

RADFORD SEMELE PLANNING REPORT

SOUTH WARWICKSHIRE LOCAL PLAN

The latest round of public consultation on a new Local Plan for the whole of Warwick and Stratford Districts closed on 7 March 2025.

A set of the slides issued by Warwick District Council and Stratford on Avon District Council were circulated for the January 2025 meeting of the Parish Council. The slides included key maps, numbers, policies and timescales.

Previously the number of options being considered was reduced from five to four. They were as follows with the indicative numbers of extra dwellings for Radford Semele based on the size of the symbols used in the plan in brackets: -

- Option 1 rail corridors (c.400 – 900)
- Option 2 sustainable travel, a hybrid of rail and main bus corridors (c.1000 - 4000)
- Option 3 economy, a hybrid of socio-economic and enterprise hubs (0)
- Option 4 sustainable travel and economy, a hybrid of options 2 and 3 (c.50 - 100)

The preferred option is based on Option 4. Because of the way the map is presented it looks as though the allocation of extra dwellings for Radford Semele could be higher than our earlier estimate under Option 4.

Radford Semele is not included in the list of strategic growth sites. However, a significant part of the housing need in South Warwickshire will still be met by development in and around existing settlements. In this context it must be stressed that all the sites put forward in Radford Semele parish by developers for residential development are still under consideration for the new Local Plan.

The full list of sites is:-

- Land at Valley Farm for residential
- Land south of The Cricketers for residential
- Land at the rear of the Primary School for residential
- Land adjacent to the Canal, Offchurch Lane for residential

- Land south of Southam Road (opposite the Bovis development) for residential
- Land at Fosse Farm, south of Southam Road for residential
- Land off Greenfield Road for residential
- Land off Greenfield Road for mixed use
- Land off Offchurch Lane for residential
- Land at The Fosse, Fosse Way for mixed use
- Land at Tinkers Close for residential
- Land West of Radford Semele (currently an area of restraint) for residential

The sites at Fosse Farm for mixed use have been rejected. As stated above all the other sites are still in play as sites which could be developed.

Four sites - South of the Cricketers, Rear of the Primary School, South of Southam Road, Offchurch Lane - have a green rating as developable. The others have an amber rating. These ratings do not mean that the sites will be developed but it means that they could be allocated for housing, especially the sites with a green rating. A map showing these sites was circulated for the January meeting of the Parish Council.

The consultation also includes possible sites for new settlements. One is on land west of Ufton and is rated as less suitable. Another is between Whitnash and the Fosse Way and is rated as more suitable.

The consultation has a section on renewable energy. Whilst the accompanying map is not specific the shading on it suggests that at least part of the area currently subject to an application for a solar farm is one of a large number of sites potentially suitable for a solar farm. Alongside the consultation a call for sites from those landowners interested in hosting solar farms has been issued.

A review of the Green Belt which covers a large part of the area is also taking place. This will be significant in deciding whether more land than before in the north of Warwick district can be considered for housing allocations.

The revised National Planning Policies issued recently by central government increase the number of new dwellings required in Warwick District; suggest that

there is more scope for development in Green Belt areas ; and, envisage a big increase in solar and onshore wind power.

At its January 2025 meeting the parish council agreed to have an informal meeting of members on 25 February to consider its response to the Preferred Options Consultation. Detailed responses were submitted on most parts of the Local Plan. Particular attention was paid to the section on the allocation of housing growth. The parish council objected strongly to the continued consideration of the sites within the parish put forward by developers. This is inconsistent with the stated policies in the plan to accommodate development at strategic growth locations and at any new settlements approved. Radford Semele is not named as a strategic growth site.

The section on renewable energy was also considered in detail. This is important to the parish with the Fosse Way solar farm application currently within the time allowed for an appeal against the refusal by Warwick District Council.

Extensive comments were also made in relation to open spaces, the environment, biodiversity and transport.

A third call for sites in Spring 2025 has concluded and there do not appear to be any additional sites in Radford Semele.

The summary of the latest round of consultation was published in Autumn 2025. Following this publication correspondence was received seeking support for representations that the site off Offchurch Lane should be removed from consideration for development. This site is a protected local green space in the Neighbourhood Plan. The parish council objected to the inclusion of the site as it did to others in the parish area. So far the protected nature of this site doesn't appear to have been taken into account in the preparation of the Local Plan. Similarly, the Area of Restraint between the village and Leamington/Whitnash is also in the list of potential sites despite being protected in the Neighbourhood Plan.

There will be another round of public consultation. The parish council will have limited time to respond to that consultation. Given the objections which the parish council has already submitted and the apparent weaknesses in at least

some of the site assessments undertaken by the District Councils so far it was decided at the September 2025 meeting of the parish council to request copies of the underlying methodology used, any methodology to be used in any further assessment and any detailed site assessment papers which have not yet been made public in relation to all potential development sites in the parish. A reply has been received stating that more detailed criteria are being applied to the site assessments and indicating that these revised assessments will be issued with the next round of consultation on the Local Plan which is expected to be in the near future.

