

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 April 2026 14:55
To: Planning
Subject: Planning Application Comments - 3/2026/0214 FS-Case-822220652

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0214

Address of Development: Pringle Homes (Langho) Ltd
Land at Albany Drive Copster Green BB1 9EH

Comments: I am writing to strongly object to the proposed development of 26 residential properties on land at Albany Drive Copster Green Blackburn for my reasons detailed below:
Copster Green is becoming increasingly overdeveloped for the size of the locality with the most recent development at Brown Leaves Copster Green. The lack of nearby public transport and local services (mainly shops, restaurants, GP Surgeries, dentists and schools) mean that residents have to travel outside of the area for basic needs and as such have to rely on a private car. This subsequently results in an increased traffic volume. The cumulative effect of allowing such a development would increase the amount of journeys made.
In addition due to the absence of any local services a new residential development would not help sustain existing facilities or contribute to the vitality of local businesses in the area.
The majority of dwellings now have at least 2 cars per household sometimes 3 or 4. The proposed new development could potentially see an increase of approximately between 60-70 vehicles.
The only access from the development would be along Albany Drive and on to Lovely Hall Lane. Congestion and waiting times to access onto the A59 from Lovely Hall Lane are considerable more so at school drop off and pick up times. As a result vehicles are using the bridle path through Copster Green as a "short cut" to the A59 with drivers speeding through the green dangerously and ignoring the 10 MPH speed limit.
There is one school locally for primary age children which is accessed via Lovely Hall Lane. The lane is narrow with no footpath off the road for approximately half a mile making walking dangerous. As a result residents of the new development will result in driving to the school causing increased traffic and dangerous parking outside the school which is already problematic.
Also there isn't the infrastructure to support the development. The primary school in the area is already full to capacity and both GP surgeries are at capacity. There are no local shops in the area within walking distance.
For these reasons I object to the proposed development.

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

From: [REDACTED]
[REDACTED]

[05/04/2026]

Subject: Objection to Planning Application [No: 3/2026/0214] – Proposed Housing Development on Albany Drive.

Summary of Objection

I strongly object to this proposal on the grounds that it:

Conflicts with Key Statement EN2 and Policies DMG1, DMG3, and DME6 of the Ribble Valley Core Strategy.

Will cause overdevelopment, loss of privacy, and harm to the established character of Albany Drive.

Will significantly increase traffic congestion and highway safety risks.

Fails to address flood risk and the strain on local infrastructure.

For these reasons, I request that the application be refused.

Dear Sir/Madam,

I am writing to formally object to the proposed housing development at Albany Drive under planning application number [3/2026/0214]. As a resident of [REDACTED], I believe the proposal is contrary to several policies in the Ribble Valley Core Strategy (Adopted 2014) and would cause significant harm to the character, safety, and amenity of the area.

1. Conflict with Key Statement EN2 – Landscape

Key Statement EN2 states:

“The landscape and character of the Forest of Bowland AONB, the open countryside, and other landscapes of value will be protected, conserved, and enhanced.”

The proposed development would introduce a dense, urban-style layout that is out of keeping with the established character of Albany Drive and the surrounding area. This would erode the visual amenity and rural setting, contrary to EN2’s requirement to protect local distinctiveness.

2. Conflict with Policy DMG1 – General Considerations

Policy DMG1 requires that:

“All development must be of a high standard of building design, be sympathetic to existing and proposed land uses in terms of size, intensity, and nature, and not adversely affect the amenities of the surrounding area.”

The proposed scale and massing are excessive for the plot size, resulting in overdevelopment. The height and positioning of dwellings would cause loss of privacy and overshadowing to neighbouring properties, directly conflicting with DMG1’s amenity protection clause.

3. Conflict with Policy DMG3 – Transport and Mobility

DMG3 states that:

“Development should be located to minimise the need to travel and should not add to traffic congestion or compromise highway safety.”

Albany Drive is a residential road with limited capacity. The additional vehicle movements from this development would exacerbate congestion, increase on-street parking pressure, and create safety hazards for pedestrians.

4. Conflict with Policy DME6 – Water Management

DME6 requires that:

“New development should not increase the risk of flooding elsewhere and should incorporate sustainable drainage systems where appropriate.”

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. While these have been addressed in the planning application Flood Flow LTD states at the beginning of the letter, “The information presented and conclusions drawn are based on statistical data and are for guidance purposes only. The study provides no guarantee against the flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates, and associated probabilities”.

5. Strain on Local Infrastructure

The proposal fails to demonstrate how it will mitigate the additional pressure on local services such as schools, healthcare, and public transport, contrary to the Core Strategy’s sustainable development principles.

Copster Green has a day nursery and a restaurant. It has no shop, post office or pub and the local primary school is in Salesbury at a distance where families with younger children are more likely to drive. The proposal states there are places available at local primary schools and Brownhill doctors’ surgery, however it does not say how many spaces are available at the surgery or the school, or if spaces are available for all year groups. Also, the lack of secondary school places is a concern.

The local bus service provides some links to larger local settlements, however, services at peak commuting times are limited therefore, the absence of any notable local services would require

residents to travel outside the village for even basic needs, and they would be largely dependent upon the private car to do so. Although this might not generate very large amounts of traffic, the cumulative effect of allowing such development in the countryside would increase the number of unsustainable journeys made. Furthermore, in the absence of any notable local services, new residential development would not help sustain existing facilities or contribute to vitality.

