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**Appendices**
PUBLIC CONSULTATION

This is a consultation document.

This First Draft Neighbourhood Development Plan for Radford Semele has been published for informal public consultation and your comments are invited until 3rd of April 2018. There will be a community drop-in feedback event on April 14th at Radford Semele Community Hall.

The One Stop Shop, the Baptist Church, St Nicholas Church, Radford Semele Primary School, the Sports and Social Club and the Community Hall and Sunbeams Nursery.

The Draft Plan, representation forms and other background documents are also available for viewing and downloading from the Neighbourhood Plan website:

www.radfordsemeleneighbourhoodplan.org

Please use the representation form and return completed forms and other comments in writing to the boxes at the venues or to Radford Semele Neighbourhood Plan, c/o Clerk to Radford Semele Parish Council, 1 Lewis Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UB, or via email to:

info@radfordsemeleneighbourhoodplan.org

All comments received will be carefully considered by the Radford Semele Neighbourhood Development Steering Group and Parish Council and used to inform the next version of the Neighbourhood Plan, the Formal Consultation Neighbourhood Development Plan. Following careful consideration of all representations made, the Plan will be revised further and submitted to Warwick District Council who will check it and then publish it for a further 6 weeks’ formal public consultation. The Plan will then proceed to examination and referendum.

Thank you for your time and interest.
EXECUTIVE SUMMARY

This document is the Preferred Option Draft of the Radford Semele Neighbourhood Development Plan (RSNDP for short).

Neighbourhood Development Plans allow local people to come together to prepare development planning policy for an area. Radford Semele Parish Council think this is a very important opportunity for local people to grasp. In September 2017 we held an initial drop-in session attended by 120 people. At this you told us what you thought were the main issues facing the village and wider parish. A Neighbourhood Plan Steering Group taking the drop-in session feedback, earlier work on the Parish Plan, and other evidence have prepared the Draft RSNDP.

The document sets a Key Aim for the area, a set of objectives and draft policies that will seek to:

- Ensure new housing development provides a mix of house, types and tenures that help meet future housing needs in the area;
- Protect important local green and open spaces;
- Protect and enhance sport and recreation facilities
- Protect local community facilities such as the churches, shops, Post Office and pub;
- Conserve the parish’s landscape and heritage assets;
- Identify key areas where traffic problems should be tackled and key ways in which walking and cycling can be encouraged;
- Identify ways in which community life and interactions can be supported and enhanced to make the area a healthy, inclusive community; and
- The RSNDP identifies an area of open land, an “Area of Separation” that should remain open so that Radford Semele remains a distinct, separate settlement from Royal Leamington Spa, Sydenham and Whitnash.

Through this consultation we now want to hear your views on the Draft RSNDP. To help you the document raises a series of questions for you to consider. Once we have collected in responses the plan will be revised and consulted on in two further formal consultations. These are required by the Neighbourhood Plan Regulations, as is an independent examination, we need your help to make sure the plan passes through these stages. If it does the RSNDP will be put to a vote in a parish referendum, ultimately you the residents will decide if the RSNDP is used to help determine future planning applications.
Map 1 – Radford Semele Designated Neighbourhood Plan Area

(OS Licence Number 100059565)
1.0 Introduction and Background

1.1 The Localism Act 2011 gives Parish and Town Councils and other relevant bodies new powers to prepare statutory Neighbourhood Development Plans (NDPs) to help guide development in their local areas. Through Neighbourhood Plans, local people now have the opportunity to shape new development as planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. Once made (i.e. adopted or formally approved), the Radford Semele Neighbourhood Development Plan will form part of the statutory development plan for the Radford Semele area.

1.2 Neighbourhood Development Plans must be in general conformity with the local strategic planning framework which, in this area, is provided by Warwick District Council and take account of national planning policies provided in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). They have to plan positively and promote sustainable development.

1.3 The preparation of a NDP is a complex and lengthy process taking around 2 years to complete. Radford Semele is at the very beginning of this process (Preparing the Plan). The main steps in preparing a Neighbourhood Development Plan are set out in Figure 1 below.

Figure 1 Neighbourhood Plan Process
1.4 The Radford Semele neighbourhood area was designated by Warwick District Council on 29th December 2016.

1.5 A steering group has been established in order to progress the Plan and ensure that it reflects the wishes, interests and aspirations of Radford Semele’s community.

1.6 The Radford Semele NDP has been prepared taking into consideration views expressed at drop-in session and through survey work.
2.0 A Spatial Portrait of Radford Semele

2.1 Radford Semele is a village and parish of 2,012 residents lying a short distance to the east of Royal Leamington Spa.

2.2 The village has grown considerably since the 1950s but in places retains a number of picturesque cottages, some dating from as early as the beginning of the 17th century. A number of pre-Victorian properties still stand today adding to the charm of the village, these include Radford Hall, the Manor House, the White Lion public house and several nearby thatched cottages. There are also a number of Victorian properties. These extend into Lewis Road and include the Baptist Church.

2.3 A section of the Fosse Way and the former Warwick and Napton Canal pass through parts of the parish. The River Leam, and its small tributaries, form sections of the parish boundary near to the A425 Southam Road.
2.4 The parish church of St Nicholas Church was fully restored in 2013 after the disastrous fire in March 2008. Most properties in the village were built in various phases over the years since 1920. There is a small more recent residential development, separate from the main village, accessing the Fosse Way at Cedar Tree Farm.

2.5 As a result, the village’s population has grown to 2,012 in the 2011 census (Figure 2). At this time, almost 40% of the resident population was aged 30-59; with almost 20% of residents aged over 65; and 19% aged under 18. For those of working age most employment opportunities lie mainly outside the village in nearby centres, such as Royal Leamington Spa.

2.6 In addition to the two churches the village has a primary school, village stores and Post Office, sports and social club, playing field and a community hall. People continue to support numerous activities involving adults, youth and
children’s groups, all of which meet regularly.

2.7 The developed area of the parish forms only a small part of the total parish area. The extensive land acreage is highly developed in arable farming and includes Canalside Community Food, a community supported agriculture project which specialises in organic vegetable production. The parish resides in an attractive setting of rolling rural countryside typical of the Feldon National Character Area. The openness of the surrounding countryside helps to retain the village as a separate entity, with arable land surrounding it, to avoid it coalescing with its larger neighbour, Royal Leamington Spa.

**Figure 2. Radford Semele Parish, Age Structure 2011 Census**

![Age Structure Graph](image)

2.8 This surrounding land is also mostly high grade agricultural land (generally grades 2 and 3a deemed “Best and Most Versatile”) that is extensively cultivated with wheat, barley, beans, oil seed rape and maize. Copses and woodland stand from former times. Thousands of new trees have more recently been planted. From the high point at Radford Hill, 300 feet, the land creates attractive rolling countryside with undulations in all directions. In the northern direction it reaches the river Leam. The church spires and towers in Leamington Spa, itself in a hollow, are visible. To the south it reaches the Fosse Way and looks to Ufton church and wood, visible too is Chesterton windmill. These attributes provide the intrinsic character and beauty of the countryside which must be retained and enhanced. Future housing development must not be allowed to erode this rural character.

2.9 The A425 Southam Road provides the only artery through Radford Semele village with Offchurch Lane providing a minor road to and from villages situated to the north and east of the Radford Semele. All roads leading off these
two roads are cul-de-sacs each leading to a small housing development. Lewis Road and School Lane are linked. Lewis Road, itself a cul-de-sac beyond Hatherall Road, provides access to the Victorian early development of the village while School Lane provides access to later housing developments built in the second half of the twentieth century.

2.10 On entering the parish from Leamington Spa the Southam Road traverses attractive rural countryside with housing occurring mainly on the southern side. Historic properties including Radford Hall, St Nicholas Church in its setting across the field, the White Lion, Manor House with its water tower and several thatched cottages line this road. This forms the initial visual image of Radford Semele and gives it its public persona. This is highly valued by local residents and also valued by many who pass through the village or just visit.

2.11 Each of the cul-de-sacs has its own individuality. There are many examples where groups of residents have formed long term community relationships.

