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# Joint Green Belt Study

**Coventry City Council, North Warwickshire Borough Council, Nuneaton and Bedworth Borough Council, Rugby Borough Council, Stratford-on-Avon District Council and Warwick District Council**

Stage 1 Final Report Appendices

Prepared by LUC  
June 2015



# Appendix 1

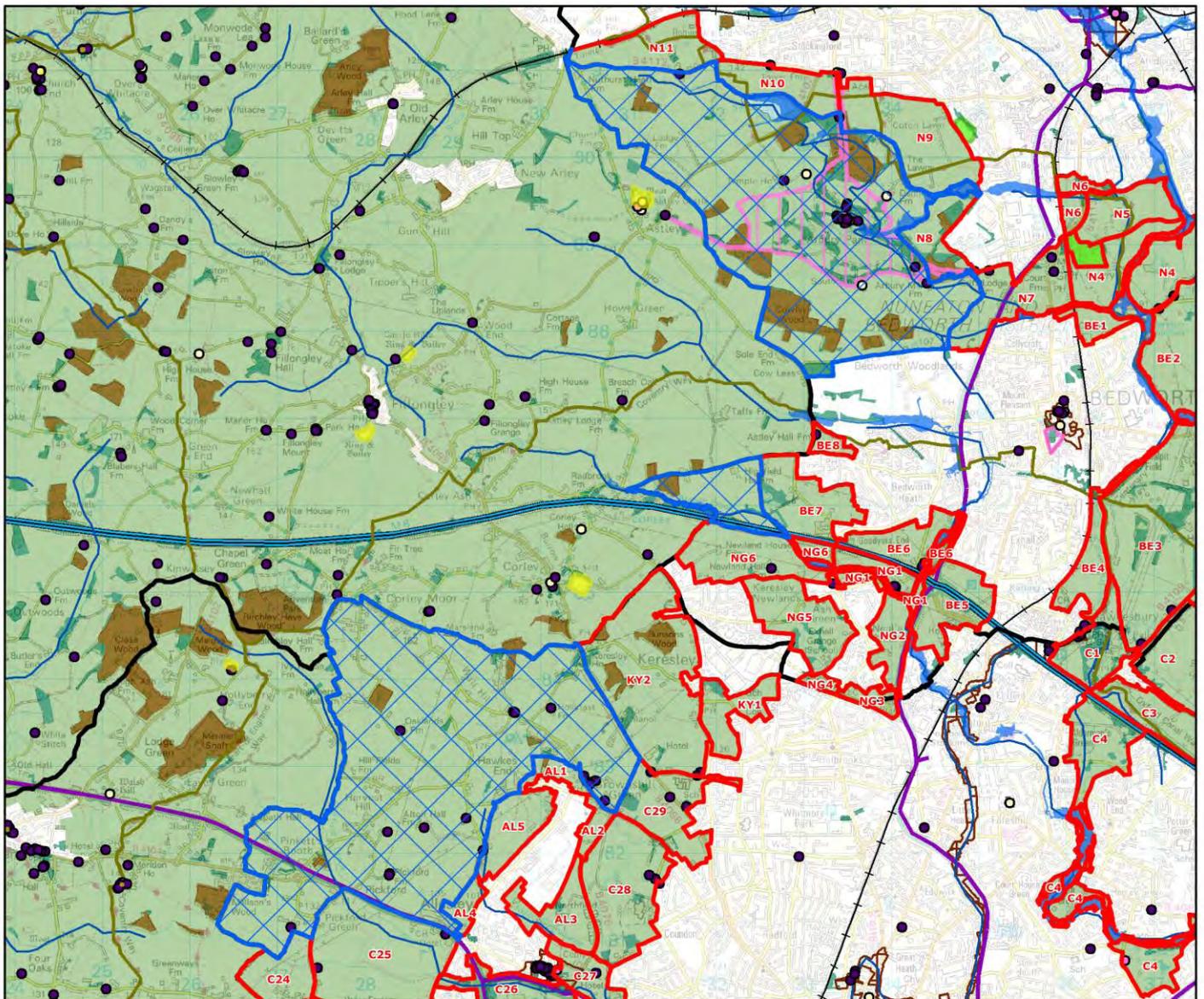
## Green Belt Parcel Judgements

# Coventry Green Belt Assessment Sheets

Land Parcel Ref: Broad Area 5

Main Authority: Coventry City Council

Parcel Type: Broad Area



### Parcel - Broad Area 5

- |                   |                            |                           |                            |
|-------------------|----------------------------|---------------------------|----------------------------|
| District Boundary | <b>Primary Constraints</b> | <b>Other Information</b>  | Motorway                   |
| Land Parcel       | SSSI                       | Grade I Listed Building   | A-Road                     |
| Broad Area        | Scheduled Monument         | Grade II Listed Building  | Railway                    |
| Green Belt        | Flood Zone 3b              | Grade II* Listed Building | AONB                       |
|                   |                            | Promoted Footpath         | Conservation Area          |
|                   |                            | River/Canal               | Registered Park and Garden |
|                   |                            | Lake                      | Ancient Woodland Inventory |
|                   |                            |                           | National Forest Inventory  |

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Main Authority: Coventry City Council

Other Authorities: Nuneaton and Bedworth Borough Council

**Land Parcel Ref:** Broad Area 5

**Main Authority:** Coventry City Council

**Parcel Type:** Broad Area

### General Notes

Broad area 5 lies between Coventry to the south east, Bedworth to the east, Nuneaton to the north east and Coleshill and Birmingham to the west. The area contains the Registered Park and Gardens at Arbury Hall, including two Grade I Listed Buildings.

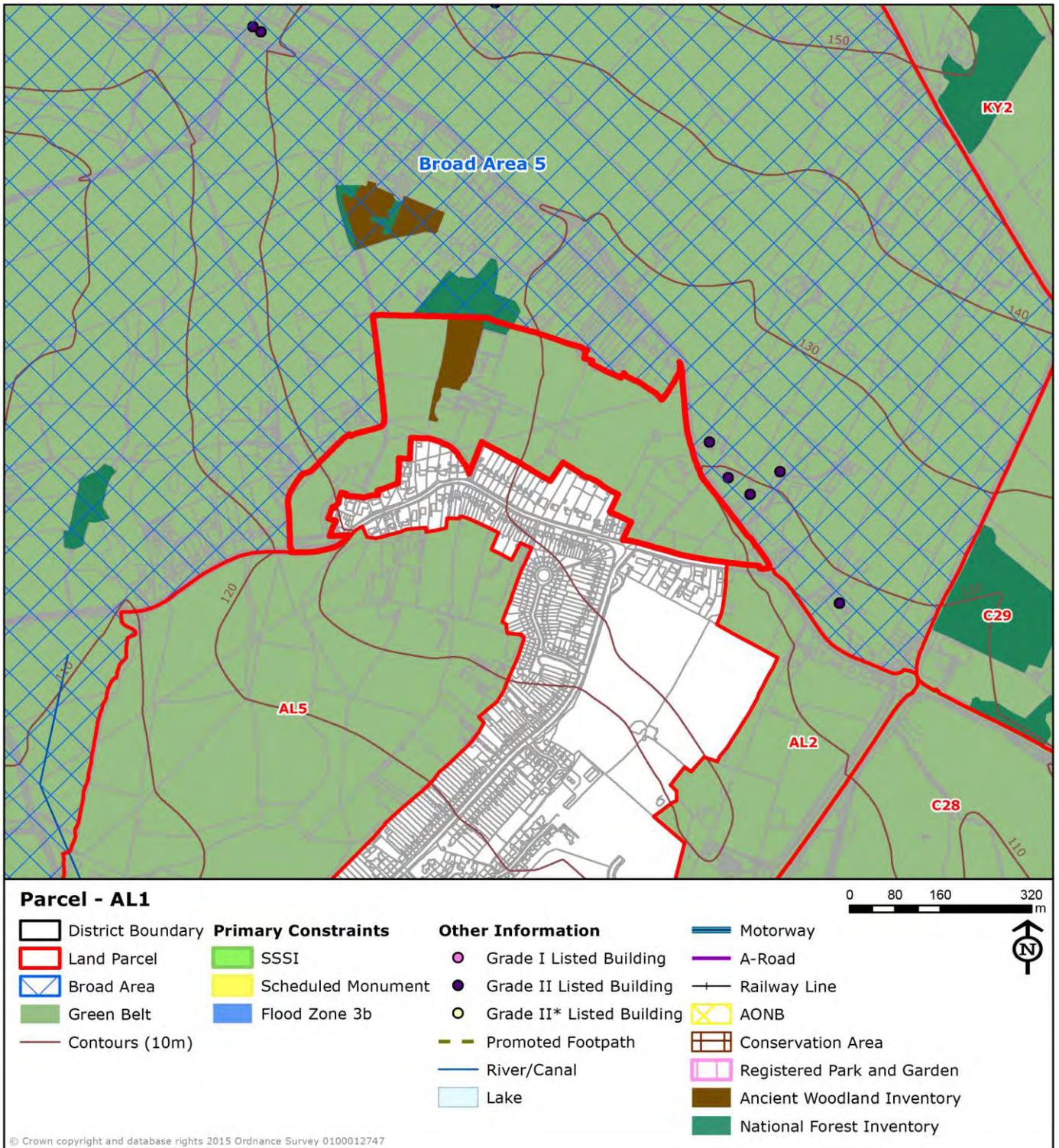
While the broad area sits between the historic towns of Nuneaton and Bedworth and borders Coventry, the broad area has limited intervisibility with the historic cores of these towns. Therefore, while the broad area plays some role in preserving the setting and special character of surrounding historic towns, it was considered to make more of a contribution to the other purposes of Green Belt, namely:

- Checks the sprawl of Coventry to the south east, Bedworth to the east and Nuneaton to the north east.
- Prevents the merging of Coventry, Bedworth and Nuneaton to the east.
- Safeguards the countryside, including a number of ancient woodlands.
- Preserves the setting and special character of historic towns, including Coventry, Nuneaton and Bedworth.
- Assisting urban regeneration by encouraging the recycling of derelict and other urban land across the West Midlands.

Land Parcel Ref: AL1

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: AL1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

**Notes:**

The parcel is preventing further ribbon development along Hawkes Mill Lane and Wall Hill Road.

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### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

**Notes:**

This parcel has pylons running through its centre, contains several isolated dwellings and a football club house. It has a strong sense of openness elsewhere.

Land Parcel Ref: AL1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

This parcel forms part of the gap between Allesley and Keresley. Measured through the centre of the parcel, Keresley is 1.8km to the northeast.

Land Parcel Ref: AL1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

**Notes:**

Land within the parcel contains the characteristics of countryside. There is limited urbanising development in the form of a car park and pavements, particularly in the eastern part of the parcel.

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#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

**Notes:**

There are no significant boundaries to prevent encroachment of development from Coventry into the countryside towards Allesley or vice versa.

Land Parcel Ref: AL1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: AL1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

**All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: AL1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

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Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

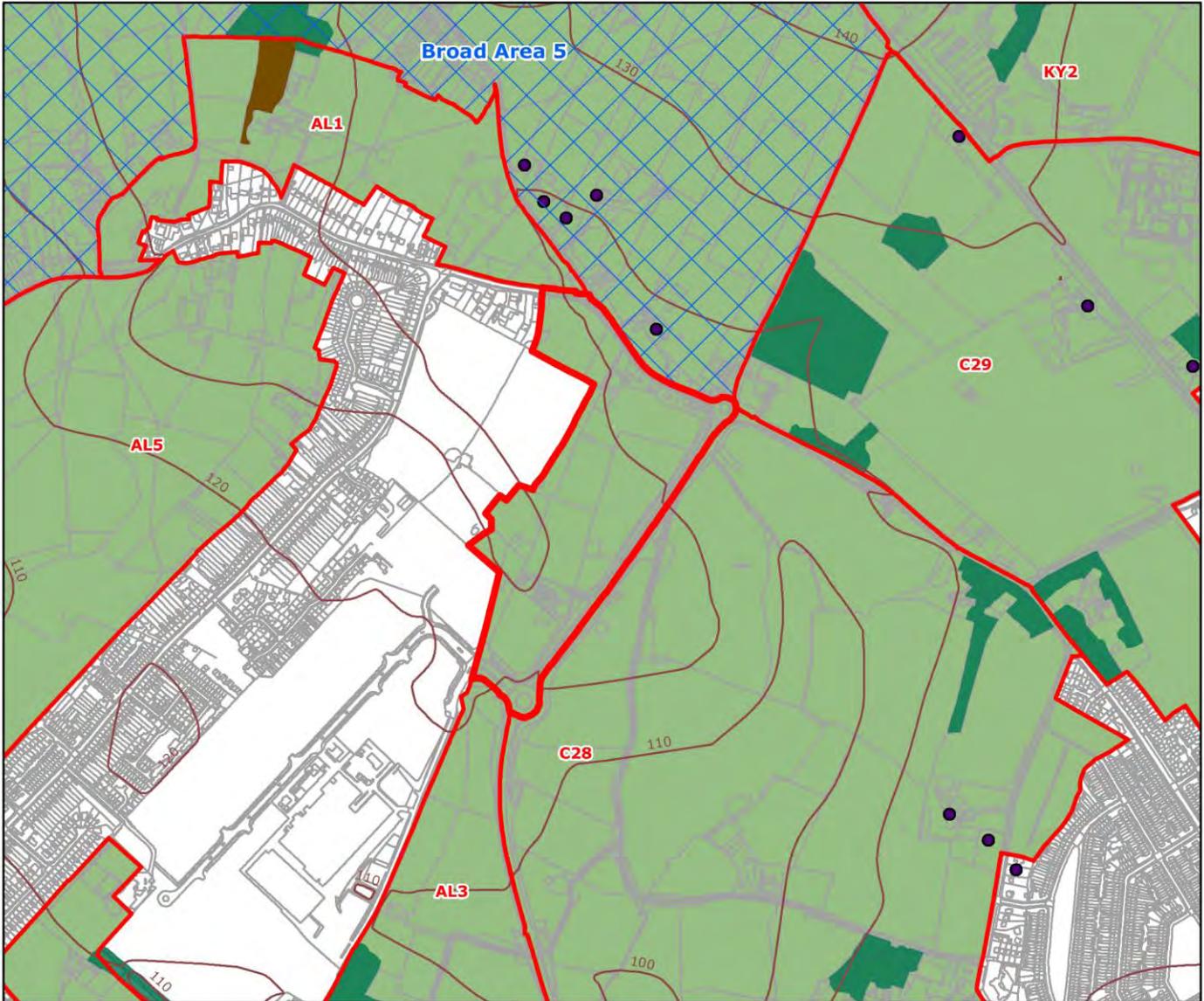
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: AL2

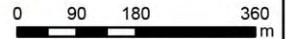
Main Authority: Coventry City Council

Parcel Type: Land Parcel



**Parcel - AL2**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory



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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: AL2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The presence of this parcel helps in preventing ribbon development along Hawkes Mill Lane and Wall Hill Road.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

There are several dwellings located along the road in the north of the parcel and an animal shelter located in the south. These developments compromise the otherwise open nature of the parcel.

Land Parcel Ref: AL2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel sits within the gap between Allesley and Coventry. Through the centre of the parcel the width of this gap measures roughly 975m wide. The site visit revealed that new housing development underway in the northern part of Allesley is reducing this gap.

Land Parcel Ref: AL2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Most of the land within the parcel has strong characteristics of countryside, and the site visit revealed a small scale field pattern with hedgerows and evidence of historic ridge and furrow farming. This parcel contains some limited development in the form of several houses and associated pavements and street lighting, but is otherwise open within no other urbanising influences.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The land between the parcel and Coventry is mainly open with no significant boundaries. There is a small brook running north-south (to the east of the parcel), but this is unlikely to be large enough to present a significant boundary.

Land Parcel Ref: AL2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: AL2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: AL2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

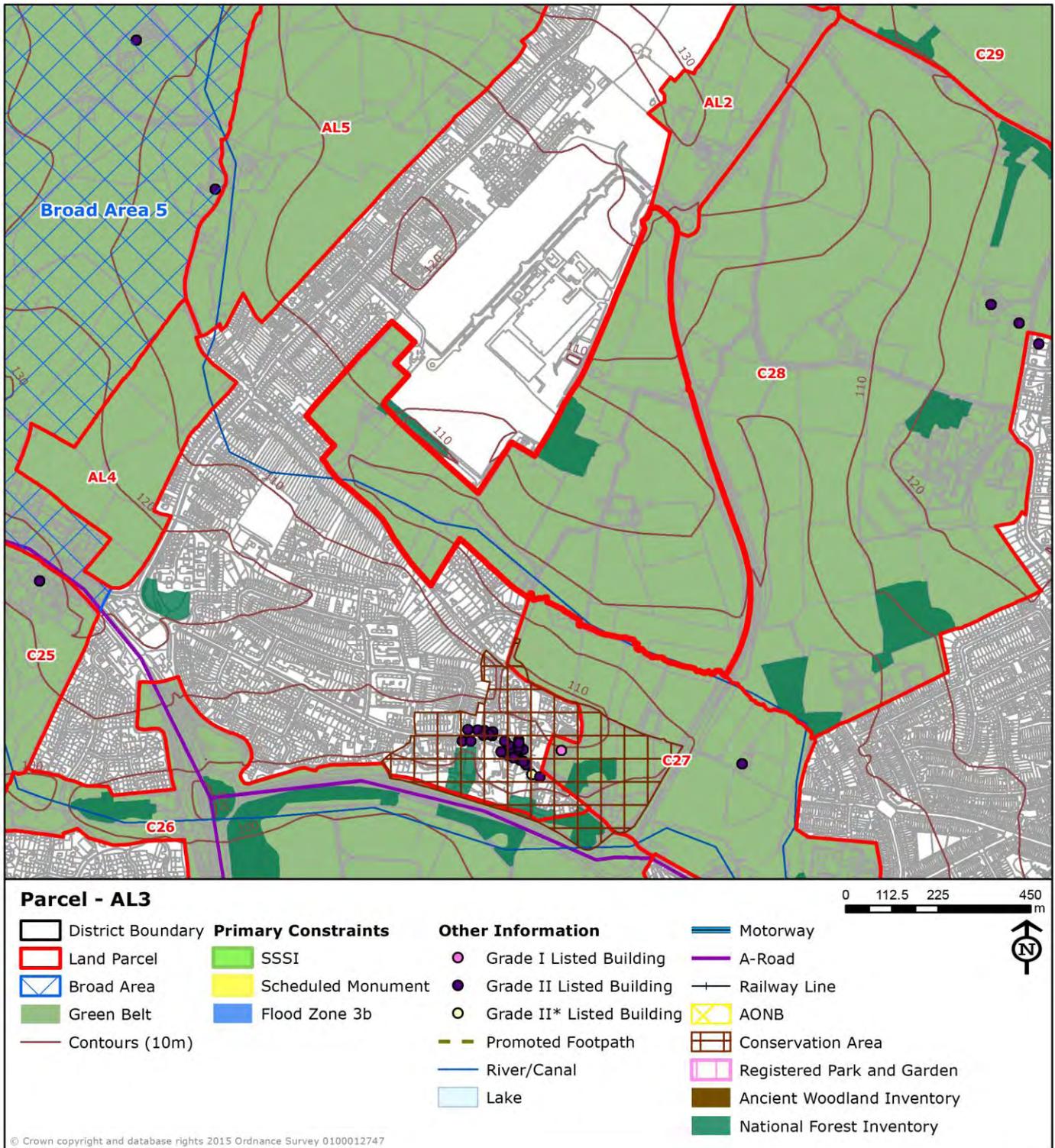
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: AL3

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: AL3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The eastern edge of this parcel is bordered by a road (Coundon Wedge Drive) which might be susceptible to ribbon development given surrounding industrial uses. Furthermore, Staircase Lane in the centre of the parcel could facilitate ribbon development if not checked by the Green Belt.

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### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

There is very little development in this parcel. There are two small farm complexes containing buildings which compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: AL3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel sits within the gap between Allesley and Coventry. From the corner of the Jaguar Factory to Coventry, the width of this gap measures roughly 975m wide.

Land Parcel Ref: AL3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

**Notes:**

Land within the parcel has very strong characteristics of countryside. There is very little development in this parcel. There are two small farm complexes containing buildings which compromise the openness of the Green Belt within their immediate vicinity; however, these farms do not represent urbanising influences.

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#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

**Notes:**

Although a small watercourse, the River Sherbourne, intersects the parcel it runs perpendicular to the urban edge of Coventry and would bot, therefore, play a role in preventing encroachment.

Land Parcel Ref: AL3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

Whilst the parcel is close to a visible from a Conservation Area in Allesley, this has not been classified as a historic town by the Council. There is some intervisibility between the parcel and the historic core of Coventry and hills beyond.

Land Parcel Ref: AL3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

**All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: AL3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

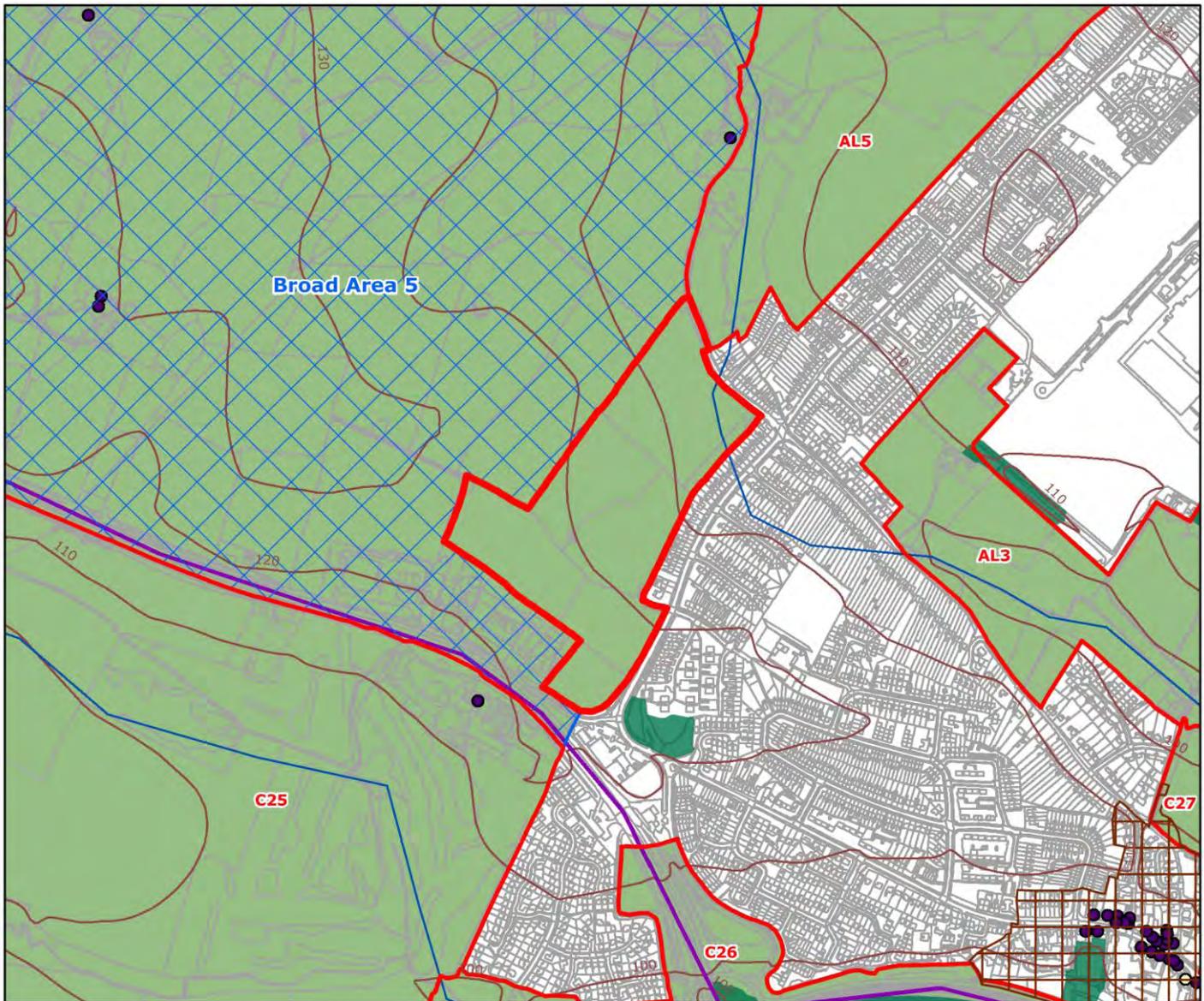
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: AL4

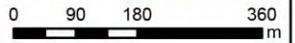
Main Authority: Coventry City Council

Parcel Type: Land Parcel



**Parcel - AL4**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory



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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: AL4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

**Notes:**

This land parcel has a role in preventing ribbon development along Washbrook Lane.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

**Notes:**

This parcel is comprised entirely of open farmland with no development.

Land Parcel Ref: AL4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

This parcel is approximately 4.5km east of the village of Meriden which lies on the other side of the A45.

Land Parcel Ref: AL4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

**Notes:**

Land within the parcel has the characteristics of countryside, comprised entirely of open farmland and contains no urbanising development.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

**Notes:**

Although there is a significant boundary (A45 dual carriageway) to the south of the parcel between Allesley and Meriden, this is perpendicular to the urban edge and would not, therefore, prevent encroachment of Allesley into the countryside to the west.

Land Parcel Ref: AL4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: AL4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: AL4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

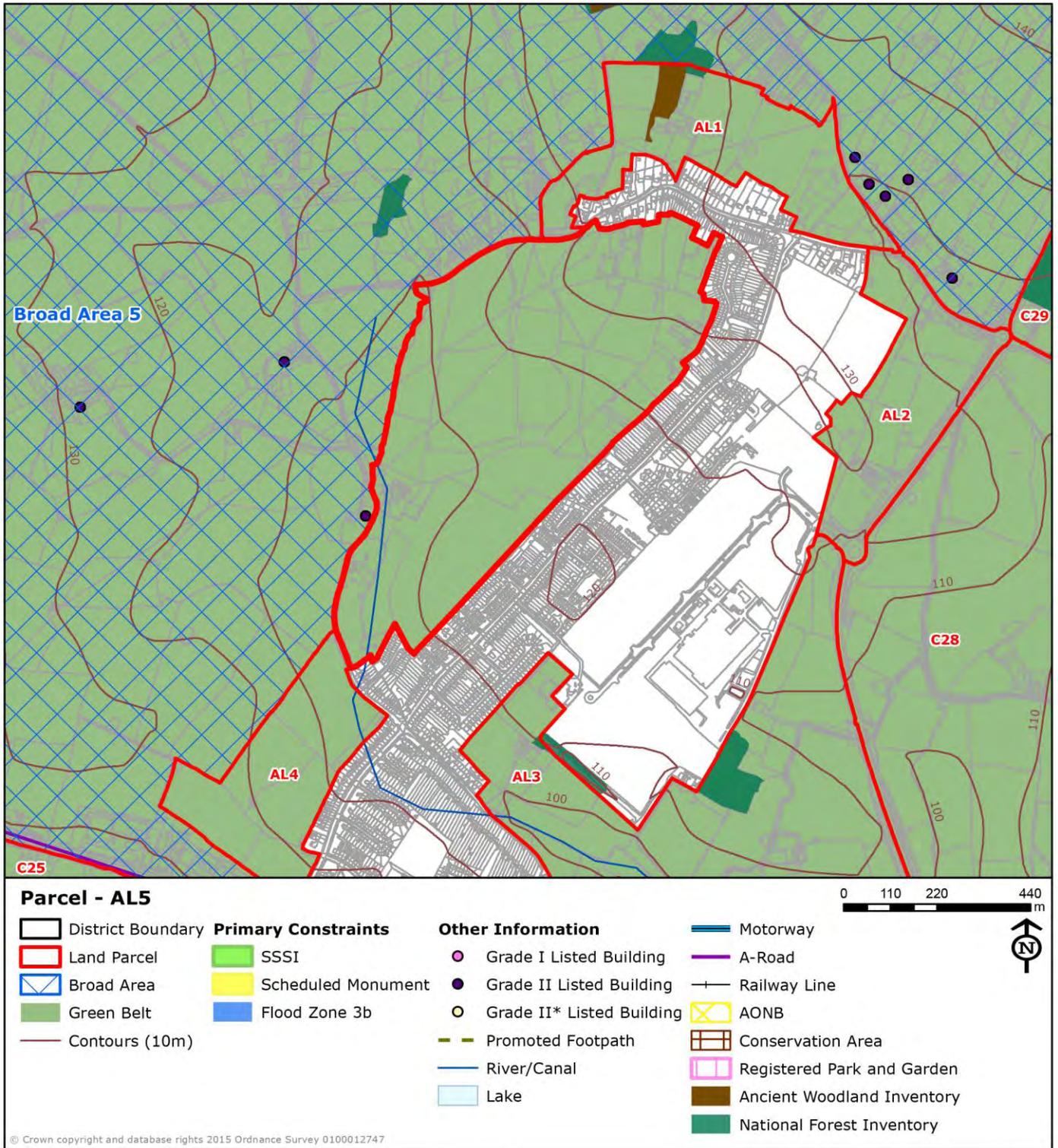
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: AL5

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: AL5

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

This parcel has a strong role in preventing further ribbon development since although it does not lie either side of a road corridor, it is preventing further ribbon development along two separate roads; Hawkes Mill Lane (where ribbon development is already starting to occur) and Washbrook Lane.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

This parcel primarily consists of open farmland, although there is some limited development including a timber yard along Hawkes Mill Lane. There is a plant nursery with numerous greenhouses and polytunnels located in the north east of the parcel. These developments compromise the openness of the Green belt within their immediate vicinity; however, the rest of the Green Belt in the parcel is open.

Land Parcel Ref: AL5

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

Measured through the centre of the parcel, the parcel is roughly 4.5km away from the village of Fillongley, which is located to the north west on the other side of the M6.

Land Parcel Ref: AL5

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

**Notes:**

Land within the parcel has the characteristics of countryside. This parcel primarily consists of open farmland, although there is some limited development including a timber yard along Hawkes Mill Lane which introduces some urbanising features including an area of hardstanding.

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#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

**Notes:**

Although the M6 and A45 would prevent the merging of Allesley with other settlements, they will have a lesser role in preventing encroachment into the countryside, as a large area of countryside would already have been developed before these barriers would act to contain encroachment of the settlements.

