










The site consists of a circa 2 acre arable field adjoining the village of Radford Semele, Warwickshire.

A swift submission of the planning application was key to securing planning permission on this site as the planning policy context meant there was a limited window of opportunity to obtain planning consent.

Accordingly an application was submitted the month after exchanging contracts.



Number of Homes:  25	
Site Size:  2.22 Acres	Local Authority:  Warwick District Council
Purchaser:  Kendrick Homes	Difference between highest and lowest bid:  42.0%
Promotion Agreement Exchanged:  September 2015	Planning Application Submitted:  October 2015
Planning Permission Granted:  May 2016	Sale Contracts Exchanged:  September 2016



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Nevertheless the site required a sensitive approach, being designated as an Area of Restraint within the adopted Local Plan, so Rosconn prepared a carefully designed, landscape led scheme to ensure its robustness.

The application was granted at local level having been recommended for approval by the planning officer, despite a number of local objectors attending the planning committee. The site was subsequently marketed and sold to Kendrick Homes.



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