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 objected to the access arrangements. The District Council planning policy team has no objection to the development. New reports have

recently been submitted regarding transport and sewerage. The transport report suggests that the highway authority's concerns can be met. The response from Severn Trent (STWA) says that provided that no surface water from the site enters the sewerage system the site can be accommodated by STWA.

Further updated plans and documents have been submitted by the developer and it appears that the application is nearly ready for decision. Under the new planning rules issued by central government this application has now been certified as one which should be decided by the District Council Planning Committee.

SOLAR FARM

Application W/24/1404 was granted on appeal. The permission contains a number of conditions aimed at reducing the effect of the development. It is recommended that the parish council monitors activity on site to ensure that these conditions are met

BELLWAY HOMES

The application by Bellway Homes to discharge site waste into Whitnash Brook has been advertised. The consultation period ended on 11 November. As agreed the parish council has submitted an objection which has been acknowledged.

PLANNING APPLICATIONS

W/26/1362
7, Leam View
Single storey rear extension
Granted 04.11.26

W/26/1327
Leasowe House, Southam Road
Demolition of two dwellings – variation of a condition
Granted 21.11.26

W/26/1252/TCA
1, Church End
Remove a maple tree
Granted 02.10.26

W/26/1244
7, Leam View
Application for a lawful development certificate for single storey rear extension
Withdrawn

W/26/1240
6, Gillingham Way
Application for a lawful development certificate for window change to facilitate a garage conversion
Granted 19.10.26

W/26/1093
Dunbar House, Southam Road
Two storey front, side and rear extensions
Decision awaited

W/26/1047 LB
16 Lewis Road
Replacement window in a listed building
Refused 26.10.26

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
Granted 30.09.26

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
Granted 24.09.26

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
Appeal lodged

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 to original application
New application advertised

Parish Council objected

Last updated 22.11.26