

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 14 April 2026 06:42  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0214 FS-Case-826942393

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2026/0214

**Address of Development:** Albany Drive , Copster Green

**Comments:** I oppose the development for 26 new homes by Pringle Homes. The previous development in 2014 on the same site by another developer in 2014 was REFUSED by RVBC. In view of the changing climate in particular increased levels of rainfall, flooding, increased levels of traffic, increased levels on already fully allocated primary and secondary school places- WHAT HAS CHANGED. I regularly walk from my home in [REDACTED]. The natural wildlife impact including deer , rabbits , bats , owls , badgers , not to mention the trees , shrubs and hedgerows WILL BE LOST AND DAMAGED BEING REPAIR FOREVER. Not withstanding the need for large scale social housing in larger Towns and Cities UK wide, a small development of NON SOCIAL HOUSING on land off Albany Drive in Copster Green is contrary to planning and development criteria in 2026. As a neighbour in the adjoining parish of Salesbury, the impact of this proposed development will have a huge impact on the neighbouring villages of Salesbury, Wilpshire , Langho , Clayton Le dale particularly in view of INCREASED TRAFFIC, POLLUTION, CONJESTION . The most affected people of this proposed development will be older people who do not drive. The existing bus timetable is already is already inadequate and will not even be considered by this development . FINALLY LAND OWNERS AND HOUSING DEVELOPERS ONLY HAVE ONE AIM , THAT IS TO MAKE PROFIT. I OPPOSE THIS PLANNING APPLICATION IN THE STRONGEST TERMS AS SET OUT ABOVE

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 14 April 2026 07:12  
**To:** Planning  
**Subject:** 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.

Dear Sirs

We wish to object to the planning application on land at Albany Drive, Copster Green.  
Our main concerns are the increase in volume of traffic and the lack of local amenities.  
Also if is planning was approved the road layout shown could lead to further development on the adjoining field.

Regards

[REDACTED]

[REDACTED]

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 14 April 2026 08:00  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0214 FS-Case-826972320

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2026/0214

**Address of Development:** Land off Albany Drive, Copster Green

**Comments:** I wish to formally object to the proposed development of 26 properties on land off Albany Drive due to the increased flood risk it presents to my property and surrounding area.

My [REDACTED] to the [REDACTED], and we already experience flooding to the garden during periods of heavy rainfall. This issue has become noticeably worse following the development of properties on Brown Leaves Grove. The introduction of additional hard surfaces and altered drainage patterns from that development appears to have increased both the volume and rate of water entering the stream, contributing to more frequent and severe overflow.

The proposed Albany Drive development will introduce a significant increase in impermeable surfaces, including roofs, roads, and driveways. This will inevitably result in a greater volume of surface water runoff being directed toward the existing drainage system and watercourse. During periods of adverse weather, it is highly likely that the stream will be unable to accommodate this increased flow, thereby further elevating the risk of flooding to neighbouring properties, including my own.

In addition, the excavation required for the development is likely to disturb substantial amounts of clay and soil. The runoff of clay and silt into the stream could lead to sediment build-up, reducing the channel's capacity and efficiency, and further exacerbating the risk of flooding.

Taking into account the cumulative impact of the existing development at Brown Leaves Grove and the proposed development at Albany Drive, there is a clear and significant concern that flooding will increase in both frequency and severity. This would have a direct and detrimental impact on my property and garden.

This increased flood risk will have a direct and significant impact on my home and livelihood. I have already invested a substantial amount of money into my property, particularly in the [REDACTED] and [REDACTED], in an effort to mitigate existing flooding issues. Despite these measures, flooding still occurs during periods of heavy rainfall, and the proposed development is likely to undermine these efforts entirely. Any further increase in water flow or reduction in the

stream's capacity would not only risk damage to my property and land but could also result in ongoing financial burden, loss of use of my garden, and a detrimental effect on the value and enjoyment of my home.

For these reasons, I strongly object to this application. At a minimum, a comprehensive and robust flood risk and drainage assessment must be undertaken, with clear, enforceable mitigation measures in place to ensure that there is no increased flood risk to existing properties.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 14 April 2026 09:23  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0214 FS-Case-826983974

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2026/0214

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

**Comments:** I wish to formally object to the proposed above development of 26 affordable dwellings. My primary concern is surface water drainage from the site. Currently under heavy rainfall water drains from the land above, through the top of Brown Leaves and down the road. At least three times from memory the entire road and gardens have been flooded, with existing drainage on brown leaves also beyond capacity. While I can see references to calculations etc. in the proposal, what is the accuracy of this? As proved with the recent development in Blackburn, assumptions are not always correct and create substantial problems if not addressed in advance.

