



RADFORD SEMELE NEIGHBOURHOOD PLAN

Regulation 14 Draft

For Plan Period 2019-2029

V2.9.0.0 – June 2019



Table of Contents

Section	Page Number
EXECUTIVE SUMMARY	1
1.0 Introduction and Background	2
2.0 A Spatial Portrait of Radford Semele	4
3.0 Planning Policy Context.....	12
4.0 Key Issues	14
5.0 Key Aims and Objectives.....	22
6.0 Neighbourhood Plan Policies	24
7.0 Next Steps	61
APPENDICES	62

PUBLIC CONSULTATION

This is the Regulation 14 consultation version of the Radford Semele Neighbourhood Development Plan (RSNDP). An earlier draft of the RSNDP was consulted upon informally in March 2018 and two community drop-in feedback events were held at Radford Semele Community Hall in April and September 2018. These consultations have helped to inform the Regulation 14 version of the RSNDP.

This draft of the RSNDP is now subject to six weeks' formal consultation 24th June 20 – 5th August 2019.

Printed copies of the RSNDP are available at the Best One Shop, the White Lion, the Baptist Church, St Nicholas Church, Radford Semele Primary School, Radford Semele Sports and Social Club, the Community Hall and Sunbeams Nursery.

The RSNDP, representation forms and other background documents are also available for viewing and downloading from the Radford Semele Parish Council and Radford Semele Neighbourhood Plan websites:

www.radfordsemelepc.org.uk

www.radfordsemeleneighbourhoodplan.org

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

info@radfordsemeleneighbourhoodplan.org

All representations received during this consultation will be carefully considered by the Radford Semele Neighbourhood Development Plan Steering Group and Parish Council and used to inform the next version of the Neighbourhood Plan. This revised RSNDP will then be submitted to Warwick District Council (WDC) who will check it and publish it for a further 6 weeks public consultation. The RSNDP will then proceed to Examination by an independent examiner jointly appointed by the Parish Council and WDC. The examiner will recommend if the RSNDP should proceed to local Referendum. If the examiner recommends this course of action you will then by voting have the final say on whether the RSNDP becomes planning policy for the area or not.

Thank you for your time and interest.

EXECUTIVE SUMMARY

This document is the Regulation 14 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. 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 Regulation 14 Draft RSNDP.

The document sets Key Aims for the area, with a set of objectives and planning policies that will seek to:

- ensure new housing developments provide 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, pub and Sports and Social Club;
- conserve the parish's landscape and heritage assets;
- identify key areas where traffic problems should be tackled and key ways to encourage sustainable transport such as walking and cycling;
- identify ways in which community life and interactions can be supported and enhanced to make the area a more healthy, inclusive community; and
- identify 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.

This consultation is a formal consultation allowing local residents and other interested parties to make representations to support or object to parts of the plan. All responses made during this consultation will be considered and, where necessary, the plan will be revised further before being submitted to Warwick District Council (WDC). WDC will then carry out a further minimum six-week formal consultation. After which the RSNDP and any remaining objections will be scrutinised at an independent examination. If the examiner recommends that the RSNDP should proceed to referendum, local people will then have the final say through a vote on whether the RSNDP should be made part of the development plan for the area.

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 the NDPs, local people have the opportunity to shape new developments because planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. Once made (i.e. formally approved), the Radford Semele Neighbourhood Development Plan (RSDNP) will form part of the statutory development plan for the Radford Semele area.
- 1.2 NDPs must be in general conformity with the local strategic planning framework which, in this area, is provided by WDC and be consistent with national planning policies and guidance contained in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). NDPs have to plan positively and promote sustainable development.
- 1.3 The preparation of an NDP is a complex and lengthy process taking around 3 years to complete. The main steps in preparing a Neighbourhood Development Plan are set out in Figure 1 below. This report reflects that we are at the Regulation 14 Consultation stage shown in red.

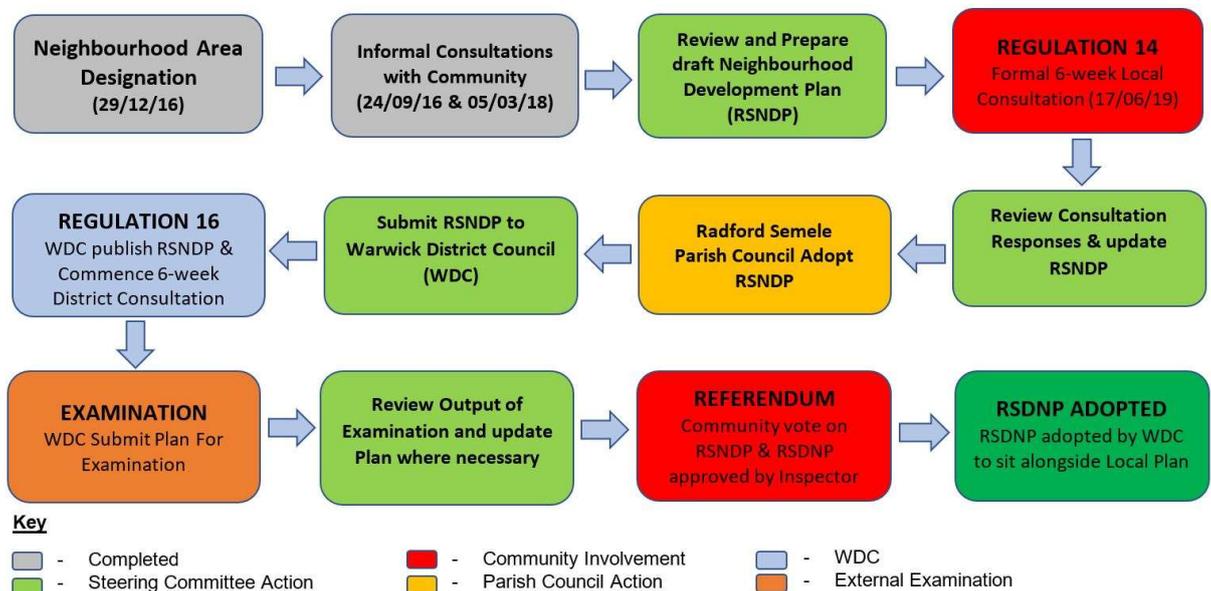
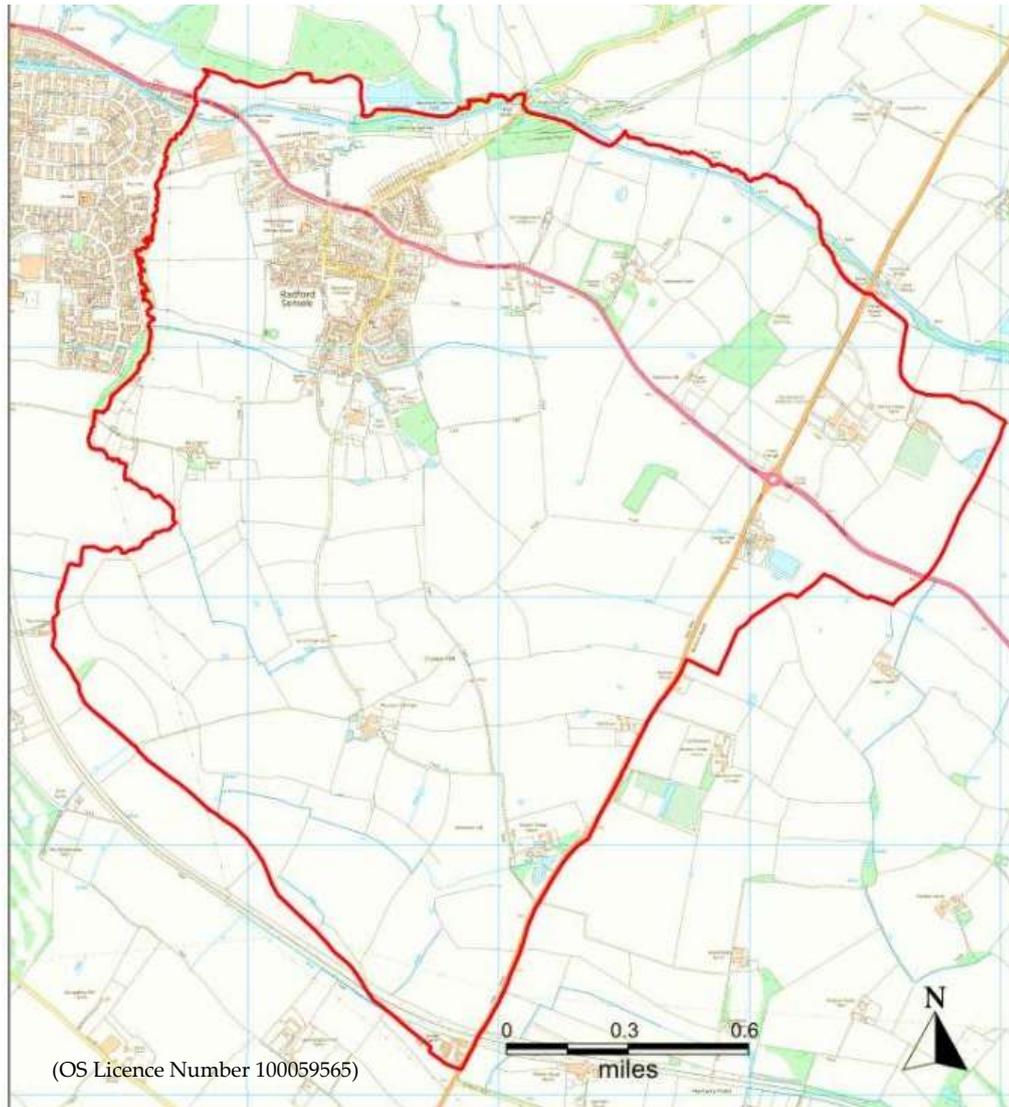


Figure 1 Neighbourhood Plan Process

- 1.4 The Radford Semele neighbourhood area was designated by WDC on 29th December 2016 and is shown on Information Map 1.

- 1.5 A Steering Group was 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 RSNDP has been prepared taking into consideration views and comments made at village consultations, feedback from Facebook, website, the FoRGE (Friends of Radford Semele Green Environment) newsletter, village shop and through survey work.



Information Map 1 - Radford Semele Designated Neighbourhood Plan Area

2.0 A Spatial Portrait of Radford Semele

- 2.1 Radford Semele is a village and parish of approximately 2,100 residents lying a short distance to the east of Royal Leamington Spa.
- 2.2 Radford Semele has existed as an identifiable village for nearly 1000 years. The first records in 1050 stated that it was between 200 and 500 acres in size and had a mill. Radford is mentioned in the Domesday Book in 1086 at which time the population was estimated to be 160 and included 35 named tenants. The population seemed to remain fairly stable until the Stoneleigh Hundred Rolls survey of 1289 which identified 39 tenants. St Nicholas Church was built between 1100 and 1150 although an earlier church may have existed on the site with only the original south wall remaining. Radford acquired the additional name of Semele from the Simely family around 1120 when Henry de Simely- a Norman knight became the landowner. Kenilworth Abbey acquired most of Radford Semele's lands between 1279 and 1386 and little is recorded of its history until the dissolution of the Abbey in the early 1500s when land was sold off to a number of named tenants. The Old Manor House – where Radford Hall now stands was built in the mid-1500s.
- 2.3 The village expanded over the next 200 years with a number of dwellings including the Radford Hall, the White Lion pub and some thatched cottages along Southam Road adding to the charm of the village. The Yates map of 1793 shows houses on both sides of Southam Road together with Toll Gate. The canal was constructed in the 1790s and the railway from Leamington to Rugby in 1831.
- 2.4 The majority of the buildings in the village postdate the 1950s. However, as well as those mentioned in 2.3 there are a small number of Victorian properties which extend into Lewis Road and include the Baptist Church.



Figure 2 The village pub and manor house: a familiar view of the village

2.5 A section of the Fosse Way and the former Warwick and Napton, now part of The Grand Union 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. Radford Brook forms the western boundary from the Leam circling to join the Fosse Way to the South.

2.6 The parish church of St Nicholas was fully restored in 2013 after the disastrous fire in March 2008.

2.7 Most properties in the village were built in various phases over the years since 1920.



Figure 3 St Nicholas Church fire, 2008

2.8 There are some more recent residential developments including:

- (i) two large developments of 60 and 150 houses at Semele Park accessing Southam Road;
- (ii) a 25-house development next to Ricardo's accessing Radford Road, and

(iii) a 65-house development at the end of Spring Lane.

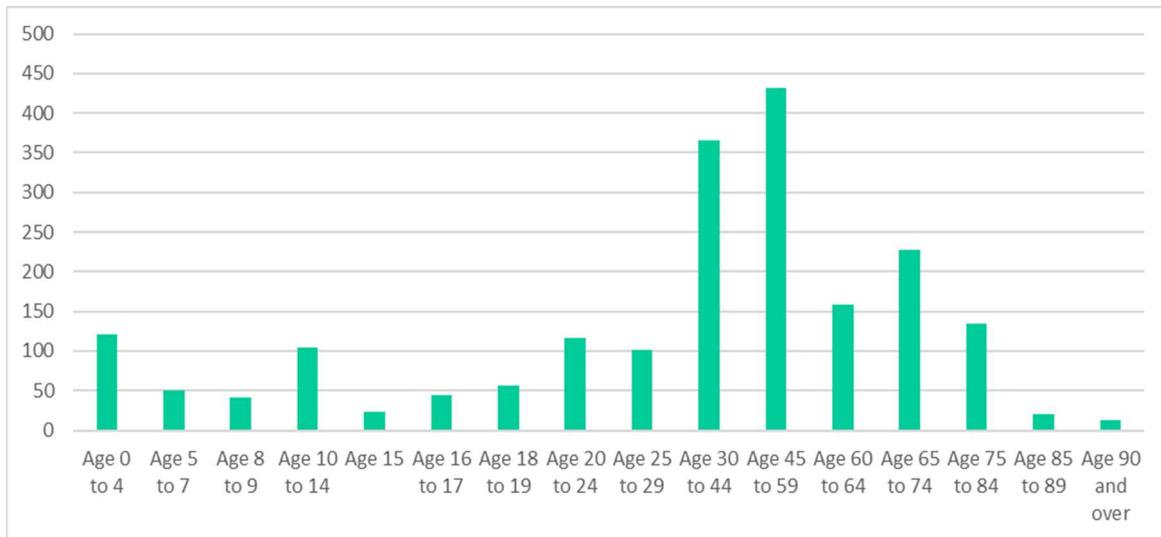


Figure 4 Age Profile of Radford Semele 2011 Census

- 2.9 The village’s population has grown from 2,012 (2011 census Figure 4) to its present population of over 2,500¹. At the time of the 2011 Census, 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, Warwick, Coventry and Gaydon.
- 2.10 Following recent village planning applications; the village population of the village is expected to increase by a further 38%, villagers have raised concern about the sustainability of the existing infrastructure (e.g. drainage, roads, school, etc).
- 2.11 The developed area of the parish forms only a small part of the total parish area. The most extensive land acreage in the neighbourhood area is highly valued arable farmland and includes Canalside Community Food, a community supported agriculture scheme 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 rural village as a separate entity, with open, arable land surrounding the village and preventing it coalescing with its larger neighbour, Royal Leamington Spa

¹ 2017 Estimates – The Office for National Statistics - Jan 2019



Figure 5 Entrance to Radford Semele C of E Primary School

- 2.12 This surrounding land is mostly high-grade agricultural land (generally grades 2 and 3a deemed “Best and Most Versatile”) that is extensively cultivated with wheat, barley, beans, oilseed rape and maize. Copses and woodland stand from former times. Thousands of new trees have recently been planted by farmers and others. 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 west. To the south the neighbourhood area reaches the Fosse Way and looks to Ufton Church and Wood; visible too is Chesterton Windmill. These attributes, which have been maintained by farmers for generations, 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.
- 2.13 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 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 by Hatherell Road. Lewis Road, itself a *cul-de-sac* beyond Hatherell 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. Each of the *cul-de-sacs* has its own individuality. There are many examples where groups of residents have formed long-term community relationships.