2.12 Lewis Road provided the houses for the early development of the village and it retains a number of Victorian properties and a few from earlier times. It retains evidence of the former village green and next to it are the Village Stores and Post Office. Nearby are the Baptist Church, dating from the 1890s and the Community Hall and playing field, which has been a community facility since the 1960s. Beyond, the road terminates into tracks to farms and footpaths,
extending to the village boundary on Fosse way and Whitnash.

2.13  The main community activities within the village take place at the churches, the community hall and the playing field. The village shop and post office form focal points for friendship and exchange of views. The Primary School is a focal point for parents. The Sports and Social Club provides a close link to the community through its membership. The White Lion provides a point of contact for many within the village. The Community Hall provides meeting facilities for all the village organisations and for public and private functions. The playing field not only provides a leisure area for all, it is the home of two local football teams. The bus stop, with its approximately half hourly, day time service, provides a point of contact and access to all the facilities within Royal Leamington Spa.

2.14  Although bisected by the busy A425, Radford Semele is rural in nature and is surrounded by agricultural land with many hedgerows, some ponds and several parcels of woodland. It has a network of footpaths that can link its residents to tranquil settings in the surrounding area of countryside offering benefits for both physical and mental health. Some of these paths can also be used by horse-riders and cyclists. The network includes the tow path of the Grand Union Canal, which is both tranquil and rich in wildlife. National Cycle Route 41 passes through the parish via the Grand Union Canal towpath.

2.15  The parish is predominantly of high grade agricultural land (Grade 3b and above), offering attractive, rolling countryside with distant views across open countryside from high points and from the edges of the village a plethora of pleasing views of fields and hedges with some woodlands, ponds, streams and, of course, the canal. A healthy natural environment is of vital importance to people, places, the economy and nature itself.

2.16  The varied habitats within the parish allow a valued range of biodiversity, which should be maintained and enhanced. Hedgerows provide a series of wildlife corridors linking Local Wildlife Sites to the North and West of the parish to other areas of ecological importance as can be seen from Maps 2 and 3.
Map 2 – Radford Semele Designated Local Wildlife Sites  (Source: Wildlife Trust OS Licence Number 100059656)
Map 3 – Radford Semele Phase 1 Habitat Sites (Source: Wildlife Trust OS Licence Number 100059656)
3.0 Planning Policy Context

3.1 The current local planning policy framework for the Neighbourhood Plan area comprises the new Warwick District Local Plan 2011 to 2029, adopted in July 2017, and the remaining ‘saved’ policies of the Warwick District Local Plan 1996.

National Planning Policy and Guidance

3.3 National planning policy is set out in the National Planning Policy Framework (NPPF)\(^1\) published in 2012. This sets out in paragraphs 6 and 7 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has to perform an economic role, a social role and an environmental role.

3.4 Neighbourhood planning is addressed in paragraphs 183-185:

183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood Plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

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185. Outside these strategic elements, Neighbourhood Plans will be able to shape and direct sustainable development in their area. Once a Neighbourhood Plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a Neighbourhood Plan is in preparation.

3.5 Neighbourhood Plans have to be in “general conformity” with national and strategic local planning policies, and it is therefore important that as the plan is prepared, the emerging draft policies reflect this higher-level planning framework. A summary document, Planning Policy Background and Evidence Base Review, has been prepared as a background document to the NDP. This has been used to inform the draft policies in the Radford Semele NDP (RSNDP).

3.6 The New Local Plan for Warwick District defines a growth village envelope where new development should be located and two large housing sites (Map 4). Local Plan allocations and commitments arising from planning applications will result in at least 300 new homes in the village, a 38% increase in homes.
Map 4. New Warwick Local Plan, Radford Semele inset

Key

- WDLP - Major Housing Commitments (DS7)
- WDLP - Growth Village Envelopes (H10)
4.0 Key Issues

4.1 This section sets out the key issues that will be addressed through the Radford Semele NDP. These have been identified from previous work on the Radford Semele Parish Plan, the housing needs survey, those raised during consultation in September/October 2017, from the policy assessment and evidence base reviews that was carried out in preparing the NDP.

Housing

4.1 The new Warwick District Local Plan identified areas of housing development and the growth village envelope, Map 4. In addition, a development of 25 dwellings is under construction to the west of the village opposite Radford Hall.

4.2 The RSNDP will, therefore, not look to identify further sites or change the growth village envelope. These should remain unchanged and be used to manage any proposed housing growth to 2029. This is based on one of the key conclusions in the Local Plan Inspector’s Report that:

“The level of housing growth which is already committed will result in a very substantial expansion of the built form of the village and subsequent increase in its population in a relatively short space of time. Significant sites on the edge of the village have recently been granted planning permission for housing to the north of site H38 (150 dwellings) and at Spring Lane (65 dwellings). There is
very limited, if any, capacity at the school and no realistic prospect of it being
expanded on site or a new school being provided in the village under current
circumstances. There is no need to allocate further sites in order to ensure
sufficient housing growth in the village or to meet the overall housing
requirements for the District.”

para. 336, Report on the Examination of the Warwick District Local Plan,
July 2017

4.3 The RSNDP will, therefore, not look to identify further sites or change the
growth village envelope. These should remain unchanged and be used to
manage any proposed housing growth to 2029. The RSNDP can, however, look
to influence the type and mix of new homes built in the area in the next 12 years.
This will be informed by the Housing Needs Survey that was been carried in
2017. Local people told us the following in the Housing Needs Survey:

**HOUSING NEEDS COMMENTS**
- Cheaper homes needed for young people
- Social housing for elderly
- More housing needed for disabled
- Decent size bungalows with small gardens
- Families wanting to upsize but housing wasn’t available – (4 bed+)
- Homes that local people can afford
- The development at Semele Park is hardly affordable.
- Affordable starter homes
- No assisted living placements for people with disabilities.

4.4 These comments reveal a strong desire for a range of types and sizes to meet
the requirements of local people: housing of the right type, size, tenure and
price.

4.5 The new Local Plan includes policy on affordability and housing mix that the
RSNDP will not seek to replace or duplicate.
4.6 The neighbourhood area’s population will increase significantly in the coming years, this will place pressure on existing green spaces and open land resources. The RSNDP will seek to protect existing key open land and green spaces. We know this is a key issue from the Housing Needs Survey.

**ENVIRONMENTAL & GREEN SPACES**

- Safe footpath from the village to canal/greeway
- More public open spaces
- Need to protect existing green spaces such as fields at The Valley & setting of our churches
- Canal could do with a community cleaning scheme
- Dog owners allowing dogs to foul footpaths and open spaces
- No more houses - we are a small village
- More parkland and gardens and rural walks
- Footpath through Leigh Fosse needs to be reopened
- Village green spaces being eroded by new housing
- Our green spaces and parks need to be protected, nurtured and developed.
- More housing is unlikely to have a positive impact on the village and its facilities, which are already stretched esp. traffic on the main road.

4.7 These views have been emphasised during our early consultations on the Neighbourhood Plan, these revealed that:

- There is a need to protect key open spaces that are intrinsic to the character and identity of the village e.g. Church Fields;
- Key views should be protected;
- The open land between Radford Semele and Royal Leamington Spa should be retained as open land to maintain the separate identity of the settlements and prevent coalescence; and
- Access to the countryside, canal and other outdoor recreation resources should be maintained and improved.

4.8 Given the growing population the RSNDP will also seek to extend the range of open and green spaces and the access to these spaces.

**Community and Recreation Facilities**

4.9 Central to the health and well-being of any community are the local community facility and formal recreation facilities available to that
community. The RSNDP will seek to protect existing community facilities (e.g. shops, pub, halls etc.) and existing formal recreation spaces, such as the Village Playing Field.

4.10 A wide variety of comments concerning local facilities were also made during our drop-in event, including:

- Provision of allotment space;
- Improved bus services and facilities, including a bus shelter on Radford Road;
- Improved healthcare provision and access to health facilities;
- Concerns about the size and future capacity of the school; and
- Need for a scout hut.

