

Ramblers Warwickshire Area – Footpath & Planning Report – June 2025

REF	Date	From	Location	Description	Action Taken
1057	26/02/2025	Warwickshire County Council - RBC/24CM025	Lawford Heath Lane, Lawford Heath	Proposed sand and gravel quarry including the importation of inert restoration material, restoration to agricultural use and biodiversity enhancements. To include mineral processing plant, landline conveyor system, silt and freshwater lagoons, site office, workshop, weigh bridge, wheel wash, new access, operational crossing point, haul roads, perimeter soil bunds & temporary closure of Public Footpath R164 for the duration of development. Green Belt.	While regretting the necessity for the temporary closure of Public Footpath R164 for the duration of development, since this is a preferred site (Site 2 - Lawford Heath) in the adopted Warwickshire Minerals Local Plan 2018-2032 (and of noticeably less area than that originally shown for Site 2 in the Minerals Plan Preferred Options and Policies, October 2015), Area would offer no objections to this planning application.
1058	21/02/2025	Stratford on Avon District Council - 25/00259/FUL	Wood Bevington Farm, Wood Bevington, Alcester, B49 5LX	Conversion of existing range of brick built former agricultural buildings into three dwellings, including partial demolition and re-build along with remedial work and associated landscaping and external works (Part retrospective). Site is accessed via D Road D5492 on southern side of site. Public Footpath AL186 runs along track to west of site. Status of 50m of track joining AL186 to D5492 not known, but it is inside of site west boundary!	Providing access to Public Footpath AL186 from the end of Wood Bevington Road is not obstructed and remains open for public use at all times, Area has no objection to this application on footpath grounds.
1059	10/03/2025	Nuneaton & Bedworth Borough Council - 040812	Land east of Plough Hill Road, Nuneaton	Full application for 160 dwellings, including access via Plough Hill Road and associated highway works, landscaping details including play provision, open space and sustainable urban drainage, enabling earthworks and all other associated infrastructure. Public Footpath N18 runs across site and requires a small diversion.	NBBC advised that the Application requires a Diversion Order under TCPA s 257. Also that while N18 is consistently described in the application documents by the generic title of PROW (Public Right of Way) the correct status of N18 is a Public Footpath, and that it is therefore not legally for use by cyclists!
1060	01/04/2025	Stratford on Avon District Council - 25/00668/FUL	Wolverton, The Old Stables, Stratford upon Avon CV37 0HE	Proposed single storey extension to rear of existing dwelling. Public Footpath SD164 runs along the track adjacent to the northern boundary of the site.	Provided that public footpath SD164 is not obstructed and remains open for public use at all times, Area have no objection to this application on footpath grounds.
1061	31/03/2025	Stratford on Avon District Council - 25/00757/FUL	Lower Tysoe, Home Farm CV35 0BZ	Repairs and alterations to existing Farmhouse, conversion of existing stone barns into three dwellings, demolition of steel framed barn. Public Footpath SS35a runs across the site (and adjacent six properties) some 15 to 20m parallel to the cul-de-sac access road (Lane End). The footpath is shown on the Site Plan fenced off from the development, but with gates leading through the site. Site visit 20 April however found the footpath obstructed and inaccessible over its full length of 250m!	Area would be satisfied with the provisions proposed for access to Public Footpath SS35a across site – but, as the footpath still remains inaccessible from beyond the site, having been obstructed by gardens for many years now, Area believe it is high time for Warwickshire CC to intervene and determine the future of this public footpath, one way or the other! Consequently the Area response has been copied to WCC Rights of Way Team.