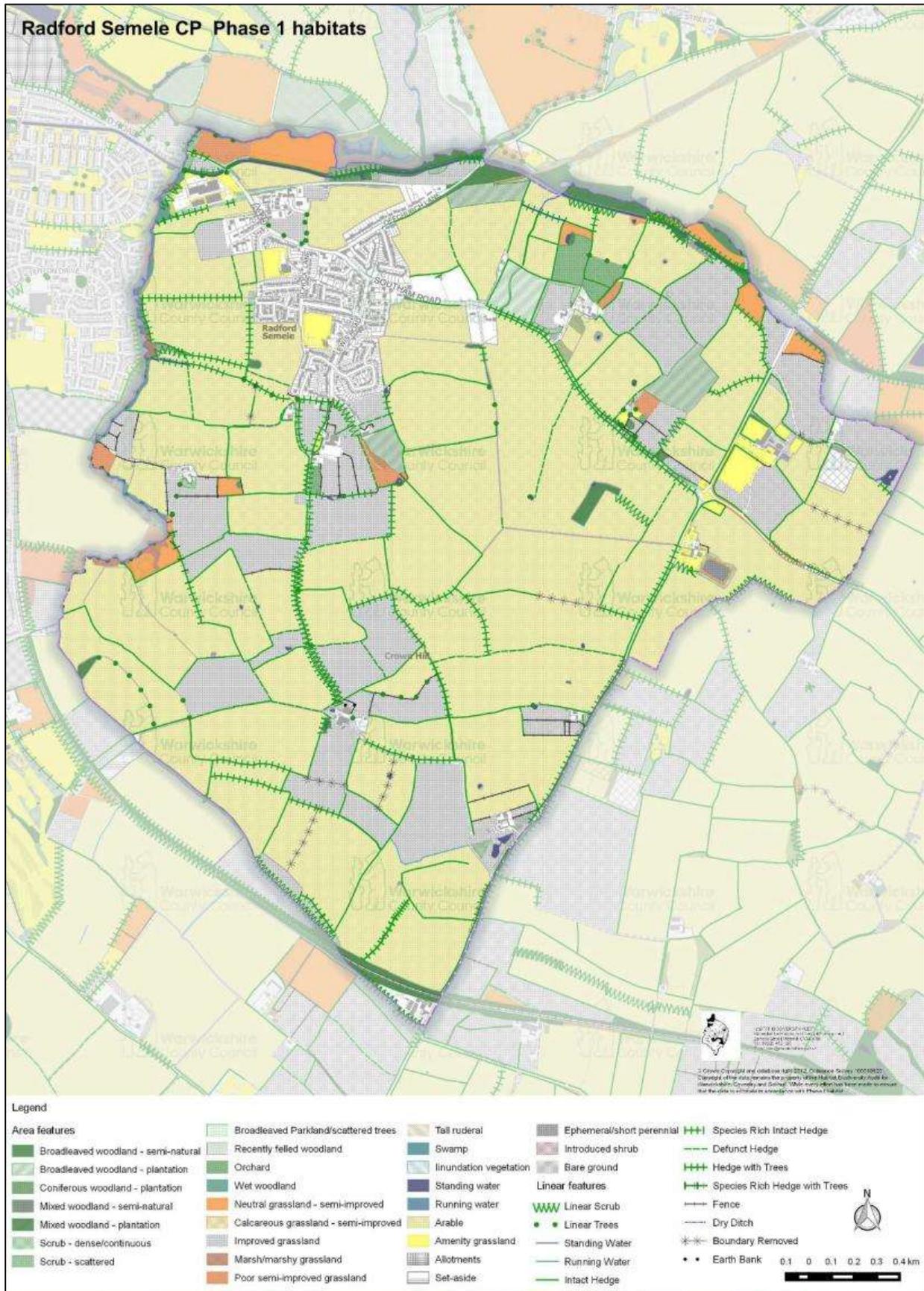
Figure 6 : The village is surrounded by open countryside

- 2.14 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 the community and valued by many who pass through the village or just visit.
- 2.15 Lewis Road provided the houses for the early development of the village and it retains some Victorian or earlier properties. The Village Store & Post Office and Hairdressers are sited next to the current village green. Nearby is 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 leading to tracks to farms and footpaths, extending to the village boundary on Fosse way and Whitnash.
- 2.16 The main community activities within the village take place at the churches, the Community Hall and the playing field. The Village Shop/Post Office form focal points for friendship, and casual exchanges and conversations. 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. Four bus stops, with their hourly, daytime service, provides a point of contact and access to all the facilities within the largest local centre Royal Leamington Spa. This is an essential service for those villagers who do not have their own transport, however the frequency of buses could be improved.

- 2.17 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 (Information Maps 2 and 3). 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 part of the towpath 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.
- 2.18 A healthy natural environment is of vital importance to people, places, the economy and nature itself. The varied wildlife and 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 Information Maps 2 and 3. The ecological value of Radford Brook and its environs which form the western boundary of the Parish (with Whitnash) offer a wide range of habitats, both in water, terrestrial and arboreal. Many of our range of flora and fauna, including some of note, are found here; examples include: otter, hare, harvest mouse, great crested newts, grass snakes, birds of prey, kingfishers, bees and 3 species of owl. The routes of the canal and the stream which helps form much of the northern boundary of the Parish contribute in the same way. Within the Parish are several species rich hedges. and others which form wildlife corridors encouraging the movement of wildlife and extending their range. These linking corridors must be maintained and enhanced to ensure no loss of biodiversity. This is presently being undertaken by local nature groups; such as FoRGE through locally funded initiatives.

Information Map 3 Radford Semele Phase 1 Habitat Sites



3.0 Planning Policy Context

- 3.1 The current local planning policy framework for the Neighbourhood Plan area comprises the Warwick District Local Plan 2011 to 2029, adopted in September 2017.

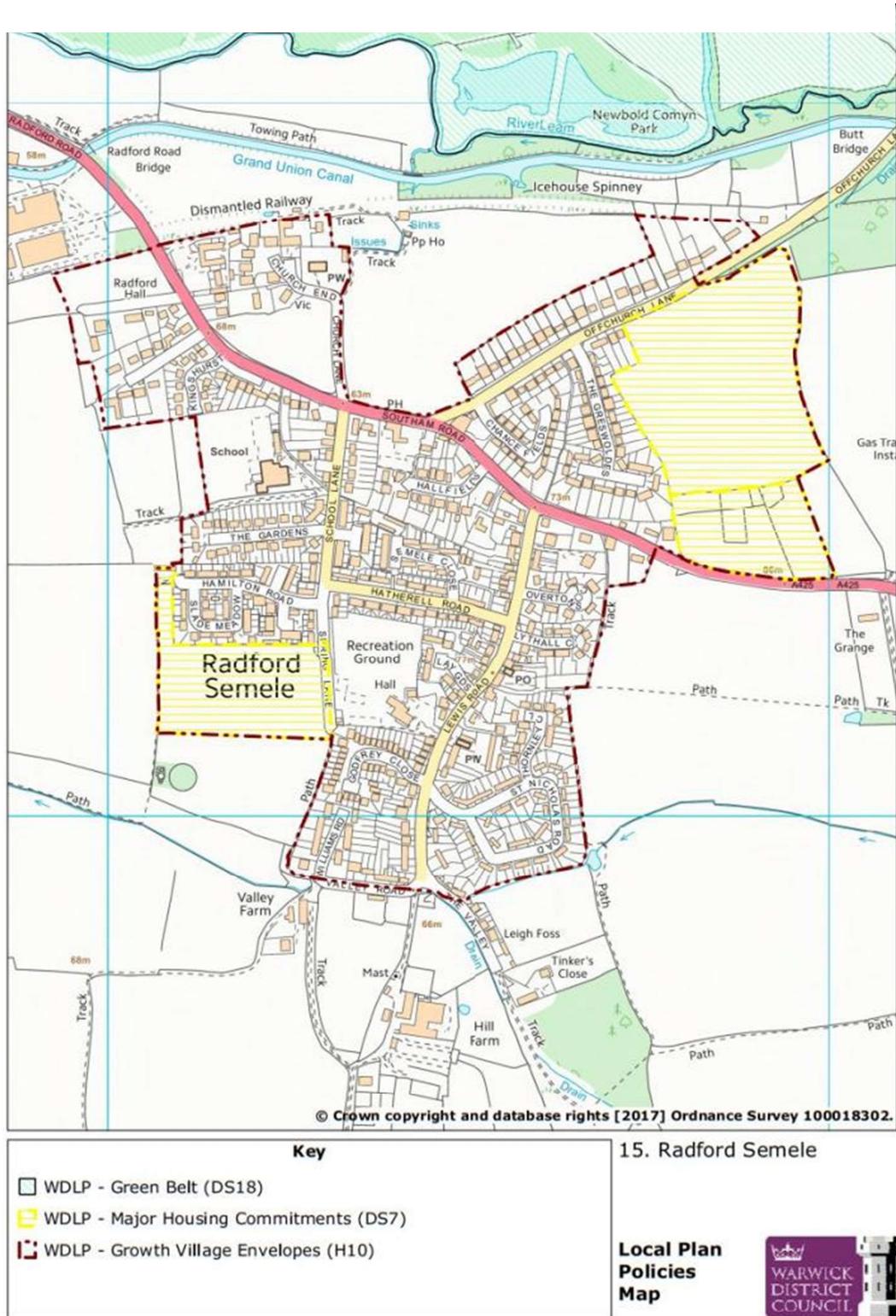
National Planning Policy and Guidance

- 3.2 National planning policy is set out in the National Planning Policy Framework (NPPF)² published in revised form in February 2019. This sets out in paragraphs 7 and 8 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has three overarching objectives; an economic objective, a social objective and an environmental objective.
- 3.3 Neighbourhood plans must: *“support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.”* (NPPF, paragraph 13). In the case of Radford Semele, its policies must align with the Warwick District Local Plan.
- 3.4 Within this framework, neighbourhood planning: *“gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.”* (NPPF, paragraph 29).
- 3.5 This means that as well as being consistent with national planning policy and guidance the RSNDP must also be in “general conformity” with the strategic local planning policies in the Warwick District Local Plan.
- 3.6 The Warwick District Local Plan defines a growth village envelope where new development should be located and includes two large housing sites (Information Map 4). Housing commitments arising from site allocation and planning applications will result in up to 300 new homes in the village comprising 275 dwellings from major developments (planning consents reference 16/0196 at Land South of Offchurch Lane {150 units}, 14/0322 & 15/1293 at land North of Southam Road {60}, and 14/0433 & 15/1293 at Land at Spring Lane {65 units}) and a smaller commitment on land opposite Radford Hall for 25 dwellings (planning consent reference 15/1761). These

² https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

developments, once built, will grow the village by 38%. There are no further Local Plan housing allocations remaining.

Information Map 4 - WDC Local Plan, Radford Semele Village Envelope



4.0 Key Issues

- 4.1 This section sets out the key issues that will be addressed through the RSNDP. These have been identified from previous work on the *Radford Semele Parish Plan*, the *Parish Housing Needs Survey*, those raised during previous consultations in 2017 and 2018 (Table 1), and from the policy assessment and evidence-based review that was carried out in preparing the RSNDP.

Table 1. Consulting on the Radford Semele Neighbourhood Development Plan

Date	Event/milestone
9 th September 2016	Neighbourhood Plan Steering Group formed & First meeting held
26 th October 2016	Parish Council issues Notification of Interest in Neighbourhood Plan to Warwick District Council
11 th November – 23 rd December 2016	Warwick District Council Consultation on Designated Area
29 th December 2016	Neighbourhood Area designated by Warwick District Council
23 rd June - 21 st July 2017	Housing Survey period
30 th July 2017	Housing Survey published
24 th September – 5 th November 2017	Initial Village Consultation
30 th September 2017	Initial Village Consultation Drop in Event
Nov-Dec 2017	Letters sent to Local Community Groups & Businesses requesting Feedback
5 th March – 3 rd April 2018	Preferred Options Consultation
14 th April 2018	Preferred Options Drop-in Event

Housing

- 4.2 The Warwick District Local Plan identifies all major housing commitments (i.e. developments of 25 dwellings or more with planning permission). Information Map 4 shows the Radford Semele village envelope as defined in the Local Plan. The village envelope has been extended to include the major housing developments (275 dwellings in total) which were granted planning permission between 2015-16 prior to adoption (yellow hatching). In addition to this commitment a small development of 25 dwellings was also given planning permission in 2015 to the west of the village opposite Radford Hall. The village envelope also takes account of this.
- 4.3 At the time of this report (2019) the 25 dwellings opposite Radford Hall and 60 dwellings north of Southam Road to the east of the village are substantially complete.

4.4 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.³"

4.5 The village envelope will remain unchanged and existing site allocations are sufficient to meet and 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 10 years. This will be informed by the Housing Needs Survey that was been carried out in 2017. Local people told us the following in the Housing Needs Survey:



Figure 7 Housing Needs Comments from Consultations

³ para. 336, Report on the Examination of the Warwick District Local Plan, July 2017

- 4.6 These comments reveal a strong desire for a range of types and sizes of homes to meet the requirements of local people: housing of the right type, size, tenure and price.
- 4.7 The Local Plan includes policy on affordable housing that the RSNDP will not seek to replace or duplicate.