Land Parcel Ref: AL5

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: AL5

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

**All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: AL5

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

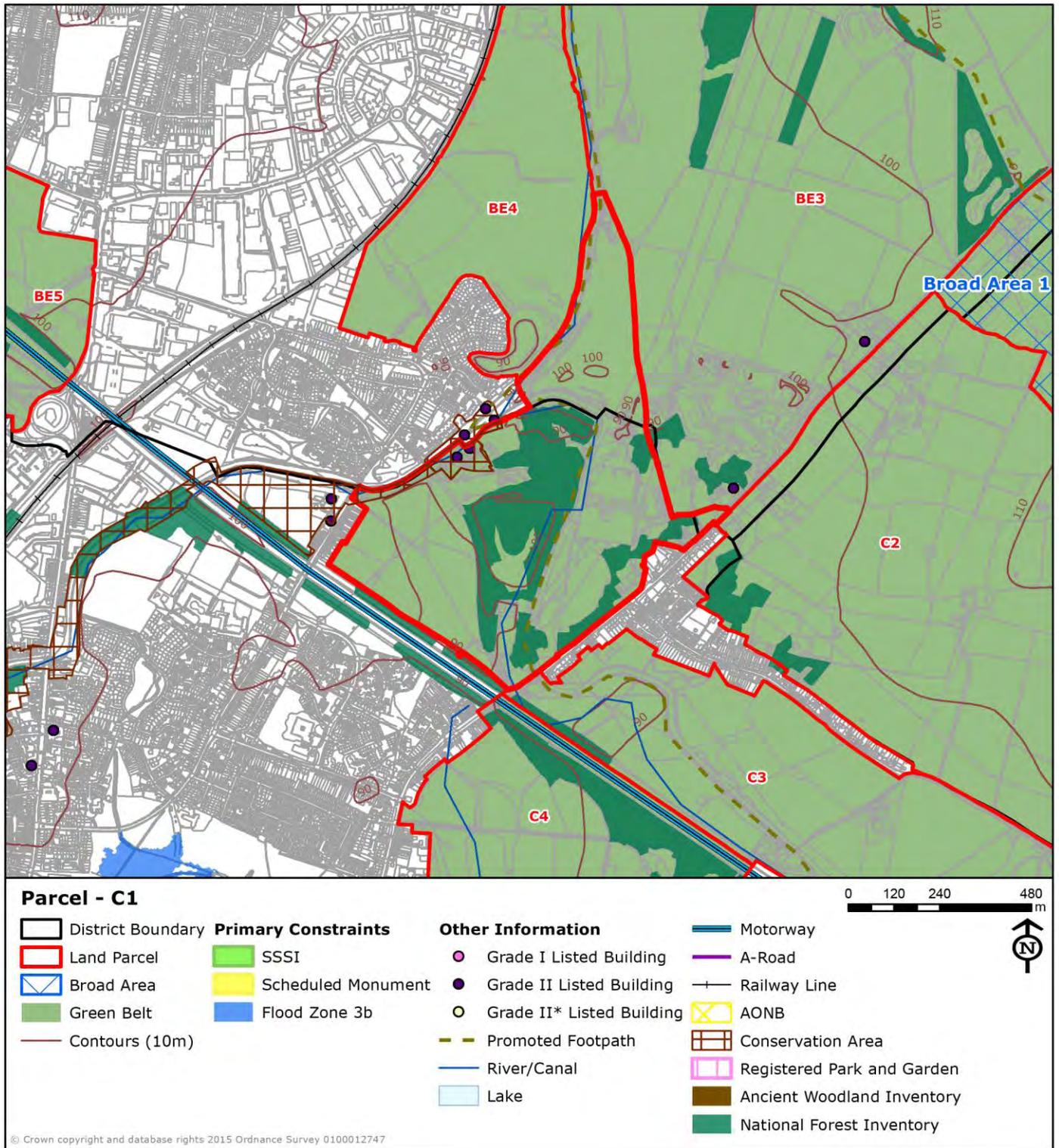
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C1

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Main Authority: Coventry City Council

Other Authorities: Nuneaton and Bedworth Borough Council

Land Parcel Ref: C1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

Preventing ribbon development along Aldermans Green Road towards Coventry.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The eastern half of the parcel contains an electronic sub-station which compromises the openness of this portion of the parcel. The western half of the parcel is relatively open and free from development.

Land Parcel Ref: C1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel sits between Coventry in the south and Bedworth to the north; however, this parcel of Green Belt does not play a separating role between the two settlements as the two have already been merged by the development directly to the west. The parcel also sits between Coventry to the west and the village of Hawkesbury to the east; however the two settlements are effectively merged along Grange Road at the western border of the parcel.

Land Parcel Ref: C1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

**Notes:**

The eastern half of the parcel contains an electronic sub-station which has an urbanising influence upon this portion of the parcel, compromising its openness. The western half of the parcel is relatively open, has the characteristics of countryside and is free from development.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

**Notes:**

A canal runs through the parcel; however, it divides the developed part of the parcel (containing the sub-station) from the open part, limiting its role in preventing encroachment of the countryside.

Land Parcel Ref: C1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel overlaps with the Hawkesbury Junction Conservation Area and the Coventry Canal Conservation Area which sits within the urban area of the historic town of Coventry. However, it is not possible to see the historic core of the town from the parcel.

Land Parcel Ref: C1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

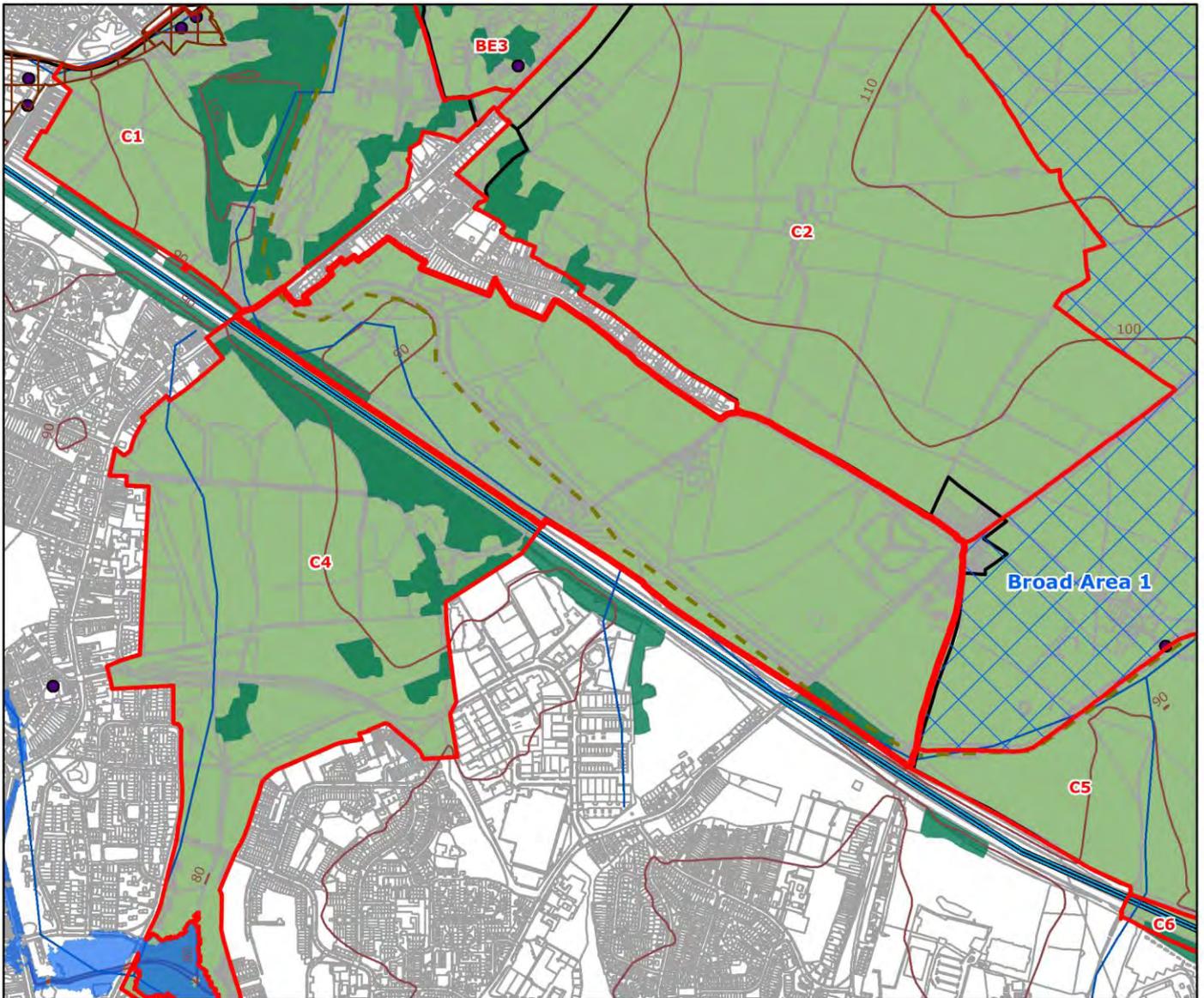
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C3

Main Authority: Coventry City Council

Parcel Type: Land Parcel



**Parcel - C3**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel helps to prevent ribbon development northwards along Shilton Lane and eastwards along Lentons Lane.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The centre of the parcel contains a cluster of farm buildings; a graveyard lies in the north eastern corner of the site. Such development is common in the surrounding countryside; however, the buildings associated with these land uses compromise the openness of the Green Belt within their immediate vicinity. The rest of the parcel is free from development and relatively open.

Land Parcel Ref: C3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The distance between the two settlements is narrowest along Aldermans Green Road at the western border of the parcel measuring roughly 150m wide.

Land Parcel Ref: C3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. The centre of the parcel contains a cluster of farm buildings; a graveyard lies in the north eastern corner of the site. Such development is common in the surrounding countryside and is not considered to have an urbanising affect on the Green Belt.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The southern border of the parcel is the M6 motorway and a canal runs through the parcel. The motorway represents a permanent defensible boundary inhibiting the encroachment of the countryside within the parcel and to the north. Development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the corridor of countryside within the parcel. The parcel has a canal running through it. The canal helps to prevent encroachment of the countryside southwards into the parcel from Hawkesbury in the western third of the parcel; however the countryside within the other two thirds of the parcel are not protected by the canal which runs closer to the M6 motorway. Therefore, the canal is considered a less significant boundary within this parcel.

Land Parcel Ref: C3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: C3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

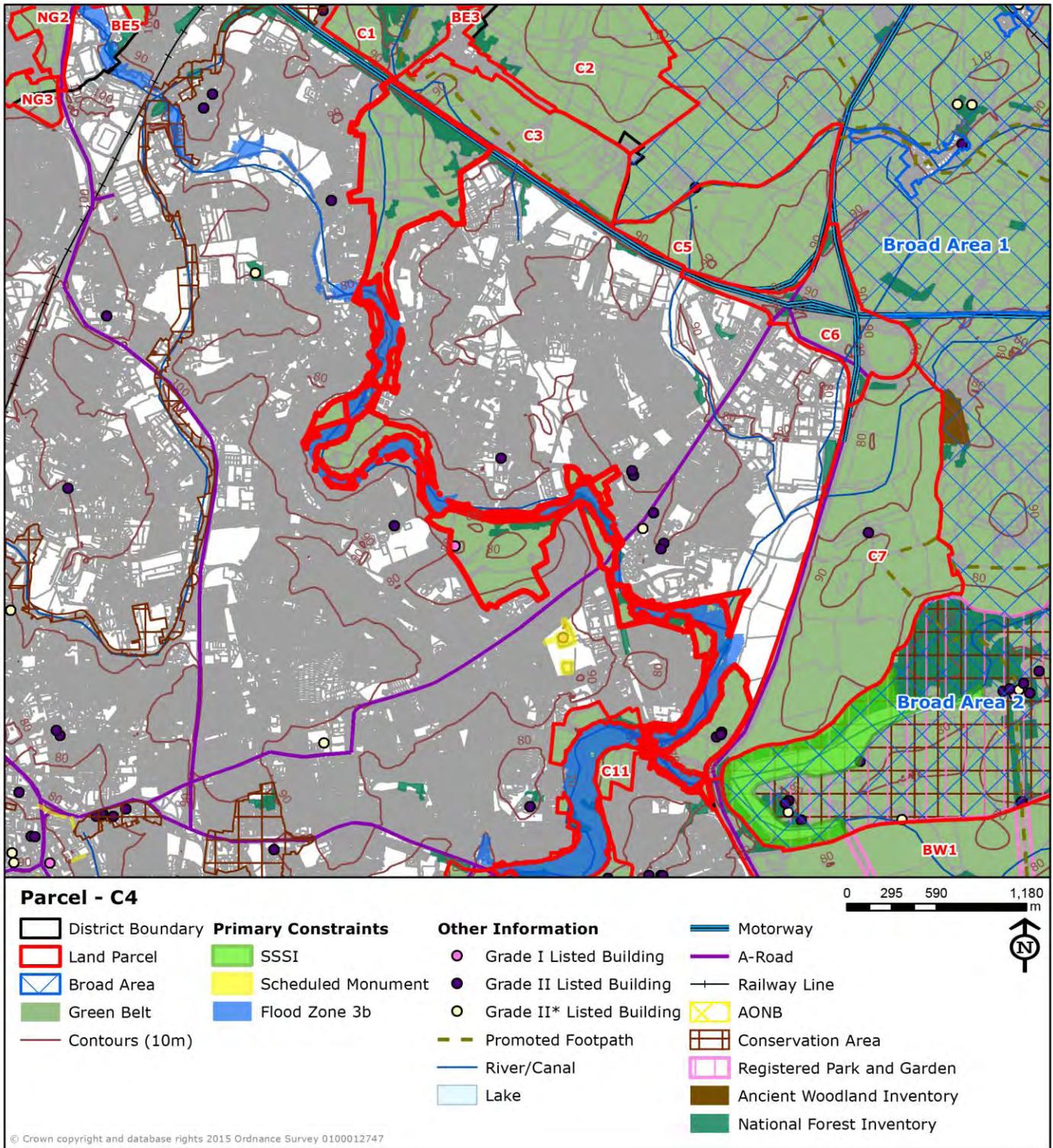
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C4

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

This green corridor follows the River Sowe through Coventry. While it helps to prevent ribbon development along the roads that cross it, such as Eburne Road and Wyken Croft, such ribbon development does not constitute outward sprawl.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

Portions of the narrow gap north of Bell Green between Wood End and Henley Green to the east and Foleshill to the west have been developed with residential buildings/streets. Similarly, to the north of Wyken Croft Nature Park the development of flats to the south of Hermes Crescent has encroached upon the Green Belt. These developments have diminished the openness of the Green Belt; however what remains is relatively open and plays an important role in inhibiting the continued erosion of this narrow strategic green gap along the River Sowe.

Land Parcel Ref: C4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel sits entirely within the city of Coventry. Therefore, the parcel plays no role in preventing neighbouring towns from merging.

Land Parcel Ref: C4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Much of the land within the parcel has the characteristics of countryside. Portions of the narrow gap north of Bell Green between Wood End and Henley Green to the east and Foleshill to the west have been developed with residential buildings/streets. Similarly, to the north of Wyken Croft Nature Park the development of flats to the south of Hermes Crescent has encroached upon the Green Belt. These developments have diminished the openness of the Green Belt within their immediate vicinity; however what remains is relatively open and plays an important role in preventing any further encroachment of this green corridor along the River Sowe.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The River Sowe runs through the centre of this corridor of countryside. This natural feature contains a largely uninterrupted line of Flood Zone 3b which is unlikely to be developed, thus acting as a barrier to the encroachment of the entire Green Belt corridor. However, development of the Green Belt that does not fall within the functional flood plain would have a significant effect on the visual appearance of this strategic gap. Therefore, the River Stowe is considered to be a less significant boundary in preventing encroachment.

Land Parcel Ref: C4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: C4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

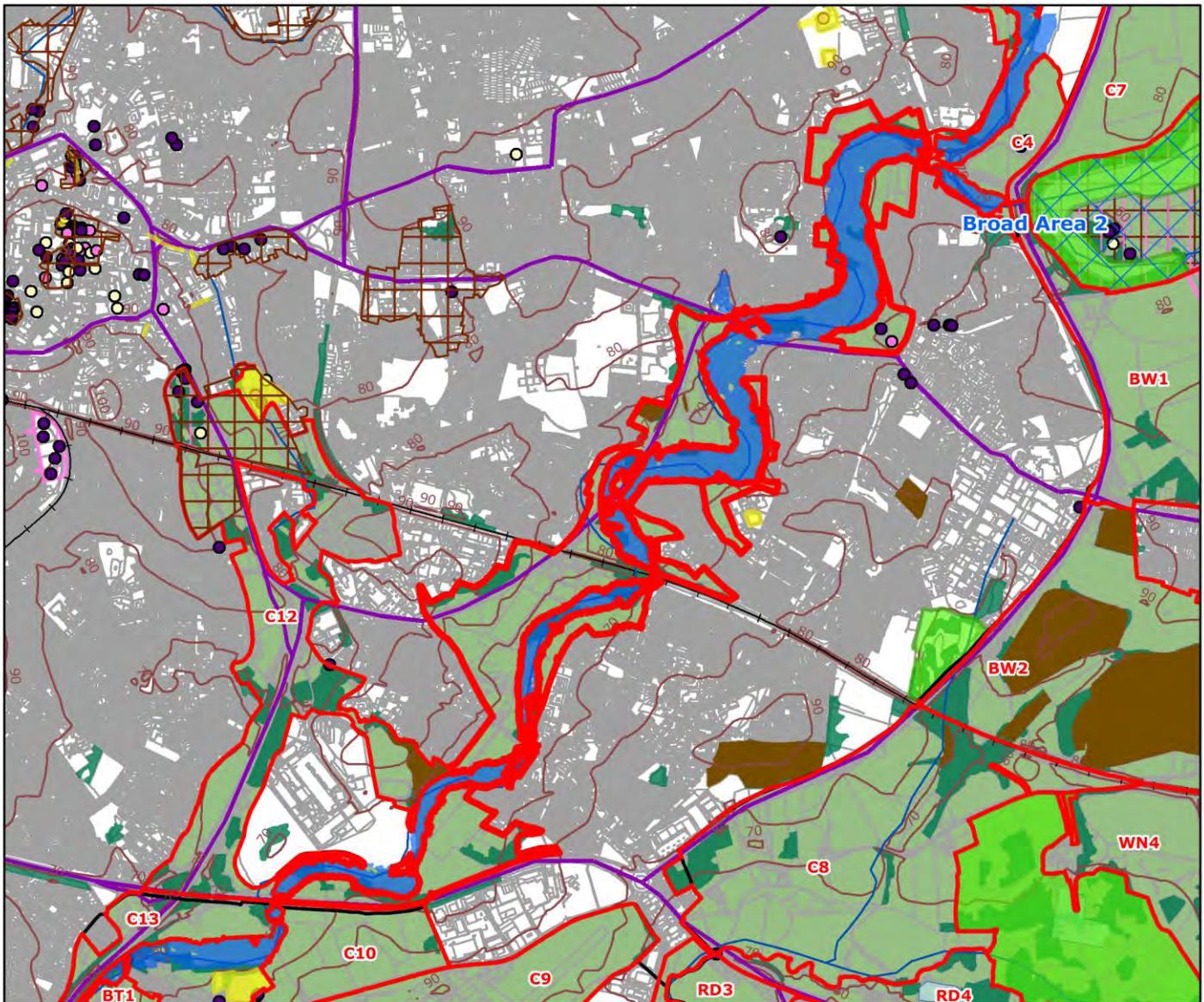
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C11

Main Authority: Coventry City Council

Parcel Type: Land Parcel



**Parcel - C11**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C11

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

This green corridor follows the River Sowe through Coventry. While it helps to prevent ribbon development along the roads that cross it, such as Allard Way, Binley Road and London Road, such ribbon development does not constitute outward sprawl.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The northern tip of the parcel contains some of the grounds and buildings of a large secondary school. Further south, in between the communities of Binley to the east and Stoke to the west is Marconi Sports and Social Club and another large school, both of which have associated sports pitches some of which are hardstanding and floodlit. Further south again (south of the railway line running into the centre of Coventry) another sports club which has associated sports pitches some of which are hardstanding and floodlit. In the narrow green gap between the communities of Willenhall to the east and Whitley to the west is a derelict manor house surrounded by hardstanding. The floodlit areas and areas of hardstanding associated with these developments have diminished the openness of the Green Belt; however as the majority of the development in the Green Belt is playing fields, what remains is relatively open and plays an important role in inhibiting the continued erosion of this narrow strategic green gap along the River Sowe.

Land Parcel Ref: C11

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel sits entirely within the city of Coventry. Therefore, the parcel plays no role in preventing neighbouring towns from merging.

Land Parcel Ref: C11

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Much of the land within the parcel has the characteristics of countryside. The northern tip of the parcel contains some of the grounds and buildings of a large secondary school. Further south, in between the communities of Binley to the east and Stoke to the west is Marconi Sports and Social Club and another large school, both of which have associated sports pitches some of which are hardstanding and floodlit. Further south again (south of the railway line running into the centre of Coventry) another sports club which has associated sports pitches some of which are hardstanding and floodlit. In the narrow green gap between the communities of Willenhall to the east and Whitley to the west is a derelict manor house surrounded by hardstanding. The floodlit areas and areas of hardstanding associated with these developments have diminished the openness of the Green Belt; however what remains is relatively open and plays an important role in preventing any further encroachment of this green corridor along the River Sowe.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The River Sowe runs through the centre of the green corridor. This natural feature contains a largely uninterrupted area of Flood Zone 3b which is unlikely to be developed. However, development of the Green Belt that does not fall within the functional flood plain would have a significant effect on the visual appearance of this strategic gap. Therefore, the River Stowe is considered to be a less significant boundary. A railway line runs through the centre of the parcel; however, its orientation does not help to prevent merging and its contribution to Purpose 3 is negligible.

Land Parcel Ref: C11

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: C11

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C11

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

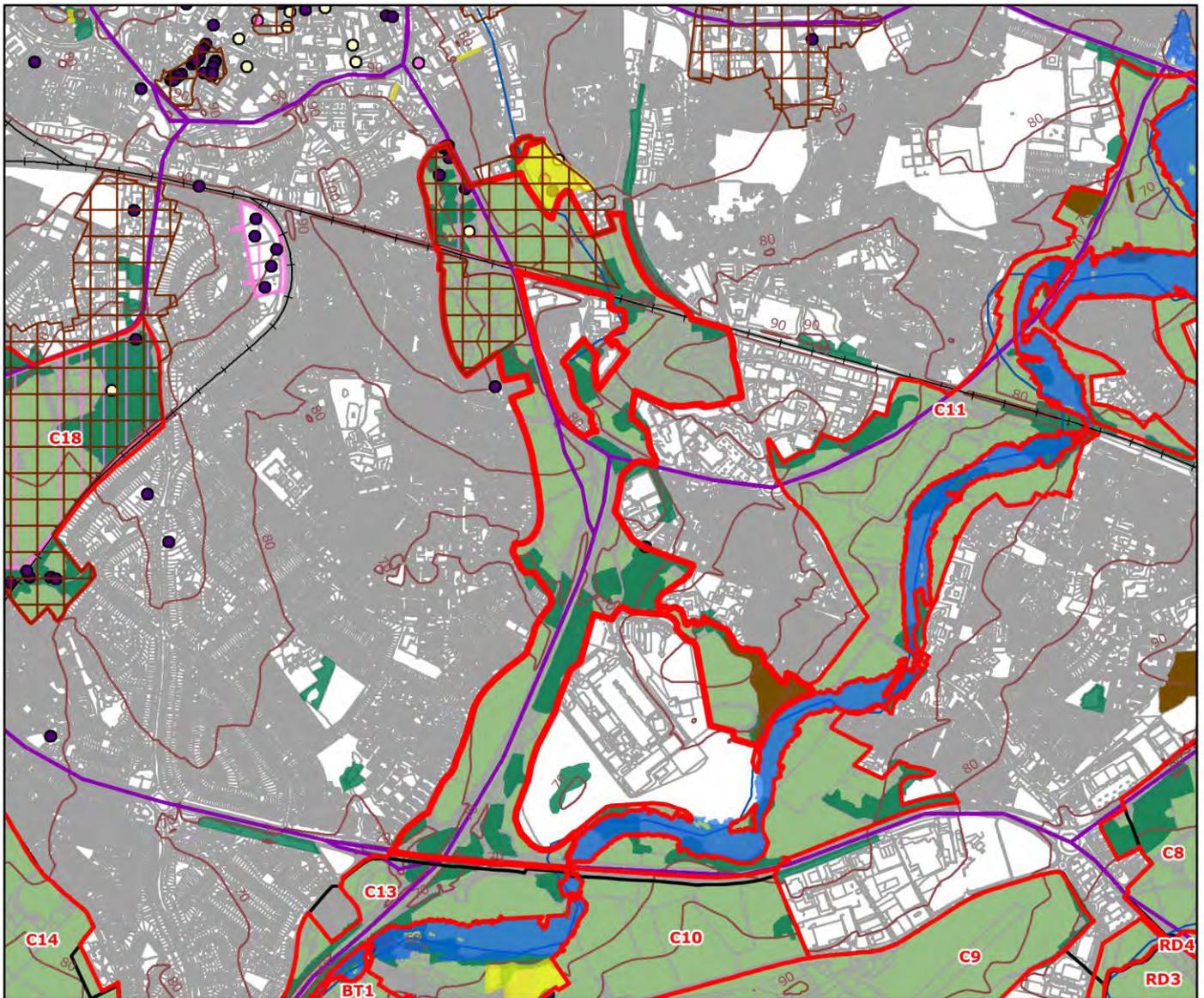
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C12

Main Authority: Coventry City Council

Parcel Type: Land Parcel



**Parcel - C12**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C12

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

This green corridor follows the River Sherbourne and two dual carriageways (the A444 and A4114) through Coventry. It helps to prevent ribbon development along the roads that join the dual carriageway, such as the Daventry Road, Leaf Lane and Bar Road. However, such ribbon development does not constitute outward sprawl.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The northern portion of the green corridor contains the London Road Cemetery and grounds and the sports pitches of a secondary school, some of which are hardstanding and floodlit. Further south, in between the communities of Pinley to the east and Cheylesmore to the west is a large number of allotments and gardens many of which have been abandoned, creating a thick band of vegetation. Further south again to the south west of London Road is Whitley Common which contains a number of green sports pitches, small playground and carpark. To the south of Whitley is another school with sports fields (some of which contain hardstanding) located within the Green Belt. The floodlit areas and areas of hardstanding associated with these developments have diminished the openness of the Green Belt; however as the majority of the development in the Green Belt is relatively green - playing fields, allotments and gardens and a cemetery - what remains is relatively open and plays an important role in inhibiting the continued erosion of this narrow strategic green gap.

Land Parcel Ref: C12

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel sits entirely within the city of Coventry. Therefore, the parcel plays no role in preventing neighbouring towns from merging.

Land Parcel Ref: C12

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. The northern portion of the green corridor contains the London Road Cemetery and grounds and the sports pitches of a secondary school, some of which are hardstanding and floodlit. Further south, in between the communities of Pinley to the east and Cheylesmore to the west is a large number of allotments and gardens many of which have been abandoned, creating a thick band of vegetation. Further south again to the south west of London Road is Whitley Common which contains a number of green sports pitches, small playground and carpark. To the south of Whitley is another school with sports fields (some of which contain hardstanding) located within the Green Belt. The floodlit areas and areas of hardstanding associated with these developments have diminished the openness of the Green Belt; however what remains is relatively open and plays an important role in preventing any further encroachment of this green corridor along the River Sherbourne.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The River Sherbourne runs through the centre of the green corridor; however none of this waterway is designated as Flood Zone 3b. The two dual carriageways (the A444 and A4114) running through the centre of the parcel represent a more significant boundary than the river contributing more to preventing encroachment. While together these two features provide some separation, development of the Green Belt either side of them would have a significant effect on the visual appearance of this strategic gap. Therefore, the river and the dual carriageway are considered to be less significant boundaries. A railway line runs through the northern portion of the parcel; however, its orientation does not help to prevent merging and its contribution to Purpose 3 is negligible.

Land Parcel Ref: C12

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel overlaps with the London Road Conservation Area which sits within the urban area of the historic town of Coventry. In addition, the parcel is not far from the historic core of the city which lies roughly 500m to the north and, in parts e.g. the northern tip of the parcel, has good intervisibility with the historic core of the city.

Land Parcel Ref: C12

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C12

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

Purpose 5 Score:  /4

Total Score:  /20



Land Parcel Ref: C15

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel is retained against the edge of Coventry by a railway line. No roads within the parcel cross the railway line.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The northern half of the parcel is a school playing field; the southern half of the parcel is woodland, some of which is ancient woodland.

Land Parcel Ref: C15

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

Measured from the southern point of the parcel, the distance between the city of Coventry and the village of Stoneleigh to the south east is roughly 2.5km. Development has already occurred along south western edge of the parcel up to the railway line which forms the south eastern edge of the parcel. Furthermore, with development, directly to the south, any development within the parcel would not contribute to narrowing the gap between the city of Coventry and the village of Stoneleigh. Therefore, it is considered that the parcel plays a limited role in maintaining separation between these two settlements.

Land Parcel Ref: C15

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. The northern half of the parcel is a school playing field; the southern half of the parcel is woodland, some of which is ancient woodland.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The parcel is retained against the edge of Coventry by a railway line.

Land Parcel Ref: C15

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The woodland within the parcel falls within the Kenilworth Road Conservation Area which sits within the historic city of Coventry. Therefore, the parcel is considered to contribute to the setting of the historic town of Coventry.

Land Parcel Ref: C15

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C15

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

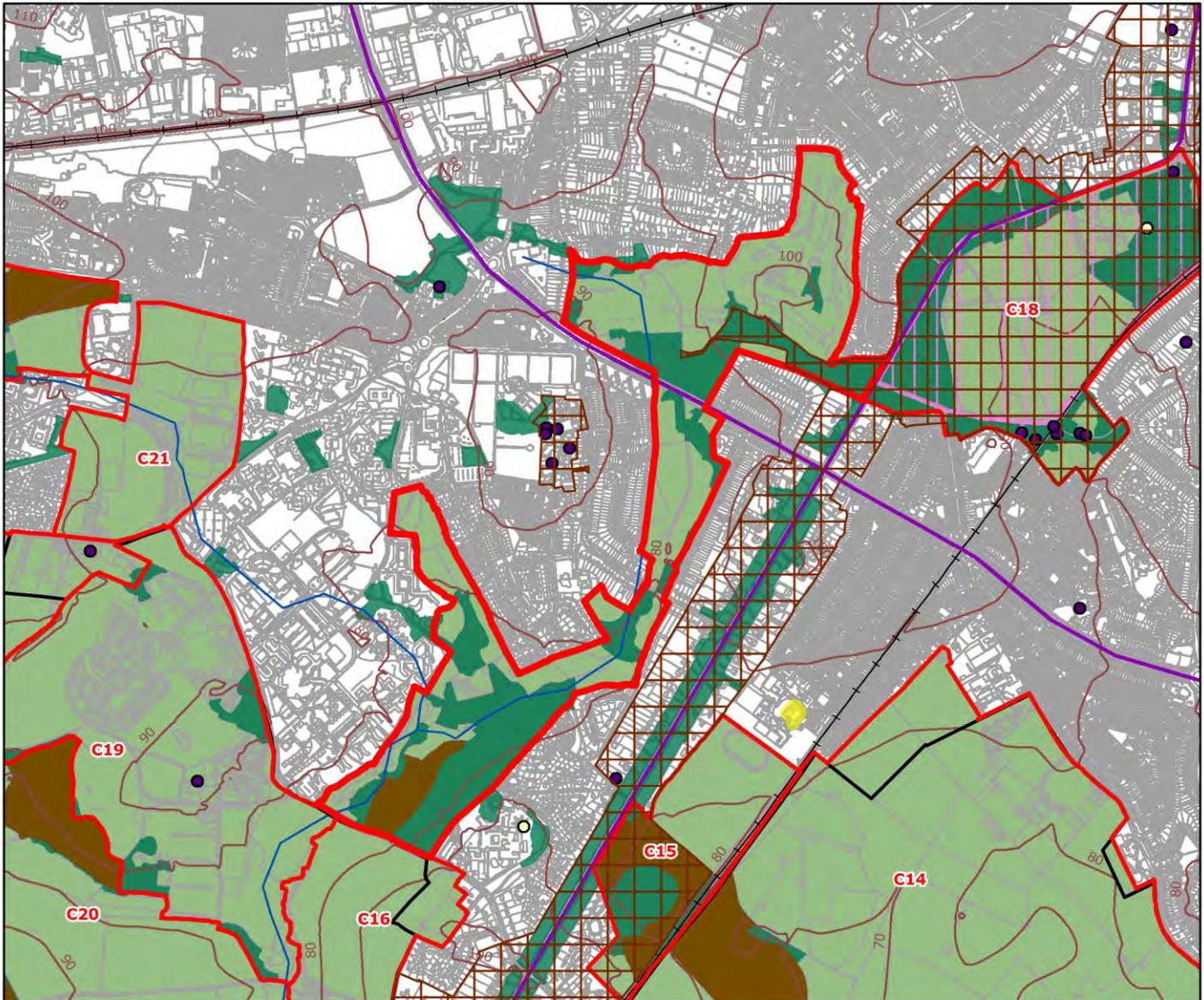
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C17

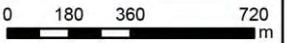
Main Authority: Coventry City Council

Parcel Type: Land Parcel



**Parcel - C17**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory



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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C17

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

This green corridor follows a small stream that flows south joining Finham Brook, a tributary of the River Sowe. A dual carriageway (Fletchamstead Highway) cuts across the northern half of the parcel. The parcel helps to prevent ribbon development along the roads that join this dual carriageway, such as Canley Ford, and further south Cannon Hill Road. However, such ribbon development does not constitute outward sprawl.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The northern portion of the green corridor is separated from the rest by Fletchamstead Highway. The area contains two golf courses and an allotment. The only significant development within this portion of the Green Belt is a petrol station off Fletchamstead Highway on Canley Ford. In the southern half of the parcel is a waste water treatment works. These two major developments have diminished the openness of the Green Belt; however as the majority of the development in the Green Belt is relatively green - golf courses, woodland and an allotment - what remains is relatively open and plays an important role in inhibiting the continued erosion of this narrow strategic green gap.

