

Land Parcel Ref: N8

Main Authority: Nuneaton and Bedworth Borough 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