REF	Date	From	Location	Description	Action Taken
1062	11/04/2025	Stratford on Avon District Council - 25/00739/FUL	Bascote Heath, Fir Tree Farm, Welsh Road CV47 2DY.	Erection of stable livestock building, including construction of driveway retrospective and formation of new access. Repeat of 23/01810/FUL with access from Welsh Road addressed. Public footpath SM6a runs up the original drive to the Farm before turning south east to cross the site red line boundary.	Providing that public footpath SM6a is not obstructed and remains open for public use during and after construction, Area would raise no objection to this application on footpath grounds.
1063	11/04/2025	Stratford on Avon District Council - 25/00799/FUL	Bascote Heath, Fir Tree Farm, Welsh Road CV47 2DY.	Change of use of land to use as a residential caravan site for two traveller families, each with one static caravan/mobile home, together with laying of hard-standing, construction of driveway(retrospective) and, creation of new access. Public Footpath SM6a runs up the original access track to Fir Tree Farm, immediately to the NW of the proposed Mobile Home site, before turning to cross the site.	Providing that public footpath SM6a is not obstructed and remains open for public use during and after construction, Area would raise no objection to this application on footpath grounds.
1064	17/04/2025	Stratford on Avon District Council - 25/00869/COUR	Fulready, Ettington, Manor Farm CV37 7PE.	Proposed change of use from agriculture to flexible commercial use (<i>sui generis</i>) including Class E(g)(i) (light industrial) and Class B8 (storage or distribution). Public footpath SD330 shares the access drive to site.	Providing that public footpath SD330 is not obstructed and remains open for public use at all times, Area would raise no objection to this application on footpath grounds.
1065	14/04/2025	Stratford upon Avon Ramblers	Cherington, Footbridge (Map Ref SP285369) on Public Footpath SS112.	Report from Stratford Group that footbridge on Public Footpath SS112 (Shakespeare's Way) is unsafe to use and has a WCC prohibition affixed claiming it would be repaired by a date in 2023! Group also queried why the continuation of the path beyond the bridge is not shown on the Definitive Map, but is shown as a public footpath (marked with a diamond trail for Shakespeare's way) on the OS Map OL45. Report sent to WCC ROW Team 15/04/2025.	WCC ROW Team report back that an Order Diverting SS112 away from the bridge was actually Made on the 6 Feb 1977, but not Confirmed until the 15 April 1985! Consequently, the Definitive Map is correct and the OS map is inaccurate. ROW Team will inform OS. There is therefore now no reason for WCC to spend money on repairing the footbridge.
1066	24/04/2025	Stratford on Avon District Council - 25/00705/VARY	Claverdon Hall Farm, Lye Green, Claverdon CV35 8HJ	Variation of conditions 1, 6, 7, 8, 10, 14, 15, 17 and 18 of 23/02147/VARY to provide alternative route of public footpath SD176. Previous description of development: Vary Condition 2 of 22/01896/FUL to seek minor alteration to vehicular access, layout, floorplan and external elevations. Original description of development: demolition of agricultural buildings (units 1, 2, 3, 4, 5, 6 and 7), erection of four dwelling houses and associated development).	Subsequent to granting of initial application 22/01896/FUL, a Diversion Order for public footpath SD176 was Made 08/02/2023 & Confirmed 12/04/2023. This diversion was entirely contained within the site red line boundary. However this variation seeks an alternative diversion of SD176 within the site, and a partial diversion of SD176 outside of the site in other ownership. Area have no objection to the application on footpath grounds, but have commented on the use of a TCPA 1990 section 257 Order outside of a site boundary!
1067	DELETED FROM DATABASE (ALREADY ENTERED!)				

REF	Date	From	Location	Description	Action Taken
1068	02/05/2025	Stratford on Avon District Council - SCOPE/00042	Land west of Shottery, Stratford-upon-Avon	Environmental Impact Assessment Scoping Request. Proposed development of up to 530 new dwellings; creation of a community park, substantial areas of new woodland, public realm, wetland habitats and recreational areas; access from the Shottery Western Relief Road; pedestrian/cycle routes and associated infrastructure. Three public footpaths cross the site, SD16, SD16a & SD16b, and connect to the wider footpath network beyond.	Area response confined to protecting the existing footpath network and surrounding countryside. The Scoping Report (3.4.1) identifies the Site as a Preferred Option in the South Warwickshire Local Plan for residential development. The Site may indeed be a “preferred option” for a developer, but the South Warwickshire Local Plan has yet to be adopted and the proposed development is not compliant with the current Stratford on Avon Core Strategy 2011-2031, as this site has not been identified in the plan as a strategic site for this level of development. Unfortunately, as the Scoping Report states (2.2.8) the Site “has no environmental, landscape, ecological or heritage designations” - although the Site's close proximity to the Shottery Conservation Area and Ann Hathaway’s Cottage heritage asset must give rise to considerable concern!
1069	12/05/2025	Stratford on Avon District Council - 25/00829/OUT	Bishops Itchington, Land to south of Gaydon Road	Outline application for the erection of up to 83 dwellings, associated infrastructure and biodiversity enhancements, all matters reserved except for access to the site from Gaydon Road. Public Footpath SM83 runs immediately adjacent to the site NW boundary. Plans show a proposed connection to SM83.	There are no PROWS within the site, but public footpath SM83 runs immediately adjacent to the site NW boundary. The application proposes a pedestrian connection to public footpath SM83 but permission of the adjacent landowner would be required for the connection. Area have asked that any connection to SM83 should be made via a kissing gate to prevent illegal cycling on the footpath.
1070	12/05/2025	Stratford on Avon District Council - 25/00823/OUT	Stockton, Land at Sycamore Close	Outline application for the erection of up to 80 dwellings, associated infrastructure and biodiversity enhancements, with all matters reserved except for access to the site from Sycamore Close, and a temporary construction access from the A426. Public footpath SM29 runs adjacent to the site SE boundary. Plans show a potential connection for pedestrians only.	The application proposes a potential connection from the site SE boundary into the adjoining sports field and public footpath SM83 for pedestrians only (subject to detail design). Permission of the adjacent landowner would need to be required for the connection. Area have asked that any connection to public footpath SM29 should be made via a kissing gate, to discourage illegal cycling on the footpath.
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.	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! Path is probably a remnant of Area DMMO claim BAP229 which has been built over and is no longer recorded on the BCC DMMO applications website!

