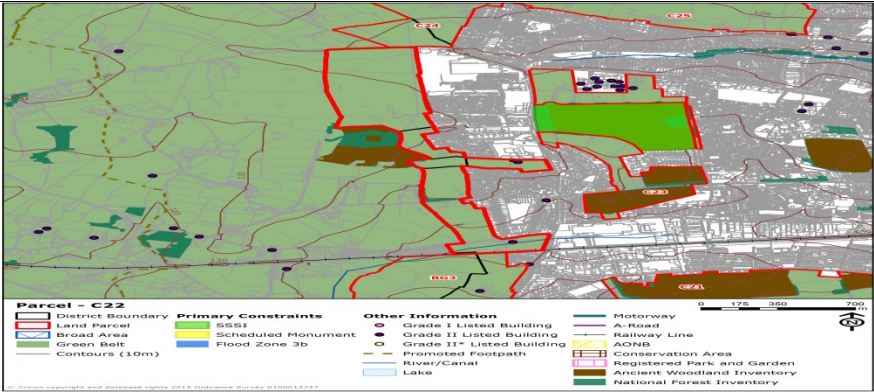



Addendum to the Coventry Green Belt Matrix, October 2016

The analysis below provides an addendum to the Coventry Green Belt Assessment (LP77) matrix concerning area eight, which addresses action point number 1 of the Inspectors Action Points from the 12 October 2016 Green Belt Hearing Session.

Land Parcel / Site Name	C22 and BG3	
SHLAA Reference(s)	We29, We10, We13, We19, We36	
Site Plan		
Green Belt Review Comments	2007 DL Study	<p>This is a complex area comprising two fields north of the railway line with a small stream running to the north of these defining a narrow strip of woodland, an old cottage and several modern houses immediately south of Duggins Lane. The railway runs at a higher level than the land here with Tile Hill rail station located just to the south of this sub-area. To the east lies Cromwell Lane and the new road bridge spanning the railway. The westernmost of the two main fields is visually part of the open countryside to the west lying within Solihull district and its development would be an unnatural extension into the Meriden Gap. The easternmost field immediately to the north of Tile Hill Station lies within the built-up area of the city on 3 sides and the redevelopment of the sports centre to the south will effectively define the planned edge of the city and the Green Belt beyond. Therefore, there is some merit in this field being considered for release from the Green Belt which would give a clear and consistent boundary on both sides of the railway. Being adjacent to the railway station, and being close to the facilities in Tile Hill Village and beyond, makes this a sustainable location for built development. However, there are two matters which do need to be resolved. The wooded area between the field and Duggins Lane should clearly be retained as such and not be built on from an overall visual amenity and nature conservation viewpoint. The degree of its</p>

		nature conservation status needs to be assessed. The other point concerns the floodplain and the vulnerability of the field to flooding. The Environment Agency map shows the north-east corner of the field / woodland to be vulnerable to flooding.
	2009 SSR Study	The sites are covered by parcel C15a in this study scoring 7.5 with a medium landscape value. The study suggests further assessment of this parcel would be required before reaching final conclusion on the sites development future. The study also highlights that flood risk and archaeology may restrict potential for development. The existing settlement edge appears to be quite well defined and landscape character needs to be retained along this urban perimeter – the boundary with Solihull. The Study did also suggest that the parcel, in part at least, contributes to preventing urban sprawl from Coventry and safeguards the countryside from encroachment.
	2015 LUC Study	<p>Parcel BG3 straddles both Coventry and Solihull and so warrants an exposition as to its scoring. The parcel extends to land south of the railway and achieved an overall score of 12 out of 20.</p> <p>The Duggins Lane sites fall within one land parcel (C22) which scored 13 out of 20 achieving maximum scores for purposes 1, 3 and 5 (assist in urban regeneration by encouraging recycling of derelict and urban land, safeguarding countryside from encroachment and checking unrestricted sprawl of large built-up areas).</p> <p>In particular the study highlights that the land within the parcel has the characteristics of countryside, containing agricultural and sports fields, and has no associated urbanising development. It also highlights that the “parcel is preventing further ribbon development along Tanners Lane and Duggins Lane.”</p>
	Reasons for any difference?	The principle reason for differences within the written descriptions and formal assessment of the parcels reside in the methodology used in each study. The 2009 study used a sieving process and not all parcels were given a formal assessment whereas the 2015 study was more thorough and scored each Green Belt parcel out of 20.
Landscape Characteristics	This parcel is comprised entirely of open farmland, sports fields and small copses.	