Heritage

4.11 The RSNDP area has a number of designated heritage assets e.g. the 11 listed buildings (Appendix 2). In addition to these buildings that already have a high degree of protection the area also has a number of non-designated heritage assets and we will seek to protect these in accordance with their significance.
Natural Environment

4.12 The RSNDP offers an opportunity for local people to identify those key resources within the natural environment that should be protected through the planning system. The RSNDP also offers an opportunity to identify areas where such features could be enhanced.

4.13 The RSNDP will identify areas of valued local landscape and use planning policy to protect the key attributes of these areas.

Transport

4.14 Initial consultations highlighted a number of concerns about transport issues in the neighbourhood area, including:

- Street lighting
- Address volume and speed of traffic in the village.
- More buses and encourage walk to school.
- Speeding traffic
- Pedestrian safety
- School crossing
- Car parking

The village’s identity and sense of community

4.15 Perhaps inevitably, given the scale of change taking place in the area, a major issue that has been identified is the need to retain the village’s identity and sense of community. This stems, on the one hand, from the development proposed for Radford Semele village and how further growth will impact on the physical character of the area and the social character of the village, and on the other, from the concern that the growth of Radford Semele village and Royal Leamington Spa could see the separation of the two settlements diminish to the point where Radford Semele is no longer a distinct separate community.

4.16 These concerns were expressed in the Housing Needs Survey:
SOCIAL ASPECTS

- Housing developments in the village are ruining the scenic nature of Radford Semele.
- Radford is in danger of becoming a collection of housing estates with no atmosphere or community spirit.
- There is a real danger that we will just join up to Leamington.
- Village is friendly but very little community spirit.
- Need a Youth Club for teenagers.
- Semele Park remote with no cohesion to rest of village.
- Village is losing character and now a dormitory town for people working away.
- I became a part of this village because it was a village and semi-rural with a small vibrant community. I don’t wish to live in a more built-up area.
- The village has lost its village appeal.
5.0 Key Aim and Objectives

Radford Semele Neighbourhood Plan Key Aim

The Radford Semele Neighbourhood Plan aims to

- Promote a safe village environment for existing and future residents
  
- Protect the rural character and cultural heritage of Radford Semele village
  
- Protect the environment, landscape, green spaces and wildlife of the parish
  
- Enhance village infrastructure and diversity
  
- Encourage social, environmental and economic development which does not overburden village infrastructure and ensures that villagers can enjoy a good quality of life

5.1 CONSULTATION QUESTION: The Key Aim for the RSNDP has been prepared by the Steering Group – do you agree that this should be the Key Aim of the RSNDP?

5.2 In order to address the key issues and achieve the Key Aim, the following objectives have been identified. The RSNDP is not a blueprint for the future development of the area, it will sit alongside the Warwick District Local Plan and help to guide, control and promote future development:
Neighbourhood Plan Objectives

OBJECTIVE 1: To ensure that the future mix and type of housing meets the needs of those living in the area.

OBJECTIVE 2: To protect and enhance local green spaces

OBJECTIVE 3: To protect and support improvements to community facilities

OBJECTIVE 4: To protect key natural and built environment resources

OBJECTIVE 5: To minimise the impact of road traffic and improve opportunities for walking and cycling

OBJECTIVE 6: To maintain the village’s identity and sense of community

OBJECTIVE 7: To Support and enhance the existing village economy.

5.3 CONSULTATION QUESTION: Do you agree that these are the correct objectives for the RSNDP?
6.0 Neighbourhood Plan Policies

6.1 This section sets out the planning policies of the Draft Radford Semele Neighbourhood Development Plan. These will be used to help determine planning applications in the area and so shape the future of Radford Semele as a place to live and work in, and to visit. The Draft Policies have been prepared by the steering group on behalf of the Parish Council. The Draft Policies should be read in conjunction with Maps 5, 6 and 7 the “Policies Map”. Each Draft Policy is followed by a question or question to think about the issues and how to respond.

Map 5 Policies Map Key

- Local Green Spaces
- Protected Community Facilities
- Protected Recreation Sites
- Land for School Expansion
- Village Confines
- Area of Separation
Map 5. Radford Semele Neighbourhood Development Plan Policies Map

(OS Licence Number 100059565)
Map 6. Radford Semele Neighbourhood Development Plan Policies Map Detail

(OS Licence Number 100059565)
OBJECTIVE 1: To ensure that the future mix and type of housing meets the needs of those living in the area.

DRAFT POLICY RS1 – SECURING A SUITABLE MIX OF HOUSE TYPES, TENURES AND SIZES IN NEW DEVELOPMENT

In meeting District-wide planning policies H2 and H4, development proposals for new housing should also be informed by and demonstrate how they have met the needs identified in the most up to date Parish Housing Needs Survey.

New homes should also be accessible to all and meet the Lifetime Home standard.

6.1 CONSULTATION QUESTION: Do you agree we should be seeking to influence the mix and type of new homes in the RSNDP? Do you have any detailed ways in which we can do this using Draft Policy RS1?

Background/Justification

6.2 New Local Plan Strategic Policy DS2: Providing the Homes the District Needs seeks to ensure that Warwick district’s housing needs are met. Similarly, the Parish Council wishes to see local needs met, particularly for those who wish to downsize and those who wish to access their first home. In line with Policy DS2 development should provide a mix of new homes to meet different needs.

6.3 Policy H4 of the new Local Plan “Securing a Mix of Housing” sets out policy for securing a mix of housing on development sites:

“1. The Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the district including the housing needs of different age groups, in accordance with the latest Strategic Housing Market Assessment.”
6.4 Policy **H2 Affordable Housing** of the new Local Plan sets district wide affordable housing policy.

> “Residential development on sites of 11 or more dwellings or where the combined gross floor space is more than 1,000 sq. m will not be permitted unless provision is made for 40% affordable housing.”

6.5 A Housing Needs Survey has been undertaken this concluded:

**Conclusion From The Report**

The specific housing needs identified in the report for Radford Semele are:

- Housing association shared ownership
  - 1 x 2 bed house
- Housing association rented
  - 2 x 2 bed house
  - 1 x 3 bed house
  - 1 x 4 bed house
- Owner occupier
  - 1 x 1 bed bungalow
  - 1 x 2 bed house

6.6 In the future planning applications should take into account local evidence of housing needs as well as the SHMA produced by Warwick District this will help to ensure new development is more responsive to the needs of people in the neighbourhood area. Draft Policy RS1 should, therefore, be read in conjunction with new Local Plan Policies H2 and H4.
6.7 As the neighbourhood area’s population changes and ages it is important to ensure that new housing development is accessible to all. To ensure that this is the case all new home should be designed to the Lifetime Homes standard. Lifetime Homes are ordinary homes designed to incorporate a number of design criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.

**OBJECTIVE 2: To protect and enhance local green spaces**

**DRAFT POLICY RS2 – LOCAL GREEN SPACES**

The local green spaces listed below and shown on the Policies Map (Map 5) will be protected. Development of these local green spaces will only be permitted in very special circumstances. That is, when the harm to the local green space and any other harm is outweighed by other material considerations.

**CONSULTATION QUESTION:** Have we identified the right areas to protect as local green spaces?

**DRAFT POLICY RS3 – PROTECTING SMALL OPEN SPACES**

Development that would result in the loss of the other small, open spaces such as grass verges will only be supported when:

a) Equivalent or better provision is provided elsewhere within a suitable location in Radford Semele village; or

b) It can be clearly demonstrated that the open space performs no useful function.
6.9 CONSULTATION QUESTION: Do you agree that we should be protecting smaller open space in the RSNDP?

Background/Justification

6.10 NDPs can identify and designate areas of Local Green Space. Such spaces are of particular local significance and when designated would be protected from new development in the same way as Green Belt. The RSNDP has to set out clearly the justification for such areas in order to protect them as Local Green Spaces, and the key factors in making such a justification is set out in the NPPF:

“76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic
significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

● where the green area concerned is local in character and is not an extensive tract of land.”

6.11 Draft Policy RS2 identifies potential Local Green Spaces. We are now seeking your views on which spaces should be designated as Local Green Spaces in the RSNDP. These spaces have been identified after analysing all the green spaces in the area against the national planning policy criteria (Appendix 1).

