

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 April 2026 16:20
To: Planning
Subject: Planning Application Comments - 3/2026/0214 FS-Case-827818833

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0214

Address of Development: Land at Albany Drive Copster Green BB1 9EH

Comments: (I am submitting this again as I am unsure if my first submission went through - apologies if this is a duplication)

Dear Sir/Madam

Re: Planning Application 3/2026/0214
Land off Albany Drive, Copster Green

I am writing to object to this application.

The site lies outside the defined settlement boundary for Copster Green, which is identified as a Tier 3 settlement in the adopted Core Strategy. It is therefore classed as countryside, where new housing of this type is not supported. The proposal conflicts with the overall strategy for the location of development.

This site has previously been the subject of a dismissed appeal. In that case, the Planning Inspector concluded that it was not a suitable location for housing, citing its poor access to services, limited public transport and reliance on private vehicles for everyday needs. Those circumstances have not changed.

The Council is able to demonstrate more than a five year housing land supply, and there is therefore no justification for releasing unallocated greenfield land outside the settlement boundary.

The Planning Statement suggests that the development represents a sustainable form of development. However, this does not reflect the reality of the location. Copster Green has very limited services, with no GP, dentist or meaningful retail provision, and public transport is limited. The nearest shop is around a 1.5 hour round trip on foot, which is not realistic for day to day needs. Future residents would be reliant on cars.

There are also existing issues with traffic. The A59 is a fast and busy road, and roads such as Lovely Hall Lane already experience pressure and safety concerns. Additional housing in this location would

inevitably add to that.

Furthermore, Lovely Hall Lane and Ribchester Road do not have continuous footpaths, and include sections with winding and blind bends. This makes walking along these routes unsafe, particularly for children and the elderly, and is of particular concern given that they would need to be used to access the nearest shop on foot.

I note that the Lead Local Flood Authority has raised an objection to the proposal, indicating that flood risk and drainage have not been satisfactorily addressed. This reflects existing concerns locally, with residents in Brown Leaves Grove already experiencing surface water issues during heavy rainfall. There is also a nearby stream which adds further concern to the water/drainage issue.

The Preliminary Ecological Appraisal is limited in scope and based on a single survey visit. This does not reflect local knowledge of the site and surrounding land, where wildlife including deer, badgers and bats are regularly seen. The loss of this greenfield land would have a clear impact on the rural character of the area.

Finally, the applicant has submitted a Statement of Community Involvement, however it is not clear how concerns raised by residents have influenced the proposal, which appears largely unchanged.

Overall, the proposal represents development in an unsustainable countryside location which has previously been found unacceptable on appeal, and where the key issues identified at that time remain materially unchanged.

For these reasons, I would ask that planning permission is refused.

[Redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 April 2026 17:37
To: Planning
Subject: Planning Application Comments - 3/2026/0214 FS-Case-827847107

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Planning Application Reference No.: 3/2026/0214

Address of Development: Proposed erection of 26 affordable dwellings- Land at Albany Copster Green BB1 9EH

Comments: Dear Sirs

I am strongly opposed to the development for the following reasons:

Overdevelopment: The proposal is too large for the plot or significantly denser than the surrounding pattern of development.

Concerns about dangerous access points, increased traffic volume, or risks to pedestrians. There are no pathways on Lovely Hall Lane for pedestrians. More traffic increases the risk posed to pedestrians.

Albany Drive is only fit for the vehicle and traffic afforded to the amount of homes currently.

Parking Pressures: Lack of adequate on-site parking that would increase congestion on local streets. A potential of 52 vehicles plus deliveries and other vehicles accessing the same junction in addition to the current traffic would create a dangerous a very dangerous highway.

Nature Conservation: Negative impact on loss of important trees, or destruction of wildlife habitats on the development field and the fields surrounding the proposed development.

