

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 May 2026 11:34
To: Planning
Subject: Planning Application Comments - 3/2025/0683 FS-Case-837778327

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0683

Address of Development: Bowland Wild Boar Park

Comments: I would like to object to the application to develop a wedding venue on this Park. I have lived in the Chipping area for 40 years and enjoyed the Park with children and grandchildren. This development is unsuitable for this rural location, and would be detrimental to the existing Park. The access roads are narrow and winding and the village of Chipping would see most of the increased traffic flow, and the narrow streets would be congested with an increased risk of accidents

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 May 2026 20:59
To: Planning
Subject: Planning Application Comments - 3/2025/0683 FS-Case-838633279

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0683

Address of Development: Bowland Wild Boar Park
Wardsley Rd
Chipping PR3 2HB

Comments: I wish to object to this application, having the same concerns that have already been presented by others. These include:

- noise, conflicting with Policy DMB1.
- inappropriate development outside settlement areas conflicting with Policy DMG2
- structures inappropriate to the AONB conflicting with Policy DMB3.
- Light pollution. Statistics and map published by CPRE present 9 levels of night lighting. The Wild Boar Park is situated in a location which falls into the lowest level, that is < 0.25 nanowatts / cm²/sr, that's dark and must be allowed to stay that way.

Several other valid concerns have also been presented and there would seem little point in my re-iterating them.

I have only recently purchased a property in the area, and am in the process of relocating. My wife and I were very happy with our home in a semi-rural part of Preston, but plagued by traffic and rapidly encroaching development destroying the nature of the semi-rural lane in which we live. Our new home in the AONB would, we believed, allow us a quiet retirement.

We were shocked when, even before moving into our home, we learnt of what I shall describe as "the goings on" at the Wild Boar Park alarmingly close to our new location. I understand that the owners have been served an enforcement notice in respect of development already undertaken. As this inappropriate development clearly required planning permission, the owners demonstrate their total lack of regard for the area in which their business is located, or for the local community.

Returning to comments about my home in Preston, I referred to the rapidly encroaching development. The owners of The Wild Boar Park and, indeed, their advisers would seem intent on bringing this phenomenon to the AONB.

I sincerely believe that it be imperative in preserving the beautiful tranquility of this area and the AONB, whilst its qualities are vanishing elsewhere, that this application be rejected.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 May 2026 12:41
To: Planning
Subject: Planning Application Comments - 3/2025/0683 FS-Case-838807521

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0683

Address of Development: Bowland Wild Boar Park

Comments: I am writing to strongly object to this application. Not only is it very similar to the previous application but being time limited it begs the question of what will happen next.

We feel, as local residents, that the applicants have only come out of the woodwork at this late stage because of their recent planning history, which is, as yet unresolved by the planning inspectorate.

1. The many issues (eg DMB1, DMG2) upon which you based your previous refusal still apply. The site remains an unsuitable location with poor public transport links. In addition there is no benefit to the local economy.
2. Despite the applicants attempts it is inevitable that traffic volume will increase unacceptably on narrow, poorly lit roads. Safety considerations for walkers, cyclists and motorists aside, this has negative implications for the local farming community as well as the abundant wildlife.
3. The scientific data in the noise report does NOT reflect the significant noise from events which we will hear ringing across the neighbourhood.

We understand that the applicants have recently presented their case to the Parish Council. It is our understanding that the long-term plan is to use the site as a holiday park and, on removal of the tipis, to transfer functions to converted barns. Whether these barns have already been converted is unclear.

The current financial state of the park is irrelevant. Long term, if the presentation to the Parish Council is to be believed, it would appear that the park would host 87 events per year (with accordant noise and traffic) and use the remaining time as a holiday park. This equates to approximately 25% of the time hosting events.

The whole idea is preposterous.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 May 2026 08:44
To: Planning
Subject: Planning Application Comments - 3/2025/0683 FS-Case-839079725

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0683

Address of Development: Bowland Wild Boar Park, Wardley Road, Chipping. PR3 2HB

Comments: We object once again to the planning permission application to convert the Wild Boar Park into a Holiday Home Park longer term and to continue to hold regular parties and weddings three times a week Tuesdays, Thursdays and Saturdays throughout large parts of the year. Specifically we object due to dramatic increase in traffic on very narrow poorly maintained designated "Quiet Lanes" and on the basis that [REDACTED] is well within earshot of the wedding venue and we can hear the parties going on until late at night even when in our house if we have the windows open. This application is not in keeping with the designated outstanding natural beauty status of the land and there are many wedding and party venues already in the Ribble Valley. Despite previous plans being turned down - noisy weddings continue.

[REDACTED]

From: [REDACTED]
Sent: 19 May 2026 17:09
To: Planning
Subject: Planning application 3/2025/0683

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For the attention of Maya Cullen

I am writing to object to the above application for retrospective planning permission.