Land Parcel Ref: C17

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel sits entirely within the city of Coventry. Therefore, the parcel plays no role in preventing neighbouring towns from merging.

Land Parcel Ref: C17

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Much of the land within the parcel has the characteristics of countryside. The northern portion of the green corridor is separated from the rest by Fletchamstead Highway. The area contains two golf courses and an allotment. The only significant development within this portion of the Green Belt is a petrol station off Fletchamstead Highway on Canley Ford. In the southern half of the parcel is a waste water treatment works. These two major developments have urbanising influences diminished the openness of the Green Belt; however as the majority of the development in the Green Belt is relatively green - golf courses, woodland and an allotment - and what remains is relatively open and plays an important role in preventing any further encroachment of this green corridor.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The stream that runs down the middle of this green corridor represents the only boundary within the Green Belt parcel. None of this waterway is designated as Flood Zone 3b. While the stream performs a marginal separating role, development of the Green Belt either side would have a significant effect on the visual appearance of this strategic gap. Therefore, the waterway is not considered to protect the Green Belt from encroachment. A dual carriageway (Fletchamstead Highway) runs through the northern portion of the parcel; however, its orientation does not help to prevent encroachment and its contribution to Purpose 3 is negligible.

Land Parcel Ref: C17

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel runs parallel to and contains part of the Kenilworth Road Conservation Area which sits within the urban area of the historic town of Coventry. However, the area is heavily wooded and it is not possible to see the historic core of the town from the parcel, despite the historic core of Coventry only being roughly 750m to the north.

Land Parcel Ref: C17

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C17

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

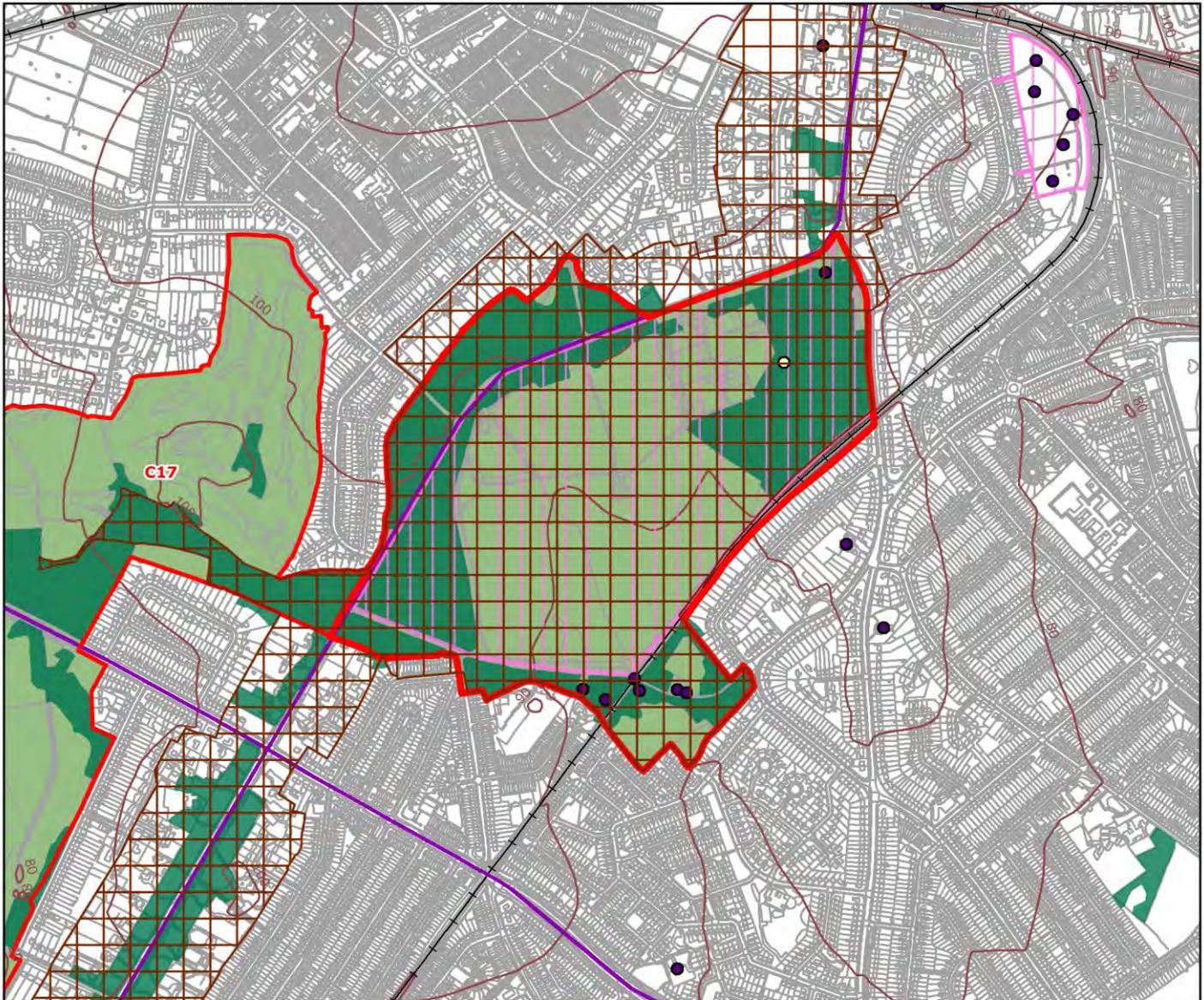
Purpose 5 Score:  /4

Total Score:  /20

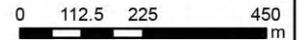
Land Parcel Ref: C18

Main Authority: Coventry City Council

Parcel Type: Land Parcel



**Parcel - C18**



District Boundary		Primary Constraints		Other Information		Motorway	
	District Boundary		SSSI		Grade I Listed Building		Motorway
	Land Parcel		Scheduled Monument		Grade II Listed Building		A-Road
	Broad Area		Flood Zone 3b		Grade II* Listed Building		Railway Line
	Green Belt				Promoted Footpath		AONB
	Contours (10m)				River/Canal		Conservation Area
					Lake		Registered Park and Garden
							Ancient Woodland Inventory
							National Forest Inventory

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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C18

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel is nearly entirely made up of formal opens spaces, including the War Memorial Park and Stivichall Common, limiting the potential for ribbon development within the parcel.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The parcel is nearly entirely made up of formal opens spaces, including the War Memorial Park and Stivichall Common. The south eastern portion of the parcel is not within a park and contains a few residential properties. The War Memorial Park contains a large carpark and a cluster of sports pitches/play spaces containing hardstanding. The carpark is floodlit. The floodlit areas and areas of hardstanding associated War Memorial Park have diminished the openness of the Green Belt; however as these areas are surrounded by parkland what remains is relatively open and plays an important role in inhibiting the continued erosion of this pocket of green infrastructure in Coventry.

Land Parcel Ref: C18

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel sits entirely within the city of Coventry. Therefore, the parcel plays no role in preventing neighbouring towns from merging.

Land Parcel Ref: C18

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

The parcel is nearly entirely made up of formal opens spaces, including the War Memorial Park and Stivichall Common. While these formal open spaces are not countryside, they do have the characteristics of countryside. The south eastern portion of the parcel not within a park contains a few residential properties. The War Memorial Park contains a large carpark and a cluster of sports pitches/play spaces containing hardstanding. The carpark is floodlit. The floodlit areas and areas of hardstanding associated War Memorial Park represent urbanising influences and have diminished the openness of the Green Belt; however as these areas are surrounded by parkland what remains is relatively open and plays an important role in inhibiting the continued erosion of this pocket of green infrastructure in Coventry.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

Other than the parks themselves, the parcel contains no significant boundaries that would inhibit further encroachment of this pocket of Green Belt in Coventry.

Land Parcel Ref: C18

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The entire parcel sits within the Kenilworth Road Conservation Area which sits within the urban area of the historic town of Coventry. Furthermore, the parcel contains the Grade II War Memorial Park Registered Park and Garden, several listed buildings and is within 2km of over 10 other Conservation Areas scattered throughout Coventry. However, the area is heavily wooded and it is not possible to see the historic core of the town from the parcel, despite the historic core of Coventry only being roughly 750m to the north.

Land Parcel Ref: C18

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C18

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

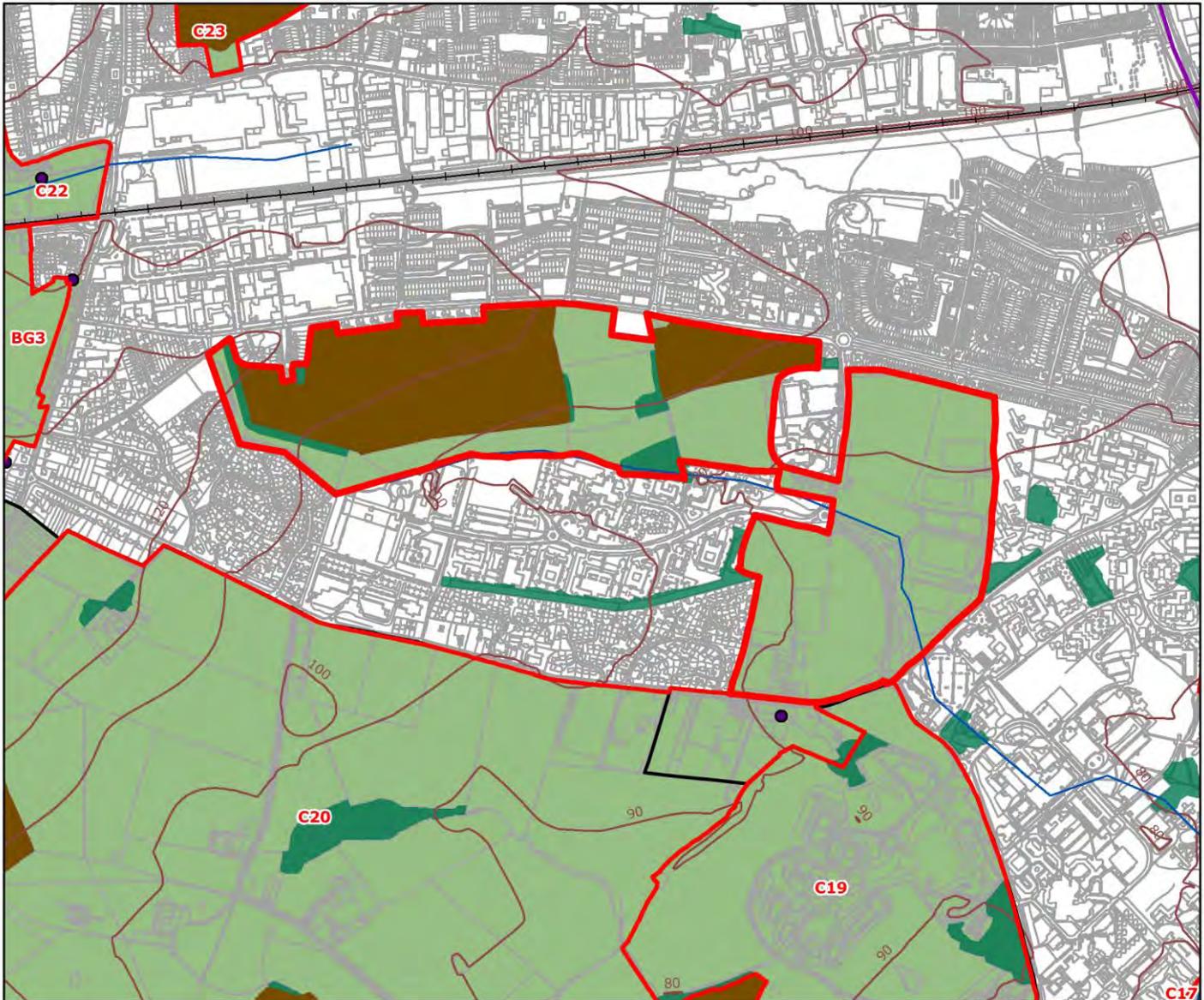
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C21

Main Authority: Coventry City Council

Parcel Type: Land Parcel



**Parcel - C21**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C21

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel helps to prevent ribbon development along Westwood Way and Guinea Crescent. However, such ribbon development does not constitute outward sprawl.

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The western part of the parcel contains Park Wood and Ten Shilling Wood and is largely free from development. South of Ten Shilling Wood is a large school. While the school buildings are not located within the Green Belt, one of the school's car parks and its sports fields (some of which are hardstanding and floodlit) are. The rest of the parcel to the north and south of Westwood Way is made up of sports pitches, many of which are floodlit. Furthermore, the buildings and carparks associated with these sports pitches fall within the Green Belt. The floodlit areas, areas of hardstanding and buildings associated with the outdoor sports facilities have diminished the openness of the Green Belt; however as the majority of the development in the Green Belt is made up of playing fields, what remains is relatively open and plays an important role in inhibiting the continued erosion of this pocket of Green Belt in Coventry.

Land Parcel Ref: C21

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel sits entirely within the city of Coventry. Therefore, the parcel plays no role in preventing neighbouring towns from merging.

Land Parcel Ref: C21

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. The western part of the parcel contains Park Wood and Ten Shilling Wood and is largely free from development. South of Ten Shilling Wood is a large school. While the school buildings are not located within the Green Belt, one of the school's car parks and its sports fields (some of which are hardstanding and floodlit) are. The rest of the parcel to the north and south of Westwood Way is made up of sports pitches, many of which are floodlit. Furthermore, the buildings and carparks associated with these sports pitches fall within the Green Belt. The floodlit areas, areas of hardstanding and buildings associated with the outdoor sports facilities represent urbanising influences which have diminished the openness of the Green Belt; however as the majority of the development in the Green Belt is made up of playing fields, what remains is relatively open and plays an important role in inhibiting the continued erosion of this pocket of Green Belt in Coventry.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The site contains no permanent recognisable boundaries that contribute to the protection of this pocket of Green Belt from development.

Land Parcel Ref: C21

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: C21

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C21

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

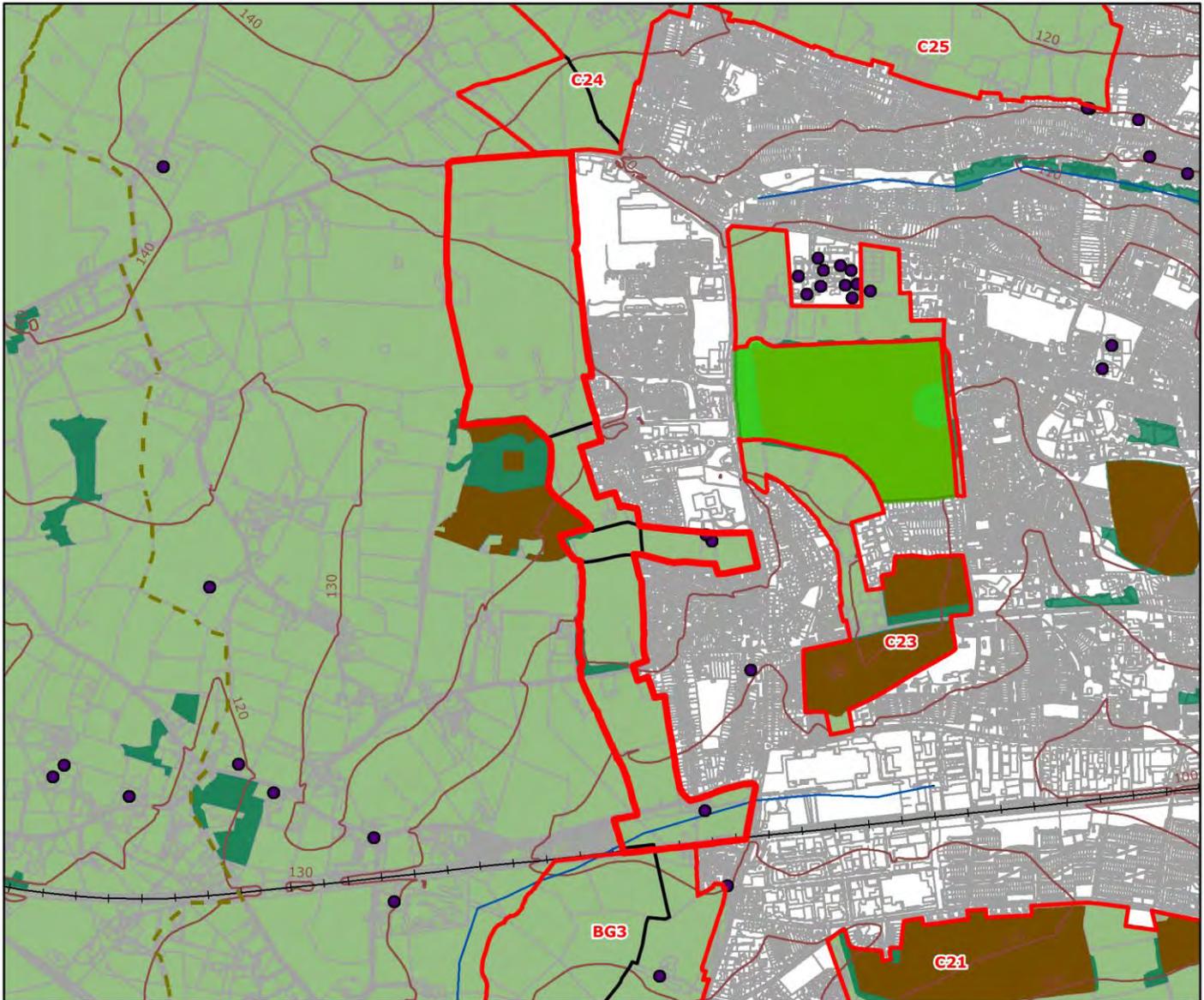
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C22

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel



**Parcel - C22**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Solihull Borough Council

Other Authorities: Coventry City Council

Land Parcel Ref: C22

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel is preventing ribbon development along the south side of Broad Lane/Coventry Road, and preventing further ribbon development along Tanners Lane and Duggins Lane.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

This parcel is comprised entirely of open farmland, sports fields and small copses.

Land Parcel Ref: C22

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The width of the gap through the centre of the parcel is roughly 2.2km to Berkswell.

Land Parcel Ref: C22

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. This parcel contains agricultural and sports fields, and has no associated urbanising development.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

Although there is a significant boundary between the parcel and the neighbouring settlement (railway line near Balsall Common), a large area of countryside could be encroached upon before this boundary would act as a barrier to development.

Land Parcel Ref: C22

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: C22

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C22

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

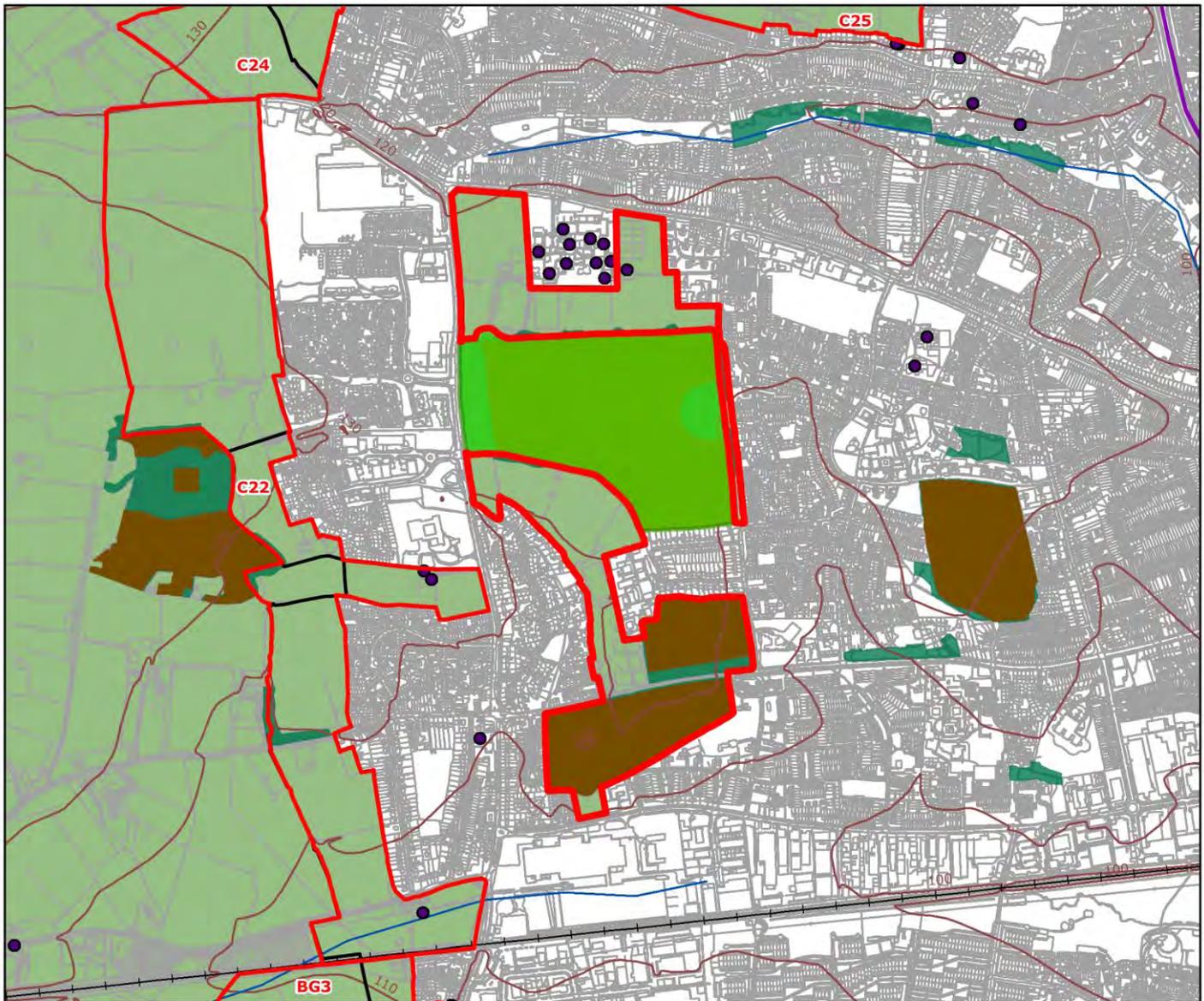
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C23

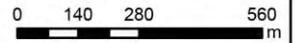
Main Authority: Coventry City Council

Parcel Type: Land Parcel



**Parcel - C23**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory



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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C23

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel helps to prevent ribbon development along Tile Hill Lane and Treedale Close in the south of the parcel. However, such ribbon development does not constitute outward sprawl.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The centre of the parcel is wooded and designated as a SSSI. This area is free from development. To the north of the SSSI is a school. The school buildings do not fall within the Green Belt; however the sports pitches (some of which are hardstanding and floodlit) are. Similarly, to the south of the SSSI, the pockets of ancient woodland (Plants Hill Wood and Pig Wood) to the north and south of Tile Hill Lane are free from development; however another school is located in the southern portion of the parcel. Again, the school buildings do not fall within the Green Belt; however the sports pitches (some of which are hardstanding) are. The floodlit areas and areas of hardstanding associated with the outdoor sports facilities have diminished the openness of the Green Belt; however the pocket of Green Belt is still relatively open and plays an important role in inhibiting the continued erosion of this large green space in Coventry.

Land Parcel Ref: C23

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel sits entirely within the city of Coventry. Therefore, the parcel plays no role in preventing neighbouring towns from merging.

Land Parcel Ref: C23

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. The centre of the parcel is wooded and designated as a SSSI. This area is free from development. To the north of the SSSI is a school. The school buildings do not fall within the Green Belt; however the sports pitches (some of which are hardstanding and floodlit) are. Similarly, to the south of the SSSI, the pockets of ancient woodland (Plants Hill Wood and Pig Wood) to the north and south of Tile Hill Lane are free from development; however another school is located in the southern portion of the parcel. Again, the school buildings do not fall within the Green Belt; however the sports pitches (some of which are hardstanding) are. The floodlit areas and areas of hardstanding associated with the outdoor sports facilities represent urbanising influences in the Green Belt and have diminished the openness of the Green Belt; however the pocket of Green Belt retains some of the characteristics of countryside and is still relatively open and plays an important role in inhibiting the continued erosion of this largely green space in Coventry.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

Tilehill Wood is designated as a SSSI and thus prevents encroachment of this portion of the parcel between the community of Upper Eastern Green to the north and Tile Hill in the south; however, Tilehill Wood does not extend the full length of the parcel and therefore does not protect the entire pocket of Green Belt from encroachment along Banner Lane to the west and development west of Limbrick Wood. Therefore, the significance of this feature is diminished.

Land Parcel Ref: C23

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: C23

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C23

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

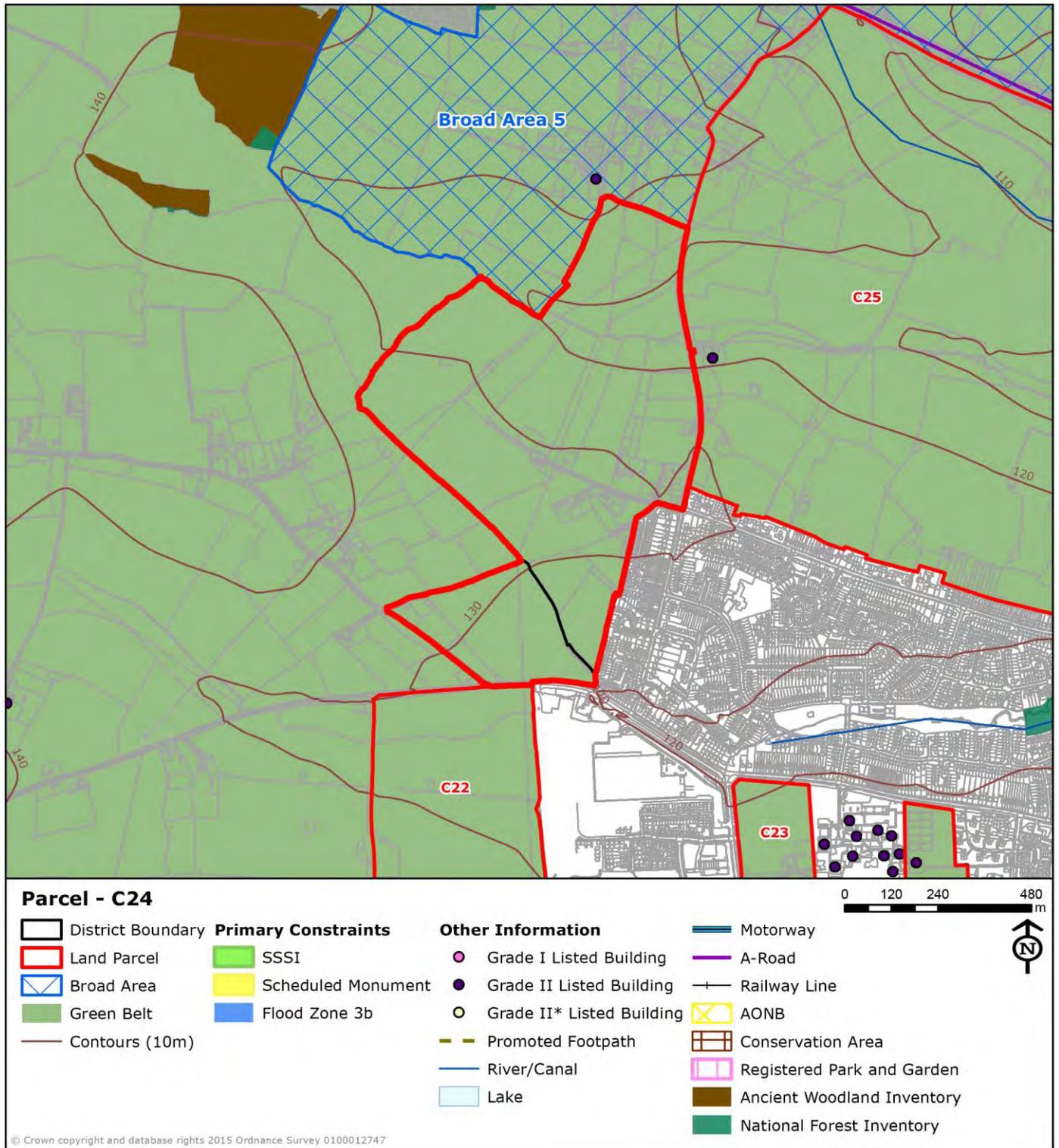
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C24

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Main Authority: Coventry City Council

Other Authorities: Solihull Borough Council

Land Parcel Ref: C24

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

Although this parcel does not lie on both sides of any single road corridor, it helps prevent ribbon development along Broad Lane, Church Lane and Pickford Green Lane.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

Most of the parcel is open and under agricultural use, although there is some development in the form of several dwellings along Church Lane and a caravan storage area which compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: C24

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel is located within a gap of approximately 3.2 km between the village of Meriden and the edge of Coventry.

Land Parcel Ref: C24

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. Most of the parcel is open and under agricultural use, although there is some development in the form of a school, a church and several dwellings along Church Lane; it is also crossed by pylons. The church does not represent an urbanising influence; however the school is relatively modern and there are pavements and associated street lighting along Church Lane, as well as pylons, which do represent urbanising influences.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

There are no significant boundaries present that would prevent encroachment of development into the countryside.