REF	Date	From	Location	Description	Action Taken
1072	09/05/2025	Stratford on Avon District Council - 25/00346/OUT	Southam, Home Farm land off A423, Southam Bypass	Outline application for up to 217 dwellings, public open space, together with landscaping and associated infrastructure (all matters reserved). Public Footpath SM31 crosses the site and is accommodated, still on its definitive line, through land designated as public open space. The Travel Plan suggests that at the reserved matters stage consideration could be given to diverting SM31 across the proposed Toucan crossing over the Southam Bypass.	Area objection on the grounds that the site is not included in either the current Stratford District Core Strategy or Southam Neighbourhood Plan. Should this application ever reach the reserved matters stage and consideration given to diverting Public Footpath SM31 to the proposed Toucan crossing to the north of the site then (providing that the diversion was routed through a green corridor around the site and not just relegated onto estate footways) Area would support a Diversion Order in the interests of public safety.
1073	13/05/2025	Warwickshire County Council - SC2023/SD267	Tanworth in Arden, Park Farm	Informal consultation into an application to divert public footpath SD267 away from the applicants farmyard.	The waymark post for footpath SD267 can be seen lying on the ground at the farm gate on Google Street View. The same view shows that the first 55m of proposed diversion down bridleway SD268 (no waymark) looks narrow and overgrown. The view (dated March 2024) does not inspire confidence that the proposed diversion would be in the interests of path users! Consulting Stratford upon Avon Group.
1074	14/05/2025	Warwickshire County Council - SC2023/SD267a	Tanworth in Arden, Park Farm	Informal consultation into an application to divert public footpath SD267a away from a brook which floods in heavy rain, onto a route avoiding a foot-bridge which can be precarious in prolonged rain.	This looks an acceptable diversion with some benefit to the path user. Consulting Stratford upon Avon Group.
1075	19/05/2025	Stratford on Avon District Council - 25/01124/TEL56	Land Adjacent To M40, Kingston Grange, Lighthorne Heath, Gaydon CV35 0HE	Removal of existing 15m high monopole, and installation of a new 22.5m high monopole supporting 3 antennas on an open head frame, etc. Access to the site is via public bridleway SM80.	Providing that bridleway SB80 is not obstructed and remains open for foot, cycle and equestrian use during construction, Area would raise no objection to this application, but have commented on the applicants inability to get their site address right!
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 the site stopped up! Full application for demolition of existing residential properties, new site accesses and highway improvement works, etc, etc. Outline application with all matters reserved for parking; landscaping; pedestrian and cycle infrastructure, etc, etc, <i>ad nauseam</i> !	Area objection on 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 anyway! Objection also includes 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 Development.

