

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 09 April 2026 08:27  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0214 FS-Case-824777400

[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 development of 26 residential dwellings in the Copster Green area.

My primary concern relates to traffic and road safety. The roads in this area already experience significant congestion, particularly around the traffic lights. Copster Green is frequently used as a cut-through route, which adds to the existing traffic burden. Importantly, Copster Green is also an unadopted road, and as such is not designed to accommodate increased traffic volumes associated with a development of this size.

The addition of 26 new homes will inevitably result in a substantial increase in vehicle movements, which will further exacerbate congestion, reduce road safety, and negatively impact the daily lives of residents.

In addition, there are existing pressures on local infrastructure and services, including healthcare, schools, and general amenities. These services are already stretched, and there is no clear evidence that adequate improvements or provisions will be made to support the increased demand arising from this development.

While the need for housing is acknowledged, it is essential that such developments are supported by appropriate infrastructure planning. At present, it does not appear that the necessary measures are in place to mitigate the impact on traffic or local services.

For these reasons, I strongly urge the council to refuse this application or, at the very least, require a comprehensive review of traffic impact and infrastructure capacity before any approval is considered.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 08 April 2026 22:25  
**To:** Planning  
**Subject:** Complaint 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,

We are writing to formally object to the proposed development of 26 dwellings on Land at Albany Drive, Copster Green (3/2026/0214).

This proposal raises significant concerns that have already been considered and upheld in a previous planning refusal in June 2014. The reasons for refusal at that time remain entirely relevant today.

Firstly, the development would have a harmful impact on the rural landscape and impact environmental sustainability. The site forms part of an open and undeveloped area that contributes to the character and visual amenity of the countryside. Introducing a housing estate of this scale would further urbanise the landscape, eroding its rural character and setting a concerning precedent for further encroachment.

Secondly, the proposal raises safety concerns. Albany Drive is a quiet cul-de-sac and sending extra traffic on to this quiet rural road that leads on to Lovely Hall Lane will cause problems with congestion and road damage. The end of Lovely Hall Lane that leads on to the A59 can already get heavily congested and this may cause accidents with a potentially extra 50+ vehicles using it daily. Not to mention the construction vehicles that will initially be using the roads. There are no footpaths on Lovely Hall Lane where Albany Drive leads on to it, and it concerns us that children and walkers who frequent the roads will be unsafe with the extra traffic.

Also, the existing infrastructure is insufficient to support the increased housing. Local roads and drainage systems, are already under pressure, and there is no clear evidence that they can accommodate the additional demand generated by 26 new dwellings. This would likely result in a reduced quality of life for existing residents.

The same fundamental issues that led to the refusal of planning permission in June 2014 remain unresolved. The development would cause unacceptable harm to the rural environment, fail to meet sustainability standards, and place undue pressure on inadequate infrastructure.

For these reasons, we strongly urge the planning authority to refuse this application.

Yours faithfully,

[REDACTED]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 09 April 2026 13:20  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0214 FS-Case-824950895

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

**Address of Development:** Albany drive - Pringle homes

**Comments:** As a resident of copster green we have huge concerns regarding the footprint of these plans . The traffic through the village will obviously increase . This is only a hamlet & we are already seeing a dangerous increase of traffic let alone can the local schools & gp surgeries support this infrastructure ( no they cannot . They are bulging at the seems)

Regards [REDACTED]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 09 April 2026 14:42  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0214 FS-Case-824998653

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

**Address of Development:** Land st Albany Drive

**Comments:** There has been problems with brook behind new builds(Brownleaves Close)causing flooding under culvert onA59 ( no problem before these houses were built-I have lived here over [REDACTED])! Even more new properties would cause more drainage problems. Also A59 already backed up with traffic without another extra 40+ vehicles. Local schools and Doctors etc oversubscribed and often see deer,barn owls up and around suggested site. I strongly object to this proposal.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 09 April 2026 12:08  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0214 FS-Case-824913777

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

**Comments:** Dear Sir/Madam,

I am writing as a local resident to object to this application for 26 affordable homes on previously undeveloped greenfield land adjacent to Albany Drive, Copster Green.