There are also concerns that the proposal would perpetuate an unsustainable pattern of development. Residents are concerned that the approval of this proposal could be used in support of further development, the cumulative effect of which would exacerbate the unsustainable pattern of development and the harm arising from it. The benefits to housing supply would not significantly and demonstrably outweigh the harm that perpetuating an unsustainable pattern of development would cause.

For the reasons above, I respectfully request that Ribble Valley Borough Council refuse this application. The proposal is inconsistent with Key Statement EN2 and Policies DMG1, DMG3, and DME6 of the Core Strategy, and would have a detrimental impact on the safety, character, and quality of life in our community.

Yours faithfully,

[Redacted signature]

[Redacted address]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 06 April 2026 12:34
To: Planning
Subject: Planning Application Comments - 3/2026/0214 FS-Case-823211832

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0214

Address of Development: Land at Albany Drive

Comments: I am writing to formally express my objection to the proposed development of 26 new residential properties at the above-mentioned site.

While I recognise the need for housing development, I have serious concerns about the scale and impact of this proposal on the local area. In its current form, the development appears excessive for the location and risks causing long-term harm to the character, infrastructure, and environment of the community.

In particular, I am concerned about the increased pressure this development would place on local roads and traffic levels, which are already congested at peak times. The additional properties would also place strain on existing services and amenities, including schools, healthcare provision, and utilities, which do not appear adequately equipped to accommodate such an increase in residents.

Furthermore, the proposed number of properties is out of keeping with the surrounding area and may significantly alter its character. There are also potential environmental concerns, including loss of green space, impact on local wildlife, and increased noise and pollution during both construction and long-term occupation.

I respectfully request that these concerns be carefully considered and that the scale of the development be reviewed, reduced, or reconsidered entirely in favour of a proposal that better reflects the capacity and character of the local area.

Thank you for taking the time to consider my views. I trust that meaningful engagement with local residents will form part of your decision-making process moving forward.

[REDACTED]

From: [REDACTED]
Sent: 06 April 2026 21:33
To: Planning
Subject: 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.

I object to any development of Albany Drive.

I live at number [REDACTED], the road is narrow and struggles with the traffic already. At peak times with the on road parking it's tight to drive through. Leaving for work and coming home the traffic is enough- any more would just be too much and the road could not cope with it - it's simply too narrow.

This is a cul de sac not a road and is busy enough.

There is no through road.

There are badgers a protected species living in the area - any development would harm their habitat and may force them to move. This would be unacceptable. The council has a duty of care to protect endangered species.

The noise from the development, the traffic increase from the development would could a huge impact on my living at the property. Noise, traffic congestion, too much impact!

The road is simply not big enough for trucks, builders, tarmac trucks, it's too much noise, disruption, increase in traffic.

A development- there are no local shops, there would be an increase in traffic, please do not allow them simply to build for their own monetary gain that would be to the detriment the lives of the people living in a cul de sac.

I strongly object to the development and cannot see any positives of the development for me, my neighbours or the area. All it would do is bring increase noise, traffic and disruption that we would be left to live with.

Potentially just increase the harm to the local wildlife!

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: Planning Policy
Sent: 07 April 2026 08:49
To: Planning; Maya Cullen
Subject: FW: objection to planning application no; 3/2026/0214

[REDACTED]

From: [REDACTED] >
Sent: 04 April 2026 20:41
To: Planning Policy <Planning.Policy@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.

FAO Maya Cullen

The household of [REDACTED] wish to strongly object to this planning application. Planning was previously refused (2014) as it was contrary to key statement 12 and policy DMG3, Ribble Valley's Core Strategy.

Albany Drive was never designed to be a feeder road for further housing. The entrance /exit has poor visibility, especially with the volume of traffic on Lovely Hall Lane, immediately leading onto the A59 Longside Road, which is now manically busy due to over development in the Ribble Valley.

Salesbury school has been forced to implement a one way system on the lane due to the number of cars in and out of the school and the congested parking around the school. At peak times it is chaotic at best.

Walking or cycling to school would not be safe. Neither is walking to the nearest bus stop with only a narrow pavement. These are a couple of reasons why parents drive their children to school in the area.

The idea of cycling to the shops or to work is ludicrous. I know of experienced cyclists who avoid the A59 as it is so dangerous. My [REDACTED] had to stop cycling to work due to the frighteningly close proximity of passing lorries.

There are no local amenities, the bus service is not frequent enough to commute to work. Schools, GP's and dentists are at capacity.

There are 100's of houses being built already within three miles of Salesbury, the impact of which has yet to be seen!

Albany Drive does not have the capacity to cope with a further 52 cars plus visitors and delivery vehicles. The road is in need of repair and further damage is inevitable if construction vehicles and further residential vehicles are allowed. Not to mention damage to underground pipework and services. Noise disturbance and significant disruption is unacceptable to this peaceful cul de sac of older residents.

Please consider the impact on wildlife should these fields be carved up for development. Landscaping is no substitute for natural habitat.

Thank you for considering our objection

I sincerely hope, Ribble Valley planning department and council will vote against this and any future development.

Yours sincerely

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

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 April 2026 08:39
To: Planning
Subject: Planning Application Comments - 3/2026/0214 FS-Case-824191932

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0214

Address of Development: Land at Albany Drive Copster Green BB19EH

Comments: The proposed access to and from this proposed development is stated as ' along Albany Drive and onto Lovely Hall Lane '. The junction onto the A59 Longsight Rd is severely congested at school run times. The junction is hazardous with fast flowing traffic onto A59 constantly. Lovely Hall Lane towards Salesbury School again is unpassable at school run times. The increase of extra vehicles will impact heavily. All or most of the residents of the new development will rely on vehicles adding to this congestion.