6.12 As well as the “demonstrably special” local green spaces, the village also has a number of smaller, sometimes incidental open spaces, such as grass verges. Whilst not meriting the protection of designated local green spaces, these smaller open spaces still play an important role in maintaining the village’s quality of life by providing visually attractive areas, breaks from built development and areas for people to pass the time of day.
OBJECTIVE 3: To protect and support improvements to community facilities

Draft Policy RS4 – Sport and Recreation Facilities

The following recreation facilities also identified on the Policies Map (Map 5) will be protected:

- Village Playing Field/Recreation Ground
- Semele Park South, recreation and children’s playing area,
- Semele Park North, recreation and children’s playing area,
- Strip of green land west of Spring Lane development

Development proposals for the improvement of the existing recreation facilities on these sites will be supported when they would not have a significant adverse impact on residential amenity.

Development proposals that would result in the loss of these facilities will only be supported when the applicant can demonstrate that the facility is no longer needed for recreational use or suitable alternative provision can be provided elsewhere within the neighbourhood area, to an equivalent or better standard, and in a location that is in close proximity to the community it serves.

6.13 CONSULTATION QUESTION: Should we protect existing sport and recreation facilities through the RSNDP? Have we identified all the sport and recreation facilities that need protection

Draft Policy RS5 – Protection of Community Facilities

There will be a presumption in favour of the protection of existing facilities. Where permission is required, the change of use of local community facilities, as listed below, will only be permitted for other health, education or community type uses (such as village halls, local
clubhouses, health centres, schools and children’s day nurseries), unless one of the following can be demonstrated:

1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or

2. Satisfactory evidence is produced (including active marketing locally and in the wider area) that, over a minimum period of 12 months, it has been demonstrated that there is no longer a demand for the facility.

The facilities are listed as follows and shown on the Policies Map (Map 5, to be inserted)

- Parish Church of St Nicholas
- Baptist Church
- Village shops and Post Office, Lewis Road
- White Lion
- Community Hall
- Sports and Social Club

Proposals that would enhance the appearance, improve access and accessibility to these facilities will be supported when they are in accordance with other development plan policies and the policies of RSNDP.

Proposals for a future school expansion of the Primary School will be supported the preferred site is shown on the Policies Map (Map 5).

**CONSULTATION QUESTION:** Should we protect existing community facilities through the RSNDP? Have we identified all the community facilities that need protection?

**Background/Justification**

Community facilities and sport and recreation facilities are the essential glue that help bind a community together. They provide important services, places for people to meet and places for people to enjoy sports, games and other past times that contribute to individuals’ and the community’s health and well-being.
6.16 National planning policy acknowledges that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Warwick District Local Plan planning policy seeks to promote healthy, safe and inclusive communities (Policy HS1), protect open space, sport and recreation facilities (Policy HS2), and protect community facilities (Policy HS8).

6.167 In line with this national and development plan policy framework the RSNDP identifies those sport and recreation and community facilities that should be protected in the neighbourhood area. These facilities include:

- Village Stores, Post Office, Off Licence and Hair Salon provide a range of grocery provisions, milk, bread, DVDs, cash facilities, wines, spirits and soft drinks. The post office counter service, recently transferred to the shop on the retirement of the post master, is widely used and allows many people to transact their business within the village. Magazine and newspaper sales, including a delivery service used throughout the village, have also been transferred to the shop. It is a focal point for informal meetings during the day as people move about the village. Next to the village stores is a ladies’ hair salon.
6.19 The **Community Hall** is available for hire seven days a week at reasonable hourly rates. It was fully refurbished in 2005. The hall has a stage facility and seating for approximately 120 people. Contained within the building are the footballers’ changing room facilities. These were fully refurbished in 2014. The Community Hall was also decorated throughout in 2016 and grants obtained to fund new lighting and sound equipment.

6.20 Used for football and other recreation is the **Playing Field**. The maintenance of the playing field is a Parish Council responsibility. The responsibilities include grass cutting, hedges and trees maintenance, provision and maintenance of children’s play equipment, footpath safety, providing dog and waste bins, litter clearance and public liability insurance.

6.21 A substantial part of the grassed area is allocated to the football pitch which is used by one children’s team and two adult teams. All teams have the use of the now refurbished shower/changing rooms within the Community Hall. Space exists to add a pavilion, a cricket pitch for summer use and a tennis court complete with lighting. Sponsorship and evidence of long term commitments would be needed to support this development. There are aspirations for the Parish Council to provide some pieces of adult exercise equipment and the children’s play equipment was extensively replaced or refurbished in 2016.
6.22 The **Sports and Social Club** has operated as a membership run organisation since the combined Hall and Club was built in 1969. In addition to its very congenial bar facilities it provides high quality TV presentations of most national and international sporting events. The committee organises an extensive number of activities each year. Major events include an annual fun day in the playing field and the village Poppy Day collection.

6.23 **Radford Semele Church of England Primary School** is located in School Lane. It is a relatively small school providing education for one class between years Reception to Year 6. In total the school has a capacity for about 200 children. The school provides a first class standard of primary education and has been classified by Ofsted as “Good”. The school is much sought after by parents and is always close to full capacity.

6.24 The school has a restricted potential for growth beyond its current capacity, being limited by the poor sewage disposal, infrastructure and lack of available land for new classrooms. The RSNDP, therefore, identifies a site to the west of school which is to be retained for possible future expansion (site RS4/1).

6.25 The village has two churches: the Grade II listed and recently restored and refurbished St Nicholas Church, a medieval church dating back to the Domesday Book is located north of Southam Road from Church Lane. Radford Semele Baptist Church is Victorian and is located in Lewis Road opposite the Community Hall. Both churches have active communities and work closely together.

6.26 The **Scout Group** is thriving and has grown over recent years with a membership currently of around 60 girls and boys aged from 6 to 14 years old in Beavers, Cubs and Scouts. The Group is very much a part of the community with most children and leaders being resident in the village. At weekly meetings at the School and also on weekend activities the Group gets involved in some fantastic activities that are both challenging and fun whilst also developing an understanding and appreciation of their community.
OBJECTIVE 4: To protect the local landscape and heritage

Draft Policy RS6 - Conserving and Enhancing Radford Semele’s Valued Landscape

New development should conserve and enhance the area’s valued landscape to enhance the sense of place and history and to provide recreational opportunities within tranquil settings by:

a) Protecting the historic character and settlement pattern of the area. Particularly the distinct settlement of Radford Semele, individual farmsteads and key heritage assets;
b) Retaining the network of water features of streams and ponds;
c) Protecting the mosaic of woodland and hedgerows;
d) Planting new hedgerows and improving redundant and gappy existing hedgerows;
e) By protecting the essential character and quality of the following views as shown on the Policies Map (Maps 5 and 6):

1 - View East from Canal Bridge When Entering Radford Semele From Leamington
2 – View of Church Fields from A425 When Entering Radford Semele from East
3 – View of Church and Church Fields from corner of A425/Offchurch Lane
4 – View east looking from St Nicholas Graveyard
5 – View looking East from corner of Bovis Homes development
6 – View from footpath south of new Spring Lane Development
7 – View West on footpath between Valley Farm and Radford Barn
8 – View from Valley Woods looking East
9 – View from Valley Road Looking South
10 – Views Along A425 at top of Radford Hill
11 – Views from Pounce Hill Trig Point

f) Retaining, improving and, where possible and feasible creating new Public Rights of Way;

g) Screening urban forms of development and having appropriate transitions form urban to rural areas; and

h) In appropriate locations to introduce new planting of coverts and tree belts to restore the Feldon Parklands character.

CONSULTATION QUESTION: Should we conserve the area’s landscape through the RSNDP? Have we identified all the key features in the local landscape?