The site is not appropriate as a wedding /events venue for the following reasons:

1 Noise Disturbance

As a [REDACTED] I am subject to noise disturbance whenever there is a wedding event at the venue. From our location the volume of the music is loud enough for us to be able to identify the music playlist .

2 Unsuitable access roads

The weddings/events create additional traffic on narrow/poorly maintained roads leading to the venue. I refer to Little Bowland Road (C567) and the lane leading to the Mytham bridge over the Loud river. These two roads are single lane in numerous stretches with insufficient lay-bys to allow passage without using and unfortunately damaging the road verges.

3 Location

This is an area of outstanding natural beauty ,peace and quiet and dark skies.. Ironically this is also the way that the location is marketed by the owners of the site. A wedding/events destination is not in keeping with the rural location.

Regards,

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 May 2026 20:59
To: Planning
Subject: Planning Application Comments - 3/2025/0683 FS-Case-839364297

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0683

Address of Development: Bowland Wild Boar Park Wardsley Road Chipping PR3 2HB

Comments: In reply to your letter on 29th April 26 informing me that the owners of the Wild Boar Park are applying a wedding venue & its associated amenities which they started without consultation or planning permission.

I wish to state most strongly that I am totally against this as its operation has caused serious disruption to our area. the increase in traffic has been the source of many a confrontation between drivers as the roads are so narrow & winding with no passing places and cannot take the volume. It is an accident waiting to happen.

In addition the very loud music that emits from their entertainment venue is totally out of place in what has always been such a calm & peaceful area, not only effecting people but the many animals that live in the woods that surround the venue.

I have lived [REDACTED]. No-one objected when the Boar Park opened with animals. people were pleased for them, but then it changed hands and the new owners keep on expanding, with no thought given to how it would impact on the area.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 May 2026 21:39
To: Planning
Subject: Planning Application Comments - 3/2025/0683 FS-Case-839370073

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0683

Address of Development: BOBWLAND WILD BOAR PARK, DINKLING GREEN LANE, LEAGRAM, PR3 2QT

Comments: OBJECTION – LOCAL RESIDENT

Re: Latest Planning Application – Bowland Wild Boar Park – Tipi Wedding / Events Venue

I am submitting this objection as a local resident who has been directly and repeatedly affected by the ongoing and increasing activity associated with the tipi wedding/events venue at Bowland Wild Boar Park. My concerns relate to highway safety, traffic impact, noise disturbance, environmental harm, and the long-term unlawful operation of the venue.

These issues are not hypothetical. They are happening now — and they are happening before any further intensification of use.

1. Highway Safety – Severe, Ongoing and Escalating Risk

The road network serving Bowland Wild Boar Park is narrow, winding, poorly surfaced and fundamentally unsuitable for the level of traffic generated by the events venue.

The new application claims to address previous highway concerns, but nothing has changed on the ground:

The road surfaces remain in a poor and deteriorating condition.

The lanes are single-track in many places, with minimal passing opportunities.

Visibility is restricted by bends, hedges and gradients.

Visitors are unfamiliar with the roads, often driving too fast or too centrally.

My husband and I have experienced multiple near-misses, where we have been forced into grass verges or hedges to avoid collisions with event traffic. These incidents are becoming more frequent as the venue continues to operate unlawfully.

Articulated wagons have also been using these roads

This is particularly alarming.

There have been occasions whereby HI-LINE articulated lorries have been brought along these lanes, completely blocking the road and making it impossible for residents to pass. These vehicles are wholly inappropriate for this rural road network. If required, I can supply video footage of one such incident.

We should not wait for a serious accident

The risk is real, immediate and escalating.

The council must not wait for a collision — or a fatality — before acknowledging the severity of the problem.

The new application proposes no improvements to the road network:

No widening

No resurfacing

No new passing places

No traffic management

No mitigation for increased vehicle movements

The fundamental highway issues remain entirely unaddressed.

In addition, there appears to have been little consideration of the additional traffic generated by the short-term campsite that operated last year. This campsite was set up legally, with all required checks and permissions from the Council, and its operation was temporary and compliant. Although this use is lawful, it still increases the number of vehicles using the same narrow rural roads during the summer months. This demonstrates clearly that the road network is already under pressure from permitted seasonal activity alone. Adding the tipi events venue on top of this — especially one that has been operating without permission — pushes the road system beyond safe capacity.

2. Increased Traffic Has Already Caused Measurable Harm

Even at current levels — which are already beyond what is lawful — the increased traffic has resulted in:

More litter along the lanes

More dead wildlife on the roads

More verge destruction from vehicles mounting soft edges

These impacts are already unacceptable. Approving this application would formalise and intensify a level of use that is demonstrably harmful to the local environment and community.

3. Noise Disturbance – Incompatible with an Area of Outstanding Natural Beauty

We live in an Area of Outstanding Natural Beauty (AONB), where the baseline sound environment is:

Birds in the trees

Sheep grazing

Natural rural quiet

This is the soundscape that the AONB designation seeks to protect.