Land Parcel Ref: C24

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: C24

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C24

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

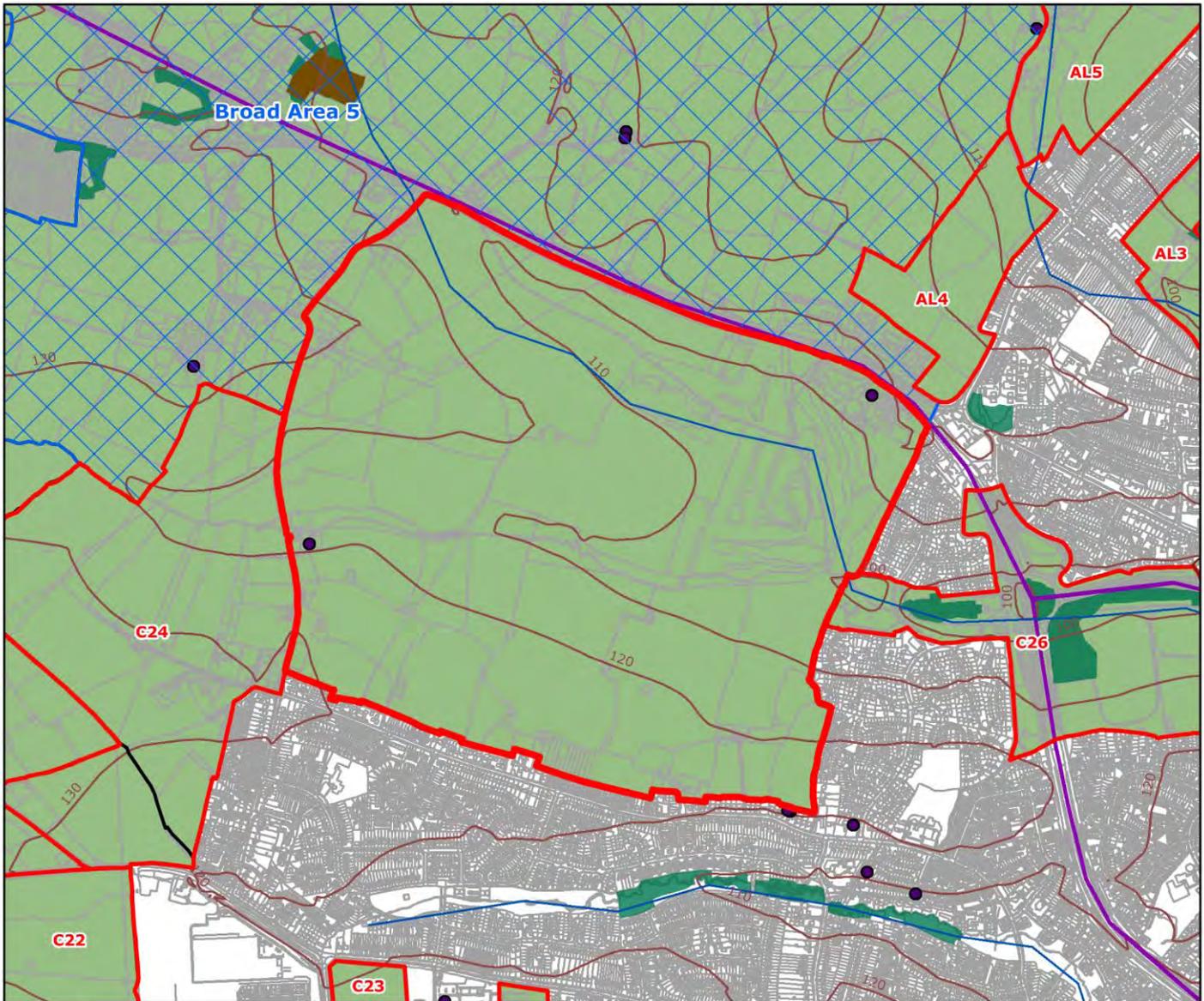
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C25

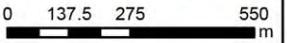
Main Authority: Coventry City Council

Parcel Type: Land Parcel



**Parcel - C25**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory



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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel is preventing ribbon development along one side of Pickford Green Lane.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The parcel contains a few isolated farmhouses, but is otherwise open and made up of a golf course and agricultural land. The large complex of buildings associated with the golf course compromise the openness of the north eastern corner of the parcel.

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

Measured from the eastern boundary of the parcel, the village of Pickford Green is located roughly 1.6 km from the existing edge of Coventry.

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. The parcel contains a few isolated farmhouses and a golf course, but is otherwise open and made up of agricultural land with no urbanising development. The large complex of buildings and associated hardstanding associated with the golf course represent significant urbanising influences which compromise the openness of the north eastern corner of the parcel.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

There are no significant boundaries to prevent the encroachment of development into the countryside.

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

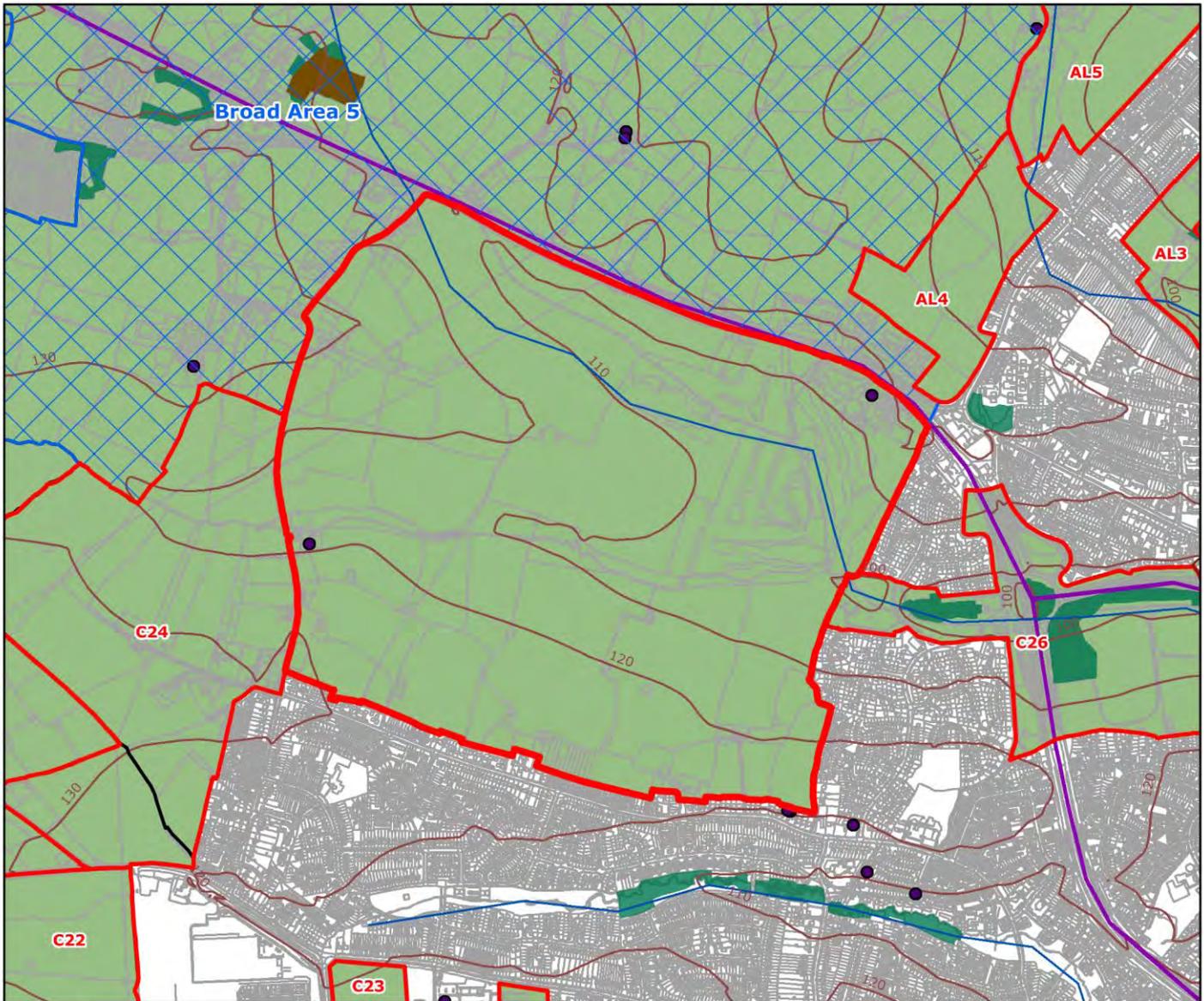
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C25

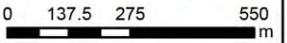
Main Authority: Coventry City Council

Parcel Type: Land Parcel



**Parcel - C25**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory



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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel is preventing ribbon development along one side of Pickford Green Lane.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The parcel contains a few isolated farmhouses, but is otherwise open and made up of a golf course and agricultural land. The large complex of buildings associated with the golf course compromise the openness of the north eastern corner of the parcel.

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

Measured from the eastern boundary of the parcel, the village of Pickford Green is located roughly 1.6 km from the existing edge of Coventry.

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. The parcel contains a few isolated farmhouses and a golf course, but is otherwise open and made up of agricultural land with no urbanising development. The large complex of buildings and associated hardstanding associated with the golf course represent significant urbanising influences which compromise the openness of the north eastern corner of the parcel.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

There are no significant boundaries to prevent the encroachment of development into the countryside.

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

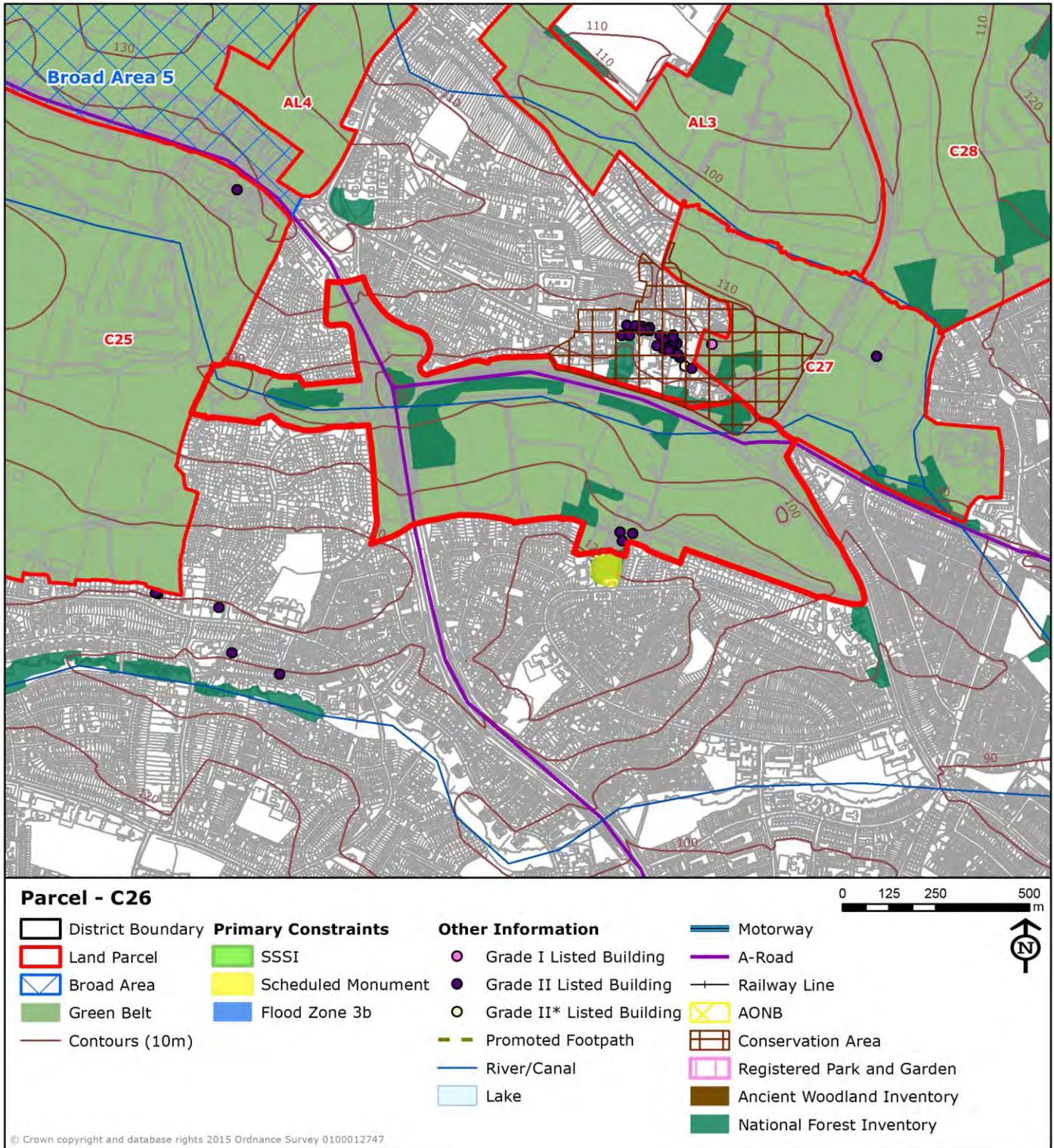
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C26

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C26

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

There are cul-de-sacs to the south of the parcel which could be extended in to the Green Belt, representing ribbon development in to the parcel.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The land parcel contains limited development including a car park and the driveway leading to the Allesley Hall property. Allesley Hall and its associated outbuildings are also found in this parcel, compromising the openness of the Green Belt within its immediate vicinity.

Land Parcel Ref: C26

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

This parcel forms all of the Green Belt between Coventry and Allesley and there is a distance of approximately 400m between the settlements. However, if Allesley is deemed to be part of Coventry, consider designating as Local Green Space.

Land Parcel Ref: C26

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

**Notes:**

Land within the parcel has the characteristics of countryside. The parcel is mainly open parkland but contains some urbanising development including a car park, pavements and street lighting along Allesley Hall Drive.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

**Notes:**

The A4114 forms the northern boundary of this parcel and forms a significant boundary and prevents encroachment of development into the countryside.

Land Parcel Ref: C26

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

Parcel is a designed landscape that is assumed to have formed part of the grounds of Allesley Hall. It is adjacent to and intervisible with the Conservation Area of Alleseley. Because this is not included in the Council's list of historic town, parcel scores 0. If it were to be added, would score +2.

Land Parcel Ref: C26

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C26

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

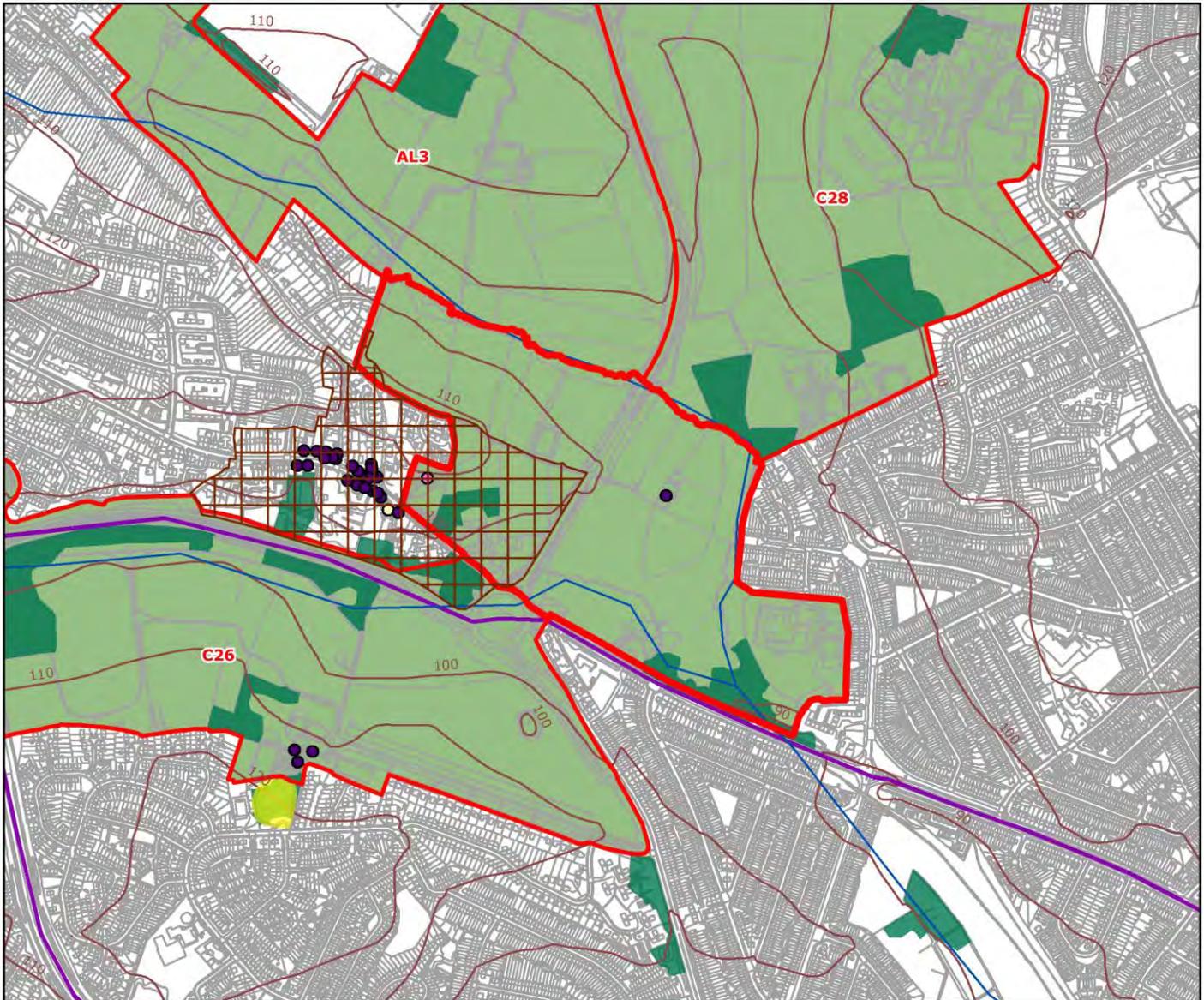
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C27

Main Authority: Coventry City Council

Parcel Type: Land Parcel



**Parcel - C27**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

0 95 190 380 m



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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C27

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

This parcel has a role in preventing further ribbon development along Holyhead Road and Birmingham Road which would result in the merging of Allesley and Coventry.

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

This parcel is mainly open farmland although it does contain some limited development including a hotel, isolated dwellings and a large secondary school, compromising the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: C27

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The width of the gap between Coventry and Allesley spans the width of the parcel which is roughly 550m.

Land Parcel Ref: C27

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. The parcel is mainly free from development although there is limited urbanising development including a car park and lighting associated with Tiverton School in the east of the parcel.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

There is no significant boundary between the two settlements which would prevent encroachment into the countryside.

Land Parcel Ref: C27

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: C27

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C27

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

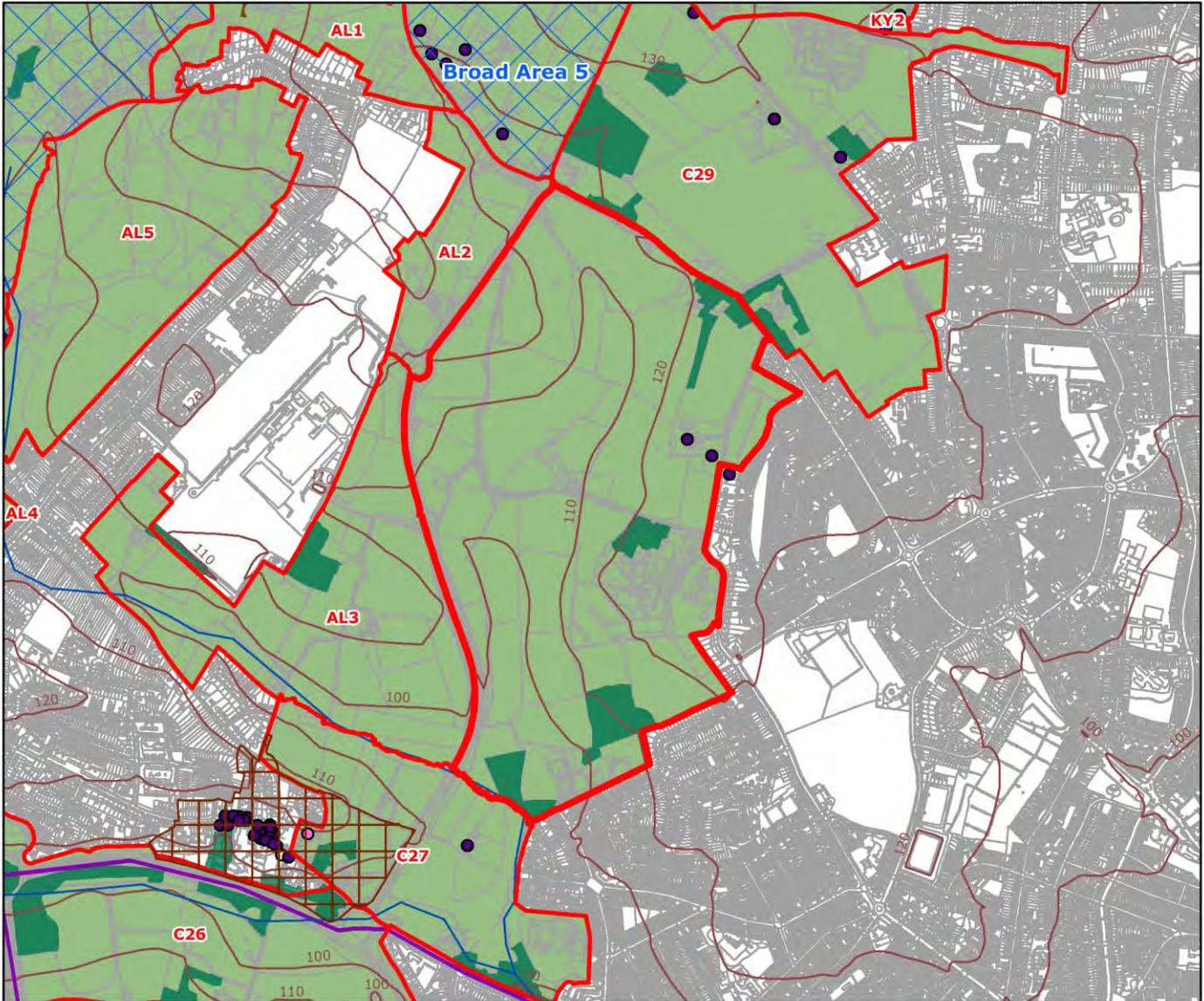
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C28

Main Authority: Coventry City Council

Parcel Type: Land Parcel



**Parcel - C28**

District Boundary	<b>Primary Constraints</b> SSSI	<b>Other Information</b> Grade I Listed Building	Motorway
Land Parcel	Scheduled Monument	Grade II Listed Building	A-Road
Broad Area	Flood Zone 3b	Grade II* Listed Building	Railway Line
Green Belt		Promoted Footpath	AONB
Contours (10m)		River/Canal	Conservation Area
		Lake	Registered Park and Garden
			Ancient Woodland Inventory
			National Forest Inventory

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0 145 290 580 m



Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C28

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

This parcel prevents ribbon development along several road corridors, including North Brook Road, Coundon Green and Brownshill Green Road.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

This parcel contains some localised development, including two schools and several isolated dwellings. The development is largely concentrated along the eastern edge of the parcel close to the edge of Coventry.

Land Parcel Ref: C28

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel sits between Coventry and the village of Allesley, including the Jaguar Factor, to the west. The width of the gap between the two settlements is just less than 1km through the centre of the parcel.

Land Parcel Ref: C28

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. Development in this parcel (particularly in the eastern part), particularly the buildings, car parks and lighting associated with the schools, have an urbanising influence of the Green Belt.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The only boundary between the two settlements is the B4076 which forms a less significant boundary as it is not a dual carriageway, although it is a wide B-road and is also banked in places - it would not prevent the encroachment of development into the countryside. Furthermore, the road lies a significant distance from the edge of Coventry. Therefore the Green Belt within the parcel plays an important role in preventing encroachment on the countryside within the parcel.

Land Parcel Ref: C28

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: C28

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C28

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

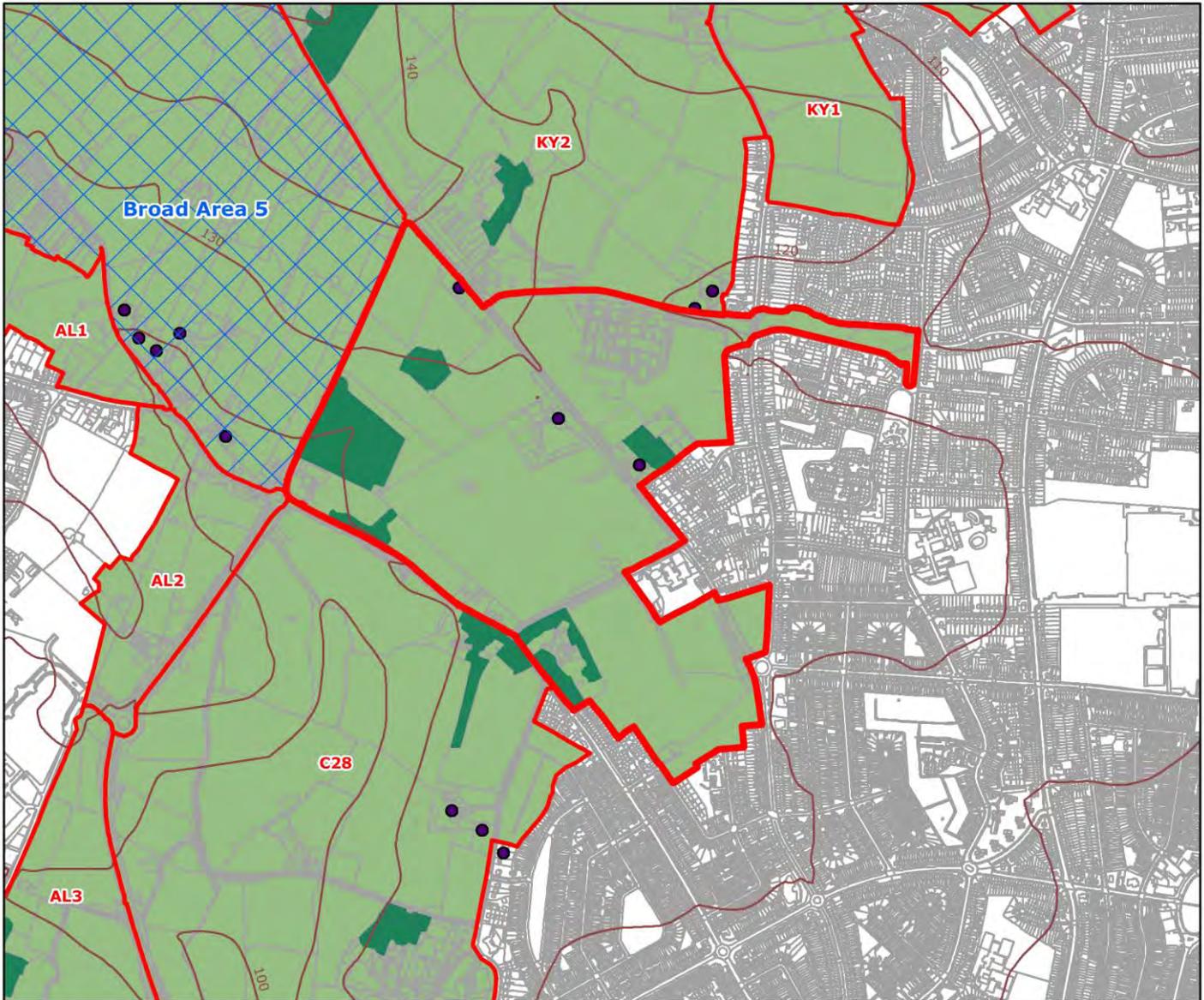
Purpose 5 Score:  /4

Total Score:  /20

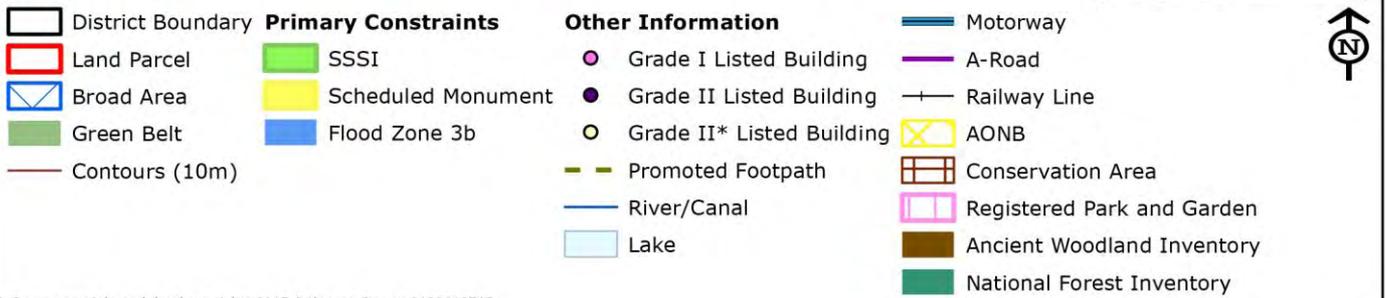
Land Parcel Ref: C29

Main Authority: Coventry City Council

Parcel Type: Land Parcel



**Parcel - C29**



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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C29

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

This parcel is helping to prevent ribbon development on both sides of Tamworth Road (B4098).

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

This parcel contains development, including a garden centre and two schools. The large school complex to the east of Tamworth Road is particularly significant, compromising the openness of the Green Belt to the south of Sandpits Lane. Other parts of the parcel are open and free from development, for example Coundon Hall Park.

Land Parcel Ref: C29

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel sits between Coventry and the village of Allesley, including the Jaguar Factor, to the west. The width of the gap between the two settlements is less than 1km at its narrowest point.

Land Parcel Ref: C29

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Most of the land within the parcel to the west of Tamworth Road features a parkland landscape with the characteristics of countryside and has a strong visual connection with the countryside to the west. This parcel also contains sports pitches in its northern and eastern parts and development, including a garden centre and two schools. Pavements and street lighting are associated with some of these developments. The large school complex to the east of Tamworth Road is a particularly significant urbanising influence, compromising the openness of the Green Belt to the south of Sandpits Lane. Other parts of the parcel are open and free from urbanising influences, for example Coundon Hall Park.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

There are no significant boundaries between Allesley and Coventry.

