, with limited capacity to absorb the increase in traffic. Junctions such as Watt Street and Pendle Street East already experience delays, and there are few viable alternatives for diverting traffic.

2. Education Provision

- Local primary and secondary schools are at or near capacity. The proposed development could increase demand for school places beyond what is available, requiring long travel distances for children and creating further traffic pressures.

3. Healthcare Services

- GP surgeries and dental practices in the area already have lengthy waiting times. Additional residents will increase demand, impacting timely access to healthcare.

4. Utilities and Drainage

- The existing water supply, sewage, and drainage systems are already under strain. Without substantial upgrades, the additional load could lead to service failures or increased flood risk. Especially as the proposed area is a zone 1 flood risk.

5. Community Amenities

- Public facilities such as parks, leisure centres, and local shops are limited. An influx of residents without corresponding investment will reduce the quality of life for existing and new residents alike.

For these reasons, I request that the planning authority refuse this application unless a comprehensive infrastructure impact assessment is undertaken and funded improvements are guaranteed prior to construction.

Yours faithfully,

