

# RADFORD SEMELE PARISH COUNCIL ANNUAL PLANNING REPORT 2023/2024

## South Warwickshire Local Plan

Ongoing consultation about a new Local Plan for the whole of Warwick and Stratford Districts. Consultation responses are being assessed by the District Councils. All responses are now publicly available.

There was also a second call for developers and landowners to put forward potential development sites for consideration. Four further sites have now been put forward in the parish, adding to several which were put forward in the first call for sites. 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 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/Church Lane for residential
- Land at The Fosse, Fosse Way for mixed use

Further consultation is taking place with stakeholders prior to issue of the preferred options for public consultation in November 2024 to January 2025.

The number of options being considered has reduced from five to four. They are as follows with the indicative numbers of extra dwellings for Radford Semele in brackets : -

- Option 1 rail corridors (400 – 900)
- Option 2 sustainable travel, a hybrid of rail and main bus corridors (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 (50-100)

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 particularly in the north of Warwick district can be considered for housing allocations.

### Fosse Way Solar Farm

A pre-planning application brochure has been circulated to residents by the prospective developers of Fosse Way Solar Farm. This proposes a solar farm and battery storage together with associated works, equipment and necessary infrastructure. The proposed site is on land between the Fosse Way and Radford Semele village.

The plan in the brochure shows that the solar farm would occupy nine fields to the north, south and east of Crown Hill.

A public exhibition is being held on 14<sup>th</sup> May between 3pm and 7.30 pm in the Community Hall. The deadline for responses to the developer at this pre-application stage is 28<sup>th</sup> May 2024.

By way of context a large solar farm has recently been given planning permission on the opposite side of the Fosse Way in Ufton parish which is in the Stratford District Council area.

### Planning Applications

Since April 2024 there have been over 20 planning applications in the Radford Semele parish. All have been considered by the parish council. Most are in relation to individual properties. An up to date list can be found on the parish council's website in the papers for each parish council meeting.

The parish council supported the application for the new access to the canal towpath off Radford/Southam Road and has allocated a large sum of money to the project.

In addition to the planning applications within the parish the parish council has considered and made objections to applications for developments south of Chesterton Gardens (housing) and east of the Fosse Way (solar farm).