Kind regards

[Redacted]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 April 2026 17:59
To: Planning
Subject: Planning Application Comments - 3/2026/0214 FS-Case-827859082

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0214

Address of Development: Land off Albany Drive

Comments: I object to this development taking place for a number reasons. The traffic on the A59 is extremely heavy without adding to it and constantly break the speed limit through the village itself. This could lead to highway safety concerns. The residents on Albany Drive will have more traffic going up and down it day and night. This will lead to unacceptable noise and disturbance. The land above the proposed building is owned by the same person who sold the plot to Pringle homes. I'm considering the future e.g. how many more new houses will be built if they decide to sell that? It's such a loss of green space. The proposal does not respect the local context. Copster Green is a small village enriched with wildlife please can we not consider the impact of all these new homes on our environment. Once the land has been built on you will never get it back! Please can we put people before profit and preserve small villages with no amenities or local services. For the reasons outlined above I request the Planning Team refuses/rejects this application.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 April 2026 18:52
To: Planning
Subject: Planning Application Comments - 3/2026/0214 FS-Case-827872449

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0214

Address of Development: Land off Albany Dive Copster Green

Comments: Sustainable

The proposed development cannot be regarded as sustainable. The residents would be car dependent. There is only 1 bus service once an hour between Preston and Skipton. It is not within walking distance of any shops doctors surgeries or other facilities people depend on whether they be families or retirees. Whilst a primary school is close it is not a safe walk as there is no footpath.

The cost of having to use a car is important and relevant when talking about affordable homes. We are all meant to be moving away from depending on our cars but here there would be no choice.

Road traffic A59 and Lovely Hall Lane

This development would bring additional traffic . Traffic already queues right the way back from Oaks Bar to Lovely Hall Lane and beyond which encourages drivers to shortcut up Lovely Hall Lane to Ribchester Road to avoid the lights.

Lovely Hall lane already has issues with parking, dropping off and picking up children from school when a voluntary one way system is encouraged but there are still many safety issues especially at the top of the lane with a very risky junction to negotiate.

The church, the cricket club the football club at the memorial hall all use the lane for parking so any additional traffic will only make it worse.

Nature

This greenfield site includes hedges and whatever wildlife there is, however unremarkable it may seem ,are still important and becoming more so as time goes on to the welfare of the local area because this development would still impact our local nature and can it be justified building on another greenfield.?

Design appearance

The properties as they appear in the plans do not contribute anything aesthetically to the lovely situation or to the neighbouring properties which sit well in their surroundings.

For all the above reasons I am not for this application going ahead.

From: [REDACTED]
Sent: 15 April 2026 19:45
To: Planning
Subject: 3/2026/0214 Objection

⚠ 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.

Good evening

**Re: Planning Application 3/2026/0214
Land off Albany Drive, Copster Green**

I have previously submitted representations using the 'comment on this application' function but no confirmation/acknowledgement was received therefore I am unclear if this ever reached its intended destination. Please find below my comments.

I am writing to object to this application.

The site lies outside the defined settlement boundary for Copster Green, which is identified as a Tier 3 settlement in the adopted Core Strategy. It is therefore classed as countryside, where new housing of this type is not supported. The proposal conflicts with the overall strategy for the location of development.

This site has previously been the subject of a dismissed appeal. In that case, the Planning Inspector concluded that it was not a suitable location for housing, citing its poor access to services, limited public transport and reliance on private vehicles for everyday needs. Those circumstances have not changed.

The Council is able to demonstrate more than a five year housing land supply, and there is therefore no justification for releasing unallocated greenfield land outside the settlement boundary.

The Planning Statement suggests that the development represents a sustainable form of development. However, this does not reflect the reality of the location. Copster Green has very limited services, with no GP, dentist or meaningful retail provision, and public transport is limited. The nearest shop is around a 1.5 hour round trip on foot, which is not realistic for day to day needs. Future residents would be reliant on cars.

There are also existing issues with traffic. The A59 is a fast and busy road, and roads such as Lovely Hall Lane already experience pressure and safety concerns. Additional housing in this location would inevitably add to that.

Furthermore, Lovely Hall Lane and Ribchester Road do not have continuous footpaths, and include sections with winding and blind bends. This makes walking along these routes unsafe, particularly for children and the elderly, and is of particular concern given that they would need to be used to access the nearest shop on foot.

