



Planning Section
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancs
BB7 2RA
22nd May 2026

Dear Ribble Valley Borough Council Planning Department,

Re: Support for Residential Development at Copster Green

I write in my capacity as Head of Growth – Programme, Partnerships, & Sales at Mosscafe St Vincent's Housing Group (MSV).

As a valued delivery partner of Pringle Homes, we are keen to support and deliver new homes at the proposed Copster Green development.

MSV specialises in the delivery and management of affordable and social housing, and we are acutely aware of the significant and ongoing need for such housing across the Ribble Valley borough.

Our experience at the nearby Crow Trees Farm development in Chatburn clearly evidences this demand. The scheme has generated strong interest, generating over 300 overall enquiries from the site signage alone, including at least 90% applicants eligible for affordable housing.

This sustained level of demand reinforces the need for additional well-located developments such as Copster Green, which can contribute towards meeting local housing requirements and supporting balanced communities.

MSV has obtained initial internal gateway approval in relation to these opportunities and is progressing discussions with Pringle Homes. We would look to move forward with further due diligence, including valuation and legal processes, subject to the granting of planning permission. We welcome the opportunity to continue working in partnership with Pringle Homes and Ribble Valley Borough Council to deliver high-quality, affordable homes that respond to identified local need.

This letter is provided as an expression of support and intent only and does not constitute a legally binding commitment. Any future involvement will be subject to contract, full internal approvals, and satisfactory due diligence.



Yours faithfully



Stuart Smallman

Head of Growth – Programme, Partnerships, & Sales
Mosscare St Vincent's Housing Group

