

Ramblers Warwickshire Area — Footpath & Planning Report — Sept 2025

REF	Date	From	Location	Description	Action Taken
1076	23/05/2025	North Warwickshire Borough Council - PAP/2025/0221	Curdworth, Land NW & SE of Blindpit Lane	Hybrid planning application for a major employment park on 135 ha of Grade 2 and 3a (BMV) arable farmland in North Warwickshire Green Belt to west of M42, J9. Five footpaths affected and two Lanes through site stopped up! Full application for demolition of existing residential properties; new site accesses and highway improvement works, &c, &c. Outline application with all matters reserved for parking; landscaping; pedestrian and cycle infrastructure, &c, &c, <i>ad nauseam</i> !	Area objection on footpath and countryside grounds, citing inappropriate development in the Green Belt - although the developers are arguing that the site (135 hectares of Defra Best and Most Versatile agricultural grades of arable farmland) should now be judged as falling into the Government's new Grey Belt category! This certainly falls into what the CPRE President recently described as " <i>Grey Belt Abuse</i> "! Objection also includes the Cumulative Effect in reducing the precious small area of open countryside between Sutton Coldfield and the M6 Toll, already vastly reduced by the adjacent Langley and Peddimore Developments.
1077	12/06/2025	Stratford on Avon District Council - 25/01145/OUT	Wellesbourne, Kineton Road	Outline Planning application with all matters reserved except access, for up to 300 dwellings and associated green space and biodiversity enhancements. Resubmission of 24/03281/OUT. Public Footpath SD116a runs across the site. Area has a DMMO claim outstanding with WCC since June 2005 for a Byway Open to All Traffic (BOAT) running immediately inside of the site red line N-W boundary.	In Nov 2024 the British Horse Society asked Ramblers if we would consider seeking a schedule 14 direction from the Sec of State, requiring WCC to determine our Byway Claim within 3 months. Area was happy to oblige. This latest application 25/01145/OUT is all too obviously a tactical resubmission of planning application 24/03281/OUT which attracted over 500 local objections! Area have repeated our former objection and included additional information on our outstanding Byway Claim requested by the Planning Officer then dealing with 24/03281/OUT. SCHEDULE 14 DIRECTION GRANTED 09/07/2025. WCC instructed to determine our outstanding claim within six months!
1078	20/06/2025	National Transport Casework Team v Ramblers Central Office	HS2 Lower Radbourne Viaduct, Wills Pastures Road.	Draft Order from the National Transport Casework Team revising original plan of 2015 for an underpass for Wills Pastures Road (E2424) under the line of HS2. E2424 east of Glebe Farm will now be stopped up and replaced with a bridleway diverted to run under the Lower Radbourne Viaduct, 400m north of the original proposed underpass.	Area welcome this change of plan as replacing E2424 will put the proposed bridleway on the Definitive Map (DMS) and at the same time close a 200m gap in the DMS between Bridleways SM116 and SM95. The Plan also proposes to link the diversion under the viaduct with Bridleway SM96 and Footpath SM96a which are also diverted under the Lower Radbourne Viaduct. All in all, a great improvement to the PROW network. ORDER MADE 15/08/2025.
1079	25/06/2025	Robin Carr, consultant employed by SDC	Stratford Marina, Seven Meadows Road.	Consultation on a proposed variation to the SDC, SB34 & SB35 (Part) Public Path Diversion Order 2022. Since the 2022 Order was Made, and Confirmed, the layout of the proposed new route has changed. As the 2022 Order has been confirmed, it is not possible to abandon it without an order from the High Court. However, Section 333 of the TCPA 1990 does allow for the confirmed 2022 Order to be amended (varied) by way of a Public Path Variation Order.	Area was aware that the diversions of public footpaths SB34 and SB35 on the ground do not comply with the Confirmed Diversion Order. Area also takes issue with the surfacing of these footpaths and would contend that they are unfinished, and entirely inappropriate for the status of this path as the start of Shakespeare's Way. Area is in no mind to accept any Variation Order unless it also specifies the finishing of these paths to a similar standard such has been used for the paths within the site. 20/08/2025 promising response from SDC's Consultant re finishing of these paths!