I note that the Lead Local Flood Authority has raised an objection to the proposal, indicating that flood risk and drainage have not been satisfactorily addressed. This reflects existing concerns locally, with residents in Brown Leaves Grove already experiencing surface water issues during heavy rainfall. There is also a nearby stream which adds further concern to the water/drainage issue.

The Preliminary Ecological Appraisal is limited in scope and based on a single survey visit. This does not reflect local knowledge of the site and surrounding land, where wildlife including deer, badgers and bats are regularly seen. The loss of this greenfield land would have a clear impact on the rural character of the area.

Finally, the applicant has submitted a Statement of Community Involvement, however it is not clear how concerns raised by residents have influenced the proposal, which appears largely unchanged.

Overall, the proposal represents development in an unsustainable countryside location which has previously been found unacceptable on appeal, and where the key issues identified at that time remain materially unchanged.

For these reasons, I would ask that planning permission is refused.

Kind regards

A solid black rectangular box used to redact the signature of the official.

From: [REDACTED]
Sent: 15 April 2026 23:02
To: Planning
Subject: Objection to planning application no; 3/2026/0214

⚠ 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.

Good Evening,

Please consider this email a strong objection from our household to the proposed planning application outlined in the email title. Planning has previously been rejected on this land (in 2014), and it is our opinion that the new proposal is still not in any way acceptable for Copster Green.

- **Albany Drive access and increased traffic/congestion on Lovely Hall Lane.**

It is not a realistic or acceptable proposition to turn a quiet residential cul-de-sac in to an access road to a 26 dwelling estate. A conservative estimate would suggest at least 52 cars (not including visitors, delivery drivers etc) would be using Albany Drive every single day, and crucially, turning out on to an already over-congested Lovely Hall Lane. The construction phase alone will have a huge impact on local residents, in particular those living on Albany Road. I repeat, it is just not acceptable to expect to have huge amounts of traffic, noise and construction vehicles access a quiet cul-de-sac.

- **Increased risk of flooding from surface run off.** The application does not provide sufficient evidence that surface water run-off will be effectively managed. Given the existing drainage pressures in the area, this raises a significant flood risk concern. I live on [REDACTED], [REDACTED], and the surface run off is already an issue. This development (with obviously increased tarmac and other non-porous ground material) will exacerbate this. In support I am providing a link to a google drive file including a video which shows the current issues with surface run off at our home [REDACTED]

- **Access to amenities and local infrastructure.** Copster Green is, in terms of infrastructure and amenities, a remote village, relying heavily on neighbouring areas to provide basic services. Undoubtedly, and taking in to account our own experiences, private car is the only realistic option to access basic amenities. All shops, schools, doctors surgeries, pharmacies, dentists and other amenities are realistically only accessible by car. Salesbury school already causes huge congestion at the top of Lovely Hall Lane, and is not accessible on foot due to lack of any pavement from

Albany Drive all the way up the road. The closest convenience store is the Co-op at Ramsgreave (44 mins walk), and even further to Brownhill Surgery, Wilpshire Dental or Brownhill Pharmacy.

- **Wildlife** - The fields and green areas surrounding Copster Green provide a wonderful natural habitat for local wildlife. Further construction in the area continues to remove or seriously degrade this habitat. Deer, Badgers, Owls and countless other animals rely on this area to remain green and untouched.

In conclusion, the very reasons for the rejection in 2014 have clearly not been addressed and frankly, nothing has changed in the last 12 years to consider this proposal remotely feasible. This proposed development is not suitable for Copster Green and therefore should be rejected out of hand.

With thanks,

[REDACTED]

[REDACTED]

From: Contact Centre
Sent: 16 April 2026 08:16
To: Planning
Subject: FW: Objection to planning application no; 3/2026/0214

Contact Centre

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

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

 @RibbleValleyBC

From: [REDACTED]
Sent: 15 April 2026 22:59
To: Contact Centre <contact@ribblevalley.gov.uk>
Subject: Objection to planning application no; 3/2026/0214

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.