Figure 8 Consultation drop-in event, 30th September 2017, 120 people attended

- 4.8 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.



Figure 9 Comments relating to Environmental & Green Spaces

4.9 Figure 9 sets out views on the local environment and green spaces expressed as part of the *Housing Needs Survey* consultation. These views have been re-emphasised during our subsequent consultation work on the RSNDP, this revealed that:

- there is a need to protect key open spaces that are intrinsic to the character and identity of the village and keep these under review, e.g. Church Fields, Leighfoss;
- access to the countryside, canal and other outdoor recreation resources should be maintained and improved;
- 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
- the important views in the village and wider neighbourhood area must be protected.

Community and Recreation Facilities

- 4.10 The local community and recreation facilities are central to the health and well-being of any 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.



Figure 10 Comments made on Village Amenities & Facilities 1st Consultation

- 4.11 A wide variety of comments concerning local facilities have been made at the drop-in event, including:
- provision of allotment space;
 - improved bus services and facilities, including a bus shelter on Southam Road, recently provided by the Parish Council;
 - improved healthcare provision and access to health facilities;
 - concerns about the size and future capacity of the school; and
 - need for a scout hut due increased population demand and insufficient facilities to accommodate youth activities.

Heritage

- 4.12 The RSNDP area has existing designated heritage assets (the 11 listed buildings in Appendix 3 and one locally listed heritage asset in Appendix 4). In addition to these buildings that already have a high degree of protection the RSNDP seeks to identify 15 non-designated heritage assets for protection (identified in Appendix 5).



Figure 11 Pillbox, near Radford Semele Bridge

Natural Environment

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

Transport

4.15 Initial consultations highlighted concerns about transport issues in the neighbourhood area, including:

- pedestrian safety, including access to and from village centre, especially from new developments;
- volume and excessive speed of traffic in the village;
- school crossing;
- more buses and measures to encourage walking, particularly walking to school;
- improved street lighting; and
- better car parking.

The village's identity and sense of community



Figure 12 Comments on Social Aspects Made at Consultations

4.16 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.

- 4.17 The thought that Radford Semele might, through uncontrolled development, eventually merge with Leamington, Sydenham and Whitnash and lose its village identity is of deep concern to the community. Not surprisingly, this was one of the top issues expressed in the July 2017 Housing Needs Survey and at the various drop in consultation events. In the previous Local Plan this gap was protected by policy. However, under the NPPF this policy was removed. There is a real need to have something in place to recognise the needs of the village concerning coalescence with its neighbouring towns.

5.0 Key Aims and Objectives

The Radford Semele Neighbourhood Development Plan Key Aims and objectives are to:

- a) promote a safe village environment for existing and future residents;
 - b) protect the rural character and cultural heritage of Radford Semele village;
 - c) protect the environment, landscape, green spaces and wildlife of the parish;
 - d) enhance village infrastructure including the nearby countryside and footpaths, and
 - e) encourage sustainable, social, environmental and economic development which does not overburden village infrastructure and ensures that villagers can enjoy a good quality of life.
- 5.1 In order to address the key issues and achieve the Key Aims, the following objectives have been identified. The Objectives may be achieved by individual planning Policies (RS 1 to 13) which are assigned to each Objective. Note; there may be more than one policy required to fulfil an Objective. 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 this living in the area. (Policy RS1)
- OBJECTIVE 2:** To protect and enhance local green spaces. (Policies RS2, RS3)
- OBJECTIVE 3:** To protect and support improvements to community facilities. (Policies RS4, RS5)
- OBJECTIVE 4:** To protect key natural and built environment resources. (Policies RS6, RS7)
- OBJECTIVE 5:** To minimise the impact of road traffic and improve opportunities for walking and cycling (Policies RS8, RS9 and RS10)
- OBJECTIVE 6:** To maintain the village's identity and sense of community. (Policies RS11, RS12)
- OBJECTIVE 7:** To Support and enhance the village economy. (Policy RS13)

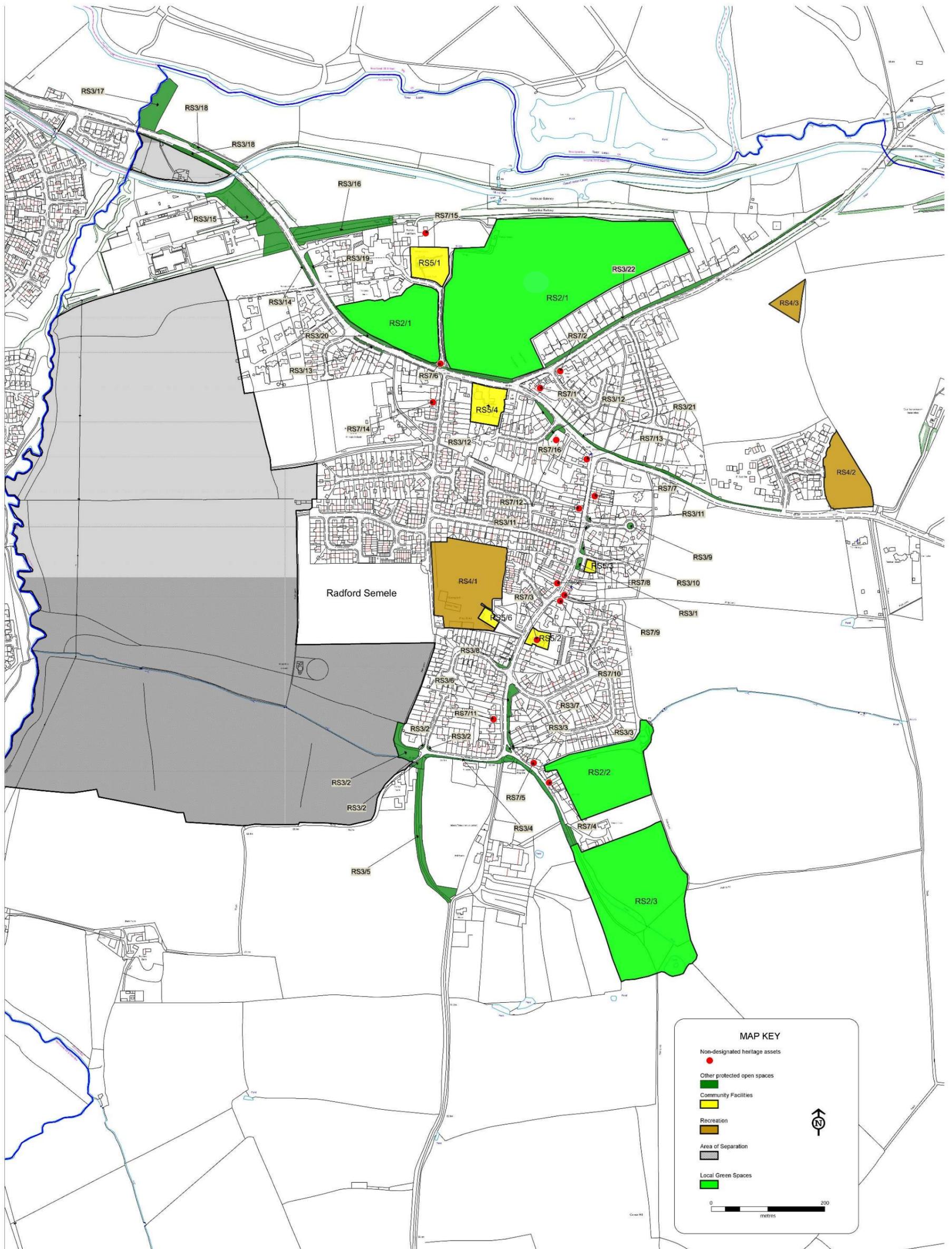
6.0 Neighbourhood Plan Policies

- 6.1 This section sets out the planning policies of the Regulation 14 Draft RSNPD. These policies will be used to help determine planning applications in the area and so shape the future of Radford Semele as an enjoyable place to live and work in, and visit. The policies have been prepared by the Steering Group on behalf of the Parish Council. The policies should be read in conjunction with the accompanying Policies Maps.

The policies set out in the RSNPD are as follows:

<u>Policy RS1</u>	Securing a suitable Mix of Housing Types, Tenures and Sizes in New Developments.
<u>Policy RS2</u>	Local Green Spaces
<u>Policy RS3</u>	Protecting Small Open Spaces
<u>Policy RS4</u>	Sport and Recreation Facilities
<u>Policy RS5</u>	Protection of Community Facilities
<u>Policy RS6</u>	Conserving and Enhancing Radford Semele's Landscape Character
<u>Policy RS7</u>	Non-designated Heritage Assets
<u>Policy RS8</u>	Footpaths
<u>Policy RS9</u>	Cycling
<u>Policy RS10</u>	Traffic Management and Public Transport
<u>Policy RS11</u>	Community
<u>Policy RS12</u>	Area of Separation
<u>Policy RS13</u>	Local Economy

Policy Map 1. Radford Semele Neighbourhood Development Plan Policies Map (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.

Policy RS1– Securing a suitable Mix of Housing Types, Tenures and Sizes in New Developments.

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 local housing needs based on up to date information, including local housing needs identified in the Parish Housing Needs Survey.

Applicants proposing new homes must show how they have considered and responded to guidance provided through Secured by Design (SBD) and the Lifetime Homes Standard.

Background/Justification to Policy RS1

6.2 Local Plan Strategic Policy DS2⁴: 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 Local Plan “Securing a Mix of Housing” sets out policy for securing a mix of housing on development sites:

“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 [SHMA].”

6.4 Policy H2 Affordable Housing of the 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.”

⁴ Local Plan – Warwick District Council 2011 -2029

- 6.5 A Housing Needs Survey was undertaken by WDC in June 2017. This survey concluded that Radford Semele had the following identified housing needs:

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 occupied	1 x 1 bed bungalow 1 x 2 bed house

This requirement has already been met and exceeded by recent housing developments.

- 6.6 All future planning applications should consider 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. Policy RS1 should, therefore, be read in conjunction with Local Plan Policies H2 and H4.
- 6.7 As the neighbourhood area's population and age profile changes, it is important to ensure that new housing development is accessible to all. To ensure that this is the case all new homes should be designed to Secure by Design and the Lifetime Homes Standard. Lifetime Homes are ordinary homes designed to incorporate the 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. Secured By Design is a police organisation that seeks to achieve sustainable reductions in crime by embedding crime prevention in the design and planning process.

OBJECTIVE 2: To protect and enhance local green spaces

Policy RS2 – Local Green Spaces

The green spaces below and shown on the Policy Map 2 are designated as local green spaces:

RS2/1 – Church Fields

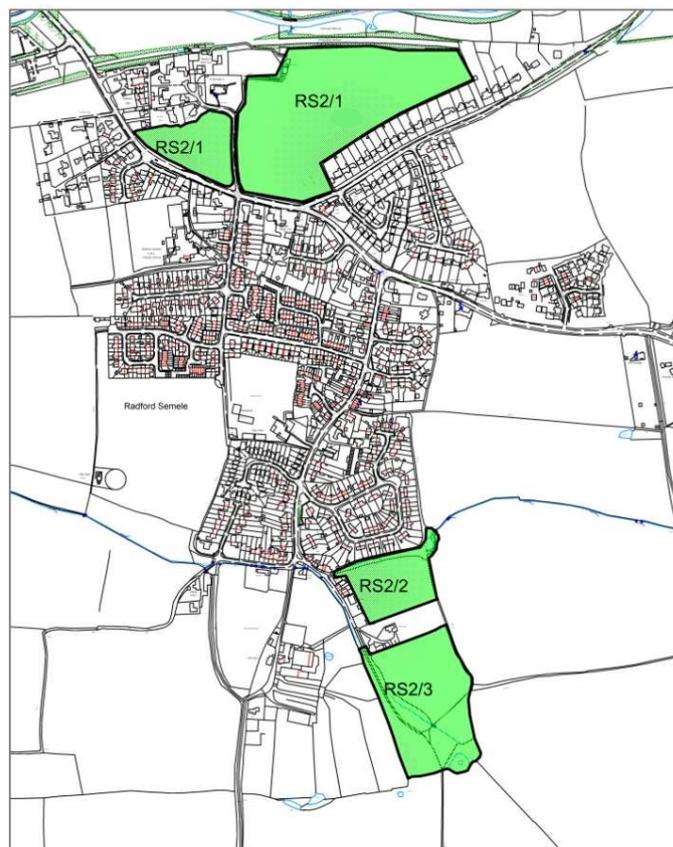
RS2/2 – Leighfoss

RS2/3 – Angley Hole and Woods

Development proposals affecting the designated Local Green Spaces will be assessed against national Green Belt policy.