Background/Justification

6.28 Natural England produces profiles for England’s 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.

6.29 NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for.

6.30 Each profile includes a description of the natural and cultural features that shape a landscape, how that landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area’s characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

6.31 Radford Semele lies within NCA96: Dunsmore and Feldon. Natural England’s NCA work has been used to inform the development of this Draft Policy:

“The Dunsmore and Feldon NCA is a predominantly rural, agricultural landscape, crossed by numerous small rivers and tributaries and varying between a more open character in the Feldon area and a wooded character in
Dunsmore. The name Feldon refers to the old English term feld meaning ‘open cleared land’ and expresses the contrast, in medieval times, with the more wooded Arden area to the north-west. The area is mainly within Warwickshire, with the southern boundary delineated by the steep limestone escarpment of the Cotswolds, and the northern boundary by the Leicestershire Vales. To the west lie the well-wooded pastures of Arden, together with the Severn and Avon Vales, while the undulating pastures and low hills of the Northamptonshire Uplands form the eastern border.

The NCA is an important food producing area and the agricultural expanse of large arable fields, improved pasture and small villages forms a transitional landscape between the surrounding National Character Areas (NCAs). The land to the north comprises the wedge-shaped area of low ridges and valleys lying between Leamington Spa, Coventry and Rugby, and is known as Dunsmore.

The historic character of this area is very important, in particular its ancient woodlands, enclosed fields, veteran trees, landscaped parklands and areas of archaeological interest, including deserted villages and numerous sites of remnant ridge and furrow.

The area is facing key challenges around how to protect and enhance its assets and recreational resource while accommodating the pressure for sustainable modern growth and development and the needs of the communities who live there.

The NCA includes 4 Statements of Environmental Opportunity (SEO) that may be relevant in the preparation of the NDP, in particular the development of any landscape related policies. These are:

SEO 1: Protect and appropriately manage the historic character, settlement pattern and features of Dunsmore and Feldon, in particular its areas of archaeological and heritage interest, including the deserted settlements and ridge-and-furrow sites, ancient woodlands, veteran trees, farmsteads, country houses and landscaped parklands, and enhance the educational, access and recreational experience for urban and rural communities.

SEO 2: Protect and appropriately manage Draycote Reservoir and the important network of natural and manmade rivers, streams, ponds, canals and other wetland habitats for their important role in water provision and water quality, for the species they support and for their contribution to recreation, sense of place and geodiversity.
SEO 3: Protect and manage the mosaic of habitats including woodlands, hedgerows and heathlands, particularly ancient and semi-natural woodlands, together with sustainable management of agricultural land, and new planting of woodland and heathland, where appropriate, to ensure continued provision of food, to extend the timber and biomass resource and to contribute to pollination, biodiversity and carbon storage, and for the benefits to soil and water management.

SEO 4: Protect and manage the landscape character, high tranquillity levels and the historic settlement character to enhance sense of place and of history and to promote recreational opportunities; and ensure that new development is sensitively located and designed, integrate green infrastructure links into development, encourage new woodland planting to soften urban fringe developments and promote recreational assets such as the National Cycle Routes.”

6.32 In addition, the NCA work at the wider landscape level has been supplemented by work at a more local undertaken by Warwickshire County Council in their parish level Landscape Study. In this study the focus is on the characteristics that make this part of the Feldon Parklands Landscape Character Area.
6.33 Draft Policy RS6 also identifies a number of public views at criterion (e). These views should be protected. They include views from the village of the surrounding countryside and views from within the wider countryside. Appendix 4 includes a short description of the view and why it has been identified. Draft Policy RS5 does not preclude development that may impact on these views it seeks to ensure that such development takes place in such a way that the essential overall qualities of these views is retained.

6.34 Wildlife corridors, which include the Grand Union Canal, species-rich hedgerows, woods and streams, are essential to the biodiversity of the parish. The parish is bordered by streams and by the Grand Union canal. There are several ponds in the parish and these could be potentially improved as wildlife habitat. Many support populations of Great Crested Newts and other amphibians. The parish has an extensive network of hedges with a variety of landscape and wildlife value. Existing hedgerows should be retained and their status should be improved wherever possible. Additional native trees and shrubs which provide food and shelter for wildlife have been planted by FoRGE (Friends of Radford’s Green Environment – the parish environment group) to enhance verges and hedges and to increase the biodiversity of the recreation ground. Similar planting should continue where possible.

**Draft Policy RS7 – Non-designated Heritage Assets**

Development proposals affecting the significance of non-designated heritage assets will only be supported in the following circumstances:

a) Where renovation or alteration of non-designated heritage assets require planning permission, such changes are designed sensitively, and with careful regard to the heritage asset’s historical and architectural value and pay appropriate regard to the asset’s setting; or
b) Where a development proposal would result in the total loss of, or substantial harm to the significance of a non-designated heritage asset, such development will only be supported when the public benefit of the proposed development outweighs the total loss of or substantial harm to the significance of the asset and its setting. Where such development is permitted, this will be conditioned in such a way so as to ensure the proposed development takes place after any harm or loss has occurred and that appropriate recording of the heritage asset takes place prior to any loss or harm occurring.

This policy applies to the following:

- The Manor (Also known by the name The Gable End House) Corner of Offchurch Lane/Southam Road
- Manor Lodge, Offchurch Lane
- The Baptist Church, Lewis Road
- 29 and 39 The Valley
- 1-3 The Valley
- 6 The Lodge, Spring Lane
- Nos 5-15 Lewis Road
- No. 50 Lewis Road
- No.39 Lewis Road
- Nos. 43-51 Lewis Rd
- Briar Cottage, No. 55 Lewis Rd
- 102 and 104 Lewis Road
- No. 20/22 Lewis Road
- The Old Bakery, No. 2 Lewis Road
- The Elms, No. 6 School Lane
- Radford Hall Farm Barn
- Radford Hall Farm, Church Lane
- Pillbox, Offchurch Lane, west side of Canal at Butts Bridge

**CONSULTATION QUESTION:** Should we protect non-designated heritage assets through the RSNDP? Have we identified the non-designated heritage assets that need protection?
Background/Justification

6.36 As well as our designated heritage assets (Appendix 2) Radford Semele parish also has a number of important non-designated heritage assets. These are identified in Draft Policy RS7 and will be protected appropriately.

6.37 In developing the list of locally important heritage assets the guidance issued by Historic England has been used


The assessment of the assets listed in RS6 is included in Appendix 3.
OBJECTIVE 5: To minimise the impact of road traffic and improve opportunities for walking and cycling

Draft Policy RS8 - Traffic Management and Transport Improvements

Proposals to improve road safety and traffic management throughout the Parish will be fully supported, in particular initiatives to address the following:

- Measures to address the volume and speed of traffic within the village;
- Measures to control traffic speeds on Southam Road, Lewis Road, School Lane, Radford Road and Offchurch Lane
- Improvements to public transport, new bus stops to service new housing development, where necessary, and improvements to facilities such as good quality, locally appropriate, bus shelters;
- Improved links between the village centre and outlying estates, such as a safe pedestrian crossing point between Lewis Road and Semele Park allowing residents from the new Semele Park estate to safely access village facilities – a site has been identified near the Lewis Road bus stop opposite the public footpath adjacent to Hill Cottage;
- Measures to improve car parking;
- Improvements to footpaths to provide better accessibility within the village and to widen foot access to the wider countryside, including
  - linking existing footpaths to create a village circular walk;
  - provide access for cyclists to the Grand Union Canal (National Cycle route 41), east and west of the village;
- provide a footpath link between Semele Park and the Canalside Community Centre, along the A425;
- provide better footpath links to the National Cycle Network;
- better footpath links to nearby towns and villages;
- re-opening of the viaduct, adjacent to Radford Semele bottom locks, to provide a link from a permissive path to the Greenway and National Cycle Route 41;
- New bridge over Radford Brook to connect existing footpath and path in nature reserve;
- New footpath linking existing path at rear of William’s Road with existing footpath running to the north;
- Footpath from The Valley through Leigh Foss to connect to existing footpath;
- Footpath to run from the end of the new path on the ‘Semele’ development to the Canalside Community Food site along the A425;
- New access to the canal from the A425 for all users;
- New cycle and footpath to run from the end of the pavement to give access to the canal towpath and cycleway; and

Enhance the use of cycling by extending the cycle lane from Leamington into Radford Semele.