REF	Date	From	Location	Description	Action Taken
1080	17/07/2025	Rugby Borough Council - R25/0487	Dunchurch, land south west of Cawston Lane.	Outline Planning Application. Residential development of up to 470 dwellings, vehicular access to Cawston Lane, pedestrian/cycle access, parking, landscaping, drainage features, open space, children's play area and associated infrastructure. (All matters reserved except for access). Public footpath R167 runs through centre of site. Public bridleway R169 runs adjacent to site SE boundary.	Public footpath R167 will be retained on its existing alignment within a green corridor, maintaining connectivity with the wider public footpath network beyond the site. There is a proposed cycleway/footway alongside Cawston Road and proposed recreational footways around the site, but these are not PROWS. While by no means pleased to see 5ha of best and most versatile (BMV) agricultural land, plus a further 13ha of Grade 3b agricultural land sacrificed to housing development, Area would raise no objection to this application on footpath grounds.
1081	17/07/2025	Rugby Borough Council - R25/0491	Dunchurch, land E&W of Cawston Lane, N of Coventry Road & E of Alwyn Road.	Outline application for up to 1,600 homes; Primary School; Secondary School and Community Sports Hub, etc, etc: Full application for Sustainable Transport Link between Homestead Link Road and land to the west; new estate road from the Community Spine Road to land to the north.	Generally PROWS are retained on their definitive line within greenish corridors, thus maintaining connectivity with the wider PROW network beyond, with small diversions proposed for Bridleway R169d and Footpath R168e. No objection but Area have taken issue with diversion of Public Footpath R168e being describe as a “PROPOSED FOOTPATH/BRIDLE WAY” when it is clearly a part diversion of a Public Footpath on which there are no cycle or equestrian rights! More information is also required as to the proposed diversion of Public Footpath R169b.
1082	18/07/2025	Stratford on Avon District Council - 25/00830/REM	Napton Brickworks, Brickyard Road, Napton-on-the-Hill	Approval of Reserved Matters relating to layout, scale, appearance and landscaping for the erection of 100 houses, open space and ancillary and enabling works pursuant to outline Planning Permission 18/03435/OUT. public footpath SM50 up to the windmill is retained on its definitive line. Public footpath SM50b accesses the A425 through the northern tip of the site.	Area have raised no objection to this reserved matters application but ask that both public footpaths remain open for public use throughout the construction period.
1083	14/07/2025	Stratford on Avon District Council - 25/01271/FUL	Pillerton Hersey, land adjoining Coverwell Farm	Change of use of land to provide 7 Travelling Showpersons plots and associated works including hardstanding. Resubmission of 23/01312/FUL with far more information this time. Public footpath SS8d runs through site.	Public footpath SS8d is adequately acknowledged and shown on the Site Plan as being shielded from the proposed plots. Consequently Area find no reason for objection on footpath grounds.
1084	25/07/2025	Rugby Borough Council - R25/0407	Dunchurch, land to the NE of Cawston Lane & E of Alwyn Road	Outline application for phased residential development of up to 800 homes (Use Class C3) as well as drainage, landscaping, open space, and associated infrastructure with all matters reserved. Bridleways R169c, R169d & footpath R167 cross the site and are retained in greenish corridors on their definitive line.	The two bridleways crossing the site are described as “3m wide path along PROW with parallel 2m bridleway”. As both PROWS are Public Bridleways they already carry pedestrian, cycling and equestrian rights Area fear that this proposed division into separate paths could compromise the legal status of these Bridleways and needs to be discussed with Warwickshire County Council Rights of Way Team—and, until we can be sure that the Rights of Way Team are satisfied on this point, Ramblers Warwickshire Area must retain an objection to this application