I fully recognise the need for affordable housing in the borough. However, I do not believe this site is an appropriate or sustainable location for development and approving it would go against the Council's own planning policies.

Previous refusal on this site

This site has already been considered at appeal and refused. I respectfully refer you to APP/T2350/W/15/3134524 The Planning Inspector found that the location is not sustainable; there was not enough evidence of local housing need and that the proposal conflicted with the Core Strategy.

Nothing has materially changed since that decision.

More recently, an appeal for change of use to residential for one property within the Tier 2 settlement was refused and again, I respectfully refer you to that decision APP/T2350/W/22/3297902. Copster Green has not gained new services, transport links remain very limited, and the greenfield site is still outside the Tier 2 settlement boundary. For that reason alone, I feel the previous decisions should carry significant weight.

Conflict with the Local Plan

The land is in open countryside, where new housing is only allowed in very specific circumstances—mainly where it meets clearly identified local need. While this application is described as “affordable housing”, I have not seen clear evidence that it meets a specific local need for Copster Green or nearby parishes, which is what policy requires. If this test is not met, then the development is simply not in line with the Local Plan. The development would cause a loss of habitat for wildlife and adversely affect local flora and fauna.

Unsustainable location

As someone very familiar with the area, having lived in Copster Green [REDACTED], it is clear that this is not a sustainable place for a development of this size or aimed at people with lower incomes needing affordable housing who may not have private transport:

- There are very limited local services and amenities. There are no shops, cafes or meeting places.
- There are no doctors, dentists or pharmacies within Copster Green, Salesbury or Wilpshire
- Public transport options are poor and unreliable for those travelling to work, shopping or socialising
- Most day-to-day journeys require a car. There is no public transport after 19:00 or on Sundays
- There are no pavements affording safe walking to Salesbury (via Lovely Hall Lane or Ribchester Road) or the main A59. This leaves pedestrians vulnerable and at risk

Even basic trips like buying food or accessing healthcare involve driving. This is exactly the kind of development that planning policy is supposed to avoid. The transport planning document provided by the developer includes many errors and omissions e.g. there is no Post Office on Lovely Hall Lane (I believe this closed in 2004), there are no footpaths leading from Albany Drive in any direction. Use of PROWs is unreasonable as these cross agricultural land and are usually muddy. Local roads are busy, unlit in parts and dangerous to cyclists.

#### Impact on the character of the village

Copster Green is a small rural village with no amenities other than open space. This site forms part of its open countryside setting.

Building 26 houses here would extend the village into open greenfield land, change the rural character of Copster Green and set a precedent for further development around the edges

This would gradually erode what makes the area special. The scheme would be visible from a number of PROWs and would not be in keeping with other properties in the area.

Albany Drive itself is a small, quiet development. The disruption caused by building would have a severe negative impact on residents, including many older residents who enjoy the peace and quiet of this drive.

#### Scale of development

A scheme of 26 houses feels far too large for a village of this size, particularly in this location outside the settlement boundary. It would mean an increase in the size of the village (to the north of A59) of almost 20% and more than doubling the number of homes on Albany Drive.

Such a significant expansion of the village without the infrastructure or services to support it is, in my view, untenable. NHS Doctors in the area are already oversubscribed, as are NHS dentists.

#### Precedent

I am also concerned that approving this application would make it much harder for the Council to refuse similar proposals in the future.

If development is allowed here despite clear policy conflicts, it risks opening the door to further building in the countryside.

#### Conclusion

In summary, while I understand the need for housing, this proposal:

- Conflicts with the Council's Local Plan
- Has already been refused on appeal for similar reasons
- Is in an unsustainable location
- Would harm the character of the area

For these reasons, I respectfully ask that the application is refused.

