

Aighton Bailey and Chaigley Parish Council  
c/o 17 Smithy Row  
Hurst Green  
Clitheroe  
BB7 9QA  
Email: [clerk@aightonbaileyandchaigley-pc.gov.uk](mailto:clerk@aightonbaileyandchaigley-pc.gov.uk)  
[REDACTED]

6th<sup>th</sup> May 2026

Mrs N Hopkins  
Director of Economic Development and Planning  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancs BB7 2RA

Dear Mrs Hopkins,

**Planning Application No: 3/2026/0260 Grid Ref: 368573 438134 Proposal: Permission in principle for a minimum of 1 and a maximum of 3 dwellings. Location: Land at The Warren Warren Fold Hurst Green BB7 9QH**

Thank you for the information relating to the above planning application which has been received by the Aighton Bailey and Chaigley Parish Council.

While the Council have no major objections to the planning application in principle there have been some concerns expressed by the Councillors with regard to the access. The proposed entrance to the development is part of the Tolkien Trail route and as such it is constantly used by visitors to the village who are following the Trail. The Council consider that this development could pose a risk to the safety of these visitors. The Trail is in use throughout the year, and the Council feel that this application does raise safety concerns.

It has also been noted that the proposed development application is outside the village boundary as it currently stands.

The Aighton Bailey and Chaigley Parish Council request that the above concerns relating to the Trail route access are considered when the application is discussed.

Yours sincerely,

Frances Ahearne  
Clerk to Aighton Bailey and Chaigley Parish Council