**6.38 CONSULTATION QUESTION:** Have we identified all the traffic and transport issues in the area that need to be addressed in the RSNP?

**Background/Justification**

6.39 Traffic and transport are significant issues for those living in the parish. These issues were highlighted in the Parish Plan and subsequent consultation that was conducted in the development of this NDP.
6.40 The high volume of motor vehicle traffic using the A425 Southam Road, particularly at peak times, has increased significantly (Figure 3): This steep increase starting in 2011 has consisted mostly of car journeys.
6.41 Traffic has been increasing significantly. According to Department for
Transport statistics car journeys on the A425 Southam Road in Radford
Semele jumped from an estimated 8,853 per day to 13,057 in 2012 a 47.5%
increase. Since 2012 the number of car journeys on this route has increased
with an estimated 13,974 journeys per day.

6.42 Within the village, congestion within School Lane at school arrival and
departure times is also a concern to residents who need to travel at these
times. Similarly, there is concern for children’s safety within School Lane due
to the amount of traffic at school drop-off/pick-up times.

6.43 As well as traffic issues there is a desire to see the existing network of village
footpaths improved and enhanced e.g. by improving access to the towpath of
the Grand Union Canal.

6.44 An ever-increasing number of cars parked on the road-side are causing a
growing problem within the village. Commercial vans parked near to owners’
homes are also increasing. Pavements are part of the assumed parking area
with consequent inconvenience to pedestrians. On ‘through roads’ within the
village there is now inconvenience to two directional traffic and at pinch
points a serious risk that emergency services and large farming vehicles
cannot gain access. The full length of Lewis Road from Southam Road to The
Valley is affected. School Lane is seriously affected particularly at school times, also the upper part of Hatherall Road at the junction with Lewis Road.

**Parish Council Supporting Action**

As well as these planning related measures the Parish Council will also work with agencies and partners to add the following footpaths to the Public Rights of Way Network:

1. A route through Leigh Fosse linking the Valley with the existing footpath network. Evidence of its previous usage has already been logged with Country Paths at Warwickshire County Council for consideration as a Public Right of Way.
2. A path that links two footpaths in the field below Spring Lane. This has been in use for many years but is not a public right of way.

**OBJECTIVE 6: To maintain the village’s identity and sense of community**

**Draft Policy RS9 - Community**

To ensure that the parish is a healthy, inclusive community, where appropriate, feasible and viable development proposals should include the following:

a) Well-designed roads and streets that are accessible to all and offer people places and spaces to meet;
b) Footpaths, cycleways and bridleways that link to existing networks and offer opportunities to use non-car transport to access facilities, services and recreation resources;
c) New adult sport/training facilities at the Village Recreation Ground; and
d) Parish noticeboards and other signage

Where appropriate proposals should include provision or contributions to a new scout facility.
CONSULTATION QUESTION: Are there other things we could do through the RSNDP to support community life?

Background/Justification

Given the level of change proposed through the new Local Plan, and recent planning approvals, in the neighbourhood area the RSNDP aims to ensure that such change results in a healthy and inclusive community. Only a small number of properties existing in the village today existed before 1950. Over subsequent years a succession of small building programmes has produced the village we see today. Growth has been gradual and each time on a relatively small scale. This rate of change has allowed the village to evolve with continuity. People from all parts of the village come together in their different groups to identify with village activities. These activities may be related to the Church, Women’s Institute, Sports and Social Club, Football team, Scouts, Brownies and many more. All groups identify with the village of Radford Semele. More recent change has been of a scale and rate of development that threatens this process of gradual assimilation. One village activity that is in need of new facilities is the provision for young people,
particularly a new scout hut. Where relevant contributions to this extra provision will be sought when planning proposals are put forward.

6.48 The risk is that contemporary developments become self-contained with residents commuting to and from work and having little opportunity to become involved in wider community activity and village life. The Neighbourhood Plan seeks to avoid this outcome by encouraging development proposals, where feasible and viable, to include measures that offer the opportunity to bring the residents of the neighbourhood area together. These measures can include:

- Footpaths;
- Access to the open countryside and key recreation resources, such as the Grand Union Canal;
- Meeting places and spaces; and
- Recreation resources.

**Draft Policy RS10 – Area of Separation**

To ensure that Radford Semele village remains a distinct, separate settlement and to prevent coalescence with Royal Leamington Spa, Sydenham and Whitnash the area of separation identified in Map 7 will be maintained. Developments that would result in a significant reduction in the area of separation between settlements will not be supported.

6.49 **CONSULTATION QUESTION:** Should we protect an area as open land between Radford Semele and Royal Leamington Spa, Sydenham and Whitnash? If so, have we identified the correct area of land for this protected area?

**Background/Justification**

6.50 Stemming from the Parish Plan (developed in 2014) there has been a longstanding view that the village must retain its separate identity from neighbouring settlements or, it will cease to be a village. Future housing developments must exclude the possibility of the village being merged or contiguous with Leamington Spa.

6.51 The Area of Separation identified in the RSNDP has been assessed as part of the work on the new Warwick Local Plan, in particular two studies the
Warwick Green Belt and Green Field Review (2013) and the Landscape Assessment Update (2014).

6.55 The Green Belt and Green Field Review concluded that the area identified on Map 7 provided a:

“Strategically important Green Field parcel, that play[s] a role in maintaining the separation of Radford Semele from Sydenham [Royal Leamington Spa]”

6.56 The conclusion in this study was that the overall value assessment of this area was “high”.

6.57 The Landscape Assessment work concluded that the sensitivity of this area to new housing development was “high”.

6.58 The importance of maintaining the openness of this area was also highlighted by the Inspector examining the Warwick District Local Plan:

“The submitted Local Plan already proposed substantial housing site allocations to the south of Leamington Spa, Warwick and Whitnash on land outside of the Green Belt. Planning permissions for significant additional amounts of housing were then granted through appeals concerning land at The Asps and Gallows Hill in January 2016.

The combined scale of housing growth committed and proposed in this area will result in the need for considerable infrastructure improvements, particularly in terms of the transport network. There are legitimate concerns, based on the Strategic Transport Assessments about significant further housing growth beyond this level in this area and the capacity to accommodate it. Whilst there is clearly strong demand from developers and the schemes under construction appear to be progressing well, any further significant increase in the concentration of housing in this relatively small geographical area would also raise concerns over deliverability, given potential competition between sites. There are also environmental constraints, not least the potential effect on the significance of heritage assets. In addition, there is a need to avoid coalescence with the village[s] of … Radford Semele.”

[our emphasis] from para. 90, Report on the Examination of the Warwick District Local Plan, July 2017
Map 7. Area of Separation (for key see main Policies Map)

(OS Licence Number 100059565)
OBJECTIVE 7 – To support and enhance the existing village economy.

6.59 **Draft Policy RS11: - Local Economy**

The existing village economy will be supported and enhanced. In particular the following new development will be supported:

- a) Small retail premises (Use Class A1)
- b) Food and drink outlets (Use Classes A3 and A4); and
- c) Expansion of existing small businesses.

6.60 **CONSULTATION QUESTION: Should we support the village economy through the NDP? Do you have any suggestions to make on the types of business development the plan should support?**

**Background/Justification**

6.61 The neighbourhood plan area has a small number of local businesses. These provide valuable sources of local employment and help to provide a mix of uses that adds to the sustainability of the area. Local business and local employment offer more opportunities to live close to sources or employment and help minimise the need to travel.

6.62 Draft Policy RS11 seeks to support local economic development related to existing small businesses and to also support suitable new development of small retail premises and food and drink outlets (not hot food takeaways). The activities identified are in line with the feedback provided at previous RSNDP consultations.
7.0 Next Steps

7.1 The Radford Semele Preferred Option Draft Neighbourhood Plan has been published for informal consultation until April 3rd 2018. There will be a Community Feedback event on April 14th at the Community Hall.

7.2 The results of the consultation on the First Draft Plan will be considered very carefully and used to finalise and amend the Draft Neighbourhood Plan. This will then be published for a further 6 weeks formal consultation, revised further and then submitted to Warwick District Council. As well as a Basic Conditions Statement, a Consultation Statement will be published alongside the amended version of the Plan setting out how the representations received have been considered and used, to influence and inform the content of the Plan.