Good Evening,

Please consider this email a strong objection from our household to the proposed planning application outlined in the email title. Planning has previously been rejected on this land (in 2014), and it is our opinion that the new proposal is still not in any way acceptable for Copster Green.

- **Albany Drive access and increased traffic/congestion on Lovely Hall Lane.**

It is not a realistic or acceptable proposition to turn a quiet residential cul-de-sac in to an access road to a 26 dwelling estate. A conservative estimate would suggest at least 52 cars (not including visitors, delivery drivers etc) would be using Albany Drive every single day, and crucially, turning out on to an already over-congested Lovely Hall Lane. The construction phase alone will have a huge impact on local residents, in particular those living on Albany Road. I repeat, it is just not acceptable to expect to have huge amounts of traffic, noise and construction vehicles access a quiet cul-de-sac.

- **Increased risk of flooding from surface run off.** The application does not provide sufficient evidence that surface water run-off will be effectively managed. Given the existing drainage pressures in the area, this raises a significant flood risk concern. I live on [REDACTED], and the surface run off is already an issue. This development (with [REDACTED])

obviously increased tarmac and other non-porous ground material) will exacerbate this. In support I am providing a link to a google drive file including a video which shows the current issues with surface run off at our home [REDACTED] ed

- **Access to amenities and local infrastructure.** Copster Green is, in terms of infrastructure and amenities, a remote village, relying heavily on neighbouring areas to provide basic services. Undoubtedly, and taking in to account our own experiences, private car is the only realistic option to access basic amenities. All shops, schools, doctors surgeries, pharmacies, dentists and other amenities are realistically only accessible by car. Salesbury school already causes huge congestion at the top of Lovely Hall Lane, and is not accessible on foot due to lack of any pavement from Albany Drive all the way up the road. The closest convenience store is the Co-op at Ramsgreave (44 mins walk), and even further to Brownhill Surgery, Wilpshire Dental or Brownhill Pharmacy.
- **Wildlife** - The fields and green areas surrounding Copster Green provide a wonderful natural habitat for local wildlife. Further construction in the area continues to remove or seriously degrade this habitat. Deer, Badgers, Owls and countless other animals rely on this area to remain green and untouched.

In conclusion, the very reasons for the rejection in 2014 have clearly not been addressed and frankly, nothing has changed in the last 12 years to consider this proposal remotely feasible. This proposed development is not suitable for Copster Green and therefore should be rejected out of hand.

With thanks,

[REDACTED]

[REDACTED].

From: [REDACTED]
Sent: 16 April 2026 11:13
To: Planning
Subject: Subject: Formal Objection to Proposed Development at Copster Green Application 3/2026/0214

⚠ 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,

Re: **Application 3/2026/0214**

I write to formally object to the proposed development of 26 dwellings on the greenfield site at the end of our close in Copster Green, I reside at [REDACTED], and I am very concerned about the impact this development would have on our village and surrounding countryside.

While I recognise the national need for housing, this proposal represents an unsustainable and inappropriate form of development that conflicts with local and national planning policy, places unacceptable pressure on highways infrastructure, and would result in significant environmental harm.

1. Conflict with Sustainable Development – Policy DS2

Under Ribble Valley Core Strategy Policy DS2, development must be sustainable, appropriately located, and supported by adequate infrastructure.

This proposal fails to meet these requirements:

- The site is not sustainably located and would rely heavily on private vehicle use
- The surrounding road network is already under strain and cannot accommodate further demand
- The scale of development is disproportionate to the size and character of Copster Green

This represents unsustainable growth in a constrained rural location.

2. Failure to Meet Local Needs Exception Policy – DMH3

The proposal conflicts with Ribble Valley Core Strategy Policy DMH3.

- There is no clear, transparent evidence that this development meets a specific, identified local need within Copster Green
- A scheme of 26 dwellings is excessive for a small rural settlement and risks fundamentally altering its character

3. Highways Impact and Safety

In line with the National Planning Policy Framework (NPPF), development should not result in an **unacceptable impact on highway safety** or a **severe cumulative impact on the road network**.