Further Developments or Resolution of Earlier Cases

REF	Date	From	Location	Description	Action Taken
607	03/07/2019	Pegasus Group	Phoenix Way, Wilsons Lane Exhall, off M6, J3	Pre-Application Consultation from Developer's Agent into proposed development of up to 18 hectares of employment/commercial land and 73 new homes, etc. With the adoption of the Borough Plan, the site no longer falls within the Green Belt and is now designated for such development. Public Footpaths B23 and B25 run through site. B25 would require diversion.	Area finds the proposed diversion of B25 not unreasonable, but we have requested more information as to how the proposed water main diversion would affect the footpath underpass beneath Phoenix Way? Much local protest against the development, but has come too late after release of the site from the Green Belt! ORDER MADE 22/08/2022 - ORDER CONFIRMED 30/04/2025.
927	06/04/2023	Rugby Borough Council - R23/0398	Tritax Site, Coventry Road, Thurlaston	Erection of two buildings; ancillary structures; with associated access roads; servicing yards; parking external plant and access; landscaping details; security fencing. Approval of reserved matters, access, appearance, layout, scale and landscaping, relating to R16/2569. Requires diversion of public footpath R168y, and the bridleway "offering" extension of public bridleway R168x.	Area have commented on errors in the Rights of Way Plan submitted with the application and have pointed out that these must be corrected before being transferred from proposal drawings into sealed legal orders for footpath diversion and bridleway creation. 03/04/2023 RESERVED MATTERS APPROVED. Revised Rights of Way Plans reissued 14/07/2023 but these now contain further errors which Area have asked to be corrected! Corrected Plans reissued and finally approved by Area! DIVERSION ORDER FOR PUBLIC FOOTPATH R168Y MADE 14/02/2024. Area have now asked that the Order be remade due to mistakes in the drafting! and WCC ROW Team have stated that the Order needs to be remade as a Bridleway if cycling is to be permitted on the route! ORDER WITHDRAWN—REMADE 17/10/2024. AND REMADE YET AGAIN WITH CORRECTIONS 16/04/2025! (Rugby BC, "This Order is Nemesis!")
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 nauseum!</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 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 confine our objections to Green Belt and other countryside preservation issue - of which indeed there are many! APPROVAL WITH 110 CONDITIONS 07/05/2025... CONDITION 1: The development hereby permitted shall be begun before the expiration of 12 months from the date of this permission. REASON: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
1044	30/12/2024	National Transport Casework Team - NATTRAN/WM/S247/5910	Cherington, North Farm, CV36 5HZ	Requires stopping up of D Road D6665 to enable development granted by SDC (24/02490/AGNOT) for formation of conservation pond for agriculture. The pond is required for drainage of surrounding fields and drinking for livestock.	Area were not consulted by SDC on 24/02490/AGNOT which did not include the stopping up of D Road D6665, or required diversion of Bridleway SS57 included in the NATTRANs Draft Order! However, overall there is no reduction in public access and as the bridleway diversion still connects to the continuation of the route. Area has raised no objection. ORDER MADE BY NATTRANS 14/02/2025.

REF	Date	From	Location	Description	Action Taken
1029	20/10/2024	Warwick District Council - W/24/1404	Land W of Fosse Way & SE of Radford Semele CV31 1XJ	Construction of a Solar Farm and Battery Storage together with all associated works, landscaping, equipment and necessary infrastructure. Five fields totalling 86ha, 24% of which is Grade 3a agricultural land, and 72% Grade 3b. Public bridleway W122 and public footpaths W122a & W120c run through site. Site is immediately adjacent to 89ha Middle Road Solar Farm on opposite side of the Fosse Way!	Area Objection on Bridleway, Footpath, and Agricultural BMV land grounds... and, most importantly, the Cumulative Impact that yet another solar farm in the Feldon Vale will have on the Rural Landscape and Countryside. REFUSED 22/05/2025: The application is contrary to Policy CC2(a), CC2(b) and Policy NE4 of the Warwick District Local Plan. The harm to the character and appearance of the landscape, and including the cumulative impact with other solar developments within the local area, outweighs the benefits of the development.
1054	29/01/2025	Stratford on Avon District Council - 24/03281/OUT	Wellesbourne, land east of Kineton Road	Outline Planning application with all matters reserved except access, for up to 300 dwellings and associated green space and biodiversity enhancements. 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 NW boundary.	Area Objection. In Nov 2024 the British Horse Society asked Ramblers if we would consider seeking a direction from the Secretary of State under the Wildlife and Countryside Act 1981 section 53(5) and Para 3(2) of Schedule 14, requiring WCC to determine our DMMO Claim within 3 months. Area have applied for the direction and will maintain a holding objection to the application until we can be satisfied that plans to accommodate our claim are incorporated into the design. 25/03/2025 Planning Officer requests further information on how Area would like the current proposals to be adjusted to accommodate our outstanding DMMO Claim. If the route is found to be either a Byway Open to All Traffic, or a Restricted Byway, Ramblers would not oppose the application of a permanent traffic regulation order (of the kind contemplated in ss 1 and 2 of the Road Traffic Regulation Act 1984) to prohibit the use of vehicles, motorised or horse-drawn, so effectively making the route useable for only walkers, cyclists and horse riders.