

From: [REDACTED]
Sent: 28 April 2026 21:51
To: Planning
Subject: Re: Albany Drive Development

 **External Email**

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To Whom It May Concern,

I am writing to formally object to the planning application submitted by Pringle Homes for the proposed development of 26 two and three-bedroom properties on land off Albany Drive, Copster Green.

We strongly believe this application should be refused for the following reasons:

Firstly, the scale of the proposed development is excessive and entirely out of keeping with the existing estate. Albany Drive currently consists of just 17 homes, and the addition of a further 26 properties would dramatically alter the character and balance of the area. Such a substantial increase would represent over double the current number of homes and would appear overcrowded and disproportionate within a small rural village setting.

Secondly, the impact on local roads and traffic would be severe. A development of this size could easily introduce an additional 50 or more vehicles onto the estate, all feeding onto Lovely Hall Lane, which is already heavily congested at peak times. This issue is made significantly worse by traffic associated with Salesbury Primary School, particularly during school drop-off and collection periods. In addition, the road is regularly used by delivery vehicles, refuse collection lorries, and agricultural traffic. Lovely Hall Lane has no pavement for pedestrians, creating an extremely dangerous situation for residents, children, cyclists, and walkers. Increasing traffic levels further would create what many residents feel could become a serious accident risk.

The application also states that landscaping and planting would be used to “create a mature setting” and allow the development to blend into the surrounding countryside. However, residents have already seen similar promises made during the development of Brown Leaves Grove. In reality, many homeowners there have since removed boundary fencing restrictions and cut down trees and planting that formed part of the original planning consent. There is little confidence that the same landscaping commitments associated with this development would be maintained in the long term, meaning the visual impact on the countryside could become far greater than suggested within the application.

There are also serious concerns regarding the impact on local wildlife. The proposed site currently provides valuable habitat for birds, hedgehogs, bats, insects, and other wildlife that rely on open green spaces, mature vegetation, and surrounding field boundaries for feeding and shelter. Development of this land would inevitably result in habitat loss, increased disturbance, noise, light pollution, and fragmentation of wildlife corridors. This would have a harmful effect on biodiversity within the area and further erode the rural character of Copster Green.

The disruption caused during the construction phase must also be considered. Residents would likely face many months, if not years, of significant disturbance from heavy machinery, construction traffic, noise, dust, vibration, and restricted road access. Given the limited size of Albany Drive and surrounding roads, construction activity would inevitably have a major impact on the quality of life of existing residents and could also raise safety concerns for pedestrians and schoolchildren.

Finally, drainage within this area is already a known issue and should be treated as a major concern. The proposed development sits within a natural dip where water already accumulates, with drainage heavily reliant on water flowing through the local dyke system. Residents are already aware of existing drainage problems and surface water issues during periods of heavy rainfall. Introducing a large additional development, with extensive hard surfaces such as roads, driveways, and roofs, risks placing even greater strain on an already struggling drainage infrastructure and could significantly increase the risk of flooding both on the development itself and to neighbouring properties.

For all of the reasons outlined above, we respectfully request that this planning application be refused. The proposed development is excessive in scale, unsafe in terms of traffic impact, damaging to the rural character and wildlife of the area, disruptive to existing residents, and raises serious unresolved concerns regarding drainage and flooding.

Yours faithfully,

[Redacted signature]

On 27 Apr 2026, at 12:22, Planning <planning@ribblevalley.gov.uk> wrote:

[Redacted]

Details of the application are here:

<https://emea01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwebportal.ribblevalley.gov.uk%2FplanningApplication%2F38300&data=05%7C02%7C%7Cee56cea435d4ec7b60a08dea44f4d56%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C639128857713864170%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFPbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=NdU%2F1w6%2B9E%2FFsY3H362vSsuygowp1PH%2FdO9BZh1Rz%2Bg%3D&reserved=0>

the officer is still accepting 3rd party representations, if you would like to comment please email your response to this email address and it will be passed to the officer.

Kind regards

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

T: 01200 425111 | E: planning@ribblevalley.gov.uk | W:

<https://emea01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.ribblevalley.gov.uk%2F&data=05%7C02%7C%7Cee56cea435d4ec7b60a08dea44f4d56%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C639128857713893633%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFPbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=NdU%2F1w6%2B9E%2FFsY3H362vSsuygowp1PH%2FdO9BZh1Rz%2Bg%3D&reserved=0>

W4zMilslkFOIjoiTWFpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=oloALZUr75U9dB6EfxhuEVxs7p2TY3ctVRPEr6PxQ8c%3D&reserved=0

-----Original Message-----

[REDACTED]
Sent: 24 April 2026 22:34

[REDACTED]
Cc: Planning <planning@ribblevalley.gov.uk>
Subject: Albany Drive Development

 External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Sir/Madam,

[REDACTED] proposed development off Albany drive (to the west).

We have been informed by a neighbour about the plans as they have received paperwork from yourselves.

[REDACTED] should we not have also been sent this documentation? We have yet to be sent anything.

Our address [REDACTED]

We would great fully appreciate some further information regarding this development.

Kind regards

[REDACTED]
Ribble Valley's visitor economy is booming – and our tourism team has won a top award for its eye-catching stand at the British Tourism and Travel show.

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