Details given in Appendix 1

Policy Map 2. Designated Local Green Spaces (OS Licence Number 100059565)



Radford Semele Neighbourhood Development Plan Policies Map
Local Green Spaces

0 500
metres
Scale 1:6,500

Policy RS3 – Protecting Small Open Spaces

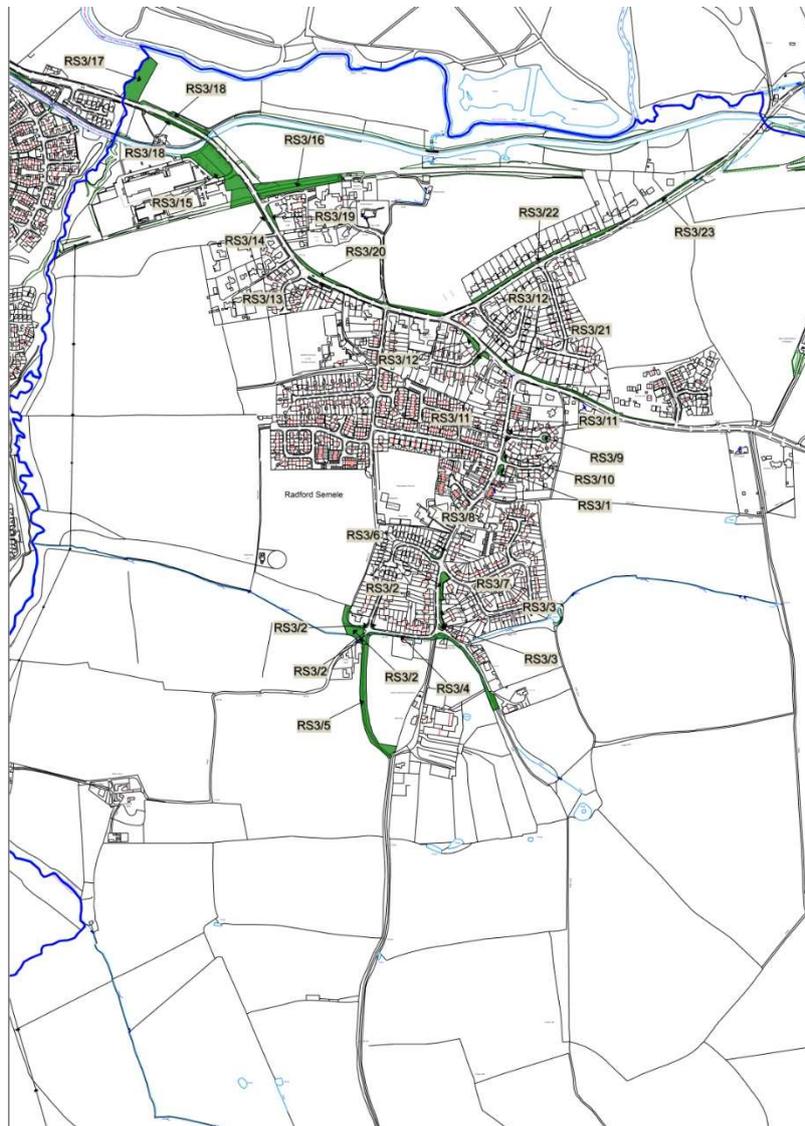
Development that would result in the loss of the other small, open spaces including those listed in Appendix 2 will only be supported when:

- 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

Details on the assessment of each of the small open spaces is given in

Details provided in Appendix 2

Policy Map 3. Protected Small Open Spaces (OS Licence Number 100059565)



Background/Justification to Policies RS2 and RS3

- 6.8 NDPs allow communities to designate and protect Local Green Spaces - green areas of particular importance to them. To be designated a Local Green Space such spaces must meet criteria in national planning policy. Appendix 1 outlines the analysis criteria as set out in the NPPF and Appendix 1, Table A1 how justification is applied to each of the Local Green Spaces being designated.



Figure 13 Radford Semele recreation ground, well-used by all age groups

- 6.9 Policy RS2 identifies three Local Green Spaces. These spaces have been identified following feedback from two village consultations and after analysing all the green spaces in the area against the national planning policy criteria (Appendix 2).
- 6.10 As well as the “demonstrably special” Local Green Spaces, the village also has some 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. The analysis of the role and function of these spaces is set out in Appendix 1.

OBJECTIVE 3: To protect and support improvements to community facilities

Policy RS4 – Sport and Recreation Facilities

The following recreation facilities also identified on the Policies Map (Policy Map 4) will be protected:

RS4/1 - Village Playing Field/Recreation Ground

RS4/2 - Semele Park South, recreation and children’s playing area

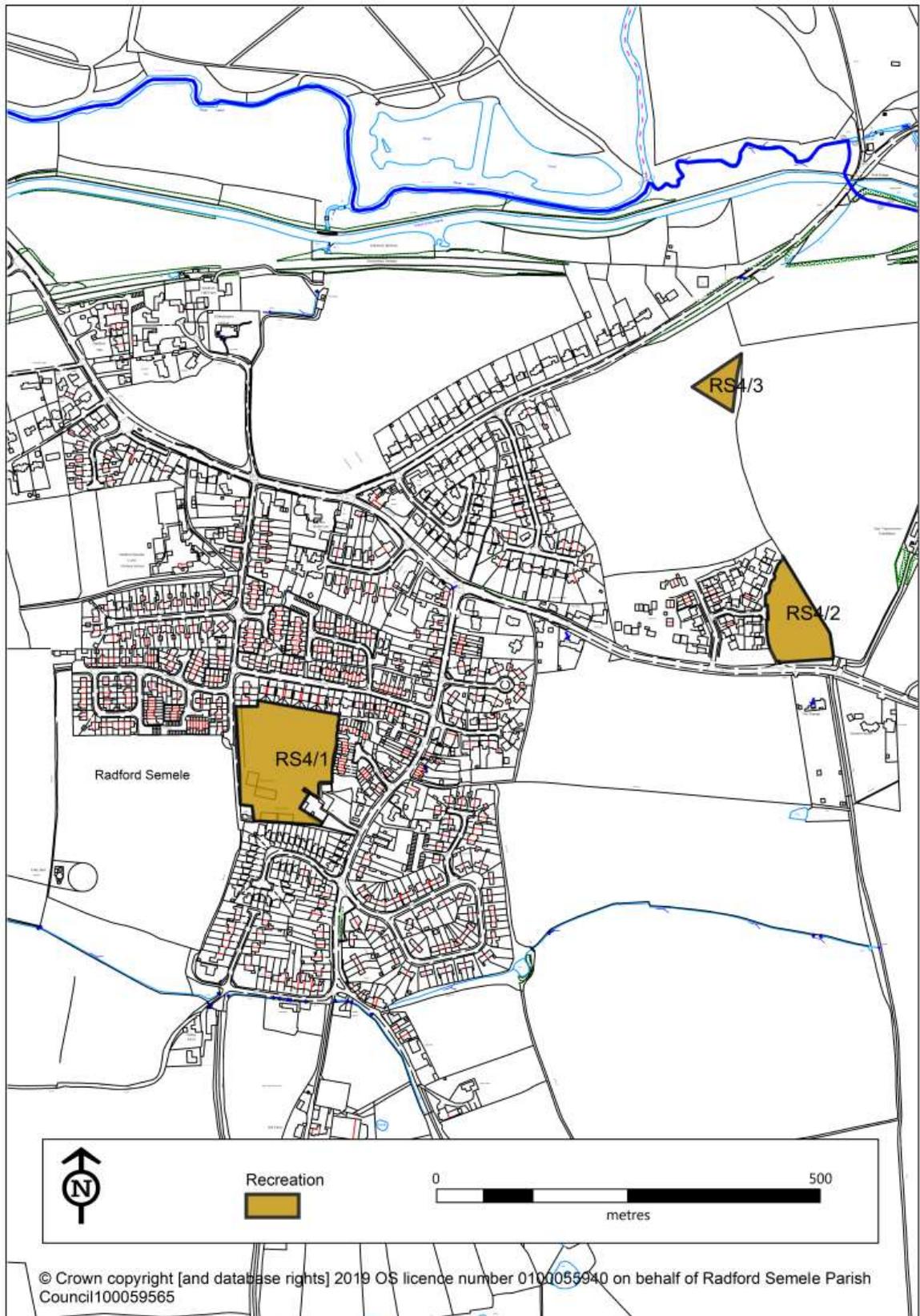
RS4/3 – Future Semele Park North, recreation and children’s playing area

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.

Policy Map 4. Sports and Recreation Facilities

(OS Licence Number 100059565)



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.**

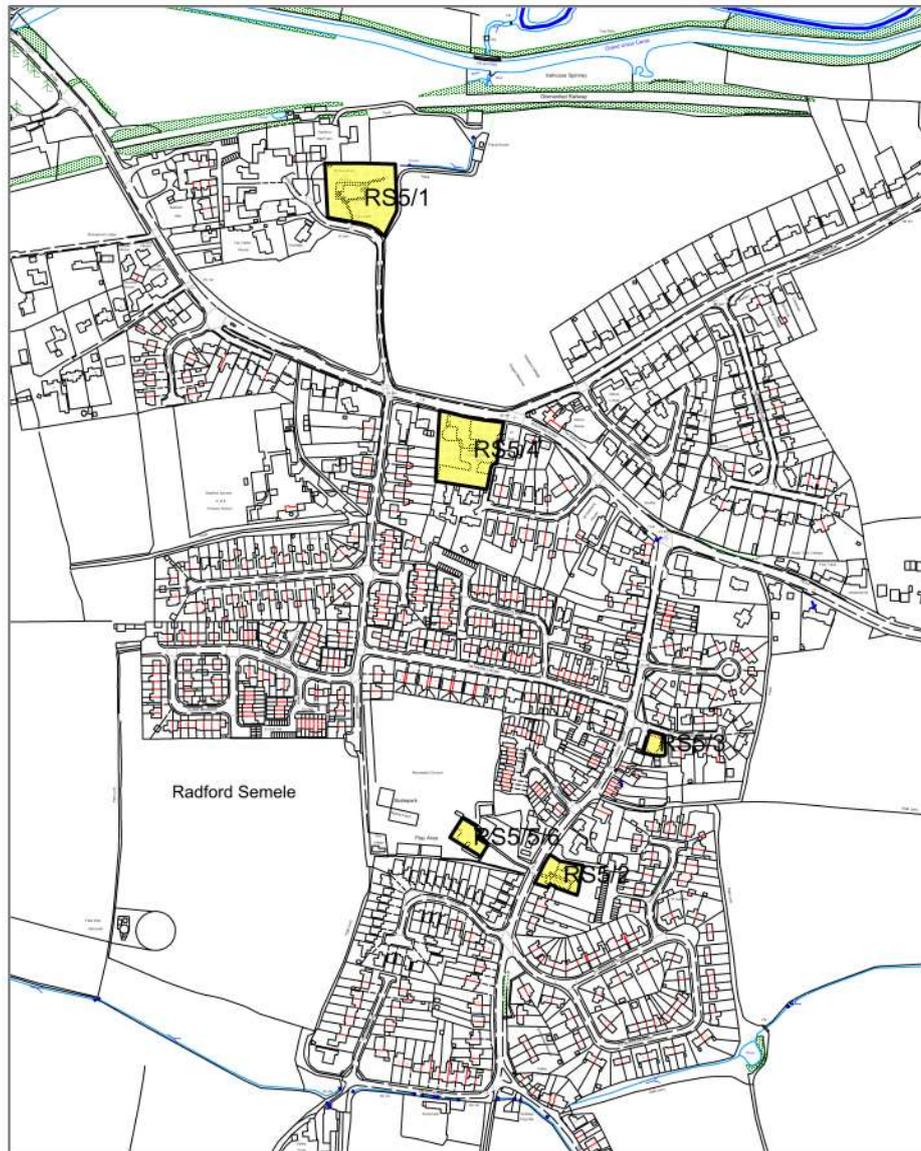
The facilities are listed as follows and shown on the Policies Map.

- RS5/1 - Parish Church of St Nicholas**
- RS5/2 - Baptist Church**
- RS5/3 - Village shops, including Post Office**
- RS5/4 - White Lion Public House**
- RS5/5 - Community Hall**
- RS5/6 - Sports and Social Club**

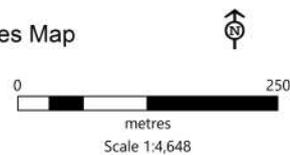
Proposals that would enhance the appearance, improve access and accessibility to these facilities will be supported when they are in accordance with other development plan policies and the policies of RSNDP.

Any proposals for a future expansion of the Primary School would be supported.

Policy Map 5. Community Facilities (OS Licence Number 100059565)



Radford Semele Neighbourhood Development Plan Policies Map
Community Facilities



Background/Justification to Policies RS4 and RS5

- 6.11 Community, 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 pastimes that contribute to individual's and the community's health and well-being.
- 6.12 National planning policy acknowledges that the planning system can "promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other" (NPPF, paragraph 91a).

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).



Figure 14 Village Store & Post Office and Community space

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

- **Village Store & Post Office and Hair Salon** provide a range of grocery provisions, milk, bread, DVDs, cash facilities, wines, spirits and soft drinks. The Post Office counter service was transferred to the shop on the retirement of the postmaster. These are widely used and allow 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 store is a hair salon.
- 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, kitchen and meeting room. 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.
- The **Playing Field** used for football and other recreation. 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.

- The **children's play** area is very small, providing limited space for the growing population. Children's play equipment for all age groups, including skateboard ramps and a basketball court, are provided and maintained by the Parish Council. A substantial part of the grassed area is allocated to the football pitch used by one children's team and two adult teams. All teams have use of the now refurbished shower/changing rooms within the Community Hall. The community has expressed a wish for the space to include a pavilion, a cricket pitch for summer use and a tennis court. If funding and space is available these aspirations will be considered. The Parish Council has also been asked to consider providing some pieces of adult exercise equipment and has recently replaced and refurbished the children's play equipment.



Figure 15 Community Hall and Sports and Social Club

- **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 on the playing field, numerous live music evenings and charity quiz nights.
- **Radford Semele Church of England Primary School**, located in School Lane, is a relatively small school providing education for one class per year 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*”⁵. The school is much sought after by parents and is always close to full capacity.

The school has a restricted potential for growth beyond its current capacity, being limited by the poor sewerage 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, which is shown on the Policies Map.

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

⁵ Ofsted Report – Radford Semele CofE Primary School – June 2015

OBJECTIVE 4: Protecting Local Landscape and Heritage

Policy RS6 - Conserving and Enhancing Radford Semele's Landscape Character

Any new development must conserve and enhance the area's landscape character 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 rivers, streams, ponds and canals;**
- 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 within the Parish of Radford Semele as shown on Policy Map 6:**

RS6/1 – view east from Canal Bridge when entering Radford Semele from Leamington;

RS6/2 – view of Church and Church Fields from corner of A425/Offchurch Lane;

RS6/3 – view east looking from St Nicholas Graveyard;

RS6/4 – view looking east from corner of Semele Park development;

RS6/5 – view from footpath south of new Spring Lane development;

RS6/6 – view from Valley Woods looking south-east;

RS6/7 – view from Valley Road Looking south-east, and

RS6/8 – views from Pounce Hill Trig Point.

- f) Retaining and, improving existing Public Rights of Way and, where possible and feasible, creating new Public Rights of Way;**
- g) screening urban forms of development and having appropriate transitions from urban to rural areas; and**
- h) in appropriate locations, introduce new planting of coverts and tree belts to restore the Feldon Parklands character.**

Details in Appendix 6

Background/Justification to Policy RS6

- 6.14 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.
- 6.15 NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for.
- 6.16 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.