REF	Date	From	Location	Description	Action Taken
1085	01/08/2025	Warwick District Council - W/25/0945	Burton Green, Land to the south of Westwood Heath Road.	Full planning application for residential development comprising 416 dwellings together with formal and informal open space, drainage, landscaping, access and associated infrastructure. This full application seeks to consolidate all previous approvals for for residential development on this site. Public footpath W168 crosses part of the site at the edge of an open green space.	No use crying over spilt milk. This site was removed from the Green Belt and allocated for residential development in the adopted Warwick District Local Plan 2017. Area objection on footpath grounds as the Cycle Connectivity Plan rides rough-shot over public footpath W168. (I remember this footpath well. The field to the west used to house a horse whose one aim in life was to sink his teeth into your arm as you tried to pass him along the narrow path!).
1086	06/08/2025	Solihull Metropolitan Borough Council - PL/2025/01404/PPFL	Bickenhill, land between Elmdon Airport and Catherine de Barnes	Installation and operation of a 49.9 MW ground mounted solar farm and 5MW BESS facility together with all associated works, equipment, infrastructure and biodiversity enhancement areas. Three sites totalling 104ha, all in the Green Belt. Public footpath M113 crosses one site. Public footpaths M113a, M110, and M130 run adjacent to all three sites respectively.	Insufficient information on footpath mitigation supplied. Area objection both footpath and countryside. Developer has the insolence to claim that this Green Belt area can be reclassified as Grey Belt!
1087	05/08/2025	Rugby Borough Council - R25/0623	Rugby, Coal Pit Lane, Lutterworth, CV23 0RT	Construction of a 23ha (five arable fields) solar farm, with ancillary substations, inverters, perimeter stock fencing, landscaping and other associated works. Site is Green Belt. Public Footpath R50 passes 60m to the west of the site. Agricultural land Grade 3b.	No PROWS directly affected. Public Footpath R50 passes 60m to the west of the site. Area objection on Green Belt/Grey Belt grounds.
1088	07/08/2025	Stratford on Avon District Council - 25/01765/FUL	Gaydon (GLH) Banbury Road (B4100) CV35 0HL	Demolition of existing buildings and erection of commercial/employment units within Use Classes E(g)(iii) (Industrial Processes), B2 (General Industrial) and B8 (Storage & Distribution) with ancillary offices, means of access (pedestrian and vehicular), car parking, landscaping and all other associated works including installation of pedestrian crossing, drainage and lighting. Requires diversion of Public Bridleway SM80 within site.	Area objection as the proposed temporary closure of Bridleway SM80 during the construction phase " <i>in the interests of public safety</i> " (for which read " <i>in the interests of developers convenience</i> ") would block access to the extensive network of PROWS to the north of the M40. Until Area receive guarantees that arrangements will be put in place to retain such access Area will maintain an objection to this application.
1089	22/08/2025	Stratford on Avon District Council - SCOPE/00043	Land East of A423 Southam Bypass & North of A425 Daventry Road, Southam	Environmental Impact Assessment Scoping Request relating to an Outline planning application with all matters reserved except means of access for a proposed development of up to 850 dwellings, new Primary School, the creation of Public Open Space and associated infrastructure including new traffic roundabout. Bridleway SM30 and Public Footpaths SM28 & SM29 cross the site.	As this is only a scoping consultation Area have not objected at this stage but have submitted a scoping response aimed at protecting the PROWS crossing the site and their connection to the PROW network beyond. Area can object at planning application stage if Southam Group so wish.

Further Developments or Resolution of Earlier Cases

REF	Date	From	Location	Description	Action Taken
953	03/09/2023	Birmingham City Council - 2022/06194/PA	Birmingham, Trescott Road, Northfield	B'ham CC asking for confirmation that we have no objection to the stopping up of an unrecorded footpath on a green space already granted permission for construction of 10 affordable houses.	This is not a PROW and Area have no objection (NB: a similar 'green space' only 200m further down Trescott Road is crossed by Area DMMO Claim BAP291 for a public footpath leading to Frankley Beeches to be added to the Definitive Map). STOPPING UP ORDER MADE 29/05/2025. ORDER CONFIRMED 11/07/2025.
760	31/03/2021	Rugby Borough Council - R19/1047	Dipbar Fields, Daventry Road, Dunchurch, Rugby CV22 6NT	Application for Reserved Matters for up to 86 houses and associated works relating to the layout, scale appearance and landscaping against outline planning permission R13/0690 (for residential development of up to 86 dwellings and associated works including means of access from A45/M45 roundabout and an emergency access from Daventry Road). Public footpath R235 (currently inaccessible) runs through site.	Area is disappointed that the applicant ignored our request that public R235 be retained through the site and not "redirected" along Coventry as stated on their Proposed Site Plan. Rugby Borough Council will need to make a legal diversion Order under the Town and Country Planning Act 1990 section 257 to divert public footpath R235 to permit development, and until consulted on the Diversion Order Area will retain an objection to this application. 02/07/2025 ORDER MADE diverting public footpath R235 through the estate! Area point out gross errors in map references given in Order. Order withdrawn and reissued 12/06/2025.
973	20/11/2023	Rugby Borough Council - R23/1027	Crowner Fields Farm and Home Farm, Hinckley Road (B4065), Ansty CV7 9JA	Campus headquarters, composed of head office and distribution warehouse facilities, retail R&D, hotel and halls of residence, offices, recreation facilities, helipad, landscaping & ecological enhancements, associated infrastructure & works, etc, etc, <i>ad nauseam!</i> 112.6ha of farmland crossed by three public footpaths (R31, R31a, R31b). Site not designated for development in the Local Plan, and Green Belt as well!	Area considered objecting on footpath grounds, but the current woefully neglected condition of public footpaths through the site oblige us to admit that the proposals made for the diversion/retention of these three these three public footpaths would be in the best interests of path users, particularly in aiding connectivity with the footpath network beyond the site. Area have therefore confined our objections Green Belt and other countryside preservation issues of which indeed there are many! APPROVAL WITH <u>110 CONDITIONS</u> 07/05/2025.
1000	05/06/2024	Rugby Borough Council - R24/0373	Ash Tree Solar Farm, Leamington Road, Princethorpe	Installation and operation of a 16.8MW renewable energy generating station together with switchgear container, inverter/transformer units, internal access tracks, security measures, access gates, landscaping and biodiversity enhancements. Two arable fields in Green Belt, totalling 22.42ha, with public footpath R204 running across the site. 61.5% of the site is best most versatile (BMV) agricultural land.	Area objection on both agricultural and Green Belt grounds. PERMISSION GRANTED 06/08/2025.

