

## **RADFORD SEMELE PLANNING REPORT**

### **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
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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

W/24/0325

108, Lewis Road

Prior approval for a proposed larger house extension for a single storey rear extension

Parish Council objected

Decision awaited

W/24/0259

24, Bloxham Way

Lawful development certificate for rooflights and loft conversion  
Decision awaited

W/24/0101

50, Southam Road

Demolition of garage and erection of a detached garage

Decision awaited

W/24/0092

61, Lewis Road

Single storey rear extension

Parish Council commented

Decision awaited

W/23/1766

Land south of Chesterton Gardens, Leamington Spa

Reserved matters in relation to the development of 185 houses

Parish Council objected.

Decision awaited.

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

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/22/0493

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.

Subject to appeal.

SA/22/00001/FUL

Fosse Way. Solar Farm.

Refused by Stratford DC.

Parish Council objected.

Granted on appeal 13.9.23

Last updated 07.05.2024