Policy Map 6. Community Valued Views (OS Licence Number 100059565)

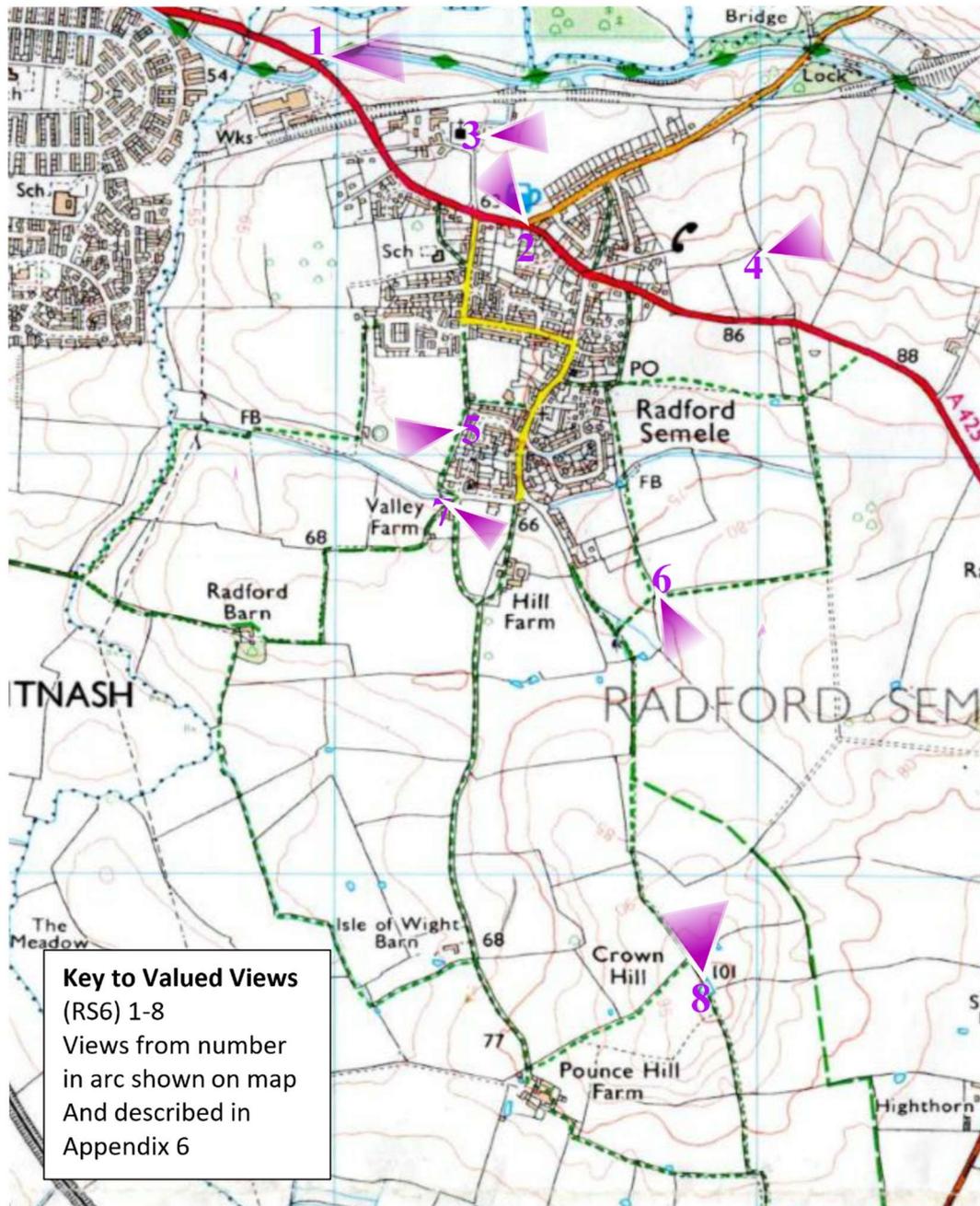




Figure 16 - Example of Dunsmore and Feldon NCA

6.17 Radford Semele lies within NCA96: Dunsmore and Feldon⁶. Natural England's NCA work has been used to inform the development of Policy RS6:

"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.

⁶ NCA96: Dunsmore and Feldon – Natural England 2013

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."*

- 6.18 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 more detailed *Landscape Study*, that considered landscape at parish level. In this study the focus is on the characteristics that make this part of the Feldon Parklands Landscape Character Area.



Figure 17 View of St Nicholas Church from Offchurch Lane

- 6.19 At the consultation a high volume of comments from residents commented on the need to retain important iconic views both within the village and on the outskirts, but within the Parish boundary. These views were considered important because they reinforce Radford Semele’s identity as a rural village by providing a visual connection with the village and the neighbouring countryside. The Neighbourhood Plan Steering Group undertook a survey of important local views. A long list of views were assessed against landscape sensitivity, openness, importance of setting and community value using recognised national guidance from Historic England, Campaign for Rural England and advice in NPPF. Site visits were also undertaken to assess and record the potential views and spaces. From this initial list 8 key views were selected that the Steering Group felt representative and worthy of protection. We recognise that the quality of views is subjective (and not tangible in a land use sense) and one view considered important by one person may not be by another. In line with national policy and land-use, our policy RS6 therefore focuses on the views which are considered to be important to the community at large.
- 6.20 The views proposed by RS6 should be protected. They include views from the village of the surrounding countryside and views from within the wider countryside but contained within the Parish boundary. Appendix 6 includes a short description of each view and why they are considered to be important. Policy RS6 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 are retained.

- 6.21 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 and River Leam. There are several ponds in the parish and these could be potentially improved as wildlife habitat.
- 6.22 The parish has an extensive network of hedges with a variety of landscape and wildlife value. As well as supporting populations of many common organisms; these rich habitats support populations of protected and rare species such as:
- Otters
 - Bats
 - Harvest Mice
 - Great crested newts
 - Grass Snakes
 - Buzzard
 - Red Kite
 - Kingfishers
 - Tawny, Barn and Little Owls
 - Bees
- 6.23 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 to enhance verges and hedges and to increase the biodiversity of the recreation ground. Similar planting should continue where possible.

Policy RS7 – Non-designated Heritage Assets

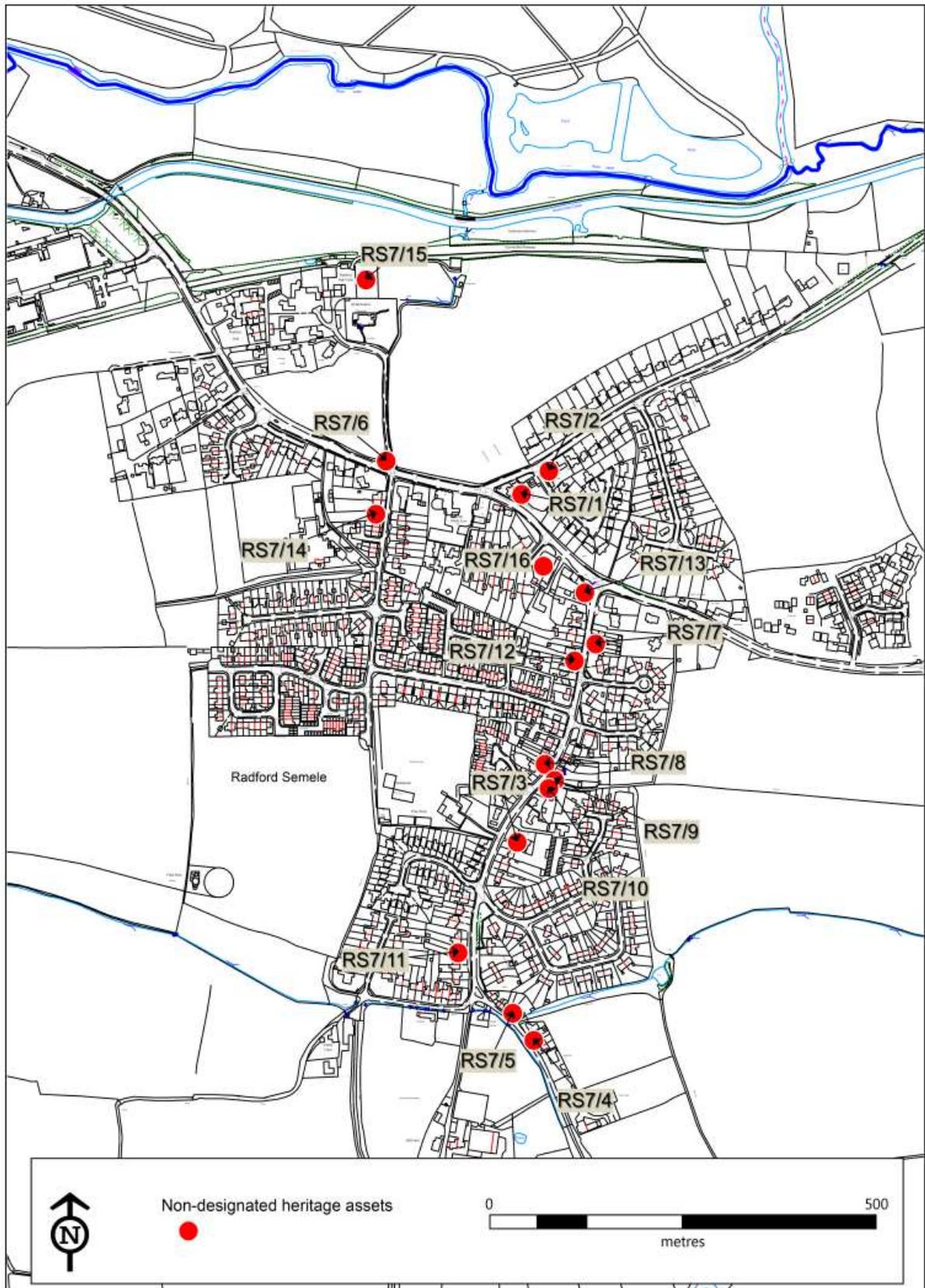
Development proposals affecting the significance of non-designated heritage assets will only be supported in the following circumstances:

- 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 sites and is also shown on the Policies Map:

RS7/1	-	The Manor (Also known as The Gable End House) Corner of Offchurch Lane/Southam Road.
RS7/2	-	Manor Lodge, Offchurch Lane.
RS7/3	-	The Baptist Church, Lewis Road.
RS7/4	-	29 and 30 The Valley.
RS7/5	-	1-3 The Valley.
RS7/6	-	Site of Ancient Village Stocks.
RS7/7	-	Nos 5-15 Lewis Road.
RS7/8	-	No. 50 Lewis Road
RS7/9	-	Nos. 43-51 Lewis Rd.
RS7/10	-	Briar Cottage, No. 53 Lewis Rd.
RS7/11	-	102 and 104 Lewis Road.
RS7/12	-	No. 20/22 Lewis Road.
RS7/13	-	The Old Bakery, No. 2 Lewis Road
RS7/14	-	The Elms, No. 6 School Lane. Radford Hall Farm Barn.
RS7/15	-	Original Barn building, Radford Hall Farm, Church Lane
RS7/16	-	St Andrews House

Policy Map 7. Non-Designated Heritage Assets (OS Licence Number 100059565)



Background/Justification to Policy RS7

- 6.24 As well as our Historic England designated heritage assets (Appendix 3) and WDC locally listed assets (Appendix 4) Radford Semele Parish community, during consultations, put forward a list of further heritage assets. From this long list, the Steering Group, has identified 15 sites which are identified in the RSNPD as non-designated heritage assets. The community has expressed a wish to protect these assets. These non-designated heritage assets are identified in Policy RS7 and the reasons for their inclusion are set out in Appendix 5. These sites will be protected in accordance with their significance.
- 6.25 In developing the list of locally important heritage assets the guidance issued by Historic England has been used

<https://www.historicengland.org.uk/images-books/publications/good-practice-local-heritage-listing/>

The assessment of the assets listed in RS7 is included in Appendix 5.

OBJECTIVE 5: Minimise the impact of road traffic and improve opportunities for walking and cycling.

Policy RS8 - Footpaths

Improvements to footpaths which enable villagers and their family's safe access to the valued surrounding landscape for tranquil leisure walking for health and well-being will be encouraged and supported.

These improvements include the following:

- a) Installing a safe pedestrian crossing point to link the eastern side of the village, including the recent development at Semele Park, to the village centre and its facilities and to provide access to the bus service into Leamington. A possible site could be east of the Lewis Road, Southam Road junction, near to the bus stop.
- b) Improvements to footpaths to provide better accessibility within the village and to improve access on foot to the wider countryside, including:
 - (i) linking existing footpaths to create a village circular walk;
 - (ii) providing a footpath link between Semele Park and Canalside Community Food along the A425;
 - (iii) providing a footpath link to Offchurch;
 - (iv) an improved footpath link to Leamington Spa;
 - (v) a new footbridge over Radford Brook to connect existing footpath to Whitnash Brook local nature reserve;
 - (vi) a new footpath linking existing path at rear of Williams Road with existing footpath running to the north;
 - (vii) footpath from The Valley through Leigh Foss to connect to existing footpath, and
 - (viii) new access to the canal from the A425 for all users.

For further information see Appendix 7

Background/Justification to Policy RS8

- 6.26 Appendix 7 sets out the local network of footpaths, cycle routes and bridleways in the neighbourhood area. Despite these, the A425 has become a major barrier, dividing the village into two separate communities with very few ways for pedestrians and cyclists to safely cross between the two areas. This is an important issue because the main village facilities – shops, community centre, school and recreation field are south of the A425. However, the largest development of new homes (210 dwellings) and considerable number of homes built in the 50s and 60s are north of the A425; as are the church and access to the Grand Union Canal towpath.
- 6.27 The problem of a potentially divided community was one of the most frequent issues brought up the village consultations. There is only one pedestrian controlled crossing point on the A425 near the White Lion pub. This is now insufficient to accommodate the increase in population to the east of the village. Pedestrians wanting to use the village’s key facilities have to take their life in their hands every time they cross the A425. There have been some near misses and incidents. The community requested that to improve road safety an additional pedestrian crossing to the east of the village and traffic calming measures along the A425 should be installed.
- 6.28 The Semele Park development has only a narrow footpath, no safe pedestrian crossing points and no cycleways for residents to get to the school, Post Office, community hall, Baptist Church, social club or pub.
- 6.29 The bus stop opposite Lewis Road has no safe crossing point to the main part of the village and school, Post Office, community hall, Baptist Church, social club or pub. For an illustration of the danger facing pedestrians, please refer to the photograph of an old person who has just alighted from the bus crossing the road in front of a car.



Figure 18 Near miss example of elderly person crossing the main road with fast moving traffic.