Current conditions demonstrate clear risk:

- The A59 is already heavily congested
- Ribchester Road is increasingly busy and fast-moving
- Lovely Hall Lane is narrow and frequently becomes impassable during school peak times

The addition of traffic from 26 dwellings, alongside construction vehicles, would:

- Exacerbate congestion
- Increase risk to pedestrians, particularly children
- Worsen already unsafe access arrangements

This strongly indicates a **severe cumulative highways impact**, contrary to national policy.

4. Inadequate Infrastructure and Construction Impact

- Local road capacity and access routes are insufficient
- Lovely Hall Lane is unsuitable for sustained construction traffic

Given the site is enclosed by residential properties, development would result in:

- Significant noise, dust, and disruption
- Restricted access for existing residents
- Long-term harm to residential amenity

5. Loss of Greenfield Land and Biodiversity

The development would result in the loss of valuable greenfield land and ecological habitat.

Under national requirements for Biodiversity Net Gain:

- Development must deliver measurable biodiversity improvements

However:

- The site supports wildlife, including badgers and great crested newts
- Development risks habitat loss and fragmentation
- It is highly questionable whether meaningful biodiversity net gain can be achieved

6. Cumulative Development Pressure

Nearby settlements such as Whalley and Clitheroe have already experienced significant housing growth.

This has increased pressure on:

- Local roads
- Services and infrastructure
- The rural character of the area

7. Harmful Precedent and Incremental Urbanisation

Approval of this development would set a concerning precedent.

- It would establish this greenfield site as acceptable for development despite clear infrastructure and sustainability constraints
- It would make it significantly more difficult to resist further proposals on adjacent or similar sites
- It risks opening the door to incremental, piecemeal development that gradually erodes the character of Copster Green

This form of “**creeping development**” is contrary to the plan-led approach promoted by the National Planning Policy Framework, which seeks to ensure that development is properly planned, coordinated, and sustainable.

Allowing this scheme would not be an isolated decision—it would fundamentally weaken the ability to manage future development in the area.

Conclusion

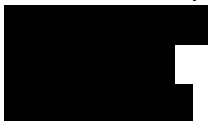
For the reasons outlined above, the proposal:

- Conflicts with Policy DS2 on sustainable development
- Fails to satisfy Policy DMH3 regarding local needs housing
- Would result in a severe and unacceptable impact on highway safety
- Is not supported by adequate infrastructure
- Causes harm through the loss of greenfield land and biodiversity
- Fails to demonstrate compliance with biodiversity net gain requirements
- Sets a harmful precedent for further inappropriate development

I respectfully request that this application is refused.

Please confirm receipt of this objection and that it will be fully considered as part of the planning process.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

re planning application no

3/2026/0214.

To whom it may concern
I am writing to put in my objections to
the proposed building of 26 properties of
Albany Drive Gopster Green.

①. Run off / drainage.

Before moving to Allangdale [redacted] I
lived at [redacted] for over [redacted]
years. I had only experienced - until the
new houses were built at Brown Leas Farm -
a couple of floods in my garden due to
heavy rainfall and a blocked culverts. Since
the properties were built, there had been a
build up of water logging in the garden - eventually

part of the lawn only able to be mowed in the height of summer. Since these things have got much worse at [REDACTED] - and I know photos have been submitted indicating this. If new properties are built the run off will be considerably worse.

② Wildlife.

I used to have hares and badgers in my garden at [REDACTED] ^{properties in} until 4 Bann Leazes Grove were built. There are still deer, bats, owls, hares and other mammals living in the area considered.

③ It is said that the properties suggested will be affordable living homes - indicating that less well off people will live there. There are no amenities apart from bus routes - which finish around 7 PM in the area. No shops within 2 miles. How will these people manage?

④ The access will be off Albany Drive and

onto Lively Hall Lane. The excess traffic will cause problems, especially at School times at the Junction of Lively Hall Lane and the A59.

These are just some of my major concerns about the proposed property development.

I hope you will take my objections into consideration.

Yours faithfully