Land Parcel Ref: C29

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: C29

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C29

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

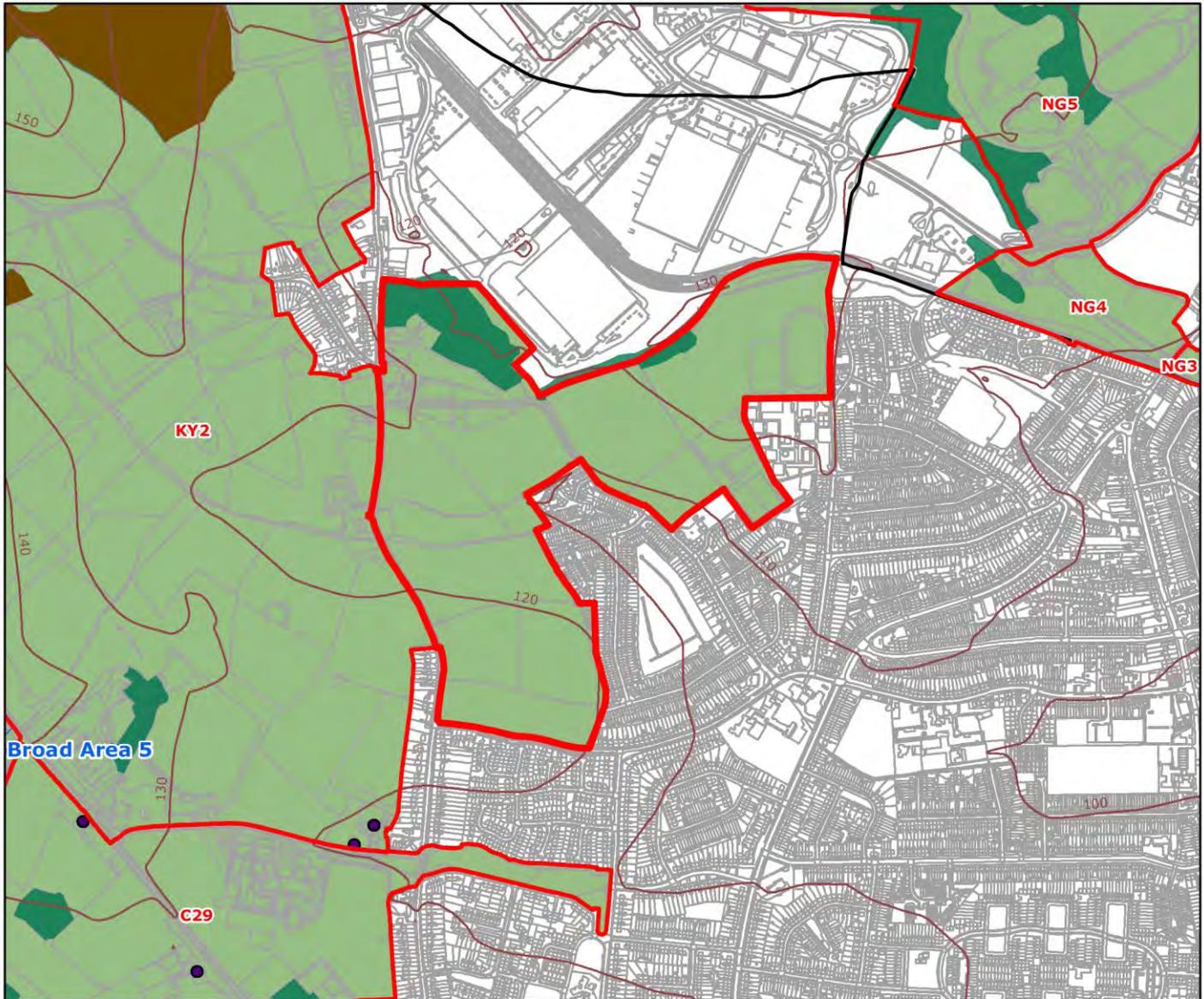
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: KY1

Main Authority: Coventry City Council

Parcel Type: Land Parcel



**Parcel - KY1**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: KY1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

This parcels helps prevent ribbon development along Watery Lane and Bennetts Road South.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The parcel contains undeveloped agricultural land in the west, and playing fields and sports courts in the east. The site visit revealed that the central section has recently been planted with saplings and that tall vegetation along the parcel's northern boundary screens the industrial units of Prologis Park to the north. Two building clusters compromise the openness of the Green Belt either side of Watery Lane.

Land Parcel Ref: KY1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel represents the only open land between Coventry and the village of Keresley Newlands, including Prologis Park (a large industrial estate). The width of the gap is less than 100m at its narrowest point.

Land Parcel Ref: KY1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. The parcel contains undeveloped agricultural land in the west, and some sports fields with associated flood lighting in the east. The cluster of buildings in the north western corner of the parcel to the north of Watery Lane urbanise this portion of the parcel.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

This parcel forms the only part of Green Belt between Coventry and Keresley Newlands and there are no boundaries to prevent the encroachment of development into the countryside.

Land Parcel Ref: KY1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: KY1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

**All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: KY1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

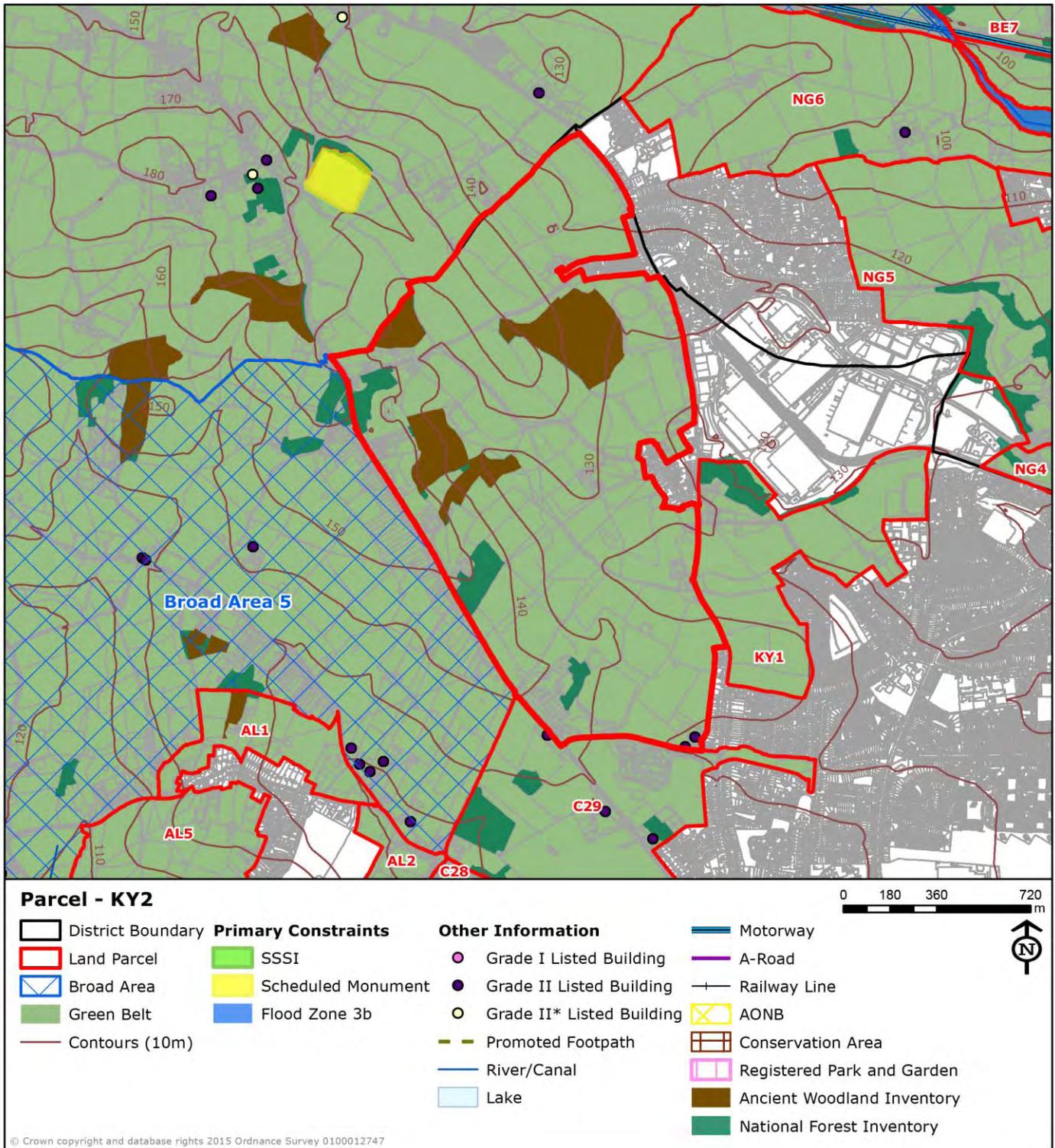
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: KY2

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: KY2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

This parcel is helping to prevent ribbon development from Keresley along Fivefield Road, where some ribbon development has already begun to occur.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

There is some development around the edges of this parcel including some housing and the Royal Hotel complex along the western edge in the southern half of the parcel. The majority of the parcel is comprised of open fields and woodland.

Land Parcel Ref: KY2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

This parcel forms much of the area between Keresley and Allesley. However, the eastern edge of the parcel along Bennetts Road separates Coventry from Keresley by less than 600m.

Land Parcel Ref: KY2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

**Notes:**

Much of the land within the parcel has the characteristics of countryside. There is some urbanising development within the parcel, most notably the Royal Hotel complex; however this is well screened by woodland. The remaining areas of the parcel are free from urbanising development and are relatively open agricultural fields and woodland.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

**Notes:**

There are no significant boundaries to stop development from Keresley, Coventry or Allesley encroaching into the countryside.

Land Parcel Ref: KY2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: KY2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: KY2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

Purpose 5 Score:  /4

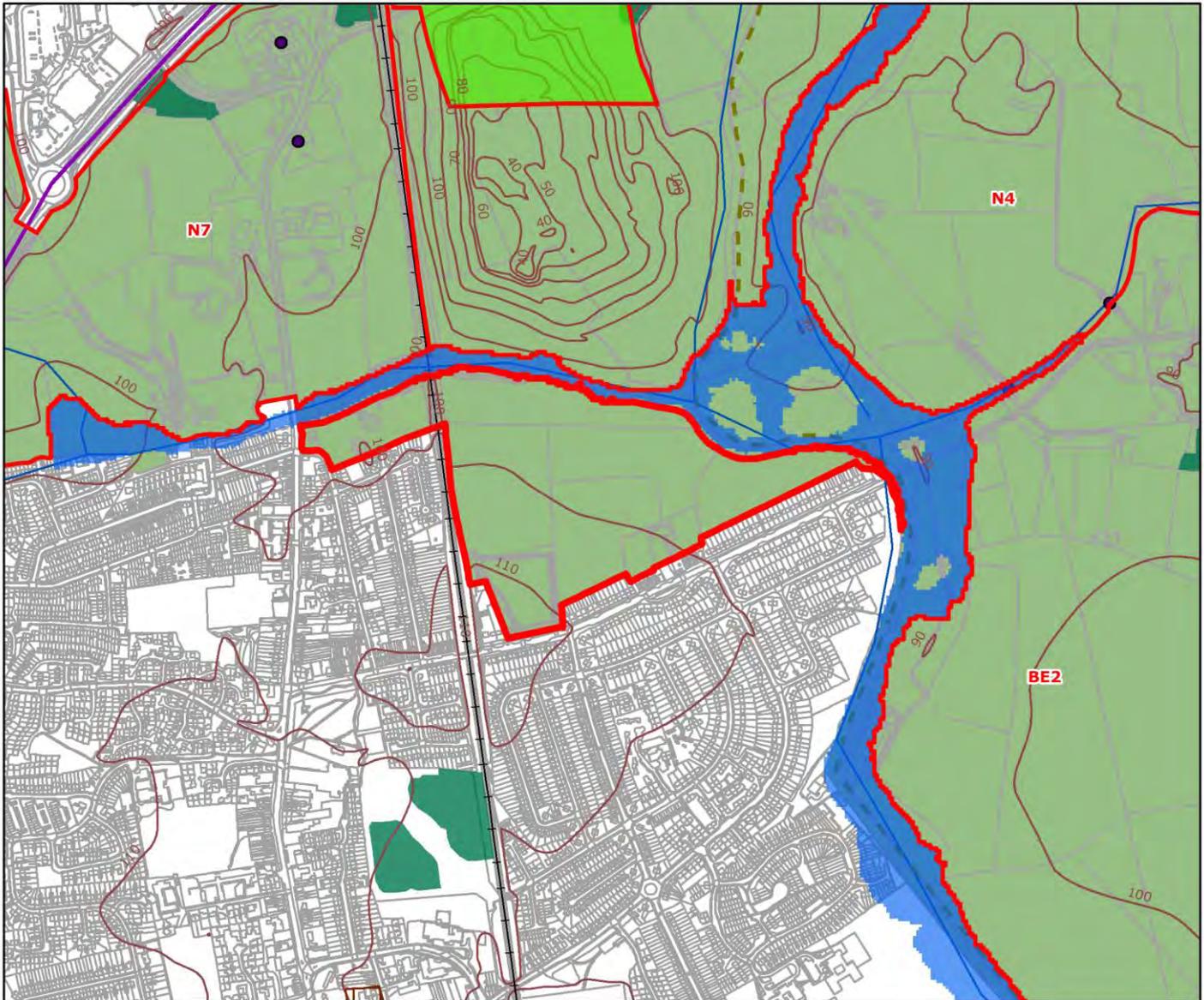
Total Score:  /20

# Nuneaton and Bedworth Green Belt Assessment Sheets

Land Parcel Ref: BE1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - BE1**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BE1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The roads which line the parcel to the west and south have already been lined with development. Therefore, the parcel plays no role in helping to prevent ribbon development.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The parcel contains a line of semi-permanent sheds, an allotment and one dwelling in the north western corner. The dwelling is located close to the urban edge of Bedworth and is not considered to compromise the openness of the wider Green Belt; however, given the relatively enclosed nature of the parcel the sheds and dwelling are considered to compromise the openness of the Green Belt within their immediate vicinity. The large bund on the boundary of the Griff Quarry to the north of the parcel restricts intervisibility with Nuneaton.

Land Parcel Ref: BE1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

Measured along the railway line which runs through the parcel in between Bedworth and Nuneaton, the gap between the buildings within the two towns is just over 1km wide.

Land Parcel Ref: BE1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

The parcel contains a line of semi-permanent sheds, an allotment and one dwelling in the north western corner in addition to buildings associated with the cemetery. Together these provide some urbanising influence which compromises the rural character of the countryside.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

A railway line runs through the middle of the parcel running perpendicularly with the urban edge of Bedworth. The Coventry Canal forms the eastern edge of the parcel. An embankment and brook designated as Flood Zone 3b run along the northern edge of the parcel. Beyond the brook lies a quarry. These boundaries are located close to the existing urban edge of Bedworth. Together they help to prevent the encroachment of the countryside to the north of the parcel.

Land Parcel Ref: BE1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: BE1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: BE1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

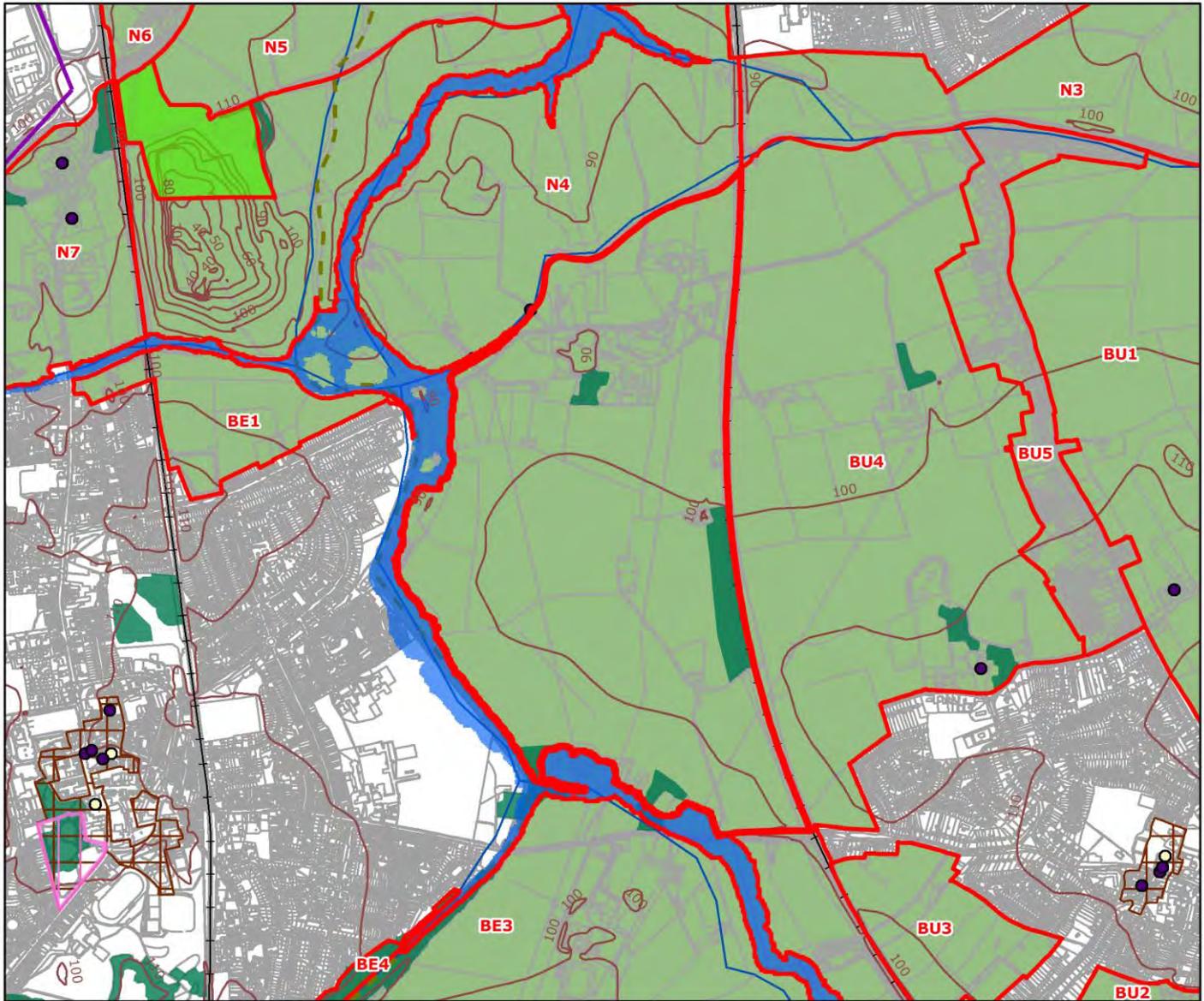
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BE2

Main Authority: Nuneaton and Bedworth Borough Council

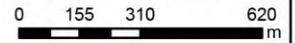
Parcel Type: Land Parcel



**Parcel - BE2**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BE2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel plays an important role in preventing the eastwards sprawl of Bedworth along Marston Lane in the north of the parcel and Bedworth road in the south of the parcel.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

A sewage works sits on the western edge of the parcel in the flood plain of Wem Brook, next to the Coventry Canal. A small industrial estate (Marston Hall Industrial Estate) sits in the centre of the northern half of the parcel to the south of Marston. Three separate lines of pylons run through the parcel. In addition, there are a number of farms in the parcel, including the large Yew Tree Farm to the south of the Ashby de la Zouch canal at the northern border. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity. However, large portions of the parcel, such as the southern half are undeveloped and open.

Land Parcel Ref: BE2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

Measured from the corner of Severn Road, the most westerly point of Bulkington, the gap in which the parcel sits between Bedworth in the west and Bulkington in the east is roughly 1.3km wide.

Land Parcel Ref: BE2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Three separate lines of pylons run through the parcel and there are a number of farms in the parcel, including the large Yew Tree Farm to the south of the Ashby de la Zouch canal at the northern border. However, such development is common in the countryside and is not considered to compromise the rural character of the countryside within the parcel. A sewage works sits on the western edge of the parcel in the flood plain of Wem Brook, next to the Coventry Canal and small industrial estate (Marston Hall Industrial Estate) sits in the centre of the northern half of the parcel to the south of Marston. The infrastructure and built development associated with these developments have a significant urbanising influence on the Green Belt in the northern portion of the parcel, which in parts is considered to have been encroached upon. The being said, large portions of the parcel, such as the southern half are undeveloped and open countryside.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The western border of the parcel adjacent to Bedworth is bordered the Coventry Canal and the flood plain of the Wem Brook. This represents a permanent defensible boundary inhibiting the encroachment of the countryside within the parcel and to the east. Further urbanising development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the corridor of countryside within the parcel. The northern border of the parcel is bordered by the Ashby de la Zouch canal, helping to prevent encroachment to the north of the parcel. The eastern border of the parcel is bordered by a railway protection g the countryside to the west of Bulkington from encroachment from Bedworth. However, should further development occur within the parcel, there are no significant boundaries helping to protect the significant area of countryside within the parcel. Therefore, the railway line and the canal to the north are considered less significant boundaries in the role of protecting the countryside from encroachment, making the Green Belt designation the principle protector of the countryside.

Land Parcel Ref: BE2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. However, in parts of the parcel there is intervisibility with the historic core of Bedworth which lies to the west.

Land Parcel Ref: BE2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: BE2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

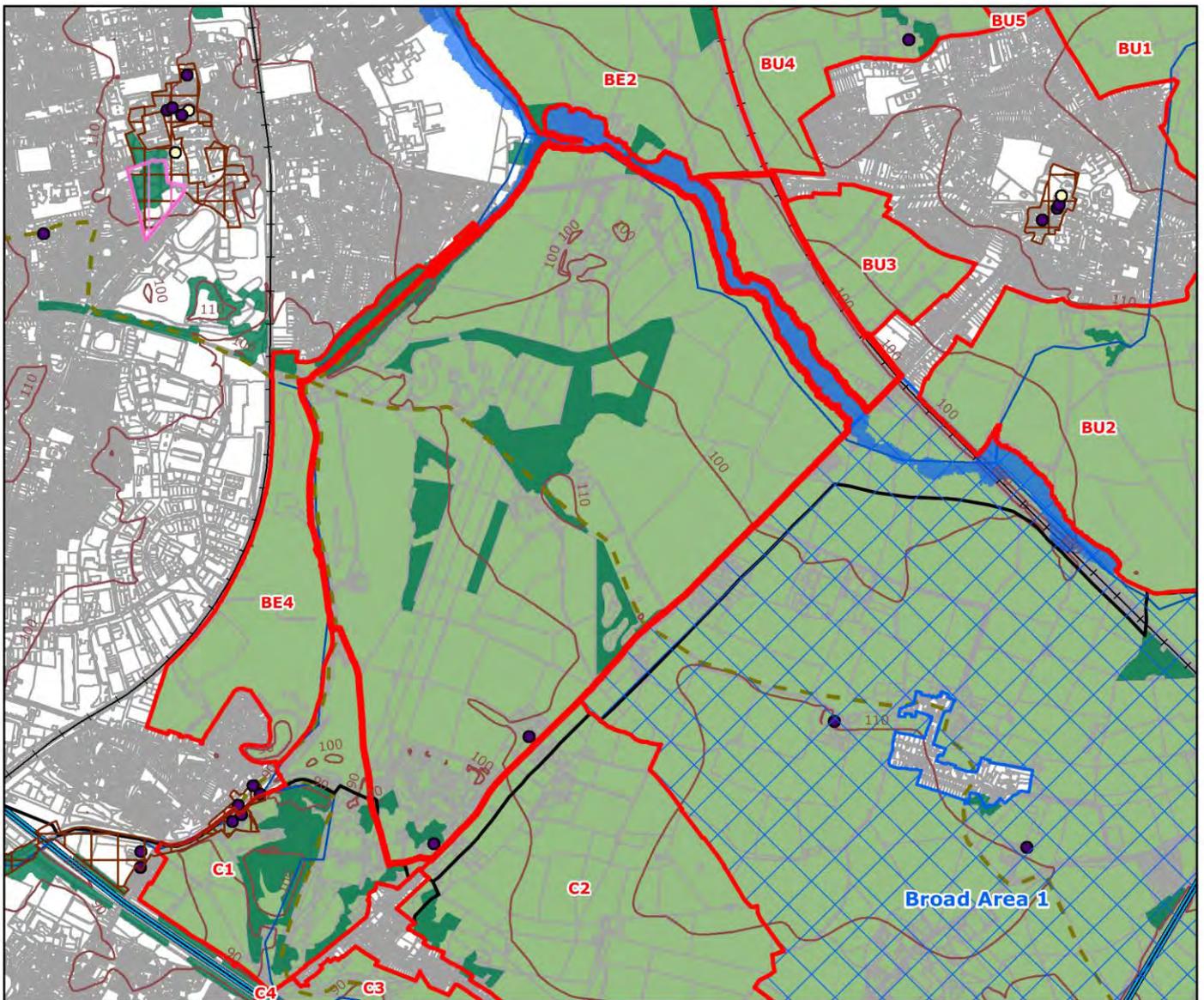
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BE3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - BE3**

- District Boundary
- Land Parcel
- Broad Area
- Green Belt
- Contours (10m)

- Primary Constraints**
- SSSI
  - Scheduled Monument
  - Flood Zone 3b

- Other Information**
- Grade I Listed Building
  - Grade II Listed Building
  - Grade II\* Listed Building
  - Promoted Footpath
  - River/Canal
  - Lake

- Motorway
- A-Road
- Railway Line
- AONB
- Conservation Area
- Registered Park and Garden
- Ancient Woodland Inventory
- National Forest Inventory

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BE3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel plays a significant role in preventing ribbon development eastwards along Bedworth Road and Coventry Road.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The parcel contains several farms and stables as well as a couple of isolated dwellings. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity. These buildings are scattered reasonably evenly throughout the parcel. However, large portions of the parcel are undeveloped and open agricultural fields.

Land Parcel Ref: BE3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

Measured along Bedworth Road at the northern edge of the parcel, Bedworth lies roughly 1km to the west of the urban edge of Bulkington on the other side of the railway line. The gap between the two settlements widens considerably the further south through the parcel you go.

Land Parcel Ref: BE3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

The parcel contains several farms and stables as well as a couple of isolated dwellings. Adjacent to the railway line on the eastern edge of the parcel lies a small sewage treatment works. This sewage treatment works represents the only significant urbanising influence within the parcel. However, it is a considerable distance from the urban edges of both Bulkington and Bedworth and occupies a relatively small portion of the wider parcel of Green Belt win which it sits. It is, therefore, not considered to be encroachment. Most of the buildings within the parcel compromise the openness of the Green Belt within their immediate vicinity. While these buildings are scattered reasonably evenly throughout the parcel, none of them are considered to have an urbanising influence on the countryside within the parcel given that all are common in the wider countryside. Furthermore, large portions of the parcel are undeveloped and open agricultural fields.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The western border of the parcel adjacent to Bedworth is bordered by the Coventry Canal. The canal represents a permanent defensible boundary inhibiting the encroachment of the countryside within the parcel and to the east. Urbanising development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the corridor of countryside between Bedworth and Bulkington. The eastern edge of the parcel follows a railway line; however this significant boundary is a significant distance from the urban edge of Bedworth and is therefore not considered to play a significant role in preventing encroachment of the countryside. Should further development occur within the parcel, there are no significant boundaries helping to protect the countryside within the parcel, or to the south, from encroachment. Therefore, it is considered that there are no significant boundaries helping to protect the countryside from encroachment, making the Green Belt designation the principle protector of the countryside.

Land Parcel Ref: BE3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: BE3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: BE3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

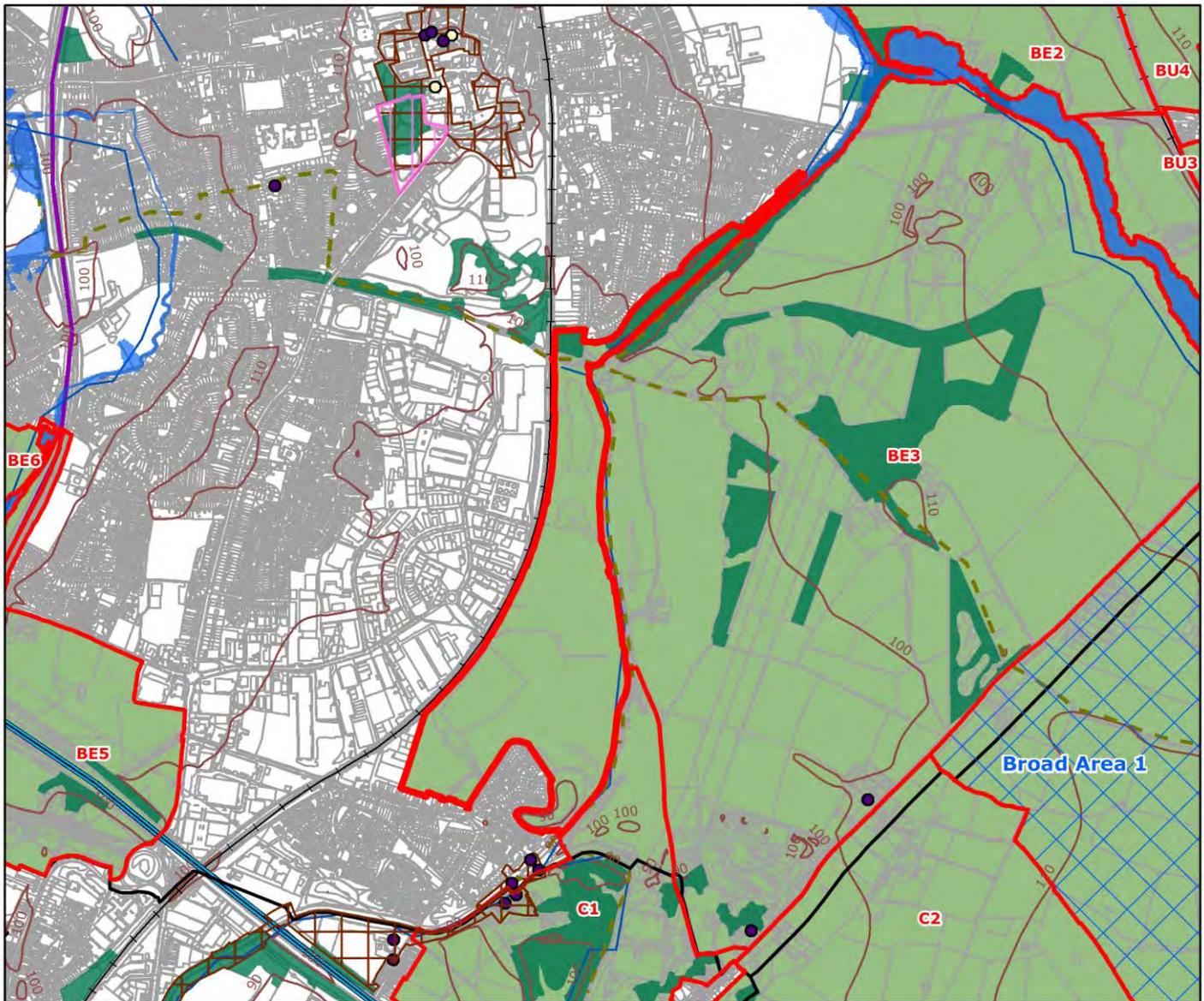
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BE4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - BE4**

- District Boundary
- Land Parcel
- Broad Area
- Green Belt
- Contours (10m)

- Primary Constraints**
- SSSI
  - Scheduled Monument
  - Flood Zone 3b

- Other Information**
- Grade I Listed Building
  - Grade II Listed Building
  - Grade II\* Listed Building
  - Promoted Footpath
  - River/Canal
  - Lake

- Motorway
- A-Road
- Railway Line
- AONB
- Conservation Area
- Registered Park and Garden
- Ancient Woodland Inventory
- National Forest Inventory

0 155 310 620 m



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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BE4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel plays no role in preventing ribbon development, the very limited undeveloped length of Sephton Drive through the southern end of the parcel being considered insignificant.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The parcel contains one isolated residential development surrounded by woodland close to the northern border of the parcel; however, this building plays little role in compromising the openness of the Green Belt in the parcel as a whole.

Land Parcel Ref: BE4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

Measured from the northernmost tip of Sinclair Dive in the southern half of the parcel, the village of Barnacle lies roughly 2.3km to the east of the urban edge of Bedworth.

Land Parcel Ref: BE4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

The parcel contains one isolated residential development surrounded by woodland close to the northern border of the parcel. While this building plays little role in urbanising the countryside within the parcel or compromising the openness of the Green Belt in the parcel as a whole, a portion of the southern half of the parcel has been urbanised: at the end of Sephton Drive lies a large area of hardstanding and the foundations of old buildings which have been demolished. This brownfield land together with the large industrial units bordering the parcel have some urbanising influence on this part of the Green Belt. The rest of the countryside in the parcel retains much of its rural character.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The eastern border of the parcel follows the Coventry Canal. The close proximity of this parcel to the existing edge of Bedworth means it performs a significant role in protecting the land to the east from encroachment.