- 6.30 In spite of 30 and 40 mph warning signs a large percentage of vehicles are speeding as they enter this part of the village, putting any pedestrians who have alighted from the bus from Leamington in great danger. It should be pointed out that a disproportionate number of vulnerable disabled and older people will be using the bus service, along with parents with young children and unaccompanied school children.
- 6.31 During consultations one of the most valued aspects of the village was found to be its proximity to green space with open views of the countryside. This is also very hard to access because of the main road and limited access to the Grand Union Canal. Within the village there is very limited green open space and it is clear that villagers greatly value access via the public footpath network to the surrounding countryside.
- 6.32 Canalside Community Food is a community supported agriculture project. As well as supplying vegetables and fruit to its members it supports a partner project for those with learning difficulties. It provides opportunities to learn about vegetable growing and attend farm-related social events and work parties. Events are open to all and are attended by Radford Semele residents. Although very close to the village it cannot be safely accessed on foot.
- 6.33 The Greenway (north of the old railway line), is part of the National Cycle Route 41, cannot be safely accessed on foot or by cycle from the village. Safe access for children from the village on cycles currently entails a road trip with cycles on the rear of a vehicle.

- 6.34 Offchurch is our nearest village, but there is no footpath link to it from Radford. To walk to Offchurch directly, the only route is alongside a narrow and dangerous B-road, which has a 50mph speed limit.

Policy RS9 Cycling

Measures to provide and improve safe cycle routes to Leamington and into the wider countryside will be supported.

These include:

- a) providing safe access for cyclists to the Grand Union Canal (National Cycle route 41), east of the village;**
- b) new shared use access to the Grand Union Canal for cyclists from A425 (see also Policy RS8 Footpaths), and**
- c) extending the shared-use cycle lane from Leamington to Radford Semele to increase cycling and thereby providing a means for a safe, sustainable means of transport into Leamington Spa.**

Policy RS10 Traffic Management and Public Transport

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

- a) measures to address the volume and speed of traffic within the village;**
- b) measures to control the speed of traffic along Southam Road, Lewis Road, School Lane, Radford Road and Offchurch Lane;**
- c) improvements to public transport, new bus stops to service new housing development and, where necessary, improvements to facilities such as good quality, locally appropriate, bus shelters;**
- d) improvements to bus routes to facilitate direct access to Leamington Spa Railway station and, local schools and hospitals (connections to these facilities are currently difficult), and**
- e) measures to improve car parking.**

Background/Justification to Policies RS9 and RS10

6.35 Traffic and transport are significant issues for those living in the parish. Villagers said that they found cycling dangerous, and constantly referred to danger from speeding traffic. These issues were highlighted in the Parish Plan and subsequent consultation that was conducted in the development of the RSNDP.

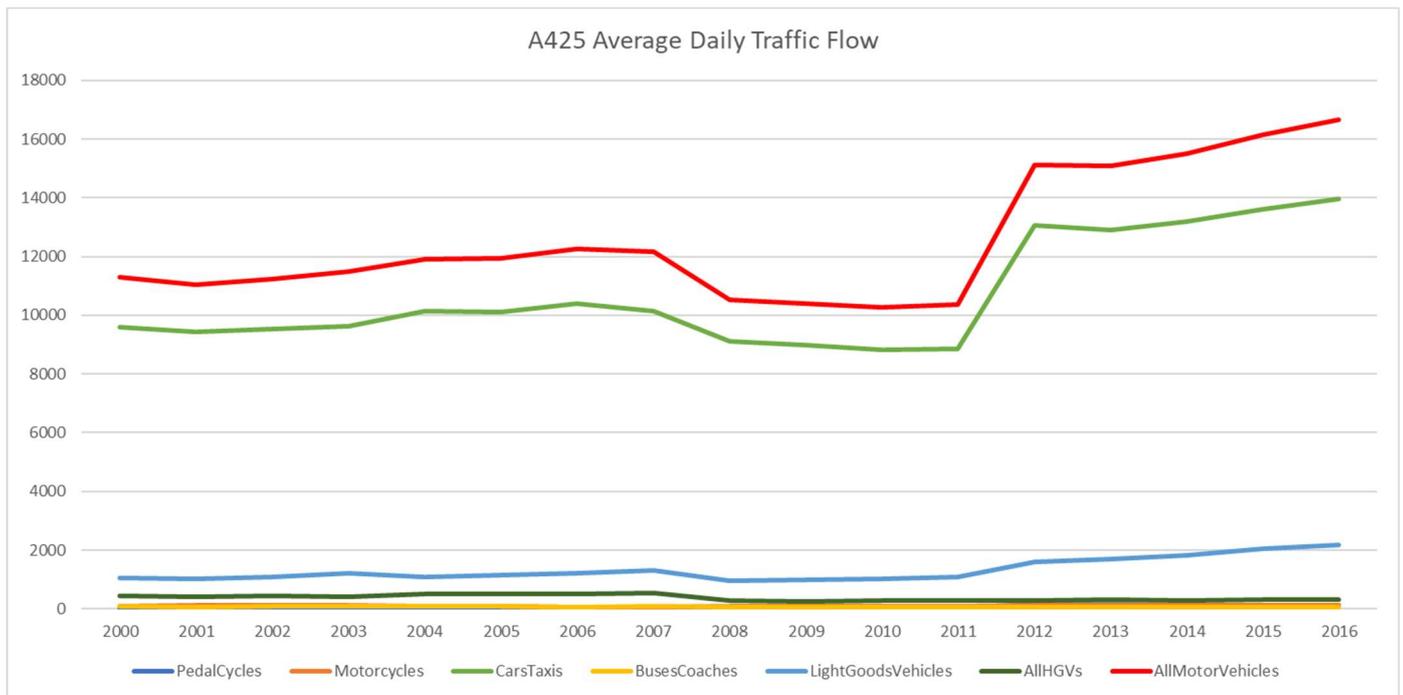


Figure 19 A425 Traffic Flows

(Source: <https://www.dft.gov.uk/traffic-counts/cp.php?la=Warwickshire#56785>)

6.36 Traffic has been increasing significantly year on year. According to Department for Transport statistics (Count point 56785) between 2011 and 2012 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. Between 2012 and 2016 the number of car journeys on this route has steadily increase by approximately 3.5%/yr. With 2,500+ new houses under construction to the south of Leamington Spa and new housing committed in outlying villages to the east of Radford Semele it is expected that above average traffic increases will continue on the A425 for the foreseeable future. These forecast increases are highlighted in the Warwickshire County Council *Strategic Transport Assessment* which estimated traffic delays increasing 15%-25% as a direct consequence of the new housing.

6.37 The high level of traffic along the A425 is of concern to the community because the constant stream of traffic and few crossing points divides the communities in the north and south of Radford Semele. The constant stream of traffic

represents a hazard to the safety of pedestrians and airborne pollution from vehicles a hazard to health.

- 6.38 Within the village, congestion along 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 along School Lane due to the amount of traffic at school drop-off/pick-up times.
- 6.39 An ever-increasing number of cars parked on the roadside is 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 Hatherell Road at the junction with Lewis Road.
- 6.40 Public transport routes serving Radford Semele have steadily diminished over the years with recent changes resulting in the bus route serving Radford Semele being reduced to once an hour in either direction. With the current levels of development in the village, this does not provide an environmentally sustainable alternative to personal car use and there are an increasing number of villagers who would, or need to use public transport if it were more frequent; both for links to Leamington and Southam, and then on to other key destinations. Section 106 agreements associated with the recent and current building developments have not delivered the improvements in public transport promised within those agreements. In future, improvements in a sustainable and environmentally friendly public transport provision should be included in any strategic Community Infrastructure Levy (CIL) strategies or other local financial settlements.

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

Policy RS11 - 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 streets that are accessible to all and offer people places and spaces to meet. Priority should be given to pedestrians and cyclists over road vehicles;**
- 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) facilities for young people including premises for the thriving Scout and Girl Guide groups;**
- d) new adult sport/training facilities such as a running track and exercise machines could be installed on the Village Recreation Ground; and**
- e) parish noticeboards and other signage.**

Background/Justification to Policy RS11

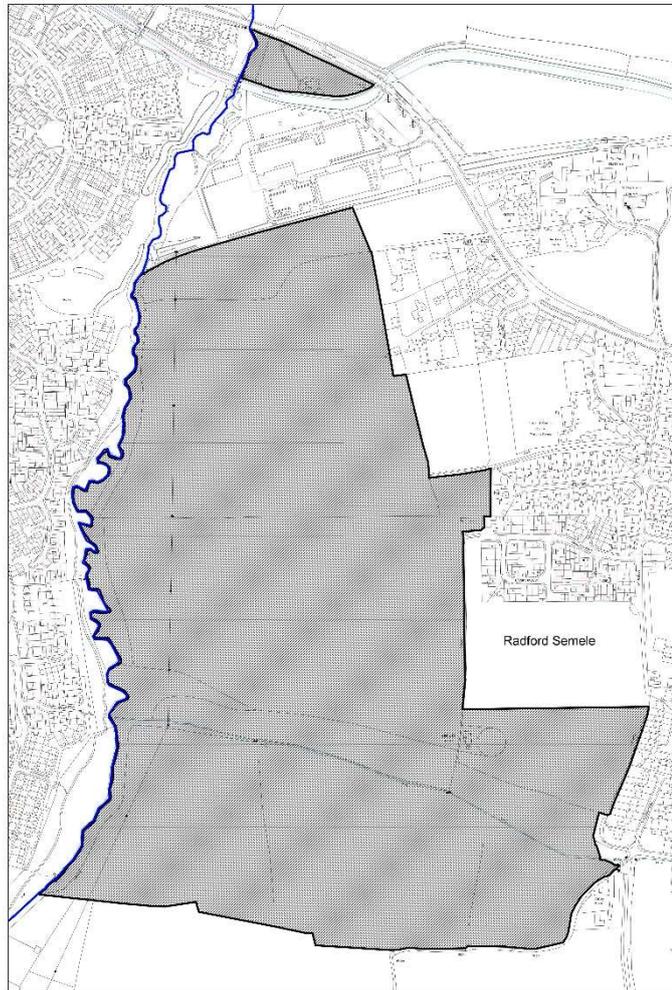
- 6.41 National Planning Policy in the NPPF (paragraph 91) acknowledges that planning "should aim to achieve healthy, inclusive and safe places."
- 6.42 Only a small number of properties existing in the village today existed before 1950. Over subsequent years a succession of small building programmes 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. The level of housing commitment recently approved threatens this process of gradual assimilation making it difficult for the local community's social and physical infrastructure to grow to meet the area's growing population and its accompanying demands.
- 6.43 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 RSNDP

seeks to avoid this outcome by encouraging any new development proposals, where appropriate, feasible and viable, to include measures that offer the opportunity to bring the residents of the neighbourhood area together.

- 6.44 The **Scout and Girl Guide Groups** are thriving and have grown to a membership in 2018 of around 65 girls and boys aged from 6 to 14 years old in Beavers, Cubs and Scouts and 30 girls aged 5 to 10 in Rainbows and Brownies. The groups are very much a part of the community with most children and leaders being resident in the village. The groups currently meet weekly at the Primary School, Community and Baptist Church Halls. They also undertake various activities at weekends. The Groups get involved in a wide range of activities that are both challenging and fun whilst also developing an understanding and appreciation of their community. The Groups have outgrown the capacity of the Primary School and are looking for new facilities to meet the forecast growth of the village as well as expanding the range of sections to Explorers, Guides and Rangers. Any new facility would ideally be central to the village and easily accessible. It is very early days; two possible sites have been identified which are currently being assessed. Where relevant, contributions to this extra provision will be sought when planning proposals are put forward.

Policy RS12 – 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 Policies Map 4 will be maintained. Any developments that would result in a significant reduction in the area of separation or, distance between settlements or, harm the landscape/environment within the area of separation, such that it threatens the village's physically separate identity will not be supported.



Policy Map 8. Area of Separation (OS Licence Number 100059565)

Background/Justification to Policy RS12

- 6.45 The *Parish Plan* (developed in 2014) stated 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, Sydenham and Whitnash.
- 6.46 Feedback received from the community at all the consultations reinforces the importance of maintaining separation between Radford Semele and Leamington Spa, Sydenham and Whitnash. A very high percentage of attendees stated that maintaining the proposed area of separation was important otherwise the identity of the village would be lost. Erosion of this zone would effectively make Radford a suburb of Leamington Spa, Sydenham and Whitnash.
- 6.47 Coalescence can be defined as, “the process of coming or growing together to form one thing or system” (Cambridge English Dictionary). On this basis, the concept of coalescence is engaged not only when two settlements physically join, but also as they potentially come closer together. Therefore, in the context of the coalescence of settlements, a reduction in the gap between settlements could also be described as part of the process of coalescence.
- 6.48 The Area of Separation identified in the RSNDP has been assessed as part of the work on the Warwick Local Plan; in particular two studies, the *Warwick Green Belt and Green Field Review (2013)* and, *the Landscape Assessment Update (2014)*.
- 6.49 The *Green Belt and Green Field Review (2013)* concluded that the area identified on the Policies 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]*”. The conclusion in this study was that the overall value assessment of this area was “high”.
- 6.50 The *Landscape Assessment Update (2014)* work concluded that the sensitivity of this area to new housing development was “high”.
- 6.51 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.⁷"

⁷ para. 90, Report on the Examination of the Warwick District Local Plan, July 2017

OBJECTIVE 7: – To support and enhance the existing village economy.

Policy RS13: - Local Economy

Development proposals which would support or enhance the village economy will be supported subject to conformity with other policies in the RSNDP and the development plan; in particular:

- a) small retail premises (Use Class A1);**
- b) food and drink outlets (Use Classes A3 and A4);**
- c) expansion of existing small businesses, and**
- d) new small businesses.**

Background/Justification to Policy RS13

- 6.52 The RSNDP 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 people opportunities to live close to sources of employment and help minimise the need to travel.
- 6.53 Policy RS13 seeks to support local economic development related to existing small businesses and to also support suitable new development of small retail premises, food and drink outlets. Such proposals must be in line with policy set out in the Local Plan, particularly that for town centre and retail development. The activities identified are in line with the feedback provided at previous RSNDP consultations.
- 6.54 As well as their main function our shops provide a meeting point and are an essential social community service, especially for those villagers with limited mobility.
- 6.55 The NPPF promotes the use of sustainable transport. The neighbourhood plan would support and encourage the development of sustainable businesses that would encourage environmentally friendly behaviours.

7.0 Next Steps

- 7.1 Following this Regulation 14 consultation any responses made will be carefully considered and, where necessary, any amendments made to a revised RSNDP. This revised RSNDP will then be submitted to WDC. The revised RSNDP will be accompanied by a Basic Conditions Statement, a Consultation Statement and Environment Report. These will be published alongside the amended version of the RSNDP as part of the submission plan consultation conducted by WDC.
- 7.2 Following this Regulation 14 consultation, the RSNDP will be subject to an Independent Examination by a jointly appointed Examiner, to consider whether the RSNDP meets the basic conditions.
- 7.3 It is likely that the Examiner will recommend further changes, before the Plan is subjected to a local Referendum of those eligible to vote. A straight majority vote (50%, plus 1 of the turnout) will be required before the District Council “make” the RSNDP part of the development plan for the area. The RSNDP will then be used to help determine planning applications in Radford Semele alongside Local Plan policy and other material considerations such as national planning policy.

