

Ramblers Warwickshire Area – Footpath & Planning Report – March 2026

REF	Date	From	Location	Description	Action Taken
1118	15/12/2025	Stratford on Avon District Council - 25/02947/FUL	Rough Hills Farm, Wilmcote Lane, Aston Cantlow, Henley-in-Arden B95 6JR	Full application for a further three year temporary consent for agricultural workers dwelling approved under application ref 21/03745/FUL: Erection of three agricultural buildings and a temporary agricultural worker's dwelling. Public footpath AL89 shares the proposed site entrance from Wilmcote Lane and then runs for 450m in a south-easterly direction cutting off the corner with Aston Cantlow Road.	Providing that access to public footpath AL89 is not blocked by the new farm gates at the site entrance, and remains open for public use at all times, Area would raise no objection to this application on footpath grounds.
1119	16/12/2025	Stratford on Avon District Council - 25/02998/FUL	Springfield Farm, Pillerton Hersey	Demolition of agricultural building and erection of one self build dwelling with Class Q fallback: 23/03381/COUQ Refused 05/02/2024. Appeal Granted 23/12/2024. Public Footpath SS2 runs along the first half of the narrow access track.	Although nowhere acknowledged in the application, public footpath SS2 shares the first 110m of the narrow site access track from Kineton Road. Currently public footpath SS22 is not signposted at Kineton Road. However, providing that access to public footpath SS22 is not obstructed and remains open for public use at all times, Area would raise no objection to this application on footpath grounds.
1120	16/12/2025	Stratford on Avon District Council - SCOPE/00045	Southam, land E of Southam Bypass & N of A425 Daventry Road	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 450 Dwellings, new Primary School, Creation of Public Open Space and Associated Infrastructure including new traffic roundabout. Bridleway SM30 and Public Footpaths SM28 & SM29 cross the site.	SCOPE/00045 is obviously a rehash of SCOPE/00043 shorn of 13ha and 400 houses—three fields in the NE of the original application having been removed, presumably because it has since been discovered that they are protected for mineral extraction! As there are no PROWS running through the 13ha removed from the original plan, Area have resubmit our original response, more or less unchanged.
1121		Rugby Borough Council - R25/0979	Bilton, land S of Montague Road	Full application for the erection of 195 dwellings (Use class C3), access, drainage, landscaping, open space and associated infrastructure. There are no PROWS on or abutting onto the site.	A very minor part of the SW Rugby development. Unfortunately there are no public rights of way either in or adjacent to the site.
1122	17/12/2025	Stratford on Avon District Council - 24/03174/OUT	Wellesbourne Campus, Wellesbourne CV35 9EF	Outline planning application for the University of Warwick Innovation Campus with all matters reserved, except for means of access from the A429, for a mixed use development comprising laboratory, offices and light industrial floorspace, ancillary retail food and drink, hotel, gym, multi-storey car parking, public realm, landscaping, etc. County E Road E6981 runs across the Campus. Public footpath SD131a runs inside of northern boundary.	Area objection as we are not satisfied with the arrangements indicated for Public Footpath SD131a, which runs immediately inside of the site northern boundary. Area to retain objection to this application until we can be satisfied that SD131a will be retained as a Public Footpath on its definitive line maintaining connectivity with the Public Footpaths on either side of the site, and not nebulously incorporated into the internal campus pedestrian/cycleway network as the plans seen to indicate.

REF	Date	From	Location	Description	Action Taken
1123	19/12/2025	Stratford on Avon District Council - 25/02811/FUL	Oldberrow Manor, Ullenhall Lane B95 5PF	Proposed construction of equestrian stud farm building and agricultural storage building and all associated works including landscaping and biodiversity net gain enhancements. The access road is also a public footpath (240/AL161a/1) that runs down to the site, then along the edge of the neighbouring field to the proposed development site.	Providing that public footpath AL161a 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.
1124	19/12/2025	Stratford on Avon District Council - 25/03040/FUL	Cherington, Whichford Mill CV36 5JB	Change of use of land from agricultural to Class E (leisure) including the erection of sauna and compost toilet (retrospective). Public Bridleway SS66 runs down the access track to Whichford Mill and passes between the Wild Sauna and Compost Toilet before running out of the site red line boundary and past Whichford Mill.	Although not acknowledged in the application, Public Bridleway SS66 runs down the access track to Whichford Mill. Providing that Public Bridleway SS66 is not obstructed and remains open for public use at all times Area would raise no objection to this application.
1125	26/12/2025	Stratford on Avon District Council - 25/02755/FUL	Harbury, Bull Ring Farm Road	Erection of five dwellings, creation of new access and associated works. Accessed via County D Road 0647, part of the Centenary Way and Harry Green Way.	Area objection on both footpath and countryside protection grounds. Access to site is via County D Road 0647, which carries the routes of both the Centenary Way and Harry Green Way, regional long distance paths, connecting the Town with the wider footpath network north of the railway. Long distance walkers travel a long way and we would not wish them to find their route blocked by construction traffic, which in in such a narrow lane seems more than likely! On countryside protection grounds the site lies just outside of the village built up boundary, and should be refused as contrary to the Harbury Neighbourhood Plan, Policy H.01, that "New housing development will be concentrated within the Harbury Village settlement boundary."
1126	06/01/2026	North Warwickshire Borough Council - PAP/2024/0089	Lea Marston Shooting Club, Haunch Lane	Consultation on Footpath Diversion M23 ORDER (No1) 2025, made 22/05/2024. Order remade 01/12/2025 with corrected map attached.	Area have no objection to the corrected order.
1127	08/01/2026	Stratford on Avon District Council - 25/01765/FUL	Banbury Road B4100, Gaydon CV35 0HL	Erection of commercial/employment units, together with means of access (pedestrian and vehicular), car parking, landscaping and all other associated works including installation of pedestrian crossing and changes to the existing alignment of public bridleway (SM80). Resubmission with information accompanied by an Environmental Statement.	Objection withdrawn as Area are now satisfied with applicants response that public bridleways SM80 and SM81 are unlikely to both be closed at the same time, and that a temporary route, secured by Heras fencing, can be provided to ensure that bridleways SM80 is not closed throughout the entirety of the construction programme.

REF	Date	From	Location	Description	Action Taken
1128	08/01/2026	Stratford on Avon District Council - 25/02968/PIP	Portway, The Paddocks, Alcester Road B48 7JF	Permission in principle for the erection of up to 9 new dwellings. Public Footpath SD274 runs along the north-western and north- eastern boundaries of the site.	As far as Permission in Principle goes (determining if the site is suitable for development), Public Footpath SD274 runs along the north-western and north eastern boundaries of the site and is a substantive planning matter to be considered in any further stages of this application. However, there is a history of disturbance to this public footpath which has relevance to its definitive line? Area objection to the former withdrawn application on this site (23/02371/OUT) is pertinent to this history: <i>"The Proposed Site Plan shows the footpath to run immediately on the outside of the red line boundary. The WCC Definitive Map, SP07SE (the legal Document defining the definitive line of Public Rights of Way) shows the footpath to run immediately on the inside of the Boundary. Area must therefore raise objection to this outline application until the definitive line of Public Footpath SD274 relative to the red line boundary is properly determined once and for all by WCC Rights of Way Team!"</i>
1129	05/01/2026	Stratford on Avon District Council - 25/02935/OUT	Wellesbourne, land west of Kineton Road	Outline planning application (with all matters reserved apart from access) for a development of up to 100 dwellings and associated infrastructure, including sustainable urban drainage, public open space, landscaping, habitat creation and internal roads/routes. No PROWS on site but public footpaths SD121 & SD121a abut onto site and a connection is proposed.	Area objection on footpath protection grounds as application plans cycling connection to adjacent public footpaths. Area objection on countryside protection grounds as the application falls foul of Neighbourhood Plan Policies WW7 (not a reserved site) and WW6 (maintaining the separation gap between Wellesbourne and Walton to the south.
1130	16/01/2026	Warwick District Council - W/25/1709	Hockley Heath, Land South of Aylesbury Road	Outline planning application for the development of up to 330 residential dwellings, including public open space, landscaping, and sustainable drainage. All matters reserved except for access from Aylesbury Road. Site is Green Belt. Public footpaths SL41 and SL42 run through site.	Site forms part of South Warwickshire Local Plan (SWLP), Preferred Option SG24, which has not yet been adopted. The application is therefore both premature and speculative and deserves to be rejected! Area objection on both footpath (cycling on public footpaths) and Green Belt protection grounds (Grey Belt Abuse!).
1131	16/01/2026	Nuneaton & Bedworth Borough Council - 040812	Nuneaton, land east of Plough Hill Road	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.	Resubmitted plans show amendments to the proposed diversion of Public Footpath N18 at both ends of the path, including considerable amendment at the southern end to take the diversion outside of the site red line boundary into an existing play area south of the site—which raises the question can a section 257 Order be used to divert a path beyond the site boundary, or will it be necessary to ask WCC to make a Diversion Order under section 119 of the Highways Act 1980?
1132	23/01/2026	Stratford on Avon District Council - 25/03084/PIP	Claverdon, land off Breach Lane	Application for Permission in Principle for erection of one dwelling, access from Beech Lane. Public Footpaths SD179, SD179a, SD179b, and Bridleway SD340 (Breach Lane) all run adjacent to the site or along its boundaries.	Area would raise no objection as far as Permission in Principle goes (determining if the site is suitable for development). Public Footpaths SD179, SD179a, SD179b, and Bridleway SD340 (Breach Lane) all run adjacent to the site or along its boundaries and are a substantive planning matter to be considered at any further stage of this application As for Grey Belt, I'm with CPRE's Comments there—No, No, No!

REF	Date	From	Location	Description	Action Taken
1133	23/01/2026	Stratford on Avon District Council - 25/03033/FUL	Wellesbourne, land east of Kineton Road	Drainage works, including attenuation features and connecting swale to existing watercourse. Public Footpath SD116a runs across the site. Area also 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.	This FULL application is aimed at securing permission for the drainage works required for the housing development proposed in planning application 24/01145/OUT, to which Area have objected due to our prior claim for a Byway running thorough the site. Area have informed SDC that this claim has now been determined by WCC as a Restricted Byway and that any plans authorised for the proposed drainage swale should contain allowance to accommodate a clear 5m wide Byway between the swale and the north-western boundary of the site.
1134	30/01/2026	Stratford on Avon District Council - 25/03144/OUT	Shipston-on-Stour, land off Hanson Avenue,	Outline planning application for a development of 110 dwellings, open space, community garden and orchard, landscaping, drainage and infrastructure. Detailed approval is sought for principal means of access from Hanson Avenue, with all other matters reserved. There are no PROWS on site. Public Bridleway SS124 runs adjacent to site western boundary.	Area are concerned that Public Bridleway SS124 is shown running outside of the site red line boundary, but is also shown as running outside of the red line boundary for the pending Hanson Farm site (24/003 3/OUT) on the opposite side of the Bridleway—which begs the question, which of the two applicants own the land between on which the Bridleway runs and would therefore be responsible for the Bridleway's maintenance? This question needs to be resolved during the planning process!
1135	04/02/2026	Stratford on Avon District Council - 26/00143/FUL	Tysoe Playing Fields and Pavilion, Main Street Tysoe, CV35 0SR	New oak canopy to front of existing clubhouse at Tysoe Playing Fields. Public Footpath SS28 runs along inside of the playing field north-western boundary.	Providing Public Footpath SS28 is not obstructed and remains open to public use at all times, Area have no objections to this application.
1136	30/01/2026	Nuneaton & Bedworth Borough Council - 041394	Nuneaton, Top Farm, Higham Lane	Approval of reserved matters for part of site (relating to phase 1ciii) following outline approval 035279, relating to appearance, landscaping, layout, construction of a spine road and multifunctional 'Green and Blue Infrastructure' corridor to include areas of public open space, pedestrian and cycle infrastructure, drainage infrastructure, hard and soft landscaping, together with approval for diversion of Public Bridleway N29.	This consultation relates to a now granted large and multi-stage housing development. WCC ROW Team have advised they would not support the Bridleway being extinguished; however an appropriate diversion may be acceptable. The diversion of the Bridleway would unfortunately not be straightforward as it extends across multiple phases of development, some of which have not yet been applied for and details on layout etc are unknown. Never the less, Area have no objection to the proposed temporary diversion of Public Bridleway N29.
1137	06/02/2026	Stratford on Avon District Council - 24/03281/OUT APPEAL	Wellesbourne, Kineton Road	The Appellant proposes an extension to the red line boundary to accommodate additional drainage features and has submitted a revised Flood Risk Assessment on this basis.	Further information sent to PINs 04/06/2025. "In addition to the increased area inside of the red line boundary, it may now be necessary to further increase the width of the site north-western boundary extension containing the drainage swale to accommodate the additional width of the Byway claimed by Area (under the Wildlife and Countryside Act 1981) running along the inside of the site north-western boundary and finally determined by WCC on Warwickshire County Council on the 26 January 2026 as a Restricted Byway."

REF	Date	From	Location	Description	Action Taken
1138	13/02/2026	Warwick District Council	Kings Hill, Warwickshire	Consultation into the Kings Hill Masterplan and Design Code Supplementary Planning Document (SPD) providing guidance on relevant policies in the adopted Warwick District Council Local Plan (2011-2029). This includes Policy DS15 (Comprehensive Development of Strategic Sites) which outlines development for the entirety of the H43 allocation for 4,000 dwellings by 2050.	Kings Hill is a shocking housing development on former Green Belt land, halving the open countryside between Coventry and Kenilworth, but Area has not responded to the consultation as there are no PROWs on site and the site is within the Warwick District Local Plan 2011 to 2029 (adopted 20/09/20170).
1139	06/03/2026	Grand Union Canal Transfer (GUC)	Coventry Canal: Atherstone to Hawkesbury Junction. Oxford Canal to Braunston Junction.	Second Phase of Public consultation on scheme to transfer water from Minworth Waste Water Recycling Centre, to the Coventry Canal at Atherstone via under ground pipeline. Then via the Coventry, Oxford and Grand Union Canals to a water treatment works and water storage at Leighton Buzzard, Bedfordshire. As the scheme is of National Significance planning will be by a Development Consent Order (DCO).	The Coventry Canal will be used from Atherstone to Hawkesbury Junction, then the Oxford Canal to Braunston Junction with the Grand Union. This could effect parts of the Centenary Way and Coventry Way which both use sections of the Coventry and Oxford Canals. Canal towpaths are, generally speaking, not PROWS, although there are short sections of the Coventry Canal at Heartshill and the Oxford Canal at Ansty, Napton and Wormleighton which are public footpaths as well!! Area is concerned that the number of PROWS that will be cut by the pipeline section through North Warwickshire may result in some lengthy path closures during construction!

Further Developments or Resolution of Earlier Cases

REF	Date	From	Location	Description	Action Taken
919	10/03/2023	North Warwickshire Borough Council - PAP/2023/0071	Fillongley, Meriden Road, South of Park House Farm	Construction of a temporary! solar farm to include the installation of ground-mounted solar panels - sterilising the land under 61ha of solar panels for 40 years before it can be bought back into agricultural production—or “pausing it’s productive use” as it is so quaintly described in the Design and Access Statement! 95% of site comes under the “best and most versatile” grades of agricultural land Classification. Public Footpath M294 runs through site. Site is also Green Belt!	This application takes the biscuit for ticking all the wrong boxes! (1) The site is Green Belt... within which solar farms are considered by the NPPF to be “inappropriate development”. (2) By the application’s own admission the site’s land classification falls within the “best and most versatile” grades of agricultural land from which DEFRA consider that solar development should be excluded. And (3) attempting to claim that the 40 years life sought for this application can be described as “temporary” is to insult the intelligence of objectors! REFUSED 10/07/2024 — ALLOWED ON APPEAL 11/12/2025!

REF	Date	From	Location	Description	Action Taken
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. DRAFT ORDER BY NATRANS 25/09/2025. PERMISSION WITH CONDITIONS 07/02/2025. MADE ORDER SIGNED BY NATRANS 12/11/2025, Stopping Up of E Road 6405. Now only waiting for new Bridleway to be created!
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 north-western 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 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 detailed information on our outstanding Byway Claim requested by the Planning Officer then dealing with 24/03281/OUT. 09/07/2025 SCHEDULE 14 DIRECTION GRANTED, WCC instructed to determine our outstanding claim within six months. 29/01/2026 AREA CLAIM DETERMINED BY WCC AS A RESTRICTED BYWAY!
1108	14/11/2025	Stratford on Avon District Council - Birchill Access Consultancy	Shottery, Stratford upon Avon.	Consultation into the proposed diversion of part of Public Footpath SD16 Shottery, Stratford upon Avon. A housing development is already significantly complete around this footpath so the diversion application will be processed under Section 119 of the Highways Act 1980 and is sought mainly to provide increased privacy for residents and to remove some length of the legal line from the boundaries of properties.	It's a bit rich Stratford DC consulting on this now, this should have been done at the reserved matters stage not after construction. However, <i>fait accompli</i> , there would be no point in Area objecting to a Section 119 Order at this stage. It should be noted however that under Section 27 of the Countryside Act 1968 there is a legal requirement for the Highway Authority (WCC) to signpost a public footpath where it leaves a metalled road. In the case of SD16 this will need to be done at the point where Hooper Avenue meets West Green Drive. ORDER MADE 02/02/2026.