

From: [REDACTED]
Sent: 10 May 2026 20:58
To: Planning
Subject: Planning App No: 3/2026/0260

⚠ External Email

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Dear Ms Cullen

Planning Application No: 3/2026/0260 Grid Ref: 368573 438134.
Land at The Warren, Warren Fold, Hurst Green BB7 9QH

I am writing to formally object to the above planning application and request that you consider the following concerns.

Impact on Ribble Valley Tourism

Warren Fold is a narrow lane (cul-de-sac) and is the start and end point of the renowned ‘Tolkien Trail’. The route is a significant Ribble Valley tourist attraction enjoyed by a large number of walkers daily. The number increases dramatically over weekends and holidays, as large walking parties, families with children and dogs take part in this popular walk. Increased vehicular traffic along this narrow country lane would compromise the peaceful nature and enjoyment of this much loved trail. The Tolkien Trail is a gem for Ribble Valley tourism and as such should be protected from anything that would have a detrimental effect on it.

Safety and Traffic Concerns

Warren Fold is a single-track lane with no footpaths or passing places. As well as being the designated route for the Tolkien Trail it is a primary route for parents and children walking to the village school. Farm vehicles also use the lane daily to access their fields. The introduction of construction vehicles and the subsequent residential traffic would create significant safety risks to the general public. Vehicles would be forced to reverse the full length of the lane to allow oncoming traffic to pass. The lane simply cannot accommodate any additional traffic.

Visual & Environmental Impact within an AONB / Conservation Area

It has been suggested that the lane be widened and/or passing points added. If the established hedgerows and bankings were destroyed to make room for this it would make only minimal difference to the lane's width; cars still could not pass and the only achievement would be the destruction of habitat and the loss of a leafy country lane. It should be noted that Warren Fold is within the Hurst Green conservation area. Any lane widening and subsequent habitat removal would undermine the council's recent and well-publicised rewilding and biodiversity programmes. Widening the lane would harm both the landscape and the unique character and aesthetics of the lane. These quiet country lanes are rare, they should be valued and preserved for the enjoyment of villagers, wildlife and the many tourists who visit our beautiful village.

Flooding

Several properties along Warren Fold and the adjacent estate already experience flooding during periods of heavy rain. Building at the proposed site will only exacerbate the current major drainage problems.

The PWA planning statement describes the lane as an established residential environment, this is slightly misleading. It is a leafy country lane with three cottages on one side (two of which are Buildings of Townscape Merit) and back gardens on the other. If planning goes ahead the properties with gardens backing onto the lane will be adversely affected by a lack of privacy and increased noise. None of these residents have been informed of the proposed planning application, therefore they have not had the opportunity to voice any concerns.

If this development went ahead it would make very little difference to Ribble Valley housing targets. Instead, it would cause lasting damage to a peaceful little country lane and we would lose a part of the landscape that epitomises everything we cherish and should preserve in the Ribble Valley. I strongly urge you to refuse planning permission for these houses, it is a totally unsuitable location.

Thank you for your time and consideration.

With kind regards,

[Redacted signature]

[Redacted address]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 May 2026 21:04
To: Planning
Subject: Planning Application Comments - 3/2026/0260 FS-Case-836494423

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0260

Address of Development: Land at The Warren, Warren Fold, Hurst Green BB7 9QH

Comments: Dear Ribble Valley Planning Department,

I am writing to formally object to Planning Application Ref: 3/2026/0260 at The Warren, Warren Fold, Hurst Green.

While I recognize the demand for housing, this site is unsuitable due to its location within an AONB. Any building on this site will detrimentally impact the character of the landscape.

Warren Fold is a narrow lane that serves as an important section of the popular Tolkien Trail. The village already suffers from severe congestion and parking bottlenecks that frequently obstruct residents and emergency services. Adding more residential traffic to this particular part of the village would worsen these existing issues.

I understand there is a proposal to widen some of the narrowest part of the lane. Doing so would negatively impact the lane's character. It would also conflict with the Ribble Valley Council's environmental objectives, as the removal of hedgerows and/or bankings would be a failure to protect and conserve the natural landscape.

I urge the Council to take these factors into account and refuse the application.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 May 2026 18:12
To: Planning
Subject: Planning Application Comments - 3/2026/0260 FS-Case-836830037

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0260

Address of Development: Land of the Warren, Warren Fold, Hurst Green BB7 9QH

Comments: We have recently received a letter regarding planning permission for dwellings at The Warren, Warren Fold, Hurst Green.

We are writing to formally object to the above application.

Our concern is regarding vehicle access and parking on Warren Fold. The 70 metres, which is maintained at the public expense, is frequently where cars park on both sides of the road. This often creates limited access for most vehicles.

The cars also park on the pavements and therefore do not leave space for wheel chairs and prams. The private access track does not allow two vehicles to pass. There is no possibility for widening the track or creating a passing place.

Hurst Green Parish Council have been in contact with Ribble Valley Borough Council bringing to their attention highway safety. There is greatly increased parking in the village due to the Tolkein Trail and the footfall along Warren Fold is a major concern.

This proposal is unsuitable for this location due to increased traffic on a very small cul-de-sac and major highway safety concerns. We also are concerned that there is inadequate infrastructure to support the development.

Regards

[REDACTED]