FOSSE WAY SOLAR FARM

An application to construct a Solar Farm and Battery Storage on land west of the Fosse Way and south east of Radford Semele was submitted to Warwick District Council on 15 October 2024.

At its meeting on 28 October 2024 the parish council resolved to object to the application. The parish council's objection including an independent review of the applicant's landscape submissions was submitted on 29 November 2024. Further comments were submitted on 25 March 2025 following the lodging of more reports from the applicant. Both submissions by the parish council can be read in full on the WDC website.

The further material submitted by the applicant led to most of the public bodies who were consulted withdrawing their objections and instead requesting that conditions be attached if permission were to be granted. A notable exception was the Warwickshire County Council Landscape Officer who maintained a strong objection.

The planning officer's report submitted to the meeting of Warwick District Council Planning Committee on 20 May 2025 recommended that permission should be granted. The parish council wrote to all councillors on the Planning Committee setting out its objections. The parish council, our district councillor and four objectors spoke against the application which the committee refused by eight votes to one. The decision notice was issued on 22 May 2025.

Following the meeting Matt Western MP convened two meetings with representatives of the parish council, FORGE and Kate Pittel to review future scenarios. Advice was also taken from our planning consultant.

The applicant has lodged an appeal. The deadline for representations from interested parties was 11 December 2025. The parish council submitted detailed comments and will be represented at the appeal hearing by Councillor Carter, Andrew Towlerton (our planning consultant) and Richard Hodgetts (our landscape consultant). The original hearing date of 4 and 5 February 2026 has been cancelled. This is because a lot of documentation from the Appellant was not made available in the first round of consultation. The new round of consultation ends on 18 February 2026. The parish council's supplementary representations were submitted on 12 February 2026.

The appeal hearing is now scheduled for two days starting at 10.00 am on 15 April 2026 at the Pump Rooms, Leamington Spa.

RADFORD SEMELE NEIGHBOURHOOD PLAN

The Radford Semele Neighbourhood Plan was made by Warwick District Council on 12 May 2021. This followed a referendum in which 97% of the votes cast were in favour of the plan. The Plan is used in the consideration and determination of planning applications in Radford Semele.

The plan sets out the village development envelope and includes policies to protect key issues and features. These include green spaces; small open spaces; the Area of Separation to stop coalescence with Leamington Spa and Whitnash; and the protection of facilities, services and the character of the area.

It is good practice to review the plan from time to time. As a new Local Plan is being prepared for South Warwickshire would not be realistic to make changes to the current Neighbourhood Plan. It remains consistent with the current Warwick District Local Plan and continues to be an important planning document for the area of the parish.

Consequently, the Parish Council approved the continuation of the current Radford Semele Neighbourhood Plan at its meeting on 28 April 2025.

TAYLOR WIMPEY SITE, OFF SOUTHAM ROAD

Taylor Wimpey has proposed a development of up to 125 dwellings to the south of Southam Road opposite Crown Hill Gardens. A public display was held on 17 July 2025 and comments can be made to Taylor Wimpey until 3 August 2025. The District Council decided that an Environmental Impact Assessment is not required. An application W/25/1716 has now been submitted and a detailed objection has been lodged by the parish council. Warwick District Council can demonstrate less than a two-and-a-half-year supply of housing land as opposed to the required five-year supply.

A previous application for up to 115 dwellings, application W/16/1666, was refused. That application was also brought forward at a time when Warwick District Council could not demonstrate a five-year housing supply.

The original deadline for consultation was extended because the site notices were put up late. The District Council will now consider the application.

PLANNING APPLICATIONS

W/25/1789

14 Hallfields

Single storey side and rear extensions

Decision awaited

W/25/1716

Land on the South Side of Southam Road

Outline application for up to 125 dwellings

Parish Council objected

Decision awaited

W/25/1647

33 Semele Close
Single storey side and rear extension
Granted 3.2.26

W/25/1506
7 Williams Road
Notification for prior approval for a proposed larger home extension for a single storey rear extension
Withdrawn 1.12.25

W/25/1447
20 Godfrey Close
Single and two storey rear extension and front lean to canopy
Granted 19.12.25

W/25/1294
Leasowe House Southam Road
Demolition of 2 dwellings and outbuilding and erection of 1 self build dwelling and outbuilding
Decision awaited

W/25/1264
49 Slade Meadow
Double storey and single storey extensions
Granted 5.12.25

W/25/1243
12a Lythall Close
Single storey rear extension and loft conversion
Granted 15.12.25

W/25/1109
12 Offchurch Lane
Single storey rear extension, first floor extension, pitched roof over garage, etc
Granted 8.1.26

W/25/1087
79 Bloxham Way
Single storey side extension
Granted 09.10.25

W/25/1086/TCA
Radford Hall Farm
Felling of an ash tree
Granted 03.09.25

SCR/25/0005
Land off Southam Road
Request for EIA Screening Opinion for approx. 140 dwellings
Parish Council not allowed to comment
District Council does not require an EIA – 24.07.25