Ref:  
<https://www.lancashiretelegraph.co.uk/news/25186542.blackburn-housing-estate-flooding-problem-will-cost-400k/>

There are also several references in the Flood Risk Assessment 260014 (sections 2.23 and 2.24) regarding draining into a 'ditch' on the Western side of the proposal. Said 'ditch' usually contains water and runs down the rear of properties on the Western side of Brown Leaves Grove. This can be up over 600mm deep with considerable volume at the [REDACTED] and the ones on Longsight Road. This has previously overspilled into the lower gardens and creates a problem with the culvert crossing the A59 road.

A secondary concern is reference in the same document to Section 2.37 and connection to existing public sewers. There is a manhole for the sewer drains at the top of Brown Leaves Grove. On one occasion Mcdermott Developments (original site contractors) did some works in the area and left this exposed, this caused a blockage further down the [REDACTED]. There have also been other instances of blockages at the same point. I know this as my property is the first to be affected as my drains back up and require an external company to clear the problem at a sewer in the road (not on my land). I fear additional connection to this point would exacerbate any issue.

**Dear Sir/Madam,**

**Formal Objection to Planning Application – Land at Albany Drive, Copster Green (26 Dwellings)**

I am writing to formally object to the above planning application.

I am a [REDACTED], and my [REDACTED] [REDACTED] such, I have serious concerns regarding the suitability of this proposal, particularly in relation to planning policy, sustainability, infrastructure capacity, highway safety, flood risk, and environmental impact.

**1. Development in Open Countryside and Policy Conflict**

The application site lies outside the defined settlement boundary and is classed as open countryside. As such, development in this location should be strictly limited and only permitted where it meets clearly evidenced local need.

There is no convincing evidence within the application to demonstrate that this proposal satisfies a specific local housing requirement for Copster Green or the surrounding area. Consequently, the scheme appears to conflict with the Council's Local Plan and established countryside protection policies.

It is also important to note that this site has previously been refused at appeal, where it was determined to be an unsustainable location for residential development. There have been no meaningful changes in circumstances since that decision, and it should therefore carry significant weight in the determination of this application.

**2. Previous Planning History**

This land has already been subject to proposals for residential development, including an outline scheme for up to 32 dwellings. Those earlier considerations raised key concerns, particularly around impact on the countryside and ecology.

The current application appears to revisit development on the same site without adequately addressing those previously identified issues, which remain just as relevant today.

**3. Unsustainable Location and Lack of Infrastructure**

Copster Green is a small rural village with very limited access to services and facilities. There are no shops, healthcare services, or community amenities within the village itself, and public transport options are extremely limited, particularly outside of peak hours.

As a result, future residents would be heavily reliant on private vehicles for everyday needs, which is contrary to the principles of sustainable development.

In addition, local infrastructure is already under significant pressure:

- GP surgeries are oversubscribed, making it difficult to obtain appointments

- Local schools, including St Leonards Primary and St Augustine's Secondary, are already operating at or beyond capacity
- There is no clear plan within the application to address these constraints

This raises serious concerns about the ability of the area to accommodate further development.

#### **4. Highway Safety and Traffic Impact**

Traffic conditions on the A59 and Lovely Hall Lane are already problematic, particularly during peak school hours. Congestion, unsafe parking, and limited visibility are ongoing issues.

Access to Brown Leaves Grove is already difficult at busy times, and the addition of 26 new dwellings would inevitably increase traffic volumes, worsen congestion and increase the risk to both drivers and pedestrians.

Assuming a conservative estimate that 75% of the 26 proposed dwellings would have at least one vehicle, this would equate to approximately 19–20 additional households with cars, significantly increasing vehicle movements on already strained local roads. This does not account for multiple-vehicle households or visitor traffic, which would further exacerbate congestion.

In addition, there are serious concerns regarding the impact on Albany Drive. At present, vehicles are regularly parked on both sides of the road, and many of the residents are elderly. These households often receive regular visitors or carers, and a significant number only have single-car driveways, meaning on-street parking is already heavily relied upon. The introduction of construction traffic and ongoing HGV movements accessing the proposed development would create substantial disruption, reduced access, and increased safety risks for residents and other road users. This would be particularly concerning given the limited carriageway width and existing parking pressures.

Furthermore, the surrounding road network includes narrow and poorly lit routes, and there is a lack of safe pedestrian infrastructure. This makes the location particularly unsuitable for additional residential development.