In stark contrast, noise from the tipi venue — including amplified music, cheering, shouting and late-night activity — is persistently audible to local neighbours.

The difference between the natural sound environment and the event noise is extreme.

It is intrusive, disruptive and entirely out of character with the AONB.

As one example:

Instead of hearing birdsong, we hear “The Killers” blasting across the valley.

This is not compatible with the purpose or expectations of an AONB.

4. The Venue Has Been Operating Illegally for Years

The tipi venue has been operating without planning permission for several years, despite:

- A previous application being refused

- Enforcement concerns being raised

- Clear evidence of ongoing commercial events

There have been no repercussions, and the applicant has continued to run events regardless of planning status.

This creates a deeply concerning precedent:

- A business operates unlawfully

- Generates income from unauthorised activity

- Causes harm to the local area

- Then seeks retrospective permission to legitimise it

Planning policy should not reward unlawful development or encourage a “build first, ask later”

approach.

5. The New Application Does Not Resolve the Previous Refusal Reasons

The previous refusal highlighted:

- Highway safety
- Traffic impact
- Landscape harm
- Scale and permanence
- Environmental concerns

The new application does not materially address the most serious issue: highway safety.

Seasonal removal of tipis does not reduce traffic.

Improved drawings do not improve the roads.

A temporary time limit does not make the lanes safer.

Noise remains unmitigated.

Traffic remains unmanaged.

Environmental harm continues.

The core problem remains:

The road network cannot safely support this level of traffic.

6. Conclusion – This Application Should Be Refused

As a resident who uses these roads daily, I can say with certainty that the current situation is already unsafe and unsustainable. The new application does not mitigate the risks, does not improve the infrastructure, and does not address the lived reality of those who rely on these rural lanes.

For the reasons above, I strongly urge the Council to refuse this application on the grounds of:

Highway safety (NPPF 111)

Unacceptable traffic impact

Noise disturbance incompatible with an AONB

Environmental harm

Failure to address previous refusal reasons

Long-term unlawful operation of the venue

The risks are real, ongoing and escalating. We should not wait for a serious accident before acting.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 May 2026 21:41
To: Planning
Subject: Planning Application Comments - 3/2025/0683 FS-Case-839366308

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0683

Address of Development: Bowland Wild Boar Park Wardsley Road Chipping PR3 2HB

Comments: I am writing to register my strong objection to the planning application seeking to convert the Wild Boar Park into a wedding venue. [REDACTED] whose [REDACTED] [REDACTED], we have already experienced the negative impacts of the weddings held last year, and we have serious concerns about the long-term consequences for safety, local infrastructure, and the rural character of the area.

1. Decline in Visitor Numbers Is Self-Inflicted

The applicant claims that diversification is necessary due to falling visitor numbers. However, over the past one or two years, we have repeatedly observed the park being closed during periods when it would previously have been open. This reduction in opening hours would naturally contribute to a decline in visitors. It is therefore misleading to present falling visitor numbers as justification for a major change of use.

2. Severe Traffic Problems on a Single-Track 'Quiet Lane'

During the period when the Boar Park hosted weddings last year, we experienced significant increases in traffic, far beyond what the single-track road can safely accommodate.

The access road is designated as a Quiet Lane, with very limited passing places. It is wholly unsuitable for high-volume event traffic, particularly from drivers unfamiliar with the area.

We have encountered multiple dangerous situations, including:

Meeting long streams of vehicles while transporting livestock, with no available passing places.

Being forced to brake sharply on a corner, causing cattle to be thrown forward in the trailer — fortunately without injury.

Having to reverse with a livestock trailer because oncoming vehicles would not or could not reverse.

Repeated near-misses on Wardsley Corner, a blind bend where vehicles are unaware of the road layout.

These incidents demonstrate that the road infrastructure cannot safely support wedding-related traffic. Increasing the number of events would only heighten the risk of accidents involving residents, visitors, and livestock.

3. Impact on Local Rural Businesses and Diversification

Like many farms, we are exploring ways to diversify in response to the removal of agricultural support. One option we have considered is a small campsite offering peaceful nights and dark skies — something this area is uniquely suited for.

However, the noise and disturbance from wedding events would completely undermine the tranquility that such a business relies on. The presence of loud music, late-night celebrations, and increased traffic would make it impossible to offer the peaceful rural experience visitors expect.

This proposal therefore threatens not only our safety and daily operations but also our ability to diversify sustainably and in keeping with the character of the area.

4. Loss of Rural Character

A wedding venue is incompatible with the quiet, agricultural nature of the surrounding landscape. The noise, traffic, lighting, and late-night activity would fundamentally change the environment for residents, wildlife, and local businesses.

For these reasons, we strongly oppose the planning application and urge the council to reject it. The proposal poses clear risks to road safety, undermines local rural livelihoods, and is inappropriate for the location.