

RADFORD SEMELE PLANNING REPORT

SOUTH WARWICKSHIRE LOCAL PLAN

The final regulation 19 consultation on the new South Warwickshire Local Plan (SWLP) concluded on 8 September 2026. This report summarises the position regarding Radford Semele. For a fuller history of the matter please refer to the July 2026 report to the parish council.

Radford Semele is not designated as a strategic growth site. However, it is relevant to note that developers/landowners put forward a number of sites for consideration.

The full list of sites put forward 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

Two sites - South of the Cricketers and South of Southam Road are proposed for development. South of The Cricketers is coded RAD1 and is allocated an indicative 119 dwellings. South of Southam Road is coded RAD2 and is allocated an indicative 220 dwellings. The other sites are not proposed for development.

The parish council has submitted a detailed objection to the proposal to develop sites RAD1 and RAD2. It has also requested to be heard at the public examination of the Local Plan. The date for the public examination is not yet known.

The Local plan proposes Areas of Restraint to the west and north of the village to protect the character of the village and to prevent coalescence with Leamington/Whitnash. The parish council has welcomed this proposal.

The next step is for the District Councils to prepare a final set of papers for submission to the Secretary of State after which the public examination will be held.

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 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 and the highway authority has said that it still objects.

PLANNING APPLICATIONS

W/26/1252/TCA

1, Church End

Remove a maple tree

Decision awaited

W/26/1244

7, Leam View

Application for a lawful development certificate for single storey rear extension

Decision awaited

W/26/1240

6, Gillingham Way

Application for a lawful development certificate for window change to facilitate a garage conversion

Decision awaited

W/26/0755

7, Lythall Close

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

Granted 17.08.26

W/26/0613

3 Hallfields

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

Refused 30.06.26

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

Granted 24.06.26

W/26/0518

31, The Greswoldes

Two storey side extension

Decision awaited

W/26/0503

Rosegrove Lodge, 22A, Southam Road

Two storey front extension, single storey rear and side extension

Granted 30.06.26

W/26/0462

4, St Nicholas Road

Porch, single storey rear extension and two storey side extension

Granted 18.08.26

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

Granted 06.07.26

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 20.09.26