7.3 Following this, the Plan will be subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the Plan meets the basic conditions, and also any outstanding objections.

7.4 It is likely that the Examiner will recommend further changes, before the Plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the District Council may “make” the Plan. The Neighbourhood Plan will then be used to help determine planning decisions in Radford Semele alongside District and National Planning Policies.
Appendices

Appendix 1: Green Space Analysis

A1 Local green space is a very strong planning policy designation set out in the National Planning Policy Framework (NPPF).

A2 Local green spaces are defined in paragraphs 76 and 77 of the NPPF:

76 Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed and be capable of enduring beyond the end of the plan period.

77 The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used [note the areas emphasised]:

a. where the green space is in reasonably close proximity to the community it serves;

b. where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

c. where the green area concerned is local in character and is not an extensive tract of land.

Once identified such spaces can only be developed in “very special circumstances”. The same protection as Green Belt.

3 All green spaces in the neighbourhood area have been assessed for their potential designation as local green spaces, Table A1.
Table A1. Green Space Analysis

<table>
<thead>
<tr>
<th>Green or Open Space</th>
<th>Is the site in close proximity to the local community it serves?</th>
<th>Demonstrably special to a local community</th>
<th>Local in character and not an extensive tract of land?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Church Fields</td>
<td>~400m from Village centre. Inside Village Envelope. A Beautiful open green space seen when passing into village from east or west along A425.</td>
<td>A unique open green space seen by visitors when entering and leaving village. The views into these fields are special giving Radford Semele's its identity. The space provides beautiful views of St Nicholas Church, key heritage assets and the surrounding countryside typical of the Dunsmore and Feldon NCA. It provides a quiet agricultural Setting for listed buildings/monuments (Parish Church of St Nicholas, Churchyard Boundary Wall and Lychgate to South of Church, The White Lion Public House, The Glebe House, 64 and 66 Southam Rd and The Manor Cottage). It has remained unchanged since medieval times. At night the area to the east is dark and tranquil because there is little in the way of artificial lighting, giving a rare aspect of the Setting when approaching the church along Church Lane. Previous excavations on the east field identified a possible 'shrunken' settlement, previously part of the medieval settlement of Radford Semele.</td>
<td>The site is 8.1 Hectares and is best described as two agricultural fields. The field to the east of Church Lane is actively farmed and used to grow a variety of crops. Whereas, the Field to the West of Church Lane is mainly grassland and is sometimes occupied by horses and sheep. Both field have no public access which is important to retain the quiet setting presently enjoyed by St Nicholas Church and the other Grade II listed buildings. The field to the West of Church Lane has High landscape value and the field to the East has high to medium landscape value.</td>
</tr>
<tr>
<td>2 – Area to South of Spring Lane Development</td>
<td>West of and adjacent to main village recreation field, connected by short path.</td>
<td>Provides beautiful views to the SW when walking along footpath between Spring Lane and Valley Road. The old spinney on the west side of the field is an interesting site for wildlife, including foxes, buzzards and many other varieties of birds. The field does not have public access but has footpaths to the east and west and is regularly used by dog walkers and ramblers</td>
<td>Location: 2.3 Hectares. Bounded to the west and south by hedges and open countryside and to the north and east by existing housing. To the north there will be a new development of 65 houses (construction due to commence in 2018). The field links the central village with open countryside and key wildlife areas. The Warwick District Local Plan planning inspector considered 'that development of this site would result in a further clear and</td>
</tr>
<tr>
<td>Green or Open Space</td>
<td>Is the site in close proximity to the local community it serves?</td>
<td>Demonstrably special to a local community</td>
<td>Local in character and not an extensive tract of land?</td>
</tr>
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<td>---------------------</td>
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<tr>
<td>3 – Leigh Fosse</td>
<td>South eastern edge of the village 500m from village centre.</td>
<td>If this area was developed it would have a significant impact on the scale and form of the village and adversely affect the character and appearance of the area.</td>
<td>Substantial extension of the built-up area into open countryside.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Used by the community for dog walking and by ramblers to connect with the countryside through a permissive footpath. The area contains protected species, having a population of Great Crested Newts located in the pond in the NW corner and Grass Snakes in the main field. Bats also forage in and around the area. It’s well grown hedges and trees add to the beauty of the area and the view. It has been allowed to develop ruderal grassland, of which there is a scarcity in Warwickshire, so is of importance ecologically.</td>
<td>1.3 Hectares, bordered on 2 sides by housing and open countryside on other two sides. Through the site is a much-used permissive footpath fenced off from the main field which connects the countryside with The Valley. There is an application to have this footpath made a public footpath as this path has been in use for many years. The field and pond are fenced off so are protected from public access. This is important to maintain the balance of protective species habitat. On 3 sides it has thick hedges with mature trees, with ruderal grassland in the main area of the field.</td>
</tr>
<tr>
<td>4 – Valley Fields and woods</td>
<td>South eastern corner of the village at the end of The Valley 600m from village centre. This special space is close to the village and is regularly and frequently used by residents as a tranquil walk that can be incorporated into a circular route around the edge of the village. Horse riders pass through on the bridle way.</td>
<td>Demonstrably special this largely unimproved rough pasture had been designated a Local Wildlife Site and is one of the few areas of pasture that is accessible to villagers via a public footpath. It supports a diverse wildlife population. The woods provide a protective habit for many wildlife and is regularly walked and used by the community for a wide variety of leisure activities</td>
<td>The field is small in area compared with the modern, larger fields which dominate the parish. It incorporates an old sunken track, hedgerows and many mature trees and is typical of the Feldon landscape. Through the centre is a main public right of way (a bridle way) which links with some of Radford Semele’s key footpaths. This field and pathway is extensively used by walkers and for dog walking. The woods are used extensively by the community for a wide range of activities and dog walking and to link with other footpaths which circumnavigate the village.</td>
</tr>
<tr>
<td>Green or Open Space</td>
<td>Is the site in close proximity to the local community it serves?</td>
<td>Demonstrably special to a local community</td>
<td>Local in character and not an extensive tract of land?</td>
</tr>
<tr>
<td>---------------------</td>
<td>---------------------------------------------------------------</td>
<td>------------------------------------------</td>
<td>---------------------------------------------------</td>
</tr>
<tr>
<td>5. Long Meadow</td>
<td>South West corner of the village stretching across to Whitnash Brook.</td>
<td>In regular use by people for walking and dog exercise. Forms a sympathetic part of the rural landscape overlooking the valley and towards Radford Brook. The area provides a valuable link to the Local Wildlife Reserve which stretches along to make a wildlife corridor as far as the village. It would be a project that would bring people in the community together to improve the local environment for walkers, wildlife and the general community.</td>
<td>The site was once a traditional hay meadow and is presently in agricultural use as an arable field. The south side is bounded by a thick hedge with many mature trees and drainage ditch leading to Radford Brook (or Whitnash Brook). This forms the west border and is part of a Local Wildlife site. The north and east borders are bounded by Hedges with some mature trees and some scrub. A Public footpath passes through west portion leading to village. Commonly used path leads to Valley Road at the junction with William’s Road.</td>
</tr>
</tbody>
</table>
Appendix 2. Listed Buildings

64 AND 66, SOUTHAM ROAD
Heritage Category: Listing
Grade: II
Location:
- 64 AND 66, SOUTHAM ROAD, Radford Semele, Warwick, Warwickshire

1, LEWIS ROAD
Heritage Category: Listing
Grade: II
Location:
- 1, LEWIS ROAD, Radford Semele, Warwick, Warwickshire

'THE OLD DAIRY'
Heritage Category: Listing
Grade: II
Location:
- 'THE OLD DAIRY', 4, LEWIS ROAD, Radford Semele, Warwick, Warwickshire

GARDEN WALL AND DOORWAY TO SOUTH GATE PIERS TO WEST OF RADFORD HALL
Heritage Category: Listing
Grade: II
Location:
- GARDEN WALL AND DOORWAY TO SOUTH GATE PIERS TO WEST OF RADFORD HALL, SOUTHAM ROAD, Radford Semele, Warwick, Warwickshire

