

Ribble Valley Borough Council

08 AUG 2025

Council Offices

Clitheroe

PLANNING OBJECTION LETTER TO 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 planning application. My objection is based on several critical concerns related to the impact this development will have on local infrastructure and community wellbeing.

1. DRAINAGE AND FLOOD RISK

The area surrounding the proposed site has a history of poor drainage and flooding, especially during heavy rain. Adding a substantial number of new homes will increase surface water run-off, potentially overwhelming the existing drainage system. I am concerned that the development does not adequately address sustainable drainage solutions, which could lead to increased flooding risk for nearby properties and roads.

2. HEALTHCARE SERVICES

Our local healthcare facilities are already operating at full capacity. The medical centre currently struggles to accommodate appointment demands, and this additional population will place unsustainable pressure on these essential services. Without clear plans for expanding healthcare provision, residents' access to timely and adequate medical care could be compromised.

3. TRAFFIC AND ROAD SAFETY

The local road network is not designed to support a significant increase in traffic. Peak hours already see congestion and safety concerns, especially near pedestrian crossings and school zones. Additional vehicles from the new development will exacerbate congestion and increase the risk of accidents, particularly affecting vulnerable pedestrians such as schoolchildren.

4. PARKING ISSUES

There is currently insufficient parking within the village, leading to frequent on-street parking that narrows roads and impedes traffic flow. The proposed development will worsen parking shortages, create hazards for drivers and pedestrians and add to congestion.

5. EDUCATIONAL FACILITIES

Local schools are already operating close to or beyond capacity. The additional children from this development will put further strain on school resources and facilities.

CONCLUSION

Given the above concerns, I urge the planning authority to carefully reconsider this application. The infrastructure and services in our community are not currently capable of supporting this development.

Yours faithfully,

