

[REDACTED]

From: [REDACTED]
Sent: 17 April 2026 18:31
To: [REDACTED]; Planning
Subject: Re: Objection to Planning 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.

To Whom It May Concern,

Re: Objection to Planning Application 3/2026/0214

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

My primary concern relates to the significant increase in traffic that this development is likely to generate. The surrounding road network is already under strain, and any additional volume will exacerbate congestion, increase noise levels, and reduce overall road safety for residents.

In particular, Lovely Hall Lane is not designed to accommodate higher levels of traffic. It is a relatively narrow route and lacks the infrastructure needed to safely support increased vehicle use. This is especially concerning given the limited availability of pavements in the area. Pedestrians, including children, elderly residents, and those with mobility issues, are already forced to share space with vehicles, creating a hazardous environment that will only worsen if traffic increases.

Furthermore, there is a strong likelihood that drivers will begin using Lovely Hall Lane and the adjacent green as a rat run to bypass congestion on main roads. This would not only increase traffic volumes but also undermine the character and safety of what is currently a quieter, residential area. The use of the green in this way is particularly troubling, as it risks damage to a valued local space and further endangers pedestrians.

In summary, the proposed development fails to adequately address the impact on local traffic, pedestrian safety, and the preservation of the surrounding area. For these reasons, I urge the planning authority to reject this application.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 April 2026 12:28
To: Planning
Subject: Planning Application Comments - 3/2026/0214 FS-Case-829090973

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0214

Address of Development: Albany Drive

Comments: This development increases Albany drive by 200%. This will increase traffic to/from the busy A59 and increase the chances of fatal accidents. There is no need to develop virgin open countryside when brownfield sites are available. Mature trees will be compromised and likely damaged / destroyed. This is incompatible with Ribble Valley planning policies.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 April 2026 16:05
To: Planning
Subject: Planning Application Comments - 3/2026/0214 FS-Case-829146966

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0214

Address of Development: Land off Albany drive

Comments: We do not have the infrastructure for anymore homes around here. The roads are busy enough, it takes ages to turn right at the bottom of lovely hall lane. More houses would create more traffic. The schools are full, as are the doctor's surgeries. Hardly any Greenland left for the wildlife.

re planning application no

3/2026/0214.

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

①. Run off / drainage.

Before moving to [REDACTED] I
lived at [REDACTED] for over [REDACTED]
years. I had only experienced - until the
new houses were built at Brown Leaze Grove -
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 Brown Leases some 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

into 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

