

Ramblers Warwickshire Area — Footpath & Planning Report — November 2025



REF	Date	From	Location	Description	Action Taken
1090	05/09/2025	Nuneaton & Bedworth Borough Council - 041143	Trent View Farm, Mancetter Road, Nuneaton CV10 0RS	Outline application for up to 46 dwellings, with all matters reserved other than access. This is a cross-boundary application between Nuneaton & Bedworth BC and North Warwickshire BC (their ref. PAP/2025/0335). Access is solely within Nuneaton & Bedworth BC, and is alongside the first 100m of Public Bridleway N22a which runs round the north side of Caldecote (Windmill) Hill.	No objection. Bridleway runs along site access road for 100m, but Area do not believe that a diversion would be necessary. At 2m width the footway might be considered as too narrow for a Bridleway, but equestrians (and cyclists) could surely use the adjacent access road.
1091	18/09/2025	Stratford on Avon District Council - 23/01230/COUQ	Chesterton, Kingston Farm	Consultation into proposed diversion of Bridleway SM194 required to permit development of planning application 23/01230/COUQ (granted 27/06/2023) for a Change of Use of an agricultural building into two smaller dwellings and three larger dwellings.	The definitive line of bridleway SM194 is obstructed by the barn on the site, but path users already take the proposed diversion route. Area therefore would raise no objection to the proposed diversion.
1092	19/09/2025	Stratford on Avon District Council - 25/02145/OUT	Welford-on-Avon, Milcote Road	Outline planning application, all matters reserved except for access, for up to 39 dwellings, public open space, landscaping, sustainable drainage and all associated works. Public Footpath SD28 runs across the far northeastern corner of the site.	No objection to this connection on footpath grounds but Area have objected on countryside protection grounds. Welford has already done more than it's fair share of providing locally-unwanted housing for incomers. Any further expansion can only further destroy its undoubted charm as a rural village; particularly as this application lies outside of the village built up boundary, but within the area reserved in the adopted Neighbourhood Development Plan (Policy HE6) to preserve the precious gap between Welford and its equally attractive neighbouring village of Weston on Avon.
1093	19/09/2025	Stratford on Avon District Council - 25/01490/FUL	Tanworth-in-Arden, Park Farm, Aspley Heath Lane B94 5HU	Erection of a replacement agricultural building and associated hardstanding (retrospective). Public Footpath SD267 runs along the site access and across the concrete hardstanding east of the barn.	Area acknowledge that the applicant has applied to WCC to have Public Footpath SD267 diverted onto the route of his "permissive path" immediately north of the application red line boundary. However, WCC have not yet Made a Diversion Order for this footpath, much less Confirmed the Order, and until they do Public Footpath SD267 running across the southern end of the site must remain open for public use and not obstructed.

REF	Date	From	Location	Description	Action Taken
1094	29/09/2025	Stratford on Avon District Council -	Hockley Heath, The Barn, Tithe Barn Lane	Demolition of existing agricultural building and proposed erection of self-build dwelling on a site that is <i>“washed over by Green Belt”</i> ! Public footpath SD283 runs for 750m up the site access drive.	Provided that Public Footpath SD283 is not obstructed and remains open for public use at all times Ramblers Warwickshire Area would raise no objection to this application on footpath grounds. The Planning Statement in section 1.6 claims that the site is <i>“washed over by Green Belt”</i> ! No it isn't <i>“washed over”</i> , it is protected from development by Green Belt designation, and deserves better than the belittling use of Estate Agents jargon in an attempt to justify the site being re-classified as Grey Belt!
1095	29/09/2025	Stratford on Avon District Council - 25/02117/FUL	Clifford Chambers, Land off The Close	Change of use of land to garden land and erection of detached garage along with additional driveway. Public footpath SD30 runs alongside the site access drive and site southern boundary.	Providing public footpath SD30 is not obstructed and remains open for public use at all times, Area have no objection to this application on footpath grounds.
1096	07/10/2025	Coventry City Council - PL/2025/0001922/FULM	Coventry, land SE of Shilton Lane & S & SE of Lentons Lane	Solar farm development including solar arrays, control buildings and associated infrastructure, internal access roads, landscaping and associated development. Resubmission of PL/0001063/FULM, refused 29/02/2024! Cross boundary application with Rugby Borough Council. Site is Green Belt! Outstanding Area DMMO Claim CAP255, dating from 16/01/2008, still to be determined for a public footpath across the Coventry section of the site.	Two golden opportunities to mitigate for the loss of Green Belt have been missed in this application. Consequently Area have objected on both footpath and countryside grounds, asking that as mitigation measures the permissive path across the site be dedicated as a public footpath, and that our 2008 claim (CAP255) for a public footpath following the route of Lenton's Lane farm access road through the site now be determined by Coventry City Council with some expedition!
1097	07/10/2025	North Warwickshire Borough Council - PAP/2024/0353	Fillongley, The Cottage, Church Lane	Demolition of the existing 2-bedroom house and redevelopment of the site for 2 dwellings with associated landscaping and parking. Requires the diversion of Public Footpath M357. Area was not consulted on this application!	NWBC failed to consult Area on this application and, while we have no objection to the diversion of Public Footpath M357, it will be necessary for the Council to make a Diversion Order under TCP Act 1990 s 257 to permit development. And—as is usual with District and Borough Councils in Warwickshire—Area would expect to be consulted by NWBC legal department on the making of the Order!
1098	08/10/2025	Balfour Beatty Vinci HS2 Contractors	Northern end extension of Kenilworth Greenway to Truggist Lane	Teams meeting with Balfour Beatty Vinci (HS2 Contractors) Design Team to discuss Northern end extension of the Kenilworth Greenway to Truggist Lane (avoiding the perennially flooded Public Footpath M196 which currently gives access to the northern end of the Greenway).	The new Greenway Extension will now be constructed around the south side of the West Coast Main Line Berkeswell Station Car Park, above the floodplain. The Extension will be a Permissive Bridleway.
1099	03/10/2025	Stratford on Avon District Council - 25/02272/FUL	Compton Verney House CV35 9HZ	CCTV upgrade including installation of 11 cameras, with 3 of these to be mounted on a new 4m high pole by the entrance drive. Public footpath SD108y runs across the east side of the Compton Verney Estate; public bridleway SD109 runs across the west side of the Estate.	The proposed CTV cameras would not impose on either public right of way and, consequently, Area have no objection to this application.

REF	Date	From	Location	Description	Action Taken
1100	09/10/2025	Stratford on Avon District Council - 25/02321/FUL	Alveston, Meadow Cottage, Alveston Lane CV37 7QF	Erection of one self build dwelling and associated landscaping. Public Footpath SB10 crosses the site access drive and eastward extension of the site, before running along side the site eastern boundary.	Providing Public Footpath SB10 is not obstructed and remains open for public use at all times, Area have no objection to this application on footpath grounds.
1101		Stratford on Avon District Council - 25/02410/FUL	Idlicote Estate Barns, Idlicote CV36 5DW	Change of use Barn to a Dwellinghouse and associated works (retrospective). Public Footpath SS167 runs alongside along the east side of Barn A (Agricultural) outside if the red line boundary.	Providing Public Footpath SS167 is not obstructed and remains open for public use at all times, Area have no objection to this application on footpath grounds. However access to the path is not obvious from the road as Stratford Ramblers Group report the waymark is hidden under hedge growth. Needs reporting to WCC ROW Team for action!
1102	04/07/2025	Nuneaton & Bedworth Borough Council - 039049 & 040286	Hospital Lane, Bedworth	NBBC granted permission for planning application 040286 for 445 dwellings with associated public open space and infrastructure on the 22/12/2024. Public footpaths B9 and B8 pass through the development and therefore an Order has been made under TCP Act 1990 s 257 to divert/extinguish those paths. NBBC failed to consult Area on this application & the Closure & Diversion Order, Made 27/06/2025, was the first Area knew of the development!	The Diversions Made for Public Footpaths B8 & B9 are confined to Estate Road Footways and lead only to Hospital Lane with no connectivity to any PROW network beyond. Consequently Area see no point in objecting to the Order. 13/10/2025: Temporary Traffic Regulation order for temporary closure of Public Footpaths B8 and B9 for the purposes of development works, effective from 27/10/2025 for up to 6 months or until works are completed, whichever is the sooner.
1103	21/10/2025	Rugby Borough Council - R25/0896	Land to the north of Symmetry Park, Western Link, Rugby	Hybrid application for warehouses, Potford Dam link road and Cawston landscape park. Public footpath R167a runs across the east side of site between Unit 11 and Cawston landscape park. Public footpath R168b crosses the Potford Dam link road connecting connecting Cawston Farm development phases 1&2.	This is Phase 2 of the major Rugby, Symmetry Development – part of the South West Rugby Masterplan Supplementary Planning Document adopted 17 June 2021. Details of Public Footpath R168y running along the eastern side of Potford Dam link road are missing from Plans, but Diversion Order for R168y was Confirmed 18/06/2025 as part of Phase 1 development (see DB927) SO KEEP AN EYE ON THIS!
1104	03/11/2025	Stratford on Avon District Council - 25/02533/OUT	Land At West Shottery, Stratford upon Avon	Outline planning application with all matters reserved for future determination, save for access via the Shottery Western Relief Road, for the erection of up to 580 dwellings, community park, cafe, landscaping, open space, drainage, infrastructure, and earthworks. Three public footpaths cross the Site, SD16, SD16a & SD16b, and connect to the wider footpath network beyond.	Area objection as site is not identified in the current Stratford on Avon Core Strategy 2011-2031 as a strategic site for this level of development. Area objection on footpath grounds as the application seeks to allow cycling on the three public footpaths across the site. In order to retain the legal no-cycling status of public footpaths segregated tracks for both walkers and cyclists will be required, but must not encourage or facilitate cycling on the continuation of these footpaths beyond the site!
1105	05/11/2025	Stratford on Avon District Council - SCOPE/00044	Land East of Shipston-on-Stour and North of B4035 and off Fell Mill Lane	Environmental Impact Assessment Scoping Request relating to an Outline planning application for the erection of up to 1,150 dwellings, up to 80 bedroom care facility, riverside park, open space provision, primary school, food retail unit (up to 2499sqm), local centre, bridge over River Stour and associated infrastructure, with all matters reserved except access. Public Footpaths SS166c (Centenary Way) and SS121 (Shakespeare's Way) cross site.	The site is not identified in the current Stratford on Avon Core Strategy 2011-2031 as a strategic site for this level of development. Two long distance Regional Recreational Footpaths running across the site, Centenary Way (SS166c) and Shakespeare's Way (SS121) will be adversely affected. Usual Area Response to Scoping Requests submitted detailing our requirements to protect countryside & footpath interests. Area will reserve objection for the outline planning stage.

REF	Date	From	Location	Description	Action Taken
1106	06/11/2025	Nuneaton & Bedworth Borough Council - 041261	Nuneaton, Top Farm, Higham Lane	Approval of reserved matters following outline approval 035279, relating to appearance, landscaping, layout, & scale for up to 394 dwellings & associated works. Public Bridleway N29 crosses the site running east to west. Due to the extensive new pedestrian & cycleway network to be provided applicant wishes to see the Bridleway extinguished.	Area objection as the wish to “see the bridleway extinguished” seems to be more for the convenience of the developer than for the benefit of the public at large. The safety of school children crossing Higham Lane to access the Bridleway does carry weight, but the obvious solution to that concern is to provide a signalled crossing of Higham Lane opposite to the Bridleway, thereby retaining the health benefit of encouraging children to walk or cycle to school!
1107	07/11/2025	Warwickshire County Council - WDC/22CM008/R25	Wasperton Farm, Wellesbourne Road, CV35 8EA	Proposed sand and gravel quarry, ancillary offices, buildings, processing plant, and a new access road, with restoration using imported inert materials to recreate agricultural land and biodiversity works. Resubmission of WDC/22CM00. Bridleway W101a crosses the site and Footpath W100 runs along part of the southern site boundary. A new permissive bridleway will initially be created around the Site and be retained in the restoration scheme.	In January 2023 Area objected to the former application WDC/22CM008. As our arguments presented on that occasion have been ignored and Area consider that the proposed mitigation measures are still not being offered in any sincerity as there is nothing binding or permanent about a permissive bridleway, until a Public Bridleway created by Legal Order is offered in mitigation instead of a mere “permissive bridleway” Area must maintain an objection to this reapplication.

Further Developments or Resolution of Earlier Cases

REF	Date	From	Location	Description	Action Taken
854	09/04/2022	Warwickshire County Council	Frankton	Enquiry from WCC into two applications (both dated 01/09/2004) from the Trail Riders Association which seek to modify the Definitive Map and Statement in the parish of Frankton by upgrading Bridleways R209 and R193 into Byways Open to All Traffic.	Area have no evidence to offer, never having the need to look into upgrading either of these bridleways. Should an Order be made upgrading these Bridleways into Byways Open to All Traffic, Area is in no position to object as we could hardly object to another Association making use of the same legislation that we use to place our own DMMO claims! ORDER MADE 09/09/2025 as Restricted Byway.
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 & side extension, two storey front extension, first floor front extension. 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 put forward by WCC, and Area would be well satisfied with this solution. PERMISSION WITH CONDITIONS 07/02/2025. MADE SIGNED ORDER BY NATRANS 12/11/2025.
1047	10/01/2025	Rugby Borough Council - R24/0770	Marton, Stables Heath Barn, Elms Farm, CV23 9RQ	Change of use of the land to equestrian and formation of all weather gallops with associated landscaping. The gallops cross public bridleway R209. The Bridleway is the subject of a DMMO claim MR209TR by the Trail Riders for an upgrade to a Byway.	Given that public rights of way are a material planning matter and that the bridleway crossing is just above a bend in the gallops where visibility might possibly be obscured by hedgerows and proposed tree planting, Area find this application to be somewhat wanting in consideration of safety for bridleway users. Therefore, until the subject is satisfactorily addressed, Area must raise objection to this application on public safety grounds! GRANTED 26/06/2025.