APPENDICES

- Appendix 1 Local Green Spaces (Policy RS2)**
- Appendix 2 Protected Small Open Spaces (Policy RS3)**
- Appendix 3 Community Valued Views (Policy RS6)**
- Appendix 4 National Listed Buildings (Policy RS 7)**
- Appendix 5 Locally Listed Historic Assets (Policy RS7)**
- Appendix 6 Non-Designated Heritage Assets (Policy RS7)**
- Appendix 7 Cycle Routes, Bridleways and Footpaths in
Radford Semele (Policy RS8)**

Appendix 1: Local Green Spaces (Policy RS2)

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

A2 Policy for the designation of Local Green Spaces is set out in paragraphs 99 to 101 of the NPPF:

“99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should 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 updated and be capable of enduring beyond the end of the plan period.

100. The Local Green Space designation should only be used where the green space is:

a) in reasonably close proximity to the community it serves;

b) 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) local in character and is not an extensive tract of land.

101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.”

A3 All green spaces in the Neighbourhood Area have been assessed for their potential designation as Local Green Spaces (Table A1). Those meeting the designation criteria are shown on the Policies Map.

Table A1. Green Space Analysis

<u>Green or Open Space</u>	<u>Is the site in close proximity to the local community it serves?</u>	<u>Demonstrably special to a local community</u>	<u>Local in character and not an extensive tract of land?</u>
RS2/1 - Church Fields (East & West)	400m north west of the Village centre.	A unique open green space seen by visitors when entering and leaving village along the A425. The views into these fields are of special importance to the community, giving Radford Semele its village identity. The space provides beautiful views of the iconic St Nicholas Church, key heritage assets and the surrounding countryside typical of the Dunsmore and Feldon NCA. The area 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). The much-loved view has remained largely 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 have identified a possible 'shrunken' settlement, previously part of the medieval settlement of Radford Semele. At the entrance into Church Lane is the site of the ancient village stocks. WDC have included this area within the Conservation Area for the canal corridor.	The site is 8.1 Hectares and is best described as two agricultural fields with defined boundaries. 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 fields have no public access which is important to retain the quiet tranquil 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.
RS2/2 – Leighfoss	South eastern edge of the village 500m from village centre.	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. Its well grown hedges	Covers an area of 1.73 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

<u>Green or Open Space</u>	<u>Is the site in close proximity to the local community it serves?</u>	<u>Demonstrably special to a local community</u>	<u>Local in character and not an extensive tract of land?</u>
		<p>and trees add to the beauty of the area and the view. It has been allowed to develop into ruderal grassland, of which there is a scarcity in Warwickshire, so is of importance ecologically.</p>	<p>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 protected species habitat. On 3 sides it has thick hedges with mature trees, with ruderal grassland in the main area of the field. It is linked to Angley Hole and wood by hedges and ditches so providing a wildlife corridor from East to West of the village leading to Whitnash Local nature reserve.</p>
<p>RS2/3 – Angley Hole and Woods</p>	<p>South eastern corner of the village at the end of The Valley 600m from village centre.</p>	<p>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. 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, including Great Crested Newts. The woods planted and managed by a local farmer to provide a protective habit for much wildlife and a tranquil space.</p>	<p>The field is small in area (3.94 hectares) 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 and links eventually to the Fosse Way. This field and pathway are extensively used by walkers and for dog walking. The woods are enjoyed by the community for walking and to link with other footpaths which circumnavigate the village.</p>

Appendix 2. Protected Small Open Spaces (Policy RS3)

This analysis has been undertaken to assess all local green and open spaces in the neighbourhood plan area and has been used to help determine which spaces are of greatest significance.

Extension, widening or provision of new cycle or footpaths, with the essential requirement that they will improve safe access and connectivity within the village should be allowed even if it encroaches on a small open space.

Although the fields that sweep up to the village give it a very rural feel, the main part of the village has become very much a built environment. Every green space, however small, within the village is therefore very important in helping maintain its openness, of vital importance to the population. The gradual development of the village over time has not left much open space, so that which there is, is of special significance and should be retained. This applies to all the green verges and small green spaces such as the green in front of the village shop. There is little space for provision of extra open spaces, so any future development should seek to include spaces to enhance and extend those in the old part of the village.



Figure 20 Magnificent Oak at the junction of St Nicholas Road and Valley Road.

Table A2 - Small open spaces (RS3)

<u>Policy Map 3 Ref</u>	<u>Space and location</u>	<u>Reason for inclusion</u> <u>Value of area - Key:</u> g = green 'lung' b = beauty v = view r = recreational t = trees w =wildlife h=historical	<u>Approximate size/distribution</u>
RS3/1	Green in front of village shops	(g,r,t) A small green 'lung' with a tree, where people frequently use the bench and area for contemplation or conversation. The post-box and parish notice board are located here.	190m ²
RS3/2	Green verges and hedges at the end of Valley and Williams Roads	(b,g,t,w) Special because it is along the village boundary where roads meet footpaths and greenway. Much used, visually pleasing and a calming area. Connects to The Greenway and thence to the paths leading to the Fosse. Used for local community parties.	Made up of 3 semi-circular grassy verges and one larger area the size of a tennis court, with adjoining hedges, leading round to footpath at the rear of Williams Road

<u>Policy Map 3 Ref</u>	<u>Space and location</u>	<u>Reason for inclusion</u> <u>Value of area - Key:</u> g = green 'lung' b = beauty v = view r = recreational t = trees w =wildlife h=historical	<u>Approximate size/distribution</u>
RS3/3	Green spaces at the end of Valley, Lewis Roads and The Valley, where the track to Hillside Farm leads off the road, together with a triangular island on the junction.	(g,b,w,t) These triangular green spaces, hedgerow and associated trees, ditch and verge form a very important wildlife corridor linking the Whitnash LWS with the Angly Hole LWS. Amphibians, notably Great Crested Newts and frogs and toads as well as Grass Snakes are found. Mammals (hedgehogs, foxes, badgers and bats) and many species of birds also use the habitat. In addition, of course, the well-grown hedgerow provides a visual treat.	All relatively small, grassy areas
RS3/4	The ditch, hedge and verge leading all the way along Valley Road and the Valley to the LWS 'Angley Hole'		0.35 km. This linear feature stretches along the 2 roads, except where the ditch is culverted under tracks or where the area narrows. At the most it is around 3-4m wide.
RS3/5	The Greenway, South of Valley Road, a wide footpath, W120B connecting paths W120 and w119.	(g,b,t,r,h) Many walkers use this path regularly; it is bordered on East side by a hedge with many mature trees with a meadow beyond. It also forms part of the network of green corridors so important in conserving wildlife.	0.27km. It ranges from 12m to 26m wide.

<u>Policy Map 3 Ref</u>	<u>Space and location</u>	<u>Reason for inclusion</u> <u>Value of area - Key:</u> g = green 'lung' b = beauty v = view r = recreational t = trees w =wildlife h=historical	<u>Approximate size/distribution</u>
RS3/6	Area of sloping grass verge to the South of the junction of St Nicholas and Lewis Road.	(t,g,b,w) Has a mature , magnificent oak tree pleasing to the eye, blending with the views beyond, down the hill and up the farm track.	287m ²
RS3/7	Hedgerow to the East of Lewis Road from St Nicholas Road to The Valley.	(g,b,w) A broad hedgerow with a path from which some of St Nicholas Terrace properties are accessed. It provides a shady relief and is a pleasing region of green shrubs, trees and grass as well as being good for wildlife.	190m long
RS3/8	Verge North of the junction of Godfrey Close with Lewis Road	(g) A very small space that adds to the green space in a built-up area.	Small area
RS3/9	Small roundabout at the end of Overtons Close	(b,g,t,w) Provides a pleasant outlook for the houses in the Close, with shrubs and small trees.	40m ²
RS3/10	Verge North of the junction of Lythall Close with Lewis Road	(g,b) Adds to the green space in a built-up area where paths are narrow, adds to the outlook of the adjacent green	Small area

<u>Policy Map 3 Ref</u>	<u>Space and location</u>	<u>Reason for inclusion</u> <u>Value of area - Key:</u> g = green 'lung' b = beauty v = view r = recreational t = trees w =wildlife h=historical	<u>Approximate size/distribution</u>
RS3/11	Verges North and South of the junction of Overtons Close with Lewis Road	(g,b) Adds to the green space in a built-up area where paths are narrow, so contributing to the rural feel of the village	Small area
RS3/12	The 2 wide verges either side of the junction of Hall Fields with Southam Road, extending up the side of St Andrews Hall Into Hall Fields.	(g,b,t,r) These add a pleasant aspect to the A425 as it narrows. It is used by childrens societies for environmental activities.	403m ² and 284m ²
RS3/13	The verge between the service road at the junction of Southam Road with Kingshurst	(b,g) Buffers the adjacent houses from the A 425, making it safer for residents.	A small finger of sloping land
RS3/14	The verge and hedge beside Leam View	(b,g,t,w) A remnant of the natural hedge with well grown trees and shrubs.	A small area

<u>Policy Map 3 Ref</u>	<u>Space and location</u>	<u>Reason for inclusion</u> <u>Value of area - Key:</u> g = green 'lung' b = beauty v = view r = recreational t = trees w =wildlife h=historical	<u>Approximate size/distribution</u>
RS3/15	The area beside and in front of Ricardos, including lawn, trees and part of the old railway cutting, which is wooded.	(b,g,t,w) A generously wide band of land, part lawn and cultivated trees, part with remaining natural trees, leading to the bank of the canal, where kingfishers are found.	0.64 Hectares
RS3/16	The wooded and scrub area of the old railway cutting on the side of Southam Road opposite Ricardos.	(b,g,t,w) Adds to the rural feel as the village is entered.	0.29 Hectares
RS3/17	An area of boggy scrub and grassland North of the Southam Road at the end of the layby near the canal which is bordered by the Parish boundary Radford stream and River Leam.	(b,g,t,w,v) This is very important as it forms a wildlife corridor linking Whitnash wildlife site, canal and river	0.25 Hectares

<u>Policy Map 3 Ref</u>	<u>Space and location</u>	<u>Reason for inclusion</u> <u>Value of area - Key:</u> g = green 'lung' b = beauty v = view r = recreational t = trees w =wildlife h=historical	<u>Approximate size/distribution</u>
RS3/18	The hedges and verges either side of the Southam Road from the Parish boundary to the Canal on the South side and the old railway cutting on the North side.	(b,t,w) Again, these add to the rural feel of the area and support wildlife.	186m (north) and 194m (South)
RS3/19	The lawn verges outside Radford Hall.	(b,g,v,h) Lawn which sets off the historical wall and view of Radford Hall.	Small area
RS3/20	Verge to the N of Southam Road from Radford Hall to the junction with Offchurch Lane.	(b,v,t,w,h) A wide verge with cultivated trees, allows unimpeded views of the historic church to passing traffic and pedestrians.	0.38km
RS3/21	Verge and hedge from opposite Hall Fields, past the bus stop to the junction with the road to Semele Park	(b,g,w,t) A narrow verge with trees and shrubs, many overhanging from adjacent gardens. Adds to the rural feel of the village.	A narrow verge

<u>Policy Map 3 Ref</u>	<u>Space and location</u>	<u>Reason for inclusion</u> <u>Value of area - Key:</u> g = green 'lung' b = beauty v = view r = recreational t = trees w =wildlife h=historical	<u>Approximate size/distribution</u>
RS3/22	Verge along NW of Offchurch Land, by footpath	(g,b,t,v) Generous grassy verges, with some trees which add to the rural aspect of the village.	400m by 6m.
RS3/23	Steep verges on both sides of Offchurch Lane beyond the footpath leading from the village.	(t,b,w,h) These wooded areas have ancient woodland plants rare in the Parish and offer a shady 'tunnel' of trees. There are remnants of the dismantled railway and the road is sunken.	Narrow areas alongside road

Appendix 3 – Community Valued Views (RS6)

The views tabled below and, shown on Policy Map 6, have been compiled using the community feedback given at two village consultations and after lengthy consideration by the steering committee. These views represent valued landscapes which the community consider worthy of maintaining in its present format.

RS6/1 - View East from Canal Bridge When Entering Radford Semele From Leamington

SP 33962 64930 005° to 065°

View from this bridge provides a vista of the setting of the canal with fields on either side. The views change with the seasons and, on the left, lead up to the church.



View RS6/1



View RS6/2

RS6/2 – View of Church and Church Fields from corner of A425/Offchurch Lane

SP 34449 64565 293° to 333°

View provides visitors with a sense of openness, important as so many people, whether on foot or in vehicles can enjoy the unique views of this key heritage asset.

RS6/3 – View east looking from St Nicholas Graveyard

SP 34335 64773 050° to 100°

View provides a quiet tranquil setting for people visiting the graveyard.



View RS6/3



View RS6/4

RS6/4 – View looking East from corner of Bovis Homes development

SP 35010 64470 015° to 087°

A high point giving a splendid vista of the Feldon landscape consisting of mainly rolling, open landscape across to parish boundary.

RS6/5 – View from footpath south of new Spring Lane Development

SP 34282 64031 270° to 295°

View of tranquil, open countryside towards the brook. with the Copse closer to the viewpoint. In Spring and Summer, birds of prey often bring up their young, giving spectacular displays.