W/25/0778
Land on the south side of Chesterton Gardens, Leamington Spa
Variation to permission W/23/1766
Granted 04.08.25

W/25/0174
127, Bloxham Way
Residential Annex and new Double Garage amended to conversion and extension
of existing garage into a residential annexe
Parish Council commented
Granted 10.09.25

W/25/0130
Land at rear of 38-44 Offchurch Lane
Works including the erection of 4 dwellings
Parish Council objected
Decision awaited

W/25/0123/TP
The Moorings, 22D, Southam Road

Reduce the height and width of two trees
Granted 18.03.25

W/24/1679
Sintra, 26, Southam Road
Extension
Parish Council objected
Granted 16.04.25

W/24/1619
West of Bridge 35, Southam Road
Revised design of canal access
Parish Council supported
Granted 24.01.25

W/24/1532
11, Lewis Road
Rear 2 storey extension
Granted 27.02.25

W/24/1404
Land west of the Fosse Way and South East of Radford Semele
Construction of Solar Farm and Battery Storage
Parish Council objected
Refused by Warwick District Council
Appeal lodged and decision awaited

W/24/1345/TCA
Radford Hall Farm, Church Lane
Reduction of Cedar crown and felling of 2 Ash
Approved 31.10.24

W/24/1333
5, Ashbourne Way
Lawful Development certificate for roof lights
Approved 17.10.24

W/24/0951/TCA

The Vicarage, Church Lane
Reduce the crown of 2 trees
Approved 27.08.24

W/24/0630

108, Lewis Road
Demolition of conservatory and erection of single storey extension
Approved 16.08.24

W/24/0325

108, Lewis Road
Prior approval for a proposed larger house extension for a single storey rear extension
Parish Council objected
Determination that planning permission required 09.05.24

W/24/0259

24, Bloxham Way
Lawful development certificate for rooflights and loft conversion
Certificate granted 14.06.24

W/24/0101

50, Southam Road
Demolition of garage and erection of a detached garage
Parish Council objected
Granted 22.05.24

W/24/0092

61, Lewis Road
Single storey rear extension
Parish Council commented
Granted 17.05.24

W/23/1766

Land south of Chesterton Gardens, Leamington Spa

Reserved matters in relation to the development of 185 houses
Parish Council objected.
Approved 31.10.24

W/23/1746

Land south of Chesterton Gardens, Leamington Spa
Outline planning permission for up to 190 dwellings
Parish Council objected
Granted by Planning Committee 16.04.24 subject to completion of satisfactory
s106 agreement
Granted on Appeal 10.03.25

W/23/1668

35, Lewis Road
Rear extension.
Parish Council commented.
Granted 19.03.24

W/23/1588

8, Ashby Road
Single storey extension.
Parish Council commented.
Granted 06.02.24

W/23/1571

1, St. Nicholas Road
Double storey side and rear extension.
Granted 09.01.24

W/23/1465

15, Offchurch Lane. Extensions to property.
Granted 15.12.23

W/23/1448/TCA

Radford Hall Farm, Church Lane

Felling approx. 25 ash trees adjacent to disused railway line and pollarding of 1 willow tree.

Granted 27.10.23

W/23/1437

New access to Canal Towpath, Radford Road
Parish Council supported

Granted 30.01.24

W/23/1238

32, Lewis Road. Demolition of outbuildings and erection of a single storey extension.

Granted 17.10.23

W/23/0942/TCA

The Hall, 2, Radford Hall. Felling two trees.

Granted 28.7.23

W/23/0939

36 Slade Meadow. Installation of a heat pump.

Granted 4.10.23

W/23/0929

32, Lewis Road. Lawful development certificate for a single storey side extension.

Refused 18.8.23

W/23/0730

7 St Nicholas Terrace. Extension.

Parish Council objected.

Granted 14.9.23

W/23/0690

17, Offchurch Lane. Extension.

Parish Council submitted comments.

Granted 3.8.23

SA/23/01305/FUL

Fosse Way. Solar Farm.
Parish Council objected.
Granted 18.8.23

W/23/0514
44, Offchurch Lane. Lawful development certificate
Granted 26.05.23

W/23/0350
9, Chance Fields. Tree removal.
Granted 28.04.23

W/22/1393
3, Lewis Road. Erection of a bungalow.
Refused by Warwick DC.
Parish Council objected.
Granted on appeal 10.7.23

W/22/1574
Leasowes House, Southam Road
Certificate of lawfulness for garden use
Refused 02.12.2022
Refused on appeal 25.02.25

W/22/0493
The Leasowes. Extension of two existing dwellings.
Granted 25.04.23
Parish Council made comments.

W/22/0471
The Leasowes. Demolition of two existing dwellings and erection of two dwellings.
Refused by Warwick DC 18.7.23
Parish Council made comments.
Refused on appeal 25.02.25

SA/22/00001/FUL
Fosse Way. Solar Farm.

Refused by Stratford DC.
Parish Council objected.
Granted on appeal 13.9.23

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