Land Parcel Ref: BE4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: BE4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

**All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: BE4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

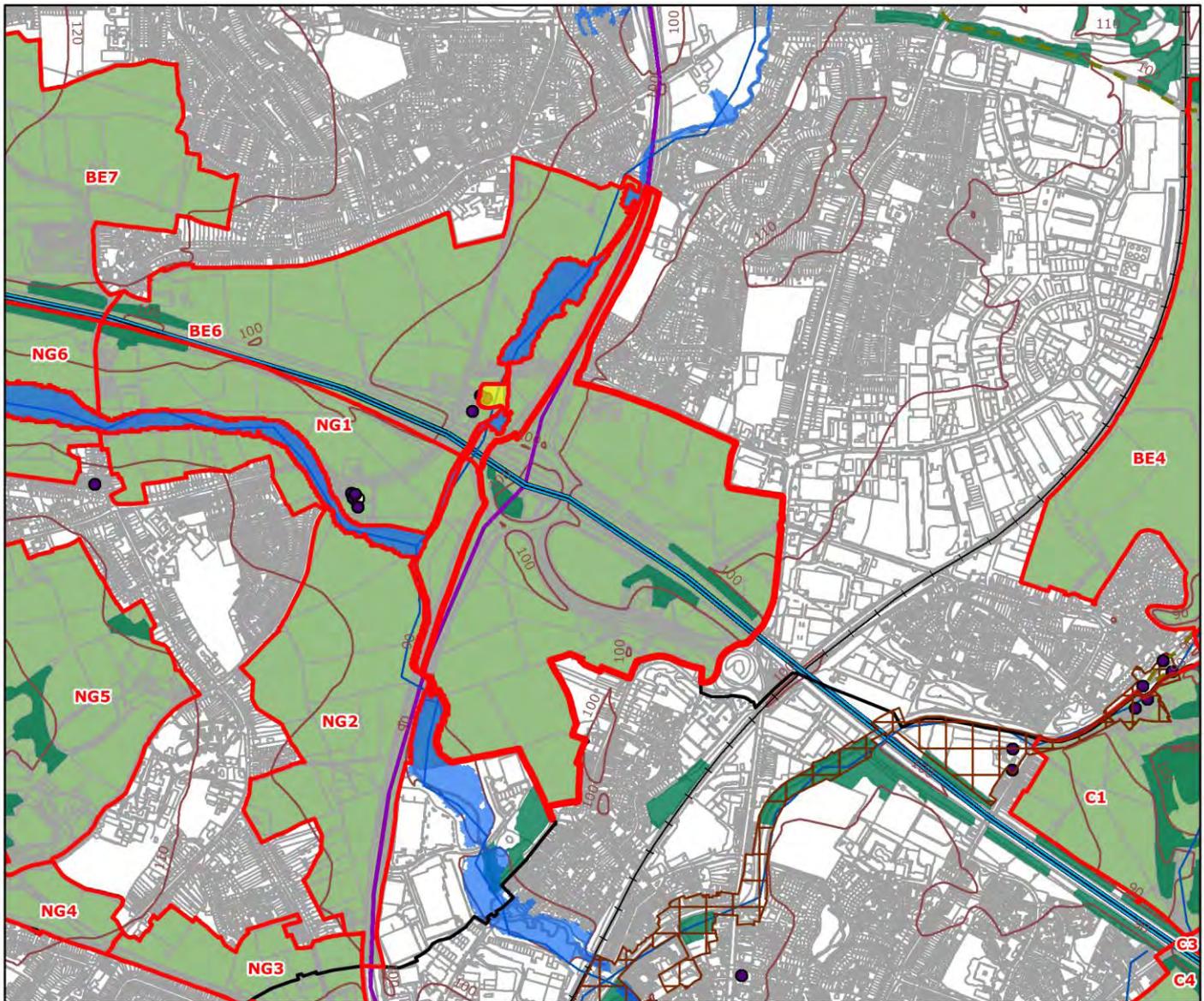
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BE5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - BE5**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BE5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

There is no potential for sprawling ribbon development along the roads within the parcel.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

There a number of significant developments within the parcel which compromise its openness: the M6 motorway runs through the centre of the parcel; the A444 runs along the western edge of the parcel; the northern edge of the parcel contains a large nursery; a large care home and series of farm buildings sit south of the M6 motorway. These developments have diminished the openness of the Green Belt; however what remains is relatively open and plays an important role in inhibiting the continued sprawl of the Green Belt.

Land Parcel Ref: BE5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel sits between Coventry in the south and Bedworth to the north; however, this parcel of Green Belt does not play a separating role between the two settlements as the two have already been merged by the development directly to the east.

Land Parcel Ref: BE5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

There a number of significant developments within the parcel which represent significant urbanising influences and compromise its openness: the M6 motorway runs through the centre of the parcel; the A444 runs along the western edge of the parcel; the northern edge of the parcel contains a large nursery; the north eastern corner of the parcel contains several industrial buildings; a large care home and series of farm buildings sit south of the M6 motorway. These developments represent significant encroachment into the Green Belt and have diminished the openness of the Green Belt; however what remains is relatively open and plays an important role in inhibiting the continued encroachment of the remaining countryside.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The parcel contains several significant boundaries which assist in safeguarding the countryside: the M6 motorway runs through the centre of the parcel; the A444 runs along the western edge of the parcel; and just beyond the A444 is the River Sowe.

Land Parcel Ref: BE5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: BE5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

**All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: BE5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

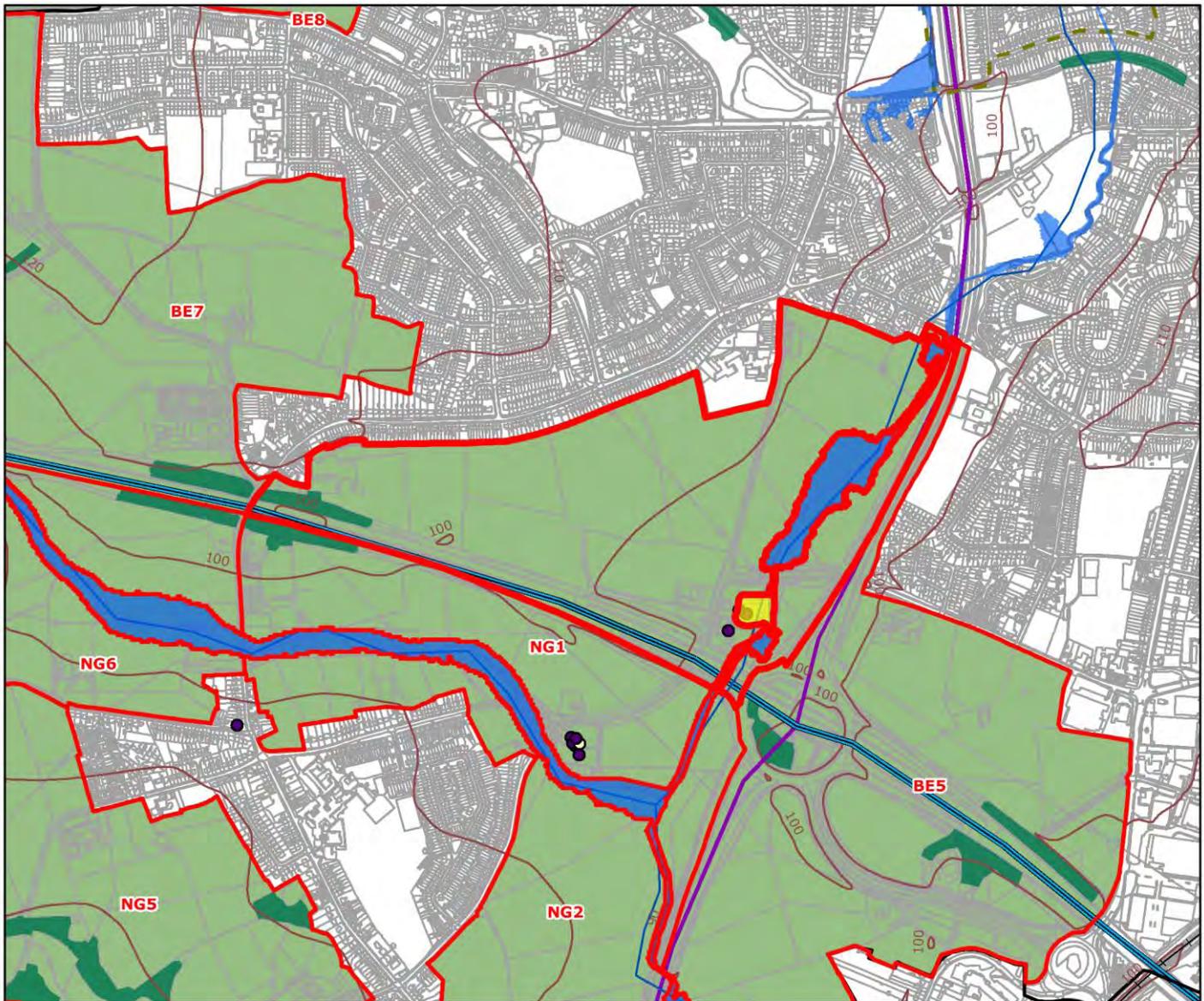
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BE6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - BE6**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BE6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

Ribbon development has already occurred within the parcel along Goodyers End Lane; however, there is still some potential for further sprawling development along both sides of Bowling Green Lane.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The parcel contains some development which compromise its openness: the M6 motorway runs along the southern boundary of the parcel; there are a couple of pockets of residential development; there are some derelict farm buildings within the parcel. These developments have diminished the openness of the Green Belt; however what remains is relatively open and plays an important role in inhibiting the continued sprawl of the Green Belt.

Land Parcel Ref: BE6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel sits between the village of Ash Green in the south and Bedworth to the north. The settlements are unlikely to merge due to the presence of significant boundaries between them; however, the development of all the countryside between them would effective give the appearance of merging at the landscape scale. Measured along Royal Oak Lane which runs through the centre of the parcel, the distance between Neal's Green and Bedworth is roughly 400m.

Land Parcel Ref: BE6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

The parcel contains some development which compromise its openness: the M6 motorway runs along the southern boundary of the parcel; there are a couple of pockets of residential development; there are some derelict farm buildings within the parcel; the western corner of the parcel contains a caravan and leisure store which has urbanised the countryside within this portion of the parcel. However, what remains is relatively open and plays an important role in safeguarding what remains of the countryside from further encroachment.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The parcel contains several significant boundaries which assist in safeguarding the countryside: the M6 motorway runs along the southern border of the parcel; the River Sowe and the A444 run along the eastern edge of the parcel; Breach Brook runs just beyond the southern border of the parcel. However, encroachment of the countryside to the south of the significant boundaries in parcel NG1 would significantly increase the importance of the Green Belt in the parcel in preventing encroachment of the remaining countryside between Ash Green and Bedworth.

Land Parcel Ref: BE6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: BE6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

**All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: BE6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

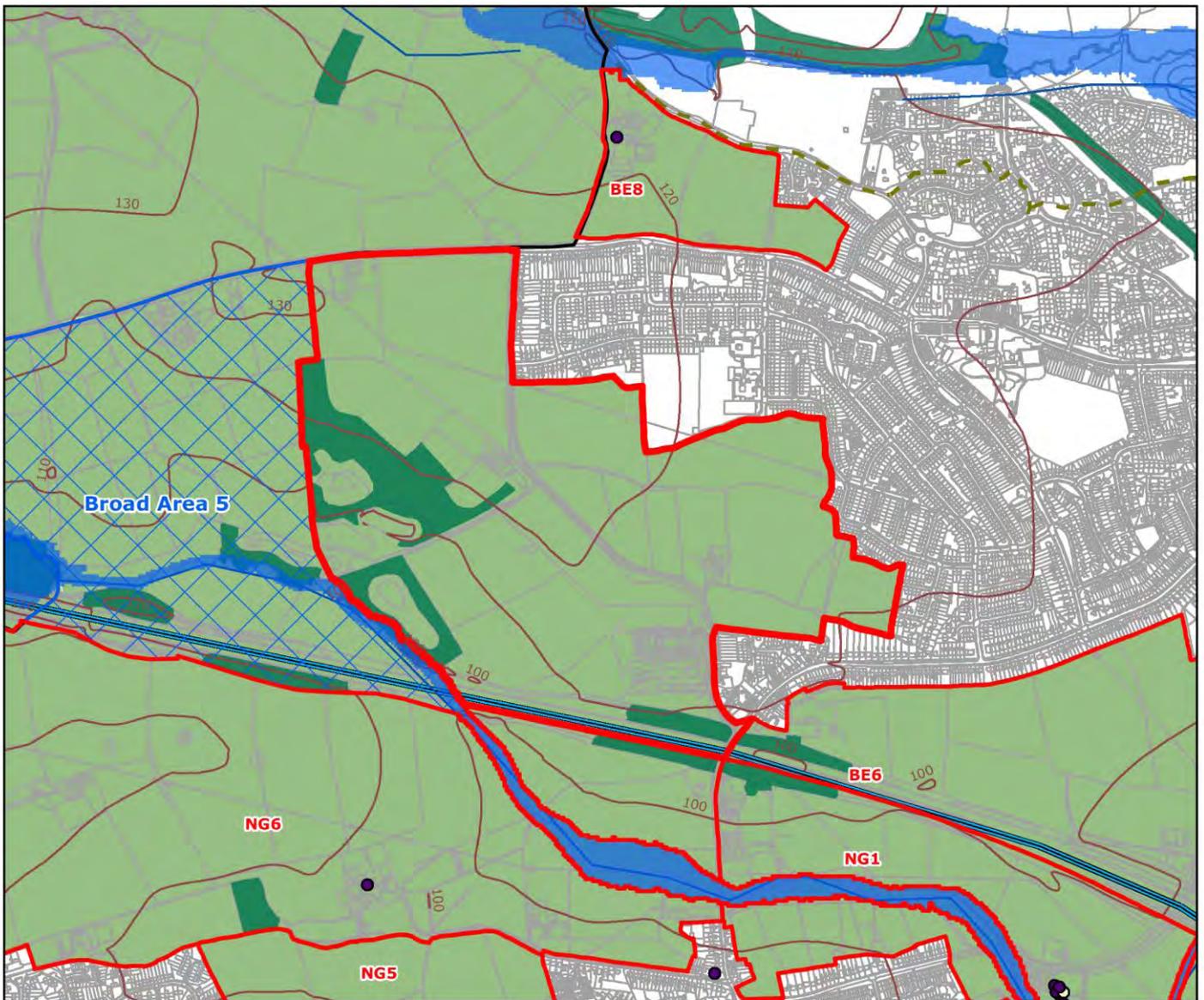
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BE7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - BE7**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BE7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

Ribbon development has already occurred within the parcel along Goodyers End Lane; however, there is still considerable potential for further sprawling development along Hospital Lane.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

There a number of developments within the parcel which compromise its openness: the M6 motorway runs along the southern boundary of the parcel; there are a few farms; the most significant development is Bede Village to the north of the M6 motorway at the end of Hospital Lane. These developments have diminished the openness of the Green Belt; however what remains is relatively open and plays an important role in inhibiting the continued sprawl of the Green Belt.

Land Parcel Ref: BE7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel sits between Keresley Newlands (a village connected to Coventry) and the village of Neal's Green in the south and Bedworth to the north. The settlements are unlikely to merge due to the presence of significant boundaries between them; however, the development of all the countryside between them would effectively give the appearance of merging at the landscape scale. Measured along Royal Oak Lane which runs through the centre of the parcel, the distance between Neal's Green and Bedworth is roughly 400m.

Land Parcel Ref: BE7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Bede Village to the north of the M6 motorway at the end of Hospital Lane, pylons running through the parcel and buildings associated with a fishery represent urbanising influences to the countryside within the parcel, compromising its openness. However, what remains is relatively open and plays an important role in safeguarding what remains of the countryside from further encroachment.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The M6 motorway runs along the southern border of the parcel; the River Sowe runs along part of the south eastern edge of the parcel. Both of these boundaries play a significant role in preventing encroachment of the countryside to the south of the parcel; however, there are no significant boundaries along the western part of the parcel, or immediately beyond the western boundary which would help to prevent encroachment of the countryside to the west. Hospital Lane plays a less significant role in preventing encroachment in the western half of the parcel and beyond. However, encroachment of the countryside to the south of the significant boundaries in parcel NG6 would significantly increase the importance of the Green Belt in the parcel in preventing encroachment of the remaining countryside between Ash Green and Keresley Newlands in the south from Bedworth in the north.

Land Parcel Ref: BE7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: BE7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

**All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: BE7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

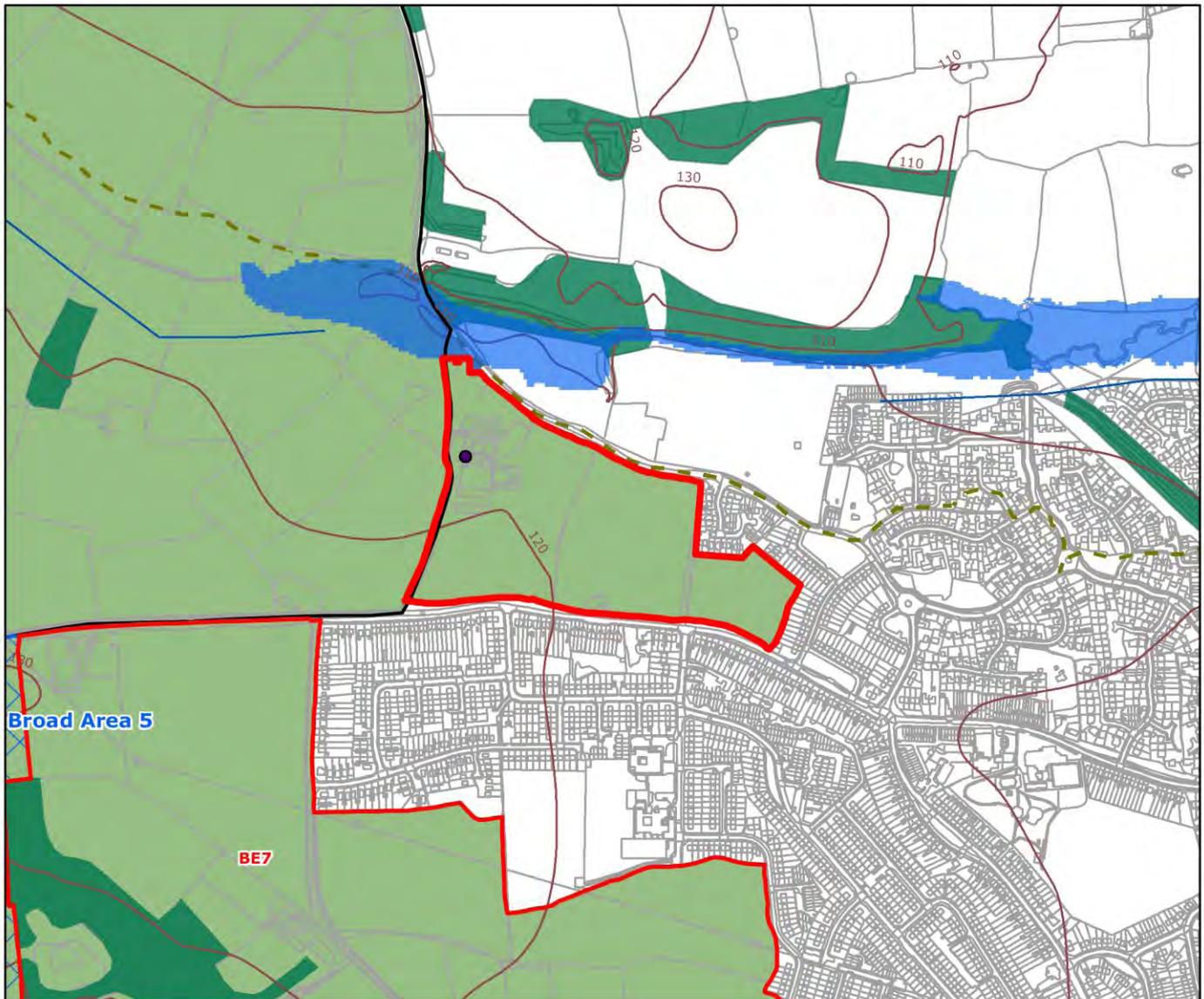
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BE8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - BE8**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

0 70 140 280 m

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: North Warwickshire District

Land Parcel Ref: BE8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel plays a role in preventing ribbon development along Smorrall Lane on the southern border and Astley Lane at the northern border.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The parcel is made up of three areas: an allotment bordered on three sides by residential development and two large fields one of which contains a large farm complex. The large farm compromises the openness of the western field; however, the central field and the allotment are relatively open and free from development.

Land Parcel Ref: BE8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

Measured from the centre of the southern border of the parcel, the village of Astley is roughly 3.3km to the north west.

Land Parcel Ref: BE8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

The parcel is made up of three areas: an allotment bordered on three sides by residential development and two large fields one of which contains a large farm complex. The large farm compromises the openness of the western field; however, the farm is not considered to be an urbanising influence. Farms are common in the countryside, forming part of its rural character. The central field and the allotment are relatively open and free from urbanising influences.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

A small stream lies just beyond the northern border of the parcel and plays a role in preventing encroachment of the countryside to the north of the parcel; however, there are no boundaries to the west of the parcel that help to protect the countryside directly to the west.

Land Parcel Ref: BE8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: BE8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

**All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: BE8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

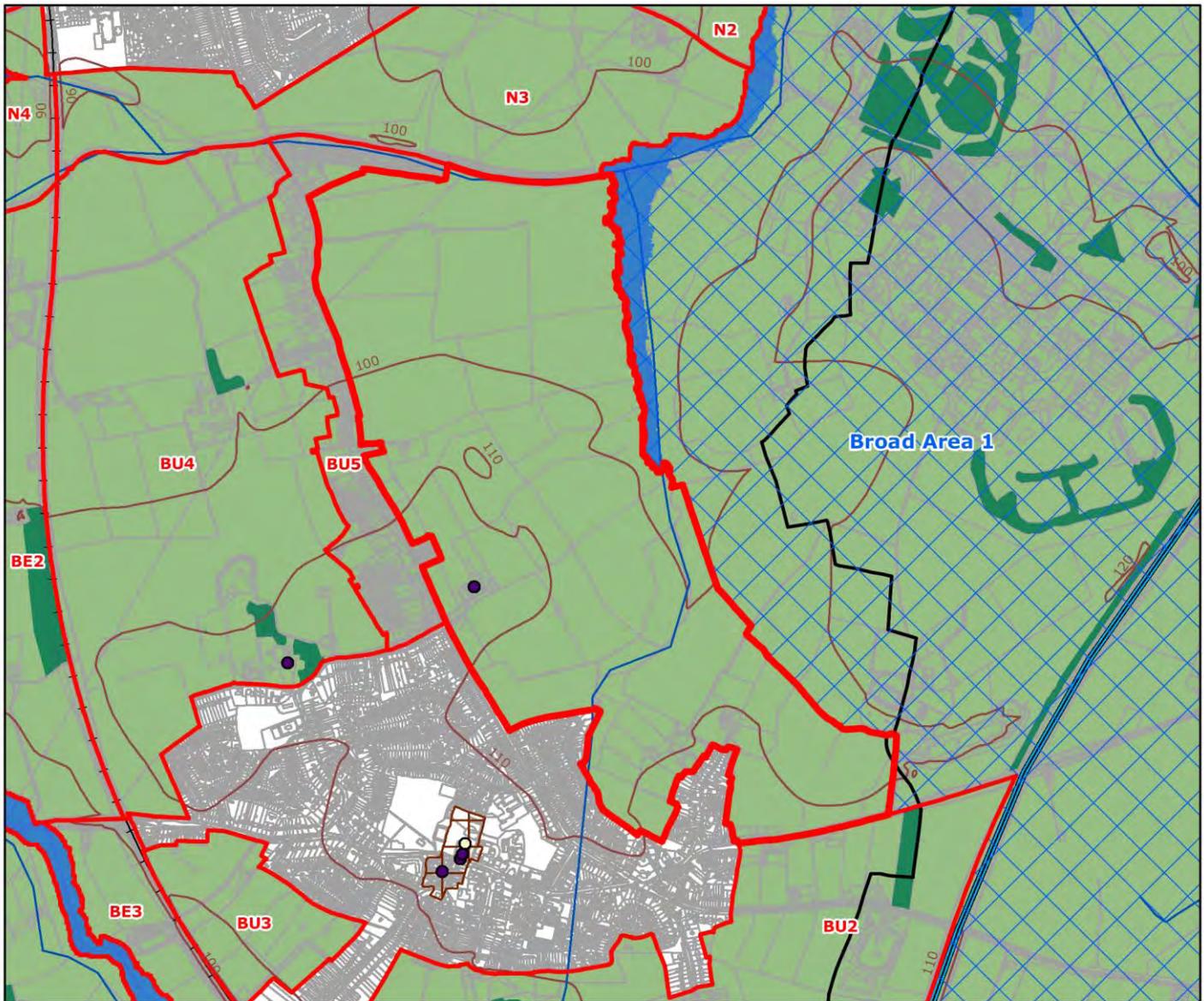
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BU1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - BU1**

- |                   |                            |                           |                            |
|-------------------|----------------------------|---------------------------|----------------------------|
| District Boundary | <b>Primary Constraints</b> | <b>Other Information</b>  | Motorway                   |
| Land Parcel       | SSSI                       | Grade I Listed Building   | A-Road                     |
| Broad Area        | Scheduled Monument         | Grade II Listed Building  | Railway Line               |
| Green Belt        | Flood Zone 3b              | Grade II* Listed Building | AONB                       |
| Contours (10m)    |                            | Promoted Footpath         | Conservation Area          |
|                   |                            | River/Canal               | Registered Park and Garden |
|                   |                            | Lake                      | Ancient Woodland Inventory |
|                   |                            |                           | National Forest Inventory  |

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BU1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel prevents ribbon development along the eastern side of Nuneaton Road on the parcel's western boundary and a limited role in preventing ribbon development along the northern side of Wolvey road which follows the southern border of the parcel.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The parcel contains a few farms and isolated dwellings. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity. However, the majority of the land within the parcel is undeveloped and open.

Land Parcel Ref: BU1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel sits in an important strategic gap between Nuneaton to the north and Bulkington to the south. However, the value of this strategic gap in maintaining separation between the two settlements has been undermined by the significant ribbon development that has occurred along the B1142 – a clear northern extension to the village of Bulkington – up to the southern bank of the Ashby De La Zouch Canal. Due to the presence of this sprawl along the entire western edge of the parcel, it is considered that the parcel makes an equally, if not more important, contribution to maintaining separation between Gamecock Barracks on the edge of the village of Bramcote, located roughly 1.3km to the east of Bulkington.

Land Parcel Ref: BU1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

The parcel contains a few farms and isolated dwellings. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity. However, all the developments look to be rural in character and are therefore not considered to be encroaching upon the countryside within the parcel. The majority of the land within the parcel is undeveloped and open.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The Ashby de la Zouch canal forms the northern border of the parcel and a small brook runs along the northern half of the eastern edge of the parcel, before running in to the parcel and Bulkington at its southern edge. The portion of the brook which follows the eastern edge of the parcel is designated as Flood Zone 3b and is therefore considered to be a more significant boundary than the rest of the brooks course. However, in the southern half of the parcel there are no significant boundaries helping to protect the countryside from encroachment.

Land Parcel Ref: BU1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: BU1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

**All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: BU1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

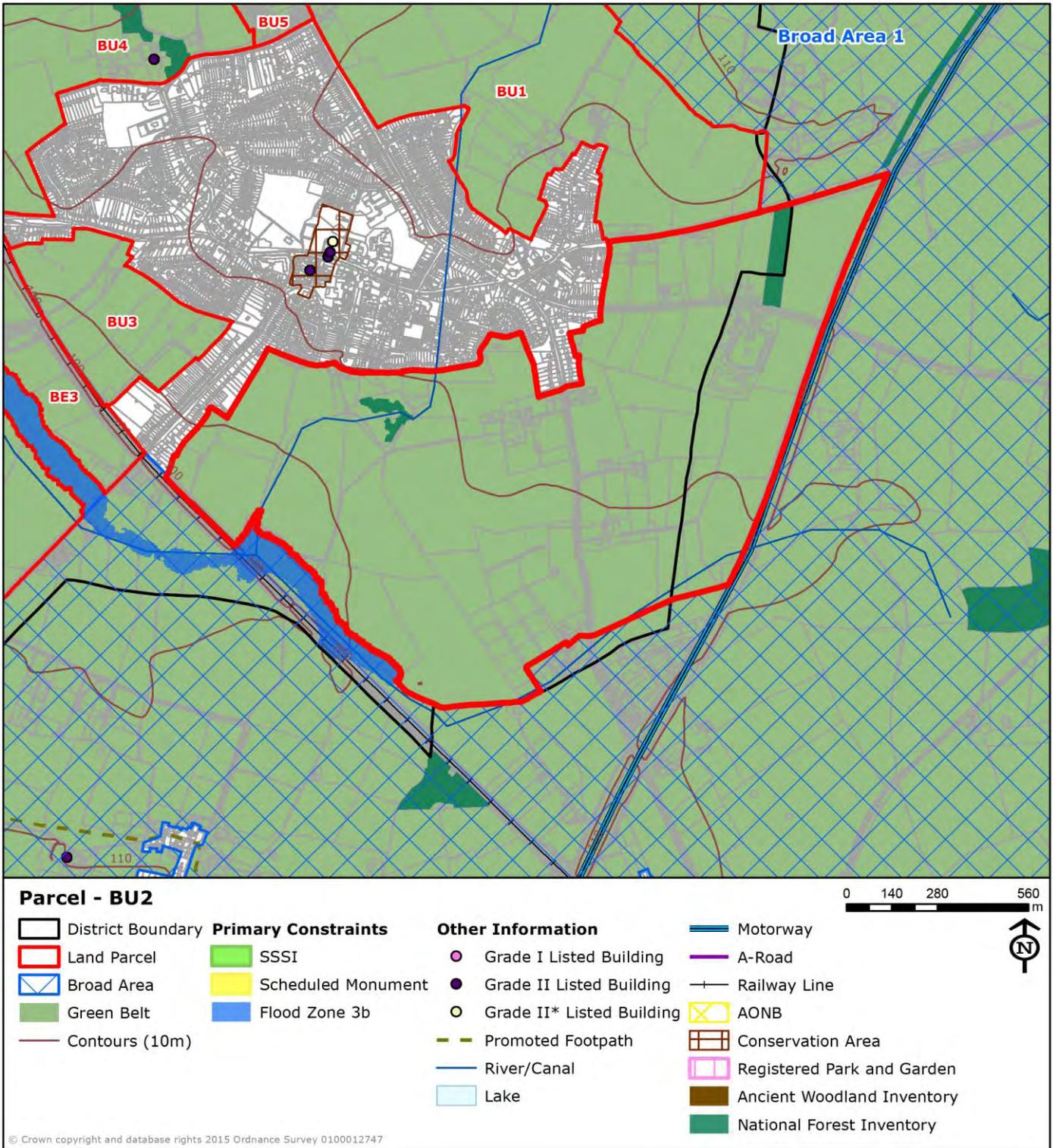
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BU2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: Rugby Borough Council

Land Parcel Ref: BU2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel plays a significant role in preventing sprawling ribbon development along Shilton Lane, Withybrook Road and Wolvey Road.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The parcel contains several pockets of development, including farms and isolated dwellings. At the northern edge of the parcel (at the southern edge of Bulkington) is the Bulkington Boys Club, which is made up of a large warehouse and tarmacked football pitch. The buildings associated with these developments which are scattered throughout the parcel compromise the openness of the Green Belt within their immediate vicinity. However, most of the land within the parcel is undeveloped and open.