'THE WHITE LION PUBLIC HOUSE'
Heritage Category: Listing
Grade: II
Location:
- 'THE WHITE LION PUBLIC HOUSE', SOUTHAM ROAD, Radford Semele, Warwick, Warwickshire

THE GLEBE HOUSE
Heritage Category: Listing
Grade: II
Location:
- THE GLEBE HOUSE, SOUTHAM ROAD, Radford Semele, Warwick, Warwickshire
RADFORD HALL
Heritage Category: Listing
Grade: II
Location:

• RADFORD HALL, SOUTHAM ROAD, Radford Semele, Warwick, Warwickshire

CHURCHYARD BOUNDARY WALL AND LYCHGATE TO SOUTH OF CHURCH
Heritage Category: Listing
Grade: II
Location:

• CHURCHYARD BOUNDARY WALL AND LYCHGATE TO SOUTH OF CHURCH, SOUTHAM ROAD, Radford Semele, Warwick, Warwickshire

PARISH CHURCH OF SAINT NICHOLAS
Heritage Category: Listing
Grade: II
Location:

• PARISH CHURCH OF SAINT NICHOLAS, SOUTHAM ROAD, Radford Semele, Warwick, Warwickshire

'MORNINGTON COTTAGE'
Heritage Category: Listing
Grade: II
Location:

• 'MORNINGTON COTTAGE', 16, LEWIS ROAD, Radford Semele, Warwick, Warwickshire

'THE MANOR COTTAGE'
Heritage Category: Listing
Grade: II
Location:

• 'THE MANOR COTTAGE', 68, SOUTHAM ROAD, Radford Semele, Warwick, Warwickshire
### Appendix 3. Assessment of non-designated heritage assets

<table>
<thead>
<tr>
<th>No.</th>
<th>Name</th>
<th>Location</th>
<th>Background</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>The Manor (Also known by the name The Gable End House)</td>
<td>Corner of Offchurch Lane/Southam Road</td>
<td>A post-medieval house with a 16th century timber-framed nucleus surrounded by later post medieval and modern additions. Although it is called the manor house, the building never acted as so. The building has now been divided into three apartments.</td>
</tr>
<tr>
<td>2</td>
<td>Manor Lodge</td>
<td>No Offchurch Lane</td>
<td>Previous thatched Cottages associated with the Manor house.</td>
</tr>
<tr>
<td>3</td>
<td>The Baptist Church</td>
<td>Lewis Road opposite Community Hall</td>
<td>Built 1874 on the site of The Crown Inn. The church is an important building in Radford Semele of unique Victorian architecture.</td>
</tr>
<tr>
<td>4</td>
<td>Cottages 29 and 39 The Valley</td>
<td>29 and 39 The Valley, twin cottages.</td>
<td>Originally rural farm labourers cottages from 1880’s which add architectural diversity to village</td>
</tr>
<tr>
<td>5</td>
<td>Cottages 1-3 The Valley</td>
<td>1-3 The Valley, terraced row</td>
<td>Originally rural farm labourers’ cottages dating around 1880’s</td>
</tr>
<tr>
<td>6</td>
<td>The Lodge</td>
<td>Spring Lane, corner of village playground field</td>
<td>Scheduled for demolition and dated 1902</td>
</tr>
<tr>
<td>7</td>
<td>Lewis Rd</td>
<td>Nos 5-15, Row of terraced cottages</td>
<td>Victorian farm or village workers’ cottages</td>
</tr>
<tr>
<td>8</td>
<td>Lewis Rd</td>
<td>No 50, Cottage near Post office.</td>
<td>Twin cottage or shop converted to a house.</td>
</tr>
<tr>
<td>9</td>
<td>Lewis Rd</td>
<td>No 39, small house behind Post office</td>
<td>Curious farm workers detached cottage, circa 1900</td>
</tr>
<tr>
<td>10</td>
<td>Lewis Rd</td>
<td>No 43-51 terraced cottage row south of Post office</td>
<td>1890’s Victorian Farm or Village cottages adding build variety</td>
</tr>
<tr>
<td>11</td>
<td>Briar Cottage</td>
<td>No 55 Lewis Rd</td>
<td>Converted barn circa 18th Century</td>
</tr>
<tr>
<td>12</td>
<td>102,104 Lewis Rd</td>
<td>102 and 104 Lewis Road</td>
<td>Elevated semi-detached period houses, circa 1930</td>
</tr>
<tr>
<td>13</td>
<td>Lewis Rd</td>
<td>No 20/22. Twin Cottages with JH AD 1897 plaque.</td>
<td>Victorian farm or village cottages dated 1897.</td>
</tr>
<tr>
<td>14</td>
<td>The Old Bakery</td>
<td>No 2 Lewis Rd</td>
<td>Renovated thatch cottage</td>
</tr>
<tr>
<td>15</td>
<td>The Elms</td>
<td>No 6 School Lane</td>
<td>Victorian villa</td>
</tr>
<tr>
<td>No.</td>
<td>Name</td>
<td>Location</td>
<td>Background</td>
</tr>
<tr>
<td>-----</td>
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<td>----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>16</td>
<td>Radford Hall Farm Barn</td>
<td>Radford Hall Farm, Church Lane</td>
<td>Remnants of original farm corn winnowing barn circa 17th Century.</td>
</tr>
<tr>
<td>17</td>
<td>Pillbox</td>
<td>Offchurch Lane West side of Canal at Butts Bridge.</td>
<td>1940’s WWII Pillbox shelter and gun emplacement.</td>
</tr>
</tbody>
</table>
Appendix 4. Views Assessment

1. Views from Village

1 - View East from Canal Bridge When Entering Radford Semele From Leamington
View from this bridge provides a vista of the canal, nature reserve and background countryside.

2 – View of Church Fields from A425 When Entering Radford Semele from East
This view provides visitors with a sense of openness and unique views of some of Radford Semele’s key heritage assets.

3 – View of Church and Church Fields from corner of A425/Offchurch Lane
View provides visitors with pleasing views of open fields, St Nicholas Church and nature reserve.
4 – **View east looking from St Nicholas Graveyard**
View provides a quiet tranquil setting for people visiting the graveyard.

5 – **View looking East from corner of Bovis Homes development**
A high point giving a splendid vista of the Feldon landscape consisting of mainly open landscape.

6 – **View from footpath south of new Spring Lane Development**
View of open countryside and brook with Sydenham/Whitnash in far distance.

7 – **View West on footpath between Valley Farm and Radford Barn**
Height gives a splendid vista of the countryside and Brook with Sydenham/Whitnash in distance.

8 – **View from Valley Woods looking East**
Provides view of open countryside much loved for its walks, ecology, farmland and long-distance views.

9 – **View from Valley Road Looking South**
This view encompasses a tranquil meadow bounded by well-developed hedges with many mature oak, horse chestnut and other trees. Many benefit while using the popular walks around the outside of the field.
2. Wider Parish Views

10 – Views Along A425 at top of Radford Hill
There are beautiful long distance views at the top of Radford hill when driving towards the Fosse Way. The vista is wide with views of open countryside with Ufton in the distance.

11 – Views from Pounce Hill Trig
The Trig point on Pounce Hill is the highest point in the parish. From this point 360° views of Warwickshire can be enjoyed. Views of the Chesterton Windmill can also be seen on a clear day.

12 View from south of Area of Separation.
From this high vantage point, over the rolling countryside to east, south and west, one can clearly see the Chesterton Windmill, a well-loved feature and beyond.
Paper Copies of the plan will be available at the Best One Shop, the Baptist Church, St Nicholas Church, Radford Semele Primary School, the Sports and Social Club and the Community Hall and Sunbeams Nursery.

Please use the representation form and return completed forms and other comments in writing to the boxes at the One Stop shop or Radford Sports and Social Club, or post to Radford Semele Neighbourhood Plan, c/o Clerk to Radford Semele Parish Council, 1 Lewis Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UB or send by email to:

info@radfordsemeleneighbourhoodplan.org