View RS6/5



View RS6/6

RS6/6 – View from Valley Woods looking South

SP 34755 63658 085° to 175°

Provides view of open countryside much loved for its walks, ecology, farmland and long-distance views, a contrast to the densely canopied woodland. The contrast between views across the seasons add to the richness of the views

Appendix 4 - National Heritage List for England

1 – National Designated Heritage Assets

A list of Designated Heritage Assets can be obtained on the Historic England website under the [National Heritage List for England](#). For the Radford Semele Parish there are the following Designated Heritage Assets, located within the civil parish of Radford Semele

Table A3 – List of National Designated Heritage Assets

Ref	Building/Monument	Designated Status	Location	Listed Reg No.
1	64 & 66, SOUTHAM ROAD	Grade: II	64 AND 66 SOUTHAM ROAD	NGR: SP3420764716
2	1, LEWIS ROAD	Grade: II	1 LEWIS ROAD	NGR: SP3460964409
3	'THE OLD DAIRY'	Grade: II	'THE OLD DAIRY', 4 LEWIS ROAD	NGR: SP3457164413
4	GARDEN WALL AND DOORWAY TO SOUTH GATE PIERS TO WEST OF RADFORD HALL	Grade: II	GARDEN WALL AND DOORWAY TO SOUTH GATE PIERS TO WEST OF RADFORD HALL, SOUTHAM ROAD	NGR: SP3412964737
5	'THE WHITE LION PUBLIC HOUSE'	Grade: II	'THE WHITE LION PUBLIC HOUSE', SOUTHAM ROAD	NGR: SP3439864535
6	THE GLEBE HOUSE	Grade: II	THE GLEBE HOUSE, SOUTHAM ROAD	NGR: SP3420764716
7	RADFORD HALL	Grade: II	RADFORD HALL SOUTHAM ROAD	NGR: SP3413064795
8	CHURCHYARD BOUNDARY WALL AND LYCHGATE TO SOUTH OF CHURCH	Grade: II	CHURCHYARD BOUNDARY WALL AND LYCHGATE TO SOUTH OF CHURCH, SOUTHAM ROAD	NGR: SP3429464740
9	PARISH CHURCH OF SAINT NICHOLAS	Grade: II	PARISH CHURCH OF SAINT NICHOLAS, SOUTHAM ROAD,	NGR: SP3429264770
10	'MORNINGTON COTTAGE'	Grade: II	'MORNINGTON COTTAGE' 16 LEWIS ROAD	NGR: SP3456264364
11	'THE MANOR COTTAGE'	Grade: II	'THE MANOR COTTAGE' 68 SOUTHAM ROAD	NGR: SP3448064521

Appendix 5 - Locally Listed Historic Assets

WDC also has a List of Local Heritage Assets which recognises buildings, structures, landscapes, and archaeological sites that fall below the national criteria for Listing but are still of special local significance.

Local Plan Policy HE5 'Locally Listed Historic Assets' sets out WDC's policy in relation to the Local List and to determining planning applications effecting properties on the List.

Radford Semele Parish has the following Locally Listed Historic Assets:

Table A4 Locally Listed Historic Assets

Asset	HE5 Category	Location	Description
WW2 Pillbox, Offchurch Lane. South side of canal near Radford Bottom Lock.	Cat 1-A2, C1 Cat 2, B	Offchurch Lane West & South. Side of Canal at Butts Bridge on old Railway track.	1940's Type 24, Pillbox and gun emplacement to defend railway viaduct. Historic WW2 archaeological and rarity interest. Only known example in Warwick District.

Appendix 6 - Non-Designated Heritage Assets (Policy RS7)

Table A4 – Non-Designated Heritage Assets

Ref	Asset Description & Location	Justifications	WDC Category & Criteria (HE5)
RS7/1	The Manor, Corner of Offchurch Lane & Southam Rd.	A post-medieval house with a 16th century timber-framed nucleus surrounded by later post medieval and modern additions. Historic, village focal point landmark shown in 1900's photos. Although it is called the manor house, the building never acted as so. It served as the Greswalde-Williams hunting lodge at the time when the Lythalls rented Radford Hall from them. The building has now been divided into three apartments.	Cat1- A2, A3 Cat2-C
RS7/2	Manor Lodge, Pre-thatched Cottage. 1 Offchurch Lane,	A former thatched Lodge associated with Manor house. Forms Historic image with Manor & village Pub.	Cat1-A1,A2, A3 Cat2-B
RS7/3	The Baptist Church, Lewis Road opposite Community Hall	Built 1874 on the site of The Crown Inn. The church is an historic building in Radford Semele of unique Victorian architecture.	Cat1-A2,C1 Cat2-B
RS7/4	Twin joined Cottages, 29 & 30 The Valley.	Originally rural farm labourer's thatch cottages from 1880's. Historic link to village rural identity	Cat1-A2,C1 Cat2-A
RS7/5	Row of Terraced Cottages,1-3 The Valley	Originally rural farm labourer's cottages circa 1880's. Historic link to village rural identity & landmark shown in 1900's photos.	Cat1-A2,C1 Cat2-A
RS7/6	Ancient Site of Village Stocks. NW corner verge of Church Lane & Southam Rd	Historical site where offenders were paraded before villagers going to the Church on Sundays.	Cat1-A2,C1 Cat2-A
RS7/7	Row of Terraced cottages Nos 5-15, Lewis Rd	1900's Victorian Farm or Village workers cottages shown in old photos. Links rural past to modern.	Cat1-A2 Cat2-B
RS7/8	Cottage, No 50, Lewis Rd. Twin cottage or shop converted to a house.	Victorian kerbside cottage. Village central identity	Cat1-A1, A2 Cat2-C

Ref	Asset Description & Location	Justifications	WDC Category & Criteria (HE5)
RS7/9	Row of Terraced cottages Nos 43-51 Lewis Rd.	1890's Victorian Farm or Village kerbside cottages. Shows old confined village centre housing.	Cat1-A1, A2 Cat2-C
RS7/10	Briar Cottage, Pre-thatched timber framed Cottage. No 53 Lewis Rd	Rare remaining central village house, circa 18/19 Century. Link to old village identity.	Cat1-A1,A2 Cat2-A
RS7/11	Semi-Detached Victorian house. 102 &104 Lewis Rd,	Early village semi-house circa 1910 built on old Valley farm, shown in old photos. Links to rural past.	Cat1-A1, A2 Cat2-B
RS7/12	Twin Cottages, Nos 20/22, Lewis Rd. with name plaque:- JH AD 1897	Victorian Farm or Villager cottages dated 1897, Historic central identity	Cat1-A1,A2 Cat2-B
RS7/13	The Old Bakery, No 2 Lewis Rd, Renovated Thatch Cottage	Historic Relic of Village life, shown in photo next to old post office	Cat1-A1, A2 Cat2-B
RS7/14	The Elms, No 6 School Lane. Victorian villa	One of few circa 1900's villas for white collar workers near school.	Cat1-A1, A2 Cat2-B
RS7/15	Original Barn building, Radford Hall Farm, Church Lane	Rare example of original corn winnowing/ livestock barn, circa 17/18 th Century. Historic value	Cat1-A2, C1 Cat2-B
RS7/16	St Andrews House, Southam Road		

Appendix 7 – Cycle Routes, Bridleways and Footpaths in Radford Semele (update link ref)

Radford Semele has a rapidly increasing population, due to grow much more. There is already pressure on the existing Public Rights of Way, indicated on the map as footpaths, bridle paths and cycle paths. There was a strong demand for an increase in the range of Public Rights of Way to provide safe routes along roads within and adjoining the village, concern being raised about the lack of safe cycle routes, especially for children.



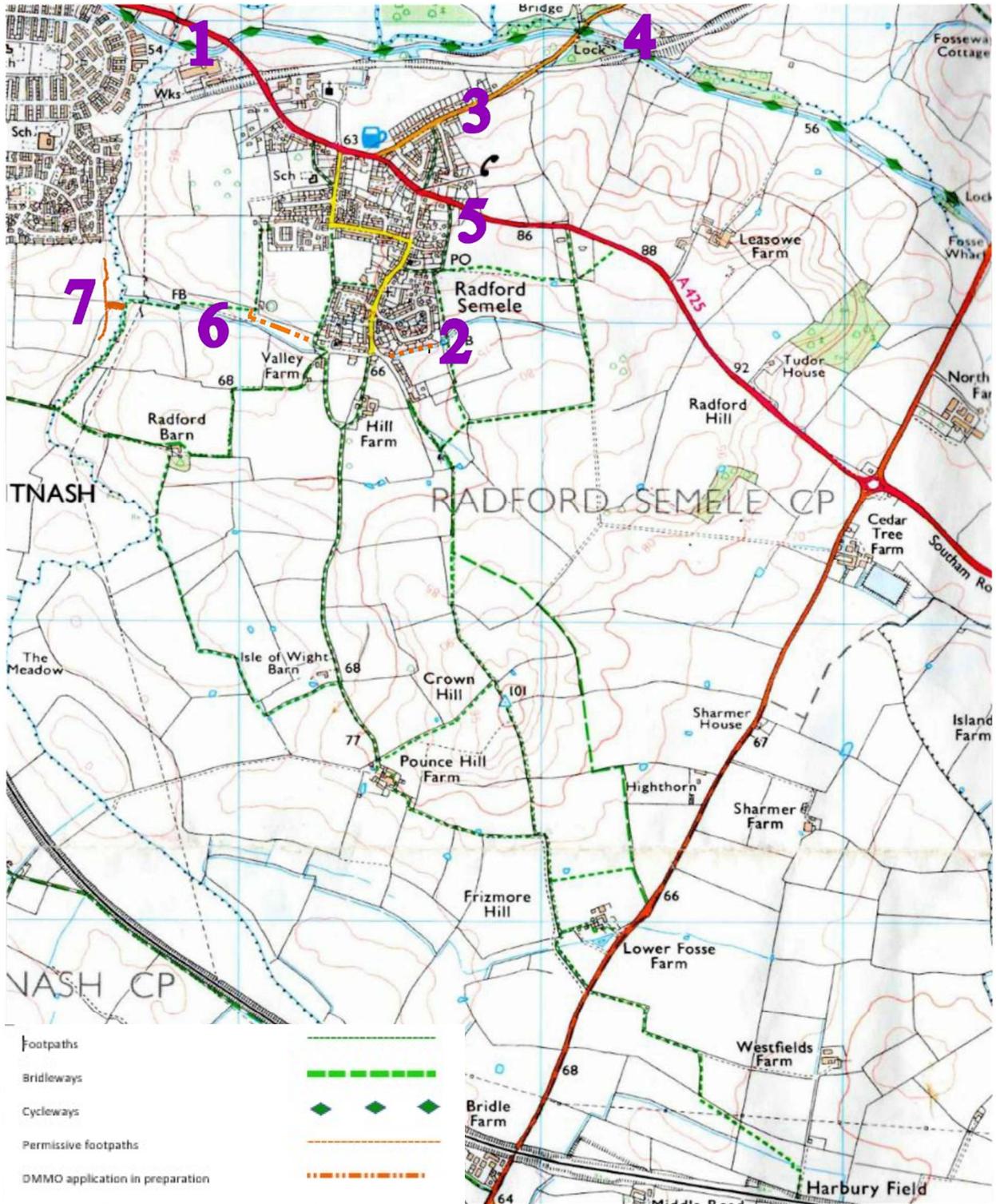
Figure 21 Style at the exit to Angley Woods ?

It can be seen on the map that there are potential links that would usefully extend routes within the Parish for those wishing to move around the village and its environs. Such improvements could give more accessibility for all, particularly for those from the new estate, Semele Park. A safe crossing of Southam Road beside the bus stop by Lewis Road is much requested.



Figure 22 Path along the Greenway, Valley Road

Improving public footpaths and bridleways plus providing safer cycle routes would also contribute to the well-being of residents, providing opportunities for a healthier lifestyle. It would enable people to make the journey safely to Leamington Spa without using cars, so being beneficial to all.



Map A 1 Key Footpaths & Bridleways in the Parish

Location No. Map A1	Description
RS8/1	<p>Where the A 425 road bridge passes over the canal, current access to the canal is difficult and there is no footpath on the N side of the road, from where the canal path is accessed via a steep and jagged unmade path.</p> <p>This necessitates a risky crossing of the busy road and denying access to many. The Canal and River Trust is working to build a new, safe path down to the canal path on the South side of the road which will be accessible to all.</p>
RS8/2	<p>At present a permissive footpath crosses Leighfoss. It is hoped that the application to the County Council for a DMMO (Definitive Map Modification Order) under consideration will make it an official footpath.</p>
RS8/3	<p>There is no footpath along Offchurch Lane from the houses to the canal. The lane is used by fast traffic, dangerous to pedestrians and cyclists alike. Many residents requested that a safe arrangement be found, and we would support a solution which provides all with safe access for all to the canal towpath (the Centenary Way).</p>
RS8/4	<p>Although not within the bounds of the Parish of Radford Semele, many requests were made to link the footpath over the viaduct (at present closed off) to the permissive path from Offchurch Lane to the viaduct on the North side of the new development, Semele Park. Many consider this would be a valuable addition to the footpath network. This would link the old Railway track with the village and allow safe access to the canal.</p>
RS8/5	<p>Similarly, there is no footpath from the East bus-stop on the A 425 to the Canalside Community Food site; such a path would be a vast improvement as at present people visiting the site tend to drive as they feel walking or cycling is too dangerous.</p>
RS8/6	<p>FoRGE is working on producing evidence to link the existing path at the rear of William's Road with the existing path on the other side of the field to validate the commonly used track.</p>
RS8/7	<p>A new bridge over the stream to replace the now damaged tree trunk that has been used for longer than 30 years. This would make the Nature Reserve accessible to Radford Semele Residents. (One resident remembers there being a footbridge over the brook which was demolished by the tree when it fell.)</p>

Radford Semele Regulation 14 Draft Neighbourhood Development Plan, June 2019

Version	Amendment Date	Change
2.0	17/03/18	
2.1	30/03/18	Corrections
2.2	11/07/18	Amendments (Canalside)
2.3	08/10/18	Ed & Barbara's Updates
2.4	23/10/18	Brian, Barbara's & Olly's Updates
2.5	24/10/18	Reformat to Portrait add B Follet's amendments – Side comments removed
2.6	29/10/18	Various updates and comments
2.7	02/11/18	MW amendments
2.7.1	22/11/18	H.S (WDC) Comments
2.7.2	18/01/2019	Further Revisions
2.7.3	17/01/2019	Update Footpaths/Cycle Transport Objectives and Policies Objectives panes changed to tables Paras renumbered – BF
2.7.4	17/01/2019	Working version OA/BF
2.8.0.1	18/01/2019	Draft Issue – BF
2.8.0.2	23/1/19	Amendments from 22/1/19 Meeting – BF
2.8.0.3	30/01/2019	Amendments from 25/1/19 Meeting – BF
2.8.0.4	03/02/2019	Feedback from Judy, Barbara & Brian (Follett) – BF
2.8.0.5	14.02.19	MW suggested changes
2.8.0.6	21/3/19	BF/BW Views positions update & 6.39 Public Transport Paras and Page numbers updated
2.8.0.7	24/04/19	MW and NP Group Final Amendments prior to 29/04/19 PC meeting
	14/05/19	BW comments added
2.8.0.8	03/06/19	Minor amendments and corrections from RSPC (BF)
2.9.0.0	11-20/06/19	BF/OA Updates – Regulation 14 Issue



RADFORD SEMELE NEIGHBOURHOOD PLAN

Regulation 14 Draft

For Plan Period 2019-2029

V2.9.0.0 – June 2019