Land Parcel Ref: BU2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

Measured along Shilton Lane, which runs through the centre of the parcel, the village of Shilton lies roughly 1.5km to the south of Bulkington.

Land Parcel Ref: BU2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

The parcel contains several pockets of development, including farms and isolated dwellings which are not considered to be urbanising influences on the Green Belt. At the northern edge of the parcel (at the southern edge of Bulkington) is the Bulkington Boys Club, which is made up of a large warehouse and tarmacked football pitch. This development is considered to have an urbanising influence on the Green Belt it sits upon and adjacent to. However, its location right on the edge of Bulkington limits influence on the wider Green Belt within the parcel. Most of the land within the parcel is undeveloped, open and rural in character.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The western edge of the parcel is bordered by a railway line and the eastern edge of the parcel is bordered by the M69 motorway. In addition, the southern end of the parcel is bordered by a small brook (Wem Brook). The significant boundaries cross to the southernmost point of the parcel. The brook and the two more significant boundaries are a significant distance from the majority of the southern edge of Bulkington, limiting their role in helping to prevent the encroachment of Bulkington in to the countryside within the parcel.

Land Parcel Ref: BU2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: BU2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: BU2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

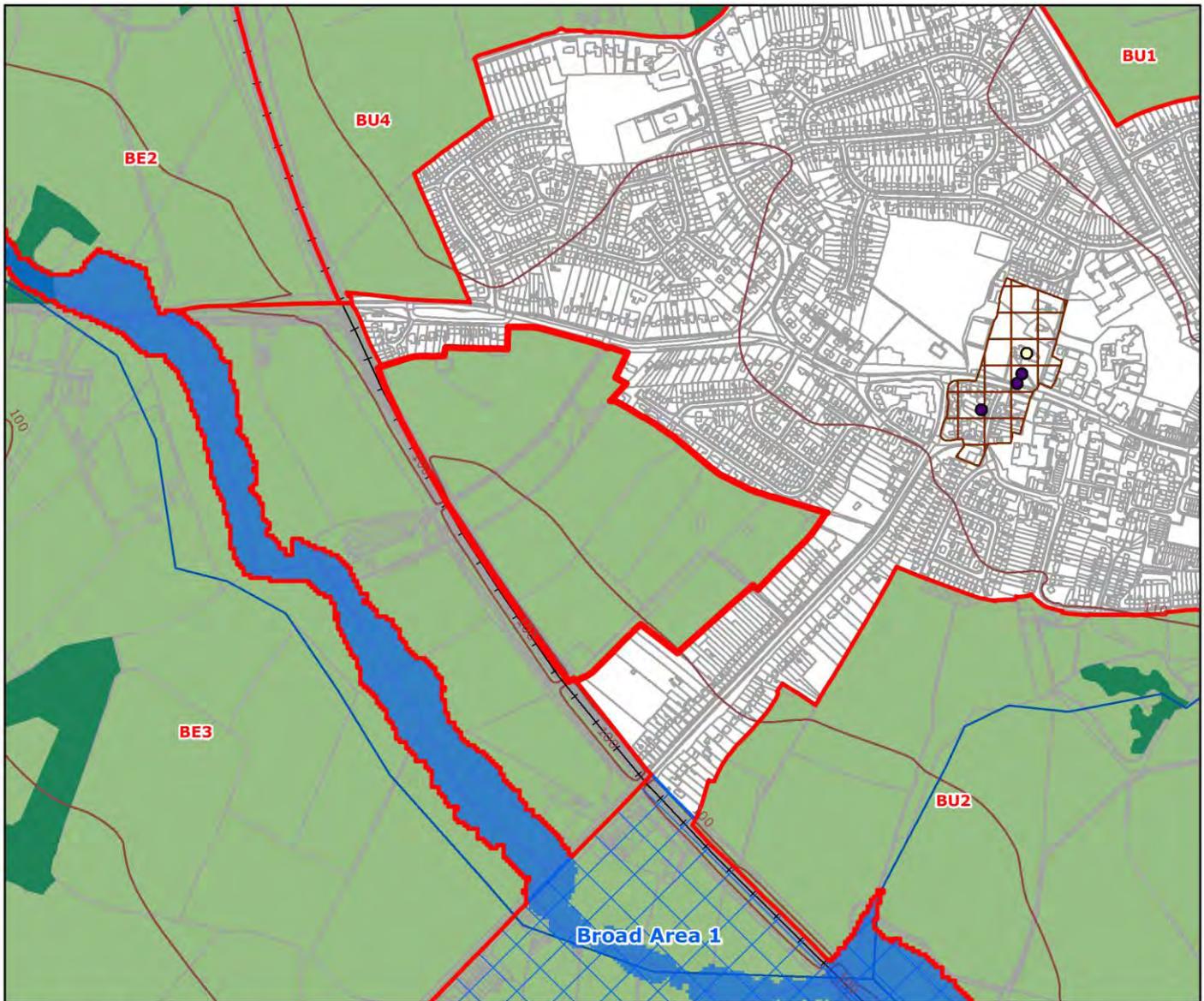
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BU3

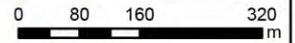
Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - BU3**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory



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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BU3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The western edge of the parcel is bordered by a railway line. Ribbon development has already occurred up to the edge of the railway line at the northern and southern edges of parcel along Bedworth Road and Coventry Road, respectively. Therefore, the parcel plays no role in preventing ribbon development. The sprawling effects of additional development within the parcel is somewhat mitigated by the development along the roads to the north and south and the raised railway line along the western boundary of the parcel.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The parcel contains one isolated building in the middle of a field. It is unclear what the function of this building is. There is also a cluster of buildings off the access road to the Bulkington sewage treatment works. These buildings compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the parcel is undeveloped and open.

Land Parcel Ref: BU3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

Measured through the centre of the parcel, Bedworth lies roughly 1.5km to the west of the urban edge of Bulkington on the other side of the railway line.

Land Parcel Ref: BU3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

The parcel contains one isolated building in the middle of a field. It is unclear what the function of this building is. There is also a cluster of buildings off the access road to the Bulkington sewage treatment works. These buildings compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the parcel is undeveloped and open. Neither of the developments have a particularly urbanising influence over the countryside within the parcel. Therefore, neither are identified as encroachment from neighbouring Bulkington.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The western edge of the parcel is bordered by a railway line which acts as a significant boundary protecting the countryside to the west of the railway line from encroachment. Ribbon development has already occurred up to the edge of the railway line at the northern and southern edges of parcel, along Bedworth Road and Coventry Road, respectively.

Land Parcel Ref: BU3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: BU3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: BU3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

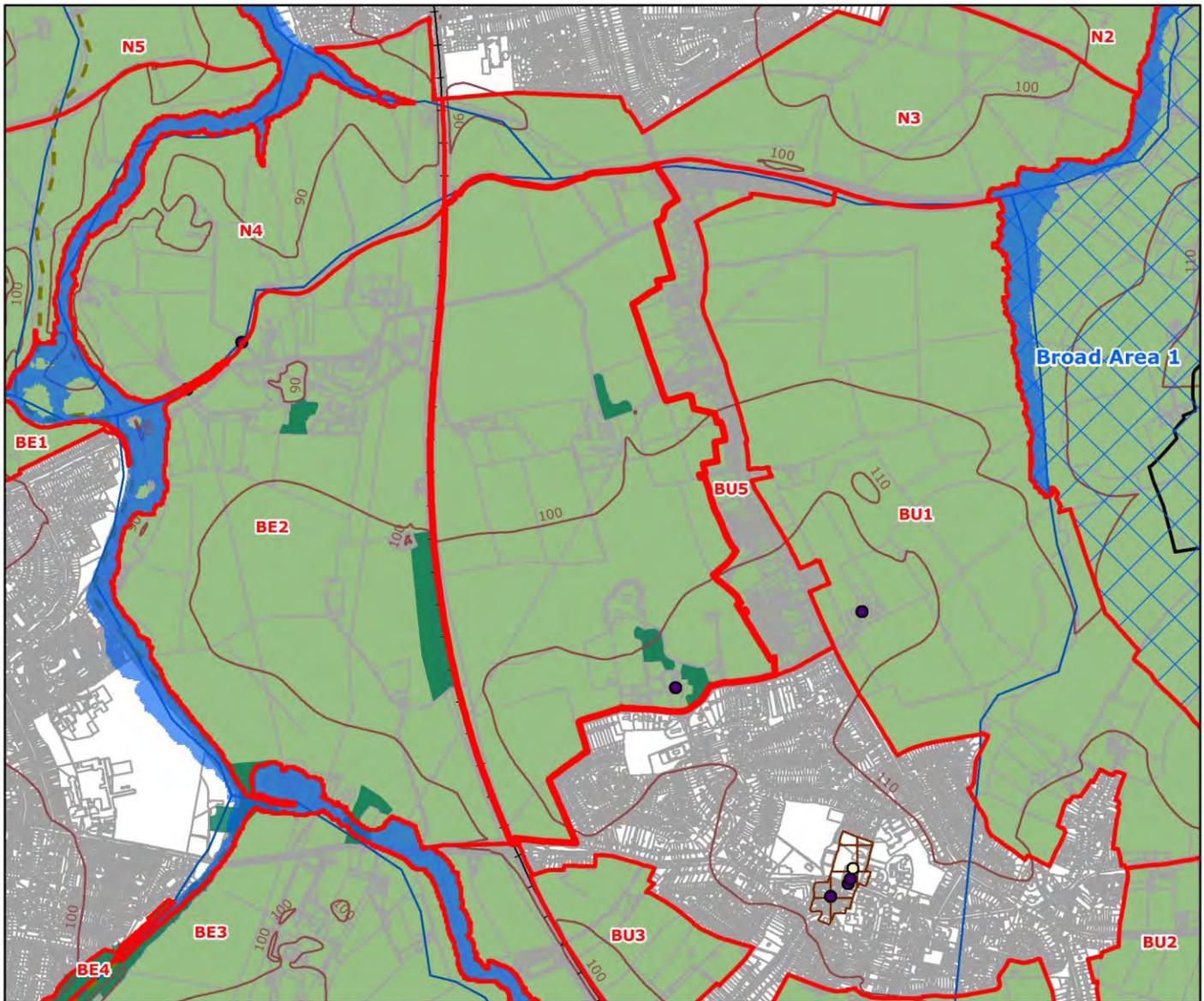
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BU4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - BU4**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BU4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel plays a significant role in preventing ribbon development to the west of Bulkington along Marston Lane and the north side of Bedworth Road.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The parcel contains a few farms and isolated dwellings. In addition, at the edge of Bulkington but within the Green Belt lies Weston Hall. Furthermore, in the north eastern corner of the parcel a small portion of the ribbon development along the western side of Nuneaton Road falls within the Green Belt parcel. The buildings associated with these developments have compromised the openness of the Green Belt within their immediate vicinity. However, the majority of the Green Belt within the parcel is undeveloped and open.

Land Parcel Ref: BU4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel sits in an important strategic gap between Nuneaton to the north and Bulkington to the south. However, the value of this strategic gap in maintaining separation between the two settlements has been undermined by the significant ribbon development that has occurred along the B1142 – a clear northern extension to the village of Bulkington – up to the southern bank of the Ashby De La Zouch Canal. Due to the presence of this sprawl along the entire eastern edge of the parcel, it is considered that the parcel makes an equally, if not more important, contribution to maintaining separation between Bulkington and Bedworth to the west. Measured along Bedworth Road at the southern edge of the parcel, Bedworth lies roughly 1.2km to the west of Bulkington on the other side of the railway line.

Land Parcel Ref: BU4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

The parcel contains a few farms and isolated dwellings which are common in the countryside and consistent with its rural character. Therefore, these developments are not considered to encroach upon the countryside. However, the cluster of buildings associated with Weston Hall, a hotel on the edge of Bulkington but within the Green Belt is considered to have an urbanising influence on the countryside to the north of Bulkington. Furthermore, in the north eastern corner of the parcel a small portion of the ribbon development along the western side of Nuneaton Road falls within the Green Belt parcel. This row of seven dwellings is consistent with the urbanising development within parcel BU5 and is therefore considered to be encroaching development on the countryside in the Green Belt. The majority of the Green Belt within the parcel is undeveloped and open.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The northern border of the parcel is bordered by the Ashby de la Zouch canal and the western border of the parcel is bordered by a railway. The two boundaries help in preventing encroachment of the countryside to the north and west of the parcel. However, both boundaries are a significant distance away from the urban edge of Bulkington. There are no significant boundaries within the parcel which contribute to protecting the countryside within the parcel from encroachment.

Land Parcel Ref: BU4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. However, in parts of the parcel there is intervisibility with the historic core of Bedworth which lies to the west.

Land Parcel Ref: BU4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

**All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: BU4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

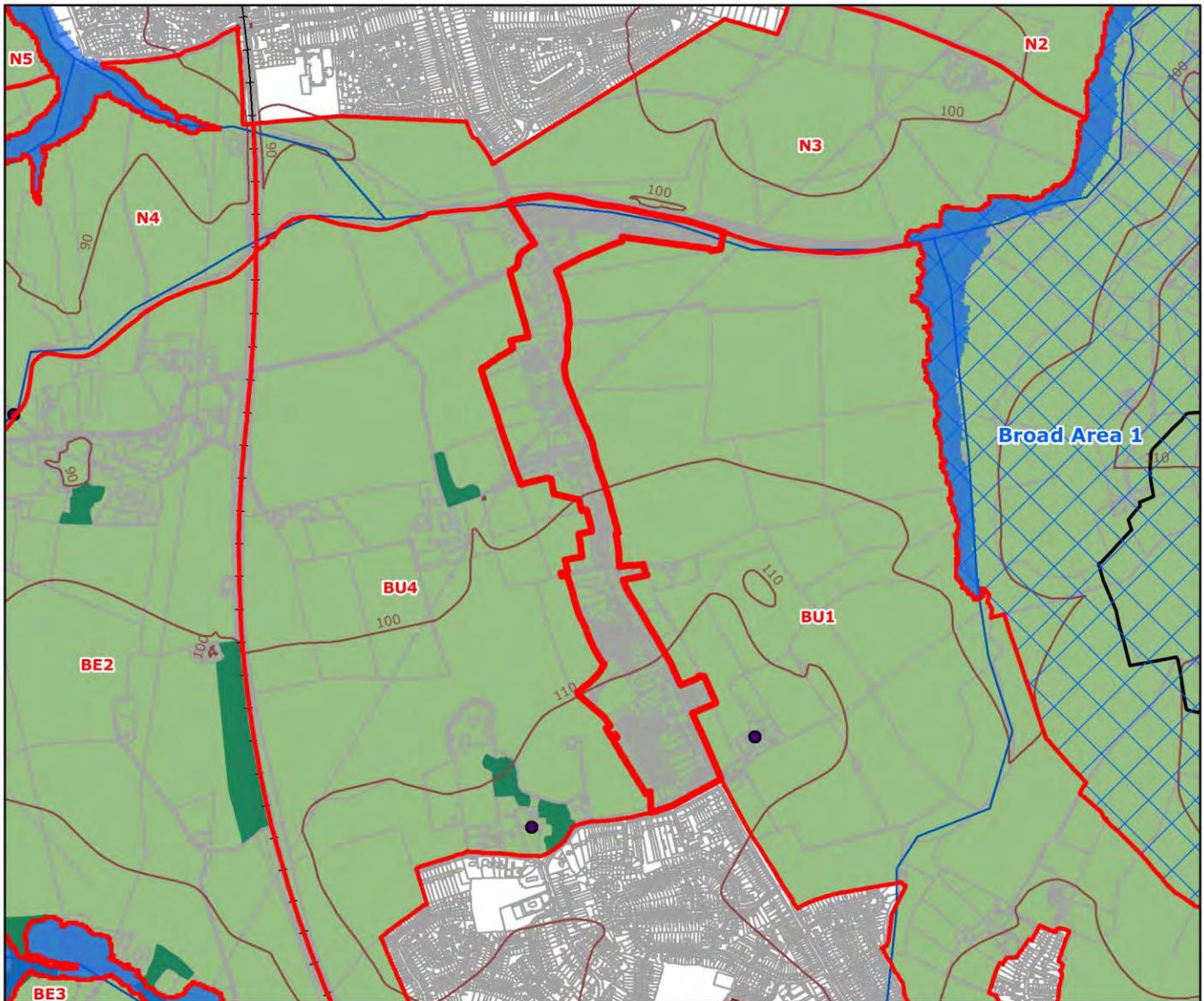
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BU5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - BU5**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BU5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel has already suffered significant ribbon development along Nuneaton Road towards Nuneaton. The development within the parcel represents a significant northern extension to the village of Bulkington.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The development (largely made up of residential streets) within the parcel represents a significant northern extension to the village of Bulkington which has wholly compromised the sense of openness within the parcel.

Land Parcel Ref: BU5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel sits in an important strategic gap between Nuneaton to the north and Bulkington to the south. However, the parcel has been developed and represents a significant northern extension to the village of Bulkington. Therefore, the parcel plays no role in maintaining separation between the village of Bulkington and the town of Nuneaton to the north.

Land Parcel Ref: BU5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

**Notes:**

The development (largely made up of residential streets) within the parcel represents a significant northern extension to the village of Bulkington which has significantly urbanised what remains of the countryside in the parcel and has wholly compromised the sense of openness.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

**Notes:**

The Ashby de la Zouch canal forms the northern border of the parcel preventing further encroachment of the countryside to the north towards Nuneaton.

Land Parcel Ref: BU5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: BU5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

**All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: BU5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

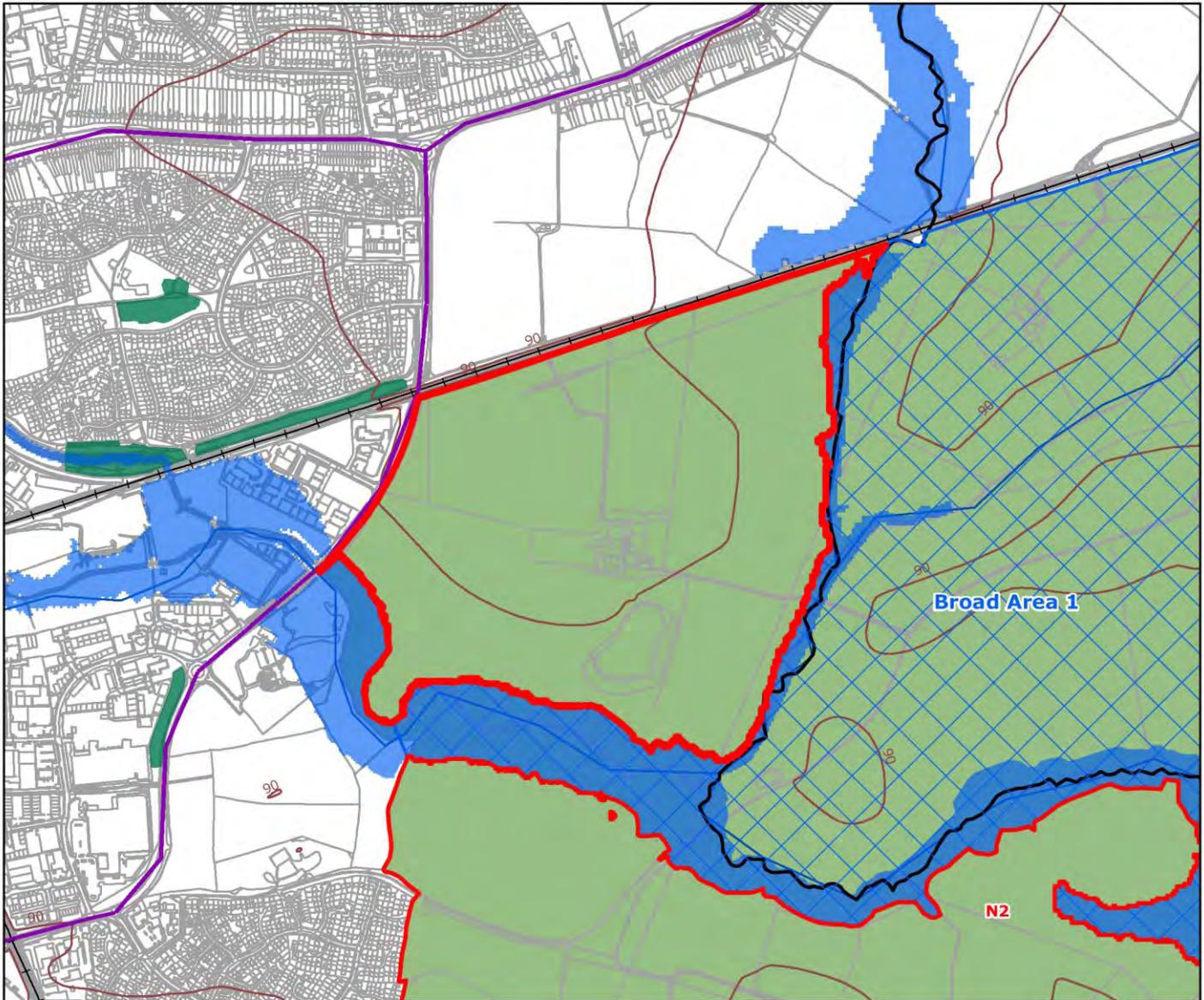
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: N1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - N1**

Parcel - N1		Primary Constraints	Other Information	
District Boundary	SSSI	Scheduled Monument	Grade I Listed Building	Motorway
Land Parcel	Flood Zone 3b		Grade II Listed Building	A-Road
Broad Area			Grade II* Listed Building	Railway Line
Green Belt			Promoted Footpath	AONB
Contours (10m)			River/Canal	Conservation Area
			Lake	Registered Park and Garden
				Ancient Woodland Inventory
				National Forest Inventory

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: N1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The northern border of the parcel is bordered by a railway line and the southern border by the River Anker. There are no roads within the parcel which would facilitate ribbon development to the east of Nuneaton. Therefore, the parcel plays no role in preventing ribbon development.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

A single farm in the centre of the parcel represents the only built development within the parcel. The buildings associated with the farm compromise the openness of the Green Belt within their immediate vicinity. However, the rest of the parcel is undeveloped and open.

Land Parcel Ref: N1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

Measuring along the railway line that traces the northern border of the parcel, 2.5km of open land lie between Hinckley and Nuneaton to the north east.

Land Parcel Ref: N1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

A single farm in the centre of the parcel represents the only built development within the parcel. The buildings associated with the farm compromise the openness of the Green Belt within their immediate vicinity. However, farms are common in the countryside and, therefore, are not considered to be encroachment. The rest of the parcel is undeveloped and open agricultural fields.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The northern border of the parcel is bordered by a railway line and the southern border by the River Anker. Both of these significant boundaries run perpendicularly to the urban edge of Nuneaton to the west limiting their role in protecting the countryside within the parcel and immediately beyond the parcel from encroachment. However, Harrow Brook, the floodplain of which is designated as Flood Zone 3b, forms the eastern edge of the parcel. This low-lying brook acts as a less significant boundary protecting the countryside immediately to the east of the parcel from encroachment.

Land Parcel Ref: N1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: N1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

**All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: N1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

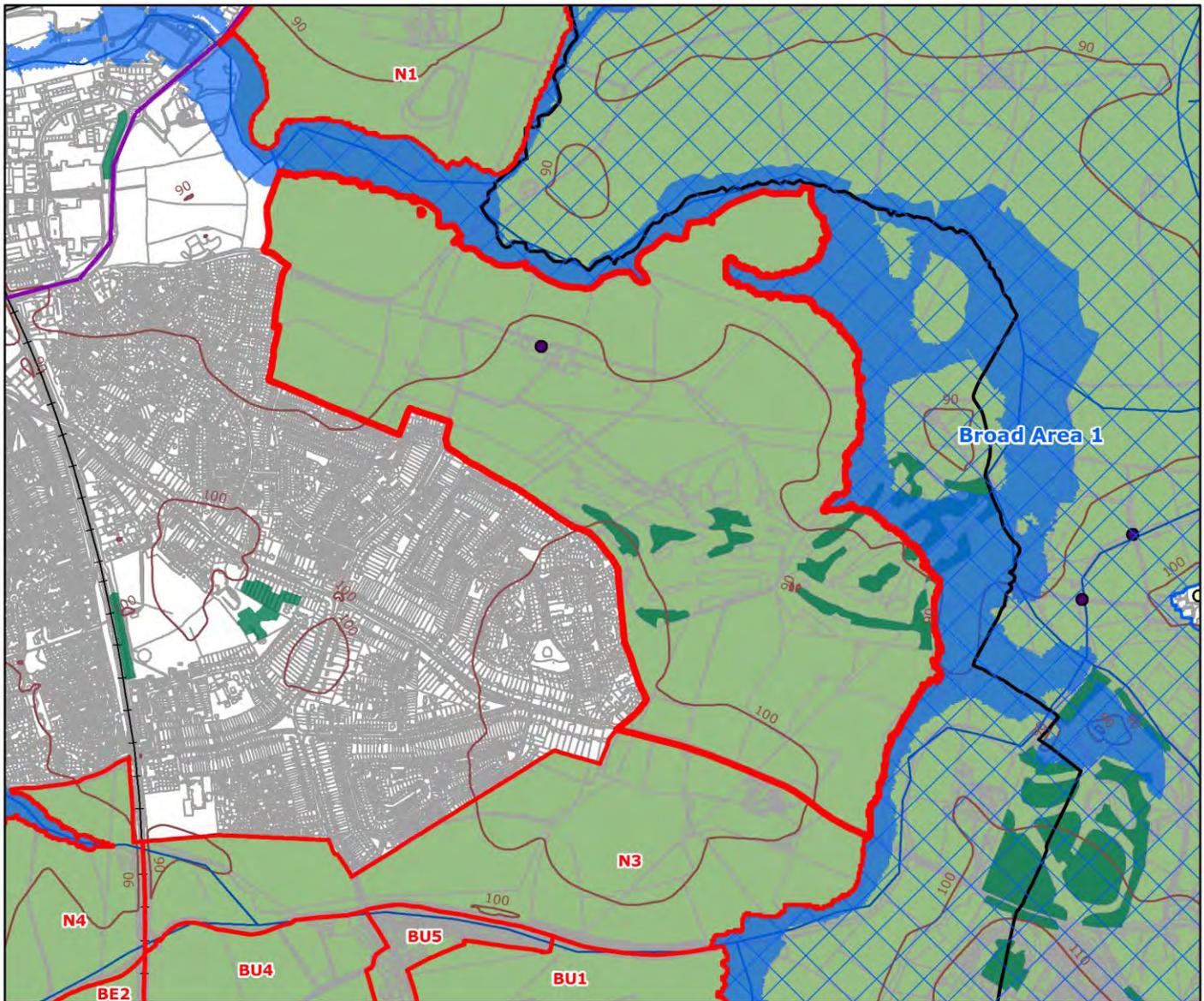
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: N2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - N2**

Parcel - N2		Other Information	
District Boundary	<b>Primary Constraints</b>	Grade I Listed Building	Motorway
Land Parcel	SSSI	Grade II Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II* Listed Building	Railway Line
Green Belt	Flood Zone 3b	Promoted Footpath	AONB
Contours (10m)		River/Canal	Conservation Area
		Lake	Registered Park and Garden
			Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: N2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel plays some role in preventing ribbon development eastwards along Lutterworth Road towards Bramcote.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The parcel is largely free from development and is open. However, pylons run through the centre of the parcel, a farm sits in the centre of the parcel and a large golf course, with associated clubhouse, car park and maintenance buildings, sit within the eastern half of the parcel. These developments contribute to marginally limiting the openness of the parcel.

Land Parcel Ref: N2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel is located to the east of Nuneaton. The village of Bramcote lies 1.3km to the south east along Lutterworth road. Measured from the centre of the parcel, the town of Hinckley lies 3km to the north east.

Land Parcel Ref: N2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

The parcel is largely free from development and is open. Most of the development within the parcel, pylons and farm buildings are common in the countryside and are not considered to be urbanising influences on the surrounding Green Belt. The only development within the parcel which is considered to represent an urbanising influence on the Green Belt is the clubhouse and associated car park on the south western edge of the parcel. However, this urbanising development sits flush with the existing urban edge of Nuneaton and is not considered to be an urbanising influence on the Green Belt within the rest of the parcel.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The northern and eastern borders of the parcel are bordered by the River Anker which contains a large functional floodplain that is unsuitable for the majority of development, helping to prevent encroachment of the wider countryside to the north and east of the parcel. Furthermore, the Ashby de la Zouch canal lies just beyond the south eastern corner of the parcel. However, these significant boundaries are a significant distance from the existing urban edge of Nuneaton meaning that the Green Belt within the parcel is contributing to protecting a significant area of countryside from encroachment.

Land Parcel Ref: N2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: N2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: N2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

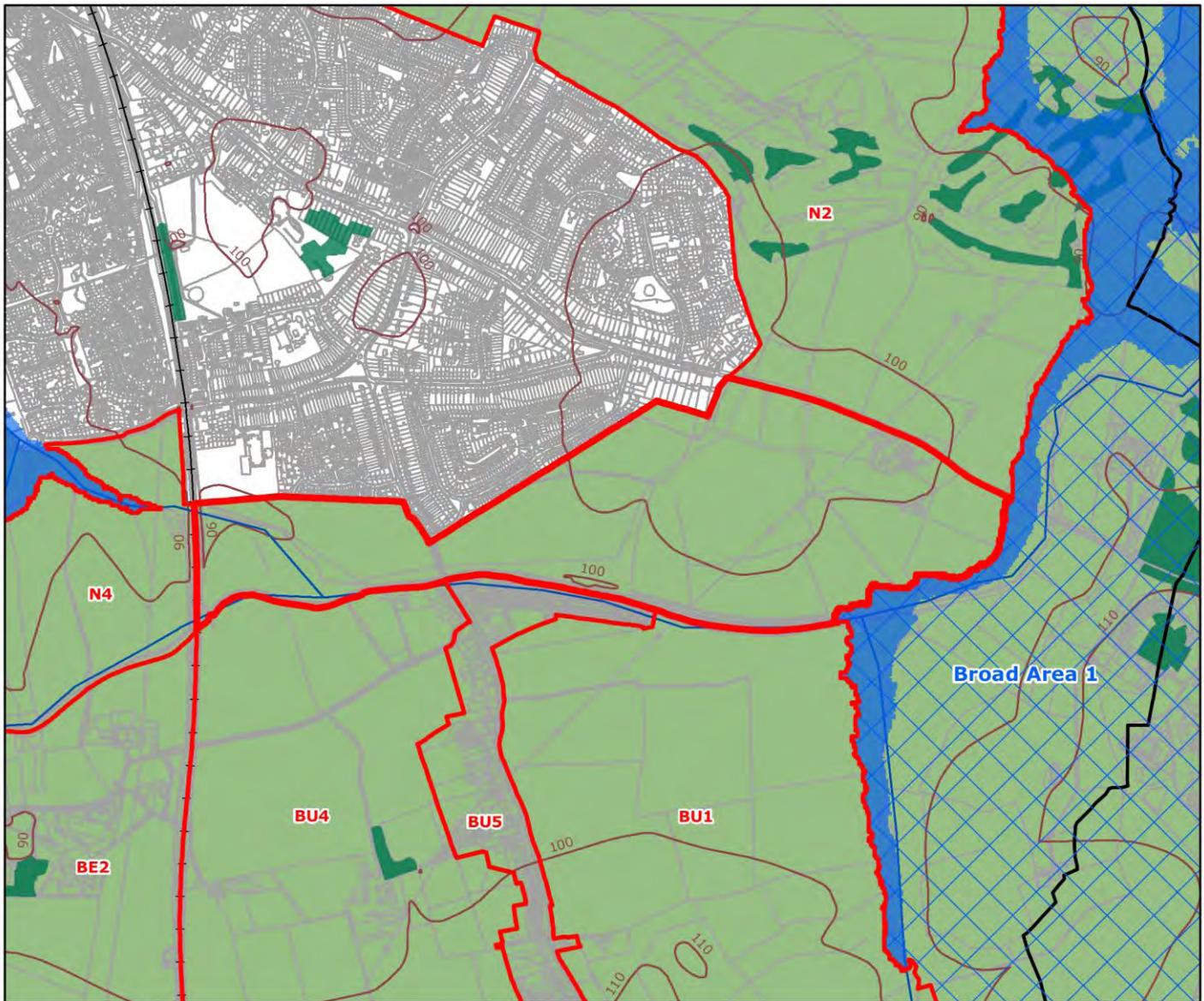
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: N3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - N3**

- District Boundary
- Land Parcel
- Broad Area
- Green Belt
- Contours (10m)

- Primary Constraints**
- SSSI
  - Scheduled Monument
  - Flood Zone 3b

- Other Information**
- Grade I Listed Building
  - Grade II Listed Building
  - Grade II\* Listed Building
  - Promoted Footpath
  - River/Canal
  - Lake

- Motorway
- A-Road
- Railway Line
- AONB
- Conservation Area
- Registered Park and Garden
- Ancient Woodland Inventory
- National Forest Inventory

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: N3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel plays a strong role in preventing ribbon development southwards along Nuneaton Road towards the village of Bulkington, along the Ashby de la Zouch Canal which runs east/west along the southern border of the parcel and along the Lutterworth road which runs westwards along the northern border of the parcel towards Bramcote.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The parcel is largely free from development with the exception of a line of pylons which run through the western half of the parcel and large farm which sits on the northern edge of the western half of the parcel.