**From:** [REDACTED]  
**Sent:** 10 April 2026 11:14  
**To:** Planning  
**Subject:** 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.

Dear Sir/Madam

I would like to formally object to the proposed development.

My initial concern is that the proposed development falls into a Tier 2 settlement as identified by Ribble Valley Borough Council (RVBC).

As previously identified by RVBC, sustainable development should be located where residents have reasonable access to local services and facilities without the need to rely heavily on travel to neighbouring towns and villages. In this case, other than a restaurant, Copster Green does not have any local services/facilities.

In addition, I wish to raise the following material planning concerns:

**Impact on existing residents:** The proposal will have a significant impact on current residents, particularly those living on Albany Drive, through increased traffic movements, construction vehicle access and associated noise and disturbance during both the construction phase and ongoing occupation. Due to the nature of the roads, the area has a weight limit restriction of up to 7.5 tonne.

**Highway safety and traffic congestion:** There will be an increase in traffic and congestion on Lovely Hall Lane, with a corresponding increase in risk to pedestrian safety. This is of particular concern given the absence of footpaths on either side of Lovely Hall Lane from the A59 to Salesbury Primary School. It is also worth noting that there are also no street lights on the Lane between Lovely Hall Farm and Salesbury School.

**Use of the bridleway as a cut-through:** There is concern that additional vehicles may begin using the bridleway as an informal cut-through in order to avoid congestion at the junction, which would be inappropriate and potentially hazardous.

**Impact on wildlife and natural habitat:** The development risks harm to local wildlife, flora and fauna and may adversely affect the existing natural environment and biodiversity of the area.

**Pressure on local services: The development will place additional pressure on local services.**

Existing local services including GP surgeries, it is my understanding that dental services and schools are already operating at or near capacity. Additional housing would place further strain on these services.

**Drainage and sewage infrastructure:** There are concerns regarding the capacity of proposed drainage and sewage systems to accommodate the development particularly during periods of heavy rainfall or increased demand.

**Loss of green space and village character:** The proposal would result in the loss of green space and materially alter the existing vista, layout and rural character of the village which is an important part of its identity and setting.

For the reasons above I respectfully request that the application be refused.

Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 10 April 2026 11:41  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0214 FS-Case-825418981

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

**Address of Development:** Land at Albany Drive Copster Green

**Comments:** Plans were dismissed (app/T2350/W/15/3134524) and since then nothing has changed to support this current application.

The proposed site is situated at the end of a cut de sac, on exiting Albany Drive on to Lovely Hall lane there are no pavements, in either direction as far as Salesbury School, no provision for the safe crossing and unsuitable for wheelchairs and buggys.

There is no street lighting on Lovely Hall Lane.

The proposed number of houses will almost double the size of the hamlet

There are very few buses, therefore the dwelling occupants will require to use cars, at rate of 2 per household x 25 homes, 50 vehicles will be exiting on to Lovely Hall Lane, plus delivery vehicles and construction vehicles.

There are no places of employment in the vicinity, so people will have to travel for work

The local Dr's surgeries are over subscribed as is the local primary school

There are no shops nearby, so again the occupants will need to drive for shopping

There will be a loss of green space and harm to flora, fauna and wildlife

Copster Green is listed as a Tier 2 settlement so this proposal is in conflict to the Development plan and therefore planning permission should be refused.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 09 April 2026 19:22  
**To:** Planning  
**Subject:** Planning Application Comments - 367420433582 FS-Case-825140717

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] **Reference No.:** 367420433582

**Address of Development:** Land at Albany Drive  
Copster Green  
Bb1 9eh

**Comments:** It is a lovely quiet area & the traffic through Albany Drive would be awful & there would be too much congestion at the bottom of lovely hall lane going on to the A59, which is already a nightmare at the best of times. We do not want this. The countryside is being ruined because of all these houses being put up everywhere!