Agricultural Land Classification	
Ecology and Biodiversity Review	<p>The Green Belt Ecological Review describes the Land to the North of Duggins Lane as an unused field to the south of Sub-Area (c). The Phase 1 map within the review identified the field as tall ruderal vegetation with hedgerows with trees on the boundaries. The crack willow copse is identified as broad-leaved plantation woodland. The Green Belt Ecological Review also identifies that the Land to the North of Duggins Lane lies within a great crested newt, slow worm, grass snake and common lizard buffer zone. To the north of this site (approximately 900 metres) lies the Rough Close and Adjoining Meadows Local Wildlife Site (LWS). This LWS reportedly supports a pond with a recorded population of great crested newts. A further pond, the Duggins Lane Pond LWS, has been identified by the review to have the potential to support great crested newts, and is located approximately 110 metres south of the Land to the North of Duggins Lane. The hedgerows within the site are unmanaged and tall with a number of mature trees. The hedgerows are likely to be of some value to nesting birds and could provide commuting routes for bats, badgers and foxes in the local area. In addition, some of the more mature trees within the hedgerows may have some potential to support roosting bats.</p>
Historic Environment Record	<p>Scheduled Ancient Monuments: 0 Archaeological Constraint Area: 6 Listed Buildings: 3 Locally Listed Buildings: 1 Registered Parks and Gardens: 0</p> <p>The HER identifies a host of heritage and archaeological assets within the surrounding area including Listed and Locally Listed buildings. Surrounding fields also exhibit signs of Ridge and Furrow and archaeological remains, whilst the area also sits towards the edges of the Ancient Arden. Although there is nothing recorded on the site at this time, further investigation would be warranted.</p>
Drainage and Flood Risk	<p>Identified by Severn Trent Water to have medium impact on the sewerage network. Localised capacity assessments will be required once the sites have been confirmed for development, which may affect development timescales. Site is entirely within Flood Zone 1 with a small watercourse on-site which has not been modelled which may require further investigation.</p> <p>The Environment Agency flood maps show the north-east corner of the land south of Duggins Lane site field / woodland to be vulnerable to flooding and more detailed assessment is necessary. The Councils SFRA found that the Duggins Lane sites were identified based on critical infrastructure/access routes, sewer/surface water problems and areas prone to significant ponding. In addition, the sites south of Duggins Lane were shown to be lying in flood zones 2 and 3 and historically, have been subject to significant surface water</p>

	flooding.	
Infrastructure Issues and Mitigation Options	Education	The facilities will need to be assessed in relation to what already exists on site, the need to provide additional facilities should be identified as an integral part of any development brief.
	Health	Facilities require assessment in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
	Highways	At a strategic level the highway network could cope if development was to be considered. Detailed modelling for specific sites within this parcel would be carried out at the application stage.
	Green/Blue Infrastructure	Any development would need to make regard to the Ancient Arden Design Guidelines. Sites would need to carefully consider new green infrastructure in relation to any developments impact on the wider Green Belt. Issues around flood risk and drainage are significant issues on the sites with ditches and ponds identified.
	Social, Community, Leisure and Retail	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
Summary of SHLAA assessment	Any development of this site would need to be mindful of the setting of listed farm properties in the centre of the site and create suitable access. Notwithstanding there are clear opportunities to link in with recent developments to the north east, offering a sustainable development location adjacent to Tile Hill station. Any development would not intrude upon the western extremities of the existing urban area and would not inter relate with any ribbon developments that could present a risk of urban sprawl. Site could be considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	
Key site features	Site contains ancient fields and Rough Wood Close which is a designated SINC. Contains agricultural and sports fields most notably Floyd's Fields.	
Design and Layout Considerations	Not applicable given the site is not intended to be developed, but notwithstanding, any design features would need to manage the known constraints such as the railway line and overhead power lines.	
SA/SEA Assessment	Scored 4 out of 13 – 1 being the most constrained, 13 being heavily constrained.	
Site Conclusion and Recommendation	It does seem anomalous that the boundary of the Green Belt washes over some of the houses fronting Cromwell Lane. A consistent boundary at the rear of the built-up area, as per the other sub-areas, would appear to be more logical. Therefore, there is some merit in this field being considered for release from the Green Belt which would give a clear and consistent boundary on both sides.	