Land Parcel Ref: N3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The parcel sits between the town of Nuneaton to the north and the village of Bulkington to the south. The gap between the two neighbouring settlements is narrowest along Nuneaton Road at less than 150m.

Land Parcel Ref: N3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

The parcel is largely free from development with the exception of a line of pylons which run through the western half of the parcel and large farm which sits on the northern edge of the western half of the parcel. However, both developments are common in the countryside and are not considered to be urbanising influences on the Green Belt.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The southern border of the parcel is lined by the Ashby de la Zouch canal. However, the village of Bulkington to the south of the parcel has extended north along Nuneaton Road and abuts the canal's southern side. Therefore, this man-made boundary plays a more limited role in protecting what remains of the wider countryside to the south of the parcel from encroachment. Furthermore, the River Anker plays some role in preventing encroachment of the countryside to the east.

Land Parcel Ref: N3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: N3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: N3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

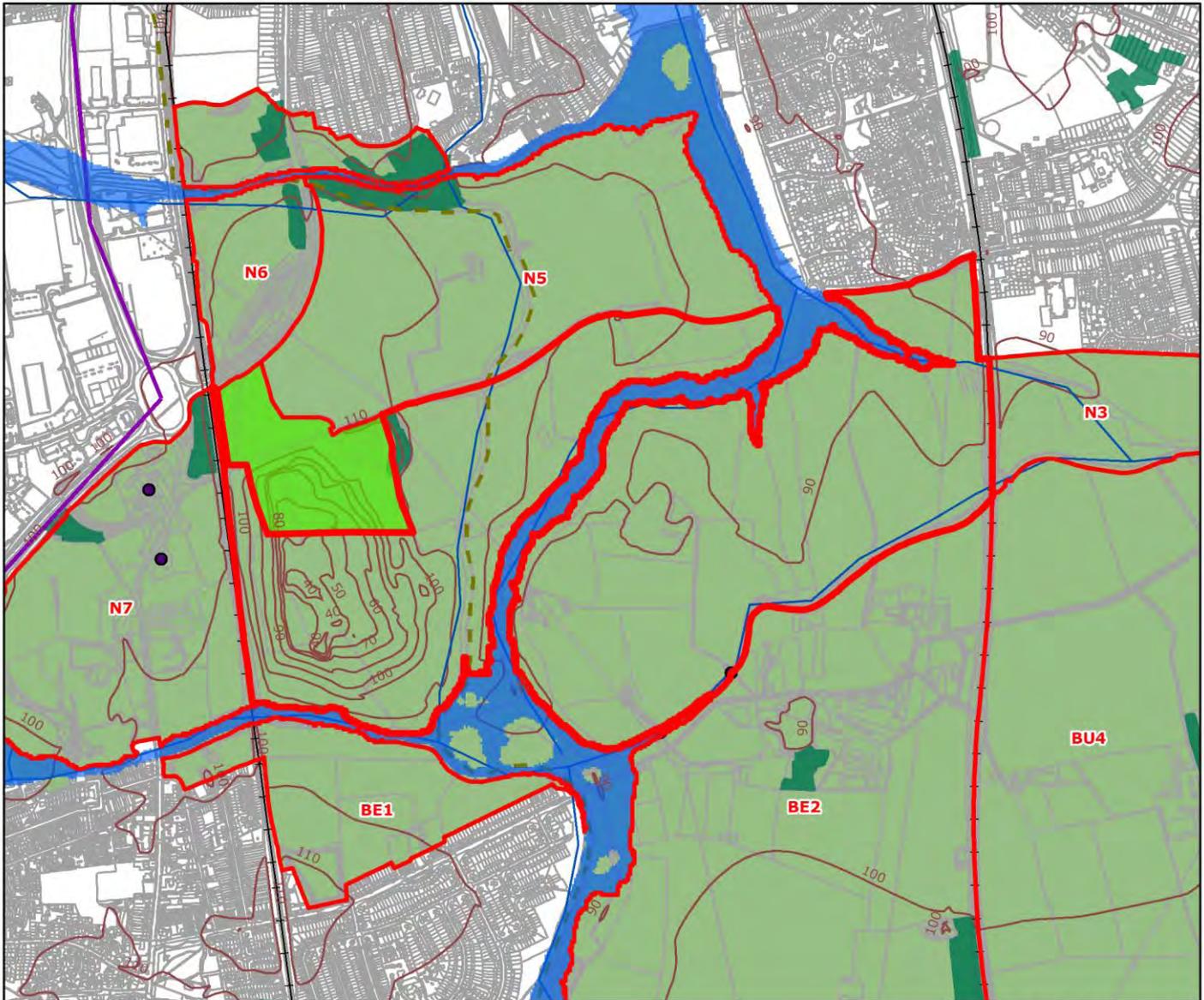
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: N4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - N4**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: N4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel plays a role in preventing ribbon development along Gipsy Lane on the northern edge of the parcel and Marston Lane on its southern edge.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

A large quarry sits in the western third of the parcel. The buildings associated with quarry sit within a SSSI to the north west of the parcel. With the exception of two lines of pylons running through the parcel, the parcel is free from development. The land within the parcel is open and relatively flat agricultural land.

Land Parcel Ref: N4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

Measured along the railway line which runs along the western edge of the parcel in between Bedworth and Nuneaton, the gap between the buildings within the two towns is just over 1km wide. The gap widens slightly to the east through the centre of the parcel.

Land Parcel Ref: N4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

A large quarry sits in the western third of the parcel. The buildings associated with quarry sit within a SSSI to the north west of the parcel. These buildings are slightly sunken. With the exception of two lines of pylons running through the parcel, the parcel is free from development. All the land within the parcel is open, relatively flat agricultural land. Therefore, there are no urbanising influences within the Green Belt parcel which represent encroachment of the countryside.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

A railway line runs along the western edge of the parcel connecting Nuneaton and Bedworth. The Coventry canal runs through the centre of the parcel. The Ashby de la Zouch canal forms part of the southern edge of the parcel, meeting a brook with a floodplain designated as flood zone 3b which makes up the rest of the southern boundary. The canal and brook represent a permanent defensible boundary inhibiting the encroachment of the countryside within the parcel and to the north. Urbanising development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the corridor of countryside within the parcel. The Wem Brook, with its significant flood plain, runs through the centre of the parcel. None of the significant boundaries which run through the parcel are considered to significantly protect the countryside between Bedworth and Nuneaton from encroachment, making the Green Belt designation the principle protector of the countryside.

Land Parcel Ref: N4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic cores of Nuneaton or Bedworth and the parcel.

Land Parcel Ref: N4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

**All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: N4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

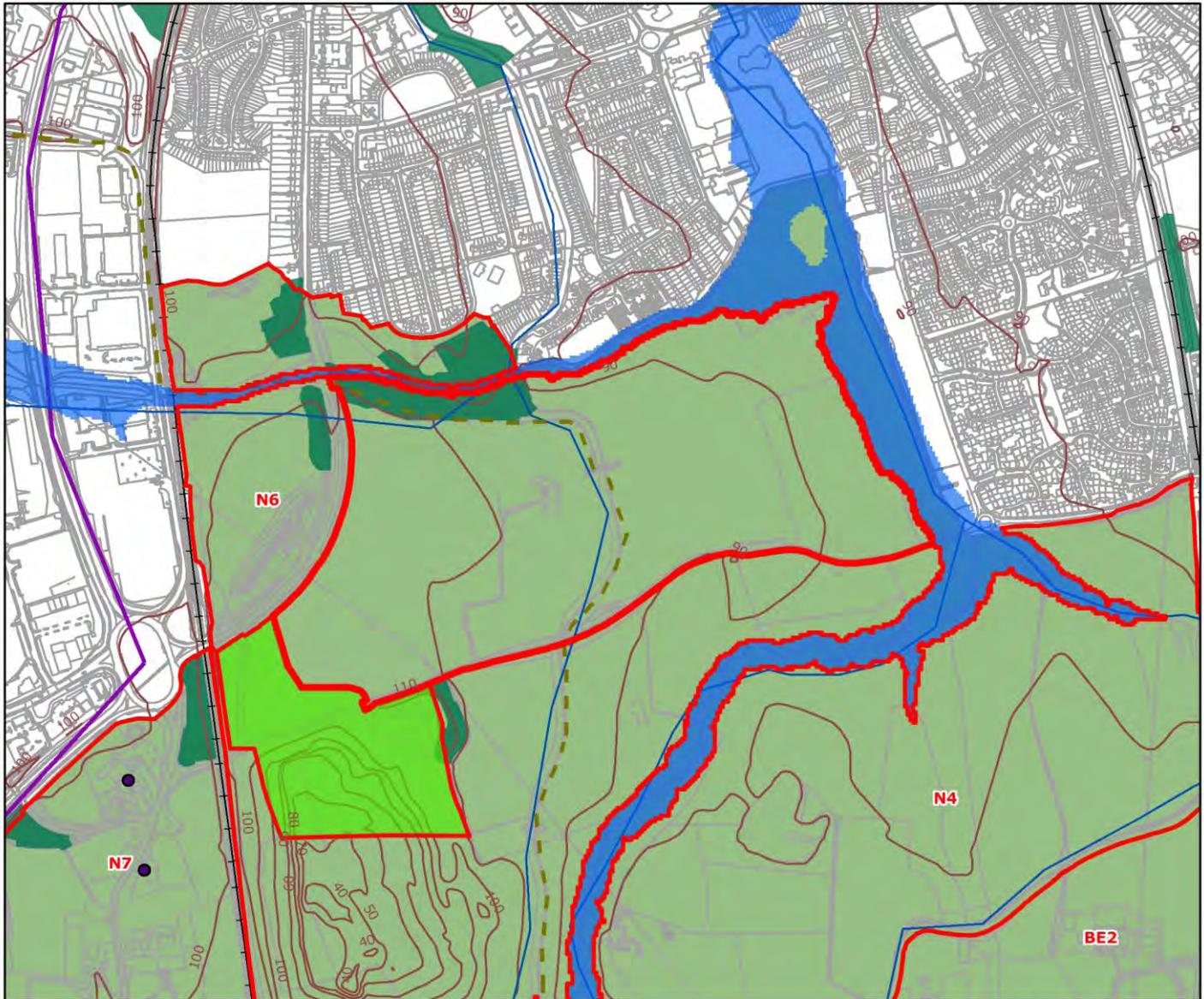
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: N5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - N5**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: N5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel plays a role in preventing ribbon development along Gipsy Lane which runs along the southern edge of the parcel.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

A large quarry borders the south western corner of the parcel. The buildings associated with quarry sit within a SSSI to the south west. With the exception of a line of pylons running through the parcel and a single farm the parcel is free from development. The farm is relatively small and is not considered to have a significant effect on the openness of the Green Belt. The land within the parcel is open, relatively flat agricultural land.

Land Parcel Ref: N5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

Measured along the Coventry Canal which runs through the centre of the parcel, the gap between the urban edges of Nuneaton to the north and Bedworth to the south is roughly 1.6km wide.

Land Parcel Ref: N5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

A large quarry borders the south western corner of the parcel. The buildings associated with quarry sit within a SSSI to the south west. With the exception of a line of pylons running through the parcel and a single farm the parcel is free from development. The farm is relatively small and is not considered to have a significant effect on the openness of the Green Belt. It is not considered to be an urbanising influence. The land within the parcel is open, relatively flat agricultural land. Therefore, there are no urbanising influences within the Green Belt parcel which represent encroachment of the countryside.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

A large quarry borders the south western corner of the parcel. The Coventry canal runs through the centre of the parcel. The Griff Brook and Wem Brook, which are designated as Flood Zone 3b form the northern and eastern edges of the parcel, respectively. The brooks represent permanent defensible boundaries inhibiting the encroachment of the countryside within the parcel and to the south. Urbanising development within the parcel would represent a significant breach of these defensible boundaries, and would constitute encroachment of the corridor of countryside within the parcel. None of the boundaries which run through the parcel are considered to significantly protect the countryside between Bedworth and Nuneaton from encroachment, making the Green Belt designation the principle protector of the countryside.

Land Parcel Ref: N5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic cores of Nuneaton or Bedworth and the parcel.

Land Parcel Ref: N5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

**All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: N5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

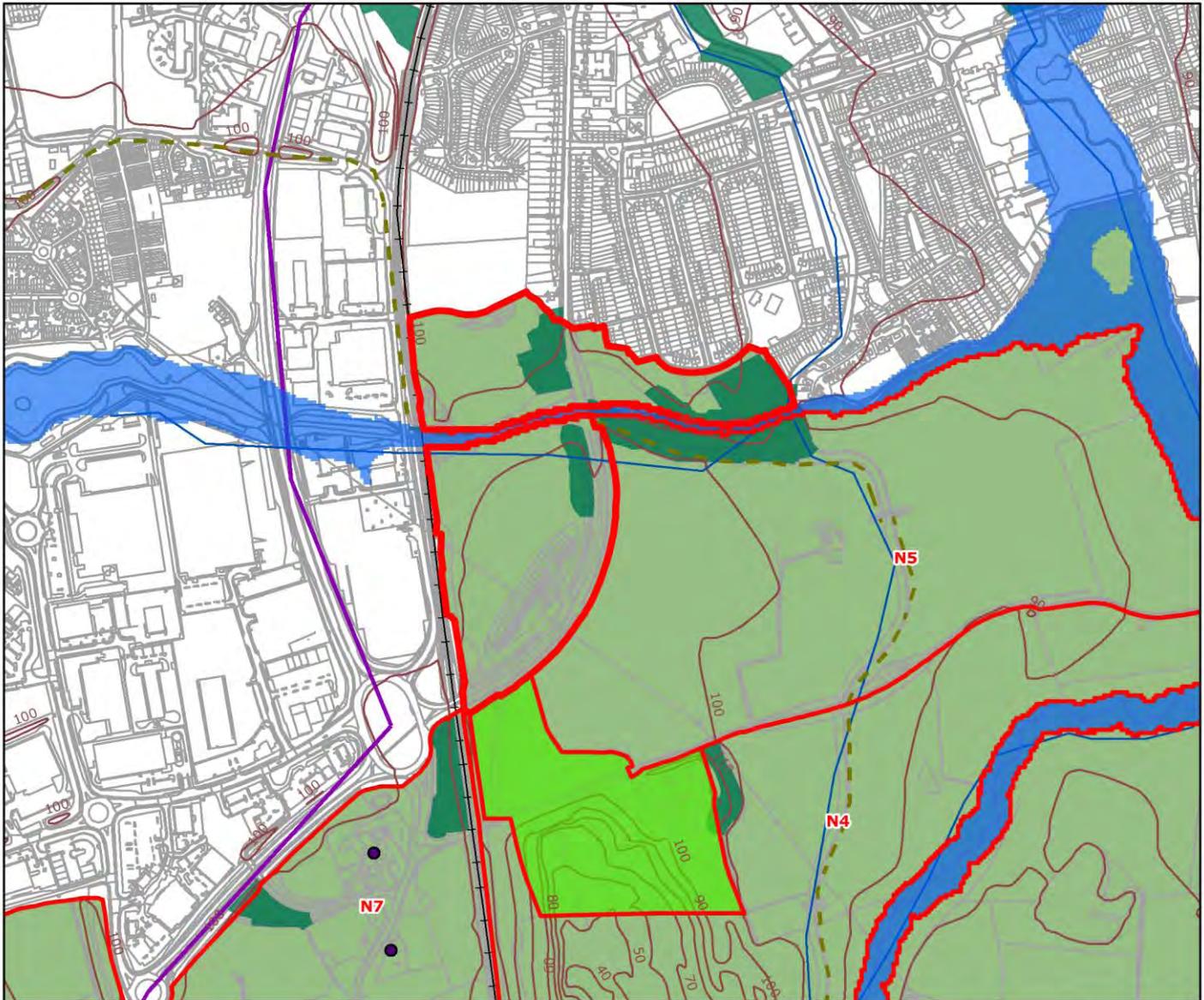
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: N6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - N6**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: N6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel plays some role in preventing further ribbon development along the western side of Coventry Road (B4113). The parcel straddles the road at the northern end of the parcel; however it does not follow a significant enough portion of the road to play a significant role in preventing sprawl.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

Much of the land within the parcel is brownfield land which has grassed over. The only development within the parcel (a gypsy and traveller site consisting of 25 pitches) is located at the southern border of the parcel next to Coventry Road (B4113). The semi-permanent structures and infrastructure associated with this development have compromised the openness of the Green Belt within this portion of the parcel. Furthermore, the openness of the Green Belt within the parcel is further diminished by the urban edges of Nuneaton to the east and west of the parcel. However, much of the parcel is undeveloped and open.

Land Parcel Ref: N6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

The urban edge of Nuneaton extends further south closer to Bedworth immediately to the south west of the parcel. Furthermore, the parcel is retained by Coventry Road and Griff Brook. With the development directly to the south west, any development within the parcel would not contribute to narrowing the gap between Nuneaton and Bedworth. Therefore, it is considered that the parcel plays a limited role in maintaining separation between these two settlements.

Land Parcel Ref: N6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

Much of the land within the parcel is brownfield land which has grassed over. The only development within the parcel (a gypsy and traveller site consisting of 25 pitches) is located at the southern border of the parcel next to Coventry Road (B4113). The semi-permanent structures and infrastructure associated with this development have urbanised the countryside in the southern portion of the parcel and compromised the openness of the Green Belt. In addition, the countryside within the parcel is urbanised further by the urban edges of Nuneaton to the east and west of the parcel and development of the new Bermuda Park railway station at its western edge. However, much of the parcel is undeveloped and open and still retains some of the characteristics of countryside.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

Griff Brook, which is designated as Flood Zone 3b, runs through the northern half of the parcel and forms the southern edge of the portion of the parcel which lies to the east of Coventry Road (B4113). A small portion of the eastern boundary of the parcel is bordered by the Coventry canal. Furthermore, the rest of the parcel is retained by Coventry Road (B4113) which although not a dual carriage way is a similar width. The size of this road coupled with its close proximity to the existing urban edge of Nuneaton ensure that this boundary in combination with Griff Brook make a significant contribution to protecting the countryside immediately to the south of the parcel.

Land Parcel Ref: N6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic cores of Nuneaton or Bedworth.

Land Parcel Ref: N6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

**All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: N6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

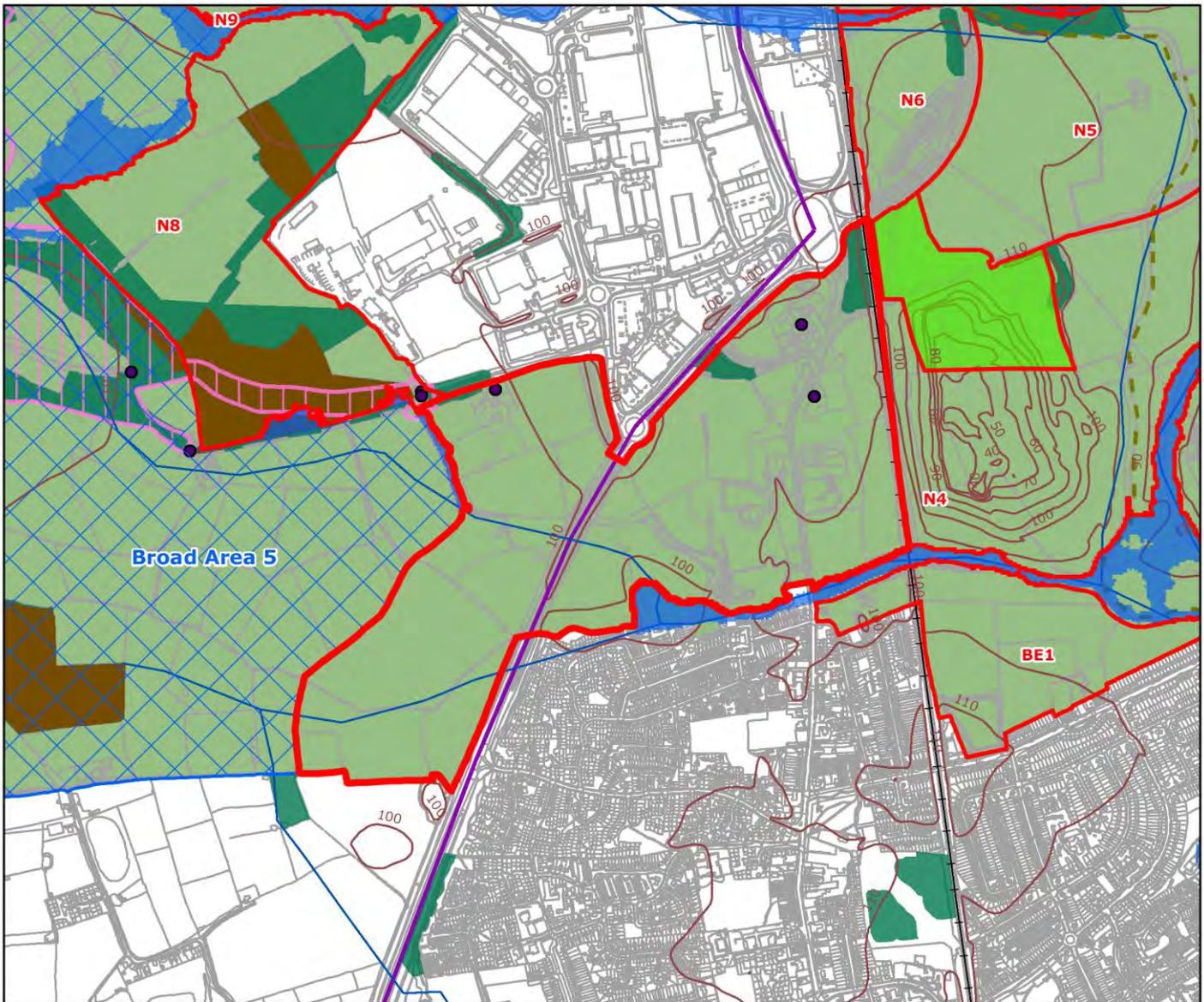
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: N7

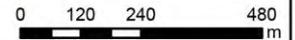
Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - N7**

District Boundary	<b>Primary Constraints</b>	<b>Other Information</b>	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway Line
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
Contours (10m)		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory



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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: N7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel plays a significant role in preventing further ribbon development along Coventry Road which connects Nuneaton with Bedworth.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The parcel contains two farms, a large hotel near the northern tip of the parcel, a large restaurant to the east of Coventry Road and a single dwelling near the southern border of the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, a significant proportion of the parcel is undeveloped and open agricultural fields.

Land Parcel Ref: N7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

Measured along the Bedworth Bypass (A444) dual carriageway which runs through the centre of the parcel the distance between the town of Bedworth in the south and Nuneaton in the north is roughly 550m.

Land Parcel Ref: N7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

The parcel contains two farms a single dwelling near the southern border of the parcel which are not considered to be urbanising influences on the countryside with the parcel due to the fact that such developments are common in the countryside. However, the large hotel near the northern tip of the parcel and the large restaurant to the east of Coventry Road and their associated car parks are considered significant urbanising influences in the northern half of the parcel. The buildings associated with these developments urbanise and compromise the openness of the Green Belt within their immediate vicinity; however, a significant proportion of the parcel is undeveloped and open agricultural fields.

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The Bedworth Bypass (A444) dual carriageway and a railway line run through the parcel in between Nuneaton and Bedworth. However, both significant boundaries are perpendicular to the urban edges of Nuneaton and Bedworth and therefore provide little protection to the countryside between the two towns from encroachment.

Land Parcel Ref: N7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. However, there is some intervisibility with the historic core of Bedworth which lies to the south of the parcel.

Land Parcel Ref: N7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

**All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: N7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

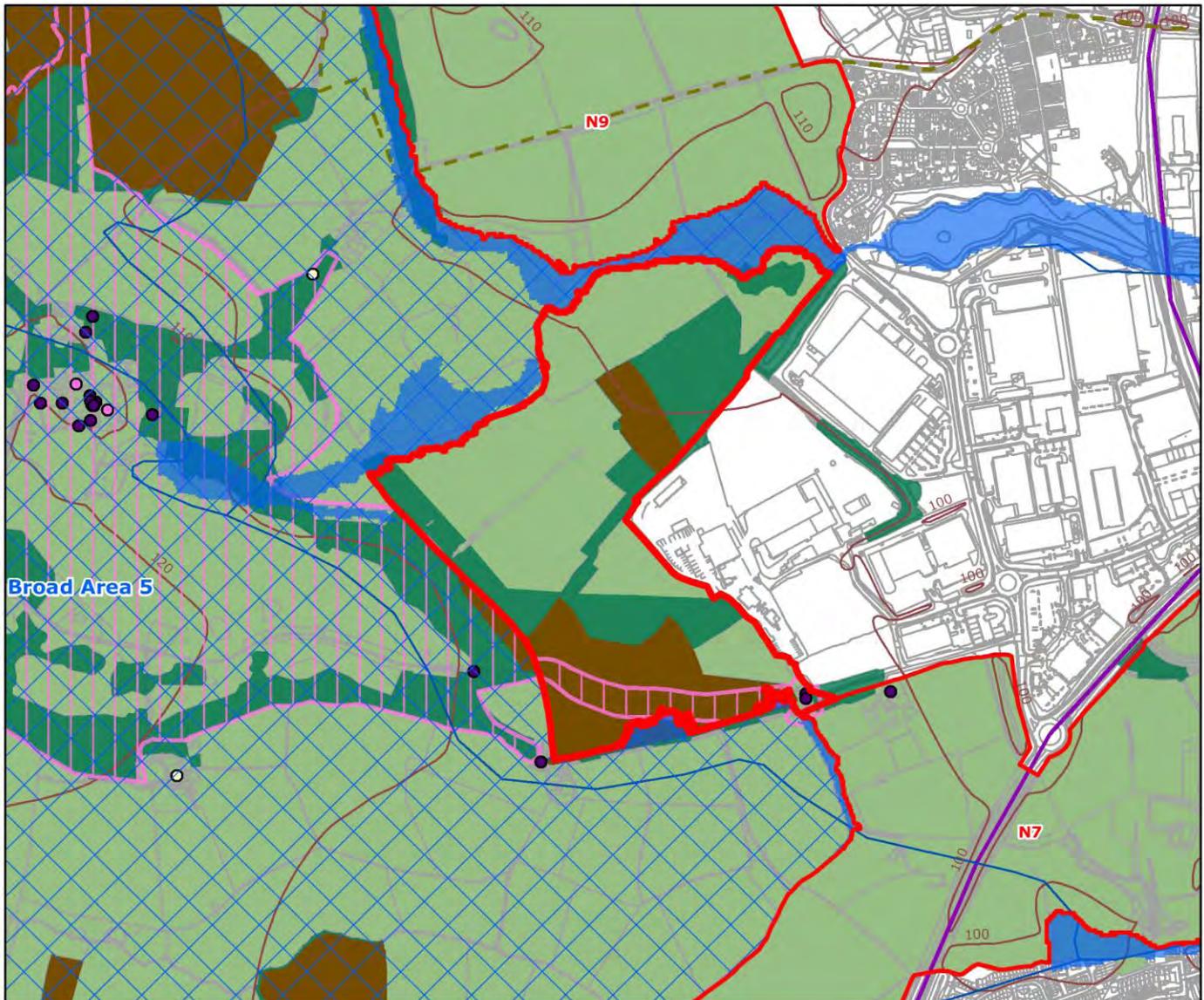
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: N8

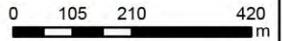
Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - N8**

Primary Constraints		Other Information	
District Boundary	SSSI	Grade I Listed Building	Motorway
Land Parcel	Scheduled Monument	Grade II Listed Building	A-Road
Broad Area	Flood Zone 3b	Grade II* Listed Building	Railway Line
Green Belt		Promoted Footpath	AONB
Contours (10m)		River/Canal	Conservation Area
		Lake	Registered Park and Garden
			Ancient Woodland Inventory
			National Forest Inventory



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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: N8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 1 - To check the unrestricted sprawl of large built-up areas

---

### Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

#### Notes:

The parcel is bordered by and contains no roads suitable for sprawling ribbon development out of Nuneaton. Therefore, the parcel plays no role in preventing ribbon development.

---

### Issue 1b - Openness

Is the parcel free from development?  
Does the parcel have a sense of openness?

Score:

#### Notes:

The parcel contains no development. Therefore, there are no buildings which inhibit the openness of the Green Belt. The large buildings in the Bermuda Park Industrial Estate overlook the open land within the parcel; however, their influence on its openness is mitigated by the significant amount of woodland which surrounds the Bermuda Park Industrial Estate.

Land Parcel Ref: N8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

### Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

#### Notes:

Measured through the centre of the parcel, the village of Astley is located roughly 3.2km to the west of the urban edge of Nuneaton.

Land Parcel Ref: N8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

### Purpose 3 - To assist in the safeguarding of the countryside from encroachment

---

#### Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

#### Notes:

The parcel contains no development; the site visit revealed that the land is mostly scrub and appears to be made or reclaimed land, possibly from past mine working. Therefore, there are no buildings which inhibit the openness of the Green Belt or act as an urbanising influence. The large buildings in the Bermuda Park Industrial Estate overlook the open land within the parcel; however, their influence on its openness and the integrity of its character as countryside is mitigated by the significant amount of woodland which surrounds the Bermuda Park Industrial Estate.

---

#### Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

#### Notes:

The northern and southern borders of the parcel are bordered by brooks, the flood plains of which are designated as Flood Zone 3b. The brooks play a minor role in preventing the encroachment of the countryside to the north and south of the Green Belt parcel; however, there are no significant boundaries protecting the countryside to the west.

Land Parcel Ref: N8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## Purpose 4 - To preserve the setting and special character of historic towns

---

### Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: N8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

## **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

---

### **Issue 5a - The need to incentivise development on derelict and other urban land within settlements**

#### **All parcels make an equally significant contribution (+4) to this purpose.**

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.