

## **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
- 

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.

The new government has issued a consultation about the planning process. Among the government's stated aims are the encouragement of more house building and the development of more solar and wind energy capacity. If the suggested approach to the allocation of housing targets is adopted it is estimated that Warwick District will have to increase its annual target from 811 houses each year to 1080 each year. In relation to solar and wind energy the government's stated aim is to treble solar capacity and double onshore wind capacity by 2030.

#### 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. It has been added to the list of planning applications in this report.

At its meeting on 28 October 2024 the parish council resolved to object to the application and authorised the appointment of a planning consultant to prepare the parish council's objection. Andrew Towlerton has been appointed and his draft report is expected shortly. The Chair and the Finance Committee Chair have also authorised the appointment of a landscape architect, Richard Hodgetts, to specifically review the information provided by the applicant in relation to the potential effects on the landscape.

The date now given on Warwick District Council's website for receipt of comments is 3 December 2024.

All the paperwork, including the ever- growing number of objections, can be seen in the planning section of Warwick District Council's website. As well as the parish council's work there is a great deal more being done. For instance, the No Solar Group has commissioned drone footage to illustrate the effect of the proposal. A meeting has also been convened by Matt Western MP on 22 November with

representatives of FORGE, No Solar and the parish council. An oral update on further developments and the progress of the parish council's response will be provided at the meeting on 25 November 2024

## PLANNING APPLICATIONS

W/24/1404

Land west of the Fosse Way and South East of Radford Semele  
Construction of Solar Farm and Battery Storage  
Consultation period runs until 3 December 2024

W/24/1345/TCA

Radford Hall Farm, Church Lane  
Reduction of Cedar crown and felling of 2 Ash  
Approved 31.10.24

W/24/1333

5, Ashbourne Way  
Lawful Development certificate for roof lights  
Approved 17.10.24

W/24/0951/TCA

The Vicarage, Church Lane  
Reduce the crown of 2 trees  
Approved 27.08.24

W/24/0630

108, Lewis Road  
Demolition of conservatory and erection of single storey extension  
Approved 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.  
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 subject to completion of satisfactory s106 agreement

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  
Appeal decision awaited

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 21.10.2024