

RADFORD SEMELE PLANNING REPORT

SOUTH WARWICKSHIRE LOCAL PLAN

The last round of public consultation on a new Local Plan for the whole of Warwick and Stratford Districts closed on 7 March 2025. The report on that consultation has been issued by the District Councils.

Initially, there were five options which were then reduced 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 was based on Option 4. Because of the way the map was presented it looked as though the allocation of extra dwellings for Radford Semele could be higher than the estimate set out above under Option 4.

Radford Semele was 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 included 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 had 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 was 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 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 in view of the Fosse Way solar farm application.

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

A third call for sites concluded in Spring 2025 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.

Given the objections which the parish council had 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 was 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.

This round of consultation was expected to take place in June and July 2026. It would be the last round of consultation before the plan is submitted for governmental approval. However, the two District Councils have delayed the consultation for further work to take place albeit that the formal decision to delay will not be taken by Stratford until mid July. It is not clear when the consultation will take place.

As the draft proposals stand Radford Semele is allocated two development sites. An indicative capacity of 119 housing units is given for Land South of The Cricketers and an indicative capacity of 210 for Land South of Southam Road. In addition the draft proposes an Area of Restraint to the west of the village and another Area of Restraint to the north of the village.

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.

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

The applicant lodged an appeal. The deadline for representations from interested parties was 11 December 2025. The parish council submitted detailed comments on 29 November 2025. The original hearing date of 4 and 5 February 2026 was cancelled because a lot of documentation from the Appellant was not made available in the first round of consultation. A second round of consultation ended on 18 February 2026. The parish council's supplementary representations were submitted on 12 February 2026.

The appeal hearing took place on 15 and 16 April 2026 at the Pump Rooms, Leamington Spa with a site visit on 17 April 2026. The Council was represented by Councillor Carter. Evidence was also given by Richard Hodgetts, the Council's landscape expert, and Andrew Towlerton, the Council's planning consultant, supported the Council at the hearing. A number of residents and other interested parties gave evidence to the inspector.

On 14 May 2026 the inspector granted permission on Appeal.

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.

Following a review 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. The highway authority has objected to the access arrangements. The District Council planning policy team has no objection. Revised highway proposals have been submitted by the applicant.

PLANNING APPLICATIONS

W/26/0755

7, Lythall Close

Demolish conservatory, erect single storey rear extension, erect front porch

Decision awaited

W/26/0613

3 Hallfields

Application for a lawful development certificate for a static caravan in the garden

Decision awaited

W/26/0576

48 Offchurch Lane

Two storey auxiliary outbuilding

Decision awaited

W/26/0522

15 Offchurch Lane

Two storey extensions and installation of heat pump

Decision Awaited

W/26/0503

Rosegrove Lodge, 22A, Southam Road

Two storey front extension, single storey rear and side extension

Decision awaited

W/26/0394/TP

Sycamore Lodge, 4, Radford Hall, Southam Road

Remove a sycamore tree

Refused 28.05.26

W/26/0380

7, Chance Fields

Single storey front extension

Granted 21.05.26

W/26/0233

12a Lythall Close

Amendment to W/25/1243

Granted 16.04.26

W/26/0200

2 The Greswoldes

Single storey rear extension and changes to rooves and fenestration

Decision Awaited

W/25/1789

14 Hallfields

Single storey side and rear extensions

Granted 19.03.26

W/25/1760

15 Offchurch Lane

Two storey extensions and installation of heat pump

Withdrawn

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
Granted 21.04.26

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 hearing 15/16.04.26
Granted on Appeal

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

Granted 31.10.24

W/24/1333

5, Ashbourne Way

Lawful Development certificate for roof lights

Granted 17.10.24

W/24/0951/TCA

The Vicarage, Church Lane

Reduce the crown of 2 trees

Granted 27.08.24

W/24/0630

108, Lewis Road

Demolition of conservatory and erection of single storey extension

Granted 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.
Granted 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.

Parish Council made comments

Granted 25.04.23

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

EPR/BP3720MH/A001

Bellway Homes

Discharge of Trade Waste into Whitnash Brook

Parish Council objected

Decision awaited

Last updated 20.06.2026