REF	Date	From	Location	Description	Action Taken
1045	07/01/2025	N Warwickshire Borough Council - PAP/2024/0586	Hurley, land west of Camp Farm, Knowle Hill	Solar farm of up to 49.9 MW of generating capacity, comprising the installation of solar panels and associated infrastructure including substation, cabling, inverter and transformer substations, associated battery storage, access tracks, fencing, security cameras, landscape planting, areas for Biodiversity Net Gain and associated works. Requires diversion of public footpath T56, Heart of England Way. Site is Green Belt.	Area objection on Green Belt grounds and footpath grounds as the planned diversion of public footpath T56 to include provision of an <i>"informal cycle track"</i> could only lead to illegal cycling on adjoining footpaths. 03/06/2025 New <i>"Updated site layout to make the Public Right of Way (PROW) for pedestrians only, removing the cycle path element of the proposals. The proposed diversion will be an improvement to the landscaping and condition to the PROW and Heart of England Way in this area, which the Applicant will actively monitor and manage and aim to ensure remains free of the area's flood risk which the path currently experiences, so that is usable year-round- therefore addressing outstanding comments from the Ramblers Association."</i>
1046	09/01/2025	Stratford on Avon District Council - 24/03085/FUL	The Grove, Burton Dassett, Southam CV47 2AB	Demolition of conservatory, erection of single storey rear extension, single storey front and side extension, two storey front extension, first floor front extension, alterations to roof including addition of dormers, oak framed porch, and fenestration amendments. Erection of detached garage and garden wall to form courtyard, and associated diversion of bridleway SM213 and stopping up of E Road E6405. Resubmission of application of 24/01228/FUL.	The Proposed Garage and Location Plan submitted with the new application now show the new bridleway route, together with two notes stating: "1. All vehicular rights extinguished with bridleway rights reserved." and "2. Reserved bridleway rights then diverted to new bridleway route." This would seem to include the proposals previously proposed by WCC, and Area would be well satisfied with this solution. PERMISSION WITH CONDITIONS 07/02/2025, but Area concern that Orders for the stopping up of E Road E6405 and extension of bridleway SM213 have not yet been made!
1071	12/05/2025	Birmingham City Council	Long Nuke Road, Weoley Castle, Birmingham	Order Made 23 April 2025 to stop up the public footpath commencing adjacent to the south eastern corner of the frontage of 182 Long Nuke Road (and proceeding in a NNW direction for 143m to a blind end), to enable development to be carried out for granted planning application 2022/06466/PA. Path shown on OS maps and List of Streets - believed to be part of Area DMMO claim BAP229 which cannot be found on BCC DMMO applications website!	Area had not been consulted on the planning application but have no objection to this Stopping Up Order. The path is unusable anyway, the northern end having been built over some 20 years ago! ORDER CONFIRMED 25/07/2025.