#### **5. Flood Risk and Drainage Failures**

There are well-documented and ongoing surface water drainage issues affecting this site and surrounding properties, including my own. During periods of heavy rainfall, water flows directly from the field into residential gardens, resulting in flooding.

Importantly, Lancashire County Council (LCC) has formally objected to this application on the grounds of inadequate drainage information and unresolved surface water management concerns.

The applicant has failed to demonstrate a robust or acceptable drainage strategy. Without a proven and effective solution, this development will inevitably worsen existing flooding problems for neighbouring residents.

#### **6. Impact on Biodiversity**

The site is currently undeveloped greenfield land that supports a variety of wildlife, including deer, owls, brown hares & rabbits. Development would result in the loss of this habitat and displacement of local species.

Previous considerations have already highlighted ecological concerns, and the proposed scheme would lead to a clear and irreversible loss of biodiversity, contrary to environmental planning policies.

## **7. Accessibility and Pedestrian Safety**

The site is not well served by safe walking routes. Footpaths along Lovely Hall Lane and the A59 are narrow, poorly maintained, and in places feel unsafe for pedestrian use, particularly given the volume and speed of traffic on the A59.

In its current condition, it is unsafe to walk along the A59 footpath, and I am unable to use this route with my two toddlers and dog due to the lack of adequate separation from traffic and the overall unsafe nature of the pathway.

This raises serious concerns about how pedestrians would safely coexist with increased traffic associated with the proposed development, particularly heavy goods vehicles accessing and leaving the site. It is unclear how HGVs would be expected to pass pedestrians safely in an area with such limited and inadequate footpath provision and no meaningful segregation from live traffic.

This is especially concerning for families, children, and those with limited mobility. Given the nature of the proposed development, it is unrealistic to assume all future residents will have access to private vehicles, further highlighting the unsuitability of this location.

## **8. Impact on Residential Amenity**

The development would have a direct impact on neighbouring properties, including my own, through:

- Loss of privacy and outlook
- Increased noise and disturbance
- The urbanisation of what is currently an open and rural aspect

This would significantly reduce the quality of life for existing residents.

## **9. Precedent for Further Development**

Approval of this application would set a concerning precedent, making it increasingly difficult to resist further development in surrounding open countryside. This would gradually erode the rural character of Copster Green.

## **Conclusion**

In summary, this proposal represents inappropriate development in an unsustainable location and raises significant concerns in relation to planning policy, infrastructure, highway safety, flood risk, and environmental impact.

The cumulative harm clearly outweighs any potential benefits, and I therefore respectfully request that the application is refused.

Yours faithfully,

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

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 14 April 2026 11:02  
**To:** Planning  
**Subject:** Fwd: Development objections.

**⚠ 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.

**Subject: Development Application No 3/2026/0214**

With regard to the proposed housing development of 26 new homes on farm land off Albany Drive Copster Green. My wife and I both object to the proposed plans.

Our objections are that any development of this land will significantly increase the usage of vehicle traffic along Lovely Hall Lane and therefore greatly impact pedestrian safety as there are no pavements for pedestrians.

This would also impact on what is already a very dangerous situation with regard to Salesbury Primary School traffic at the start and end of the school day. Cars parked along Lovely Hall Lane down to Lovely Hall which makes for single lane traffic with parents with children also walking to their respective vehicles in the road.

Yours Sincerely

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 14 April 2026 12:21  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0214 FS-Case-827118236

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2026/0214

**Address of Development:** Albany Drive, Copster Green

**Comments:** Lovely Hall Lane is already congested at peak periods causing difficulty in turning on to the A59 . Additonal traffic from Albany Drive would increase congestion . it is also used as a cut through often by speeding motorists avoiding the traffic lights. There are no facilities other than a Chinese restaurant on the A59. The only postal facility is a two hour slot at Salesbury Memorial hall once a week. The nearest food shops are in Brownhill or Langho requiring the use of a motor vehicle. We oppose the development of Albany Drive.

[REDACTED]

14 APR 2026

11. 04. 2026

RVBC Planning.

Re:- Application N° 3/2026/0214

Dear Sir/Madam,

I wish to object to the above planning application.

As you should be aware there is a lot of wildlife in the vicinity, as observed, especially at night. In particular some are protected species such as Badgers (*Meles meles*) and Hedgehogs (*Erinaceus europaeus*). You will also be aware it is illegal to disturb badger sets.

Furthermore there will be serious disruption to the residents of Albany Drive, many of whom are elderly.

For these reasons planning should be refused.

[REDACTED]

14 APR 2026

12<sup>th</sup> April 2026

X 2 from  
same address

Maya Cullen  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

Re Application No 3/2026/0214

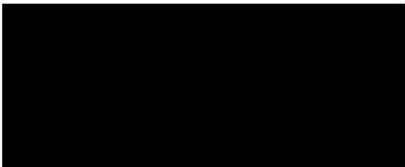
Dear Ms Cullen

I am writing to register my objection to the planning application quoted above.

I am very unhappy about the impact of a further twenty-six houses on traffic levels in the local area. The Ribchester Road traffic lights are already dangerous as is the exit from Loyely Hall Lane onto the A59. The proposed development seems likely to double traffic levels in the area.

I am also concerned that work appears to have already started on the site, the formation of a roadway, although planning permission has not yet been granted.

Thank you very much for taking the time to consider this letter.



14 APR 2026

12<sup>th</sup> April 2026



Maya Cullen  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

Re Application No 3/2026/0214

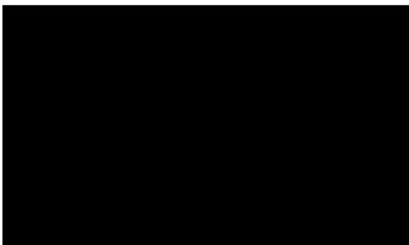
Dear Ms Cullen

I am writing to register my objection to the planning application quoted above.

I am very unhappy about the impact of a further twenty-six houses on traffic levels in the local area. The potential traffic levels arising would endanger life and limb on what is a very narrow road with no room to pass. The exit onto Lovely Hall Lane is already dangerous because it is so close to the A59 and is also on a blind corner.

I have seen the plans and it seems to me that they are completely out of character with the surrounding area and in fact will spoil what I think is a beautiful environment.

Thank you very much for taking the time to consider this letter.



**Dear Sir/Madam,**

**Formal Objection to Planning Application – Land at Albany Drive, Copster Green (26 Dwellings)**

I am writing to formally object to the above planning application.

I am a resident [REDACTED] and my [REDACTED] proposed development site. As such, I have serious concerns regarding the suitability of this proposal, particularly in relation to planning policy, sustainability, infrastructure capacity, highway safety, flood risk, and environmental impact.

**1. Development in Open Countryside and Policy Conflict**

The application site lies outside the defined settlement boundary and is classed as open countryside. As such, development in this location should be strictly limited and only permitted where it meets clearly evidenced local need.

There is no convincing evidence within the application to demonstrate that this proposal satisfies a specific local housing requirement for Copster Green or the surrounding area. Consequently, the scheme appears to conflict with the Council's Local Plan and established countryside protection policies.

It is also important to note that this site has previously been refused at appeal, where it was determined to be an unsustainable location for residential development. There have been no meaningful changes in circumstances since that decision, and it should therefore carry significant weight in the determination of this application.

**2. Previous Planning History**

This land has already been subject to proposals for residential development, including an outline scheme for up to 32 dwellings. Those earlier considerations raised key concerns, particularly around impact on the countryside and ecology.

The current application appears to revisit development on the same site without adequately addressing those previously identified issues, which remain just as relevant today.

**3. Unsustainable Location and Lack of Infrastructure**

Copster Green is a small rural village with very limited access to services and facilities. There are no shops, healthcare services, or community amenities within the village itself, and public transport options are extremely limited, particularly outside of peak hours.

As a result, future residents would be heavily reliant on private vehicles for everyday needs, which is contrary to the principles of sustainable development.

In addition, local infrastructure is already under significant pressure:

- GP surgeries are oversubscribed, making it difficult to obtain appointments

- Local schools, including St Leonards Primary and St Augustine's Secondary, are already operating at or beyond capacity
- There is no clear plan within the application to address these constraints

This raises serious concerns about the ability of the area to accommodate further development.

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Access to Brown Leaves Grove is already difficult at busy times, and the addition of 26 new dwellings would inevitably increase traffic volumes, worsen congestion and increase the risk to both drivers and pedestrians.

Assuming a conservative estimate that 75% of the 26 proposed dwellings would have at least one vehicle, this would equate to approximately 19–20 additional households with cars, significantly increasing vehicle movements on already strained local roads. This does not account for multiple-vehicle households or visitor traffic, which would further exacerbate congestion.

In addition, there are serious concerns regarding the impact on Albany Drive. At present, vehicles are regularly parked on both sides of the road, and many of the residents are elderly. These households often receive regular visitors or carers, and a significant number only have single-car driveways, meaning on-street parking is already heavily relied upon. The introduction of construction traffic and ongoing HGV movements accessing the proposed development would create substantial disruption, reduced access, and increased safety risks for residents and other road users. This would be particularly concerning given the limited carriageway width and existing parking pressures.

Furthermore, the surrounding road network includes narrow and poorly lit routes, and there is a lack of safe pedestrian infrastructure. This makes the location particularly unsuitable for additional residential development.

#### **5. Flood Risk and Drainage Failures**

There are well-documented and ongoing surface water drainage issues affecting this site and surrounding properties, including my own. During periods of heavy rainfall, water flows directly from the field into residential gardens, resulting in flooding.

Importantly, Lancashire County Council (LCC) has formally objected to this application on the grounds of inadequate drainage information and unresolved surface water management concerns.

The applicant has failed to demonstrate a robust or acceptable drainage strategy. Without a proven and effective solution, this development will inevitably worsen existing flooding problems for neighbouring residents.

#### **6. Impact on Biodiversity**

The site is currently undeveloped greenfield land that supports a variety of wildlife, including deer, owls, brown hares & rabbits. Development would result in the loss of this habitat and displacement of local species.

Previous considerations have already highlighted ecological concerns, and the proposed scheme would lead to a clear and irreversible loss of biodiversity, contrary to environmental planning policies.

## **7. Accessibility and Pedestrian Safety**

The site is not well served by safe walking routes. Footpaths along Lovely Hall Lane and the A59 are narrow, poorly maintained, and in places feel unsafe for pedestrian use, particularly given the volume and speed of traffic on the A59.

In its current condition, it is unsafe to walk along the A59 footpath, and I am unable to use this route with my two toddlers and dog due to the lack of adequate separation from traffic and the overall unsafe nature of the pathway.

This raises serious concerns about how pedestrians would safely coexist with increased traffic associated with the proposed development, particularly heavy goods vehicles accessing and leaving the site. It is unclear how HGVs would be expected to pass pedestrians safely in an area with such limited and inadequate footpath provision and no meaningful segregation from live traffic.

This is especially concerning for families, children, and those with limited mobility. Given the nature of the proposed development, it is unrealistic to assume all future residents will have access to private vehicles, further highlighting the unsuitability of this location.

## **8. Impact on Residential Amenity**

The development would have a direct impact on neighbouring properties, including my own, through:

- Loss of privacy and outlook
- Increased noise and disturbance
- The urbanisation of what is currently an open and rural aspect

This would significantly reduce the quality of life for existing residents.

## **9. Precedent for Further Development**

Approval of this application would set a concerning precedent, making it increasingly difficult to resist further development in surrounding open countryside. This would gradually erode the rural character of Copster Green.

## **Conclusion**

In summary, this proposal represents inappropriate development in an unsustainable location and raises significant concerns in relation to planning policy, infrastructure, highway safety, flood risk, and environmental impact.

The cumulative harm clearly outweighs any potential benefits, and I therefore respectfully request that the application is refused.

Yours faithfully,

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

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 14 April 2026 12:48  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0214 FS-Case-827136923

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2026/0214

**Address of Development:** Land off Albany Drive, Copster Green

**Comments:** Access to the proposed site is via Albany Drive. Vehicles using Albany Drive already have restricted manoeuvrability making access to the site difficult and no doubt stressful for the residents.

RBVC appears to readily allow building development without offering increased or enhanced services such as community facilities - sports halls, parks, schools or health provision (particularly doctors and dentists). Adding yet more residents will only exacerbate this problem.

There has been significant development along and adjacent to the A59 which has significantly increased traffic on this road. Please do not add to what is already a hazardous route particularly for cyclists etc.

My understanding is that two years ago this application was rejected. If an application has been rejected what possible benefit could accrue from its re-opening when it is clear no one in Copster Green wants it.

Hope this helps

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 14 April 2026 13:14  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0214 FS-Case-827138534

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2026/0214

**Address of Development:** Albany Drive, Copster Green

**Comments:** 1. The increase in traffic flow from this proposed development will severely impede the quiet Albany Drive cul-de-sac and will add more and more traffic onto pavement free Lovely Hall Lane which is troubled by speeding vehicles already. 2. Stating that residents can use bicycles instead of vehicles to use “close by” amenities within a 5km radius is laughable. The main amenities frequented are food shops, doctors and dentists and these are over the Blackburn boundary and cars are used for these visits, the only very few bike riders we see are cycling for leisure/exercise, not shopping. 3. We have bats flying around at night and deer, badgers, owls and other mammals inhabit the local fields part of which is proposed for this development and will again we will have concrete instead of countryside.