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My ref : 24/03281/OUT
Your ref :
Date : 6 February 2026

Landscape Advice
Planning Department

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Application reference: 24/03281/OUT

Planning Inspectorate Reference Number: APP/J3720/W/25/3365027

Appeal by : Richborough

Site at : Land East Of, Kineton Road, Wellesbourne,

We write on behalf of Richborough (the 'Appellant') in respect to the submission of an appeal against Stratford-on-Avon District Council's non-determination of outline planning application 24/03281/OUT for:

"Outline application with all matters reserved except access, for up to 300 dwellings and associated green space and biodiversity enhancements".

This letter is to notify you, as a potentially interested party in the appeal, to a proposal by the Appellant to amend the red line site area that will be considered by the Inspector as part of the appeal.

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. The proposed amended red line boundary (Drawing No. 1001 Rev C) and Parameter Plan (Drawing No. 2001 Rev G) and revised Flood Risk Assessment may be found at <https://www.kinetonroad.co.uk/>.

The site area is proposed to be increased to 17.43ha (previously 15.68ha – an increase of 1.75ha). A plan (Drawing No. 1002) demonstrating the increase may be viewed at <https://www.kinetonroad.co.uk/>.

(NOTE: This plan (Drawing No. 1002) is produced for the purpose of this consultation and is for illustrative purposes only. In contrast, the proposed amended red line boundary plan (Drawing No. 100 Rev C) and Parameters Plan (Drawing No. 2001 Rev G) referred to above would become plans which the planning appeal would be determined.

The total number of homes (up to 300 homes), the net developable area and the description of development remain unchanged. No additional built development is proposed.

Consultees and interested persons/parties are able to make comments as to the implications (if any) of the proposed revision to the red line boundary to accommodate additional drainage features and details of how to comment are set out below.

The Inspector tasked with the determination of the appeal will then consider whether to accept this proposed revision, taking into account any responses received.

The Inspector has received copies of all responses already sent to the Council and to the Planning Inspectorate in relation to the development proposals. This consultation focuses upon the extension to the red line boundary, and any implications of this, only.

As a consequence of the proposed amendments to the site area and red line boundary, it has also been necessary to update the suite of supporting documents.

The updated red line boundary plan, Parameters Plan, and full updated suite of documents may be found at <https://www.kinetonroad.co.uk/>.

If you wish to make comments on the proposed amendments, you can do so as follows:

- Visiting the Appellants website: <https://www.kinetonroad.co.uk/>
- If you do not have access to the internet, you can send your comments to the following address: Freepost Plus RUGS-SJCY-TZAA, Kineton Road Consultation, Turley, Level 5, Transmission, 6 Atherton Street, St John's, Enterprise City, Manchester, M3 3GS

Separately, technical reports relating to the proposals have been produced during the course of the appeal to address technical issues and/or provide relevant updates. These are also located on the Appellant's website at <https://www.kinetonroad.co.uk/>. Comments may also be made in relation to these documents via the same website or by post to the address above.

All representations should quote the appeal reference (APP/J3720/W/25/3365027) and must be received by **27 February 2026**. Please note that representations will not be acknowledged. Any representations submitted after the deadline may not be considered and will usually be returned.

It would be helpful if those responding could indicate whether they are responding to the proposal to increase the red line boundary area or in relation to an updated technical report. All comments will, however, be forwarded to, and considered by, the Inspector.

Yours faithfully

The Kineton Road Team
Turley, on behalf of Richborough

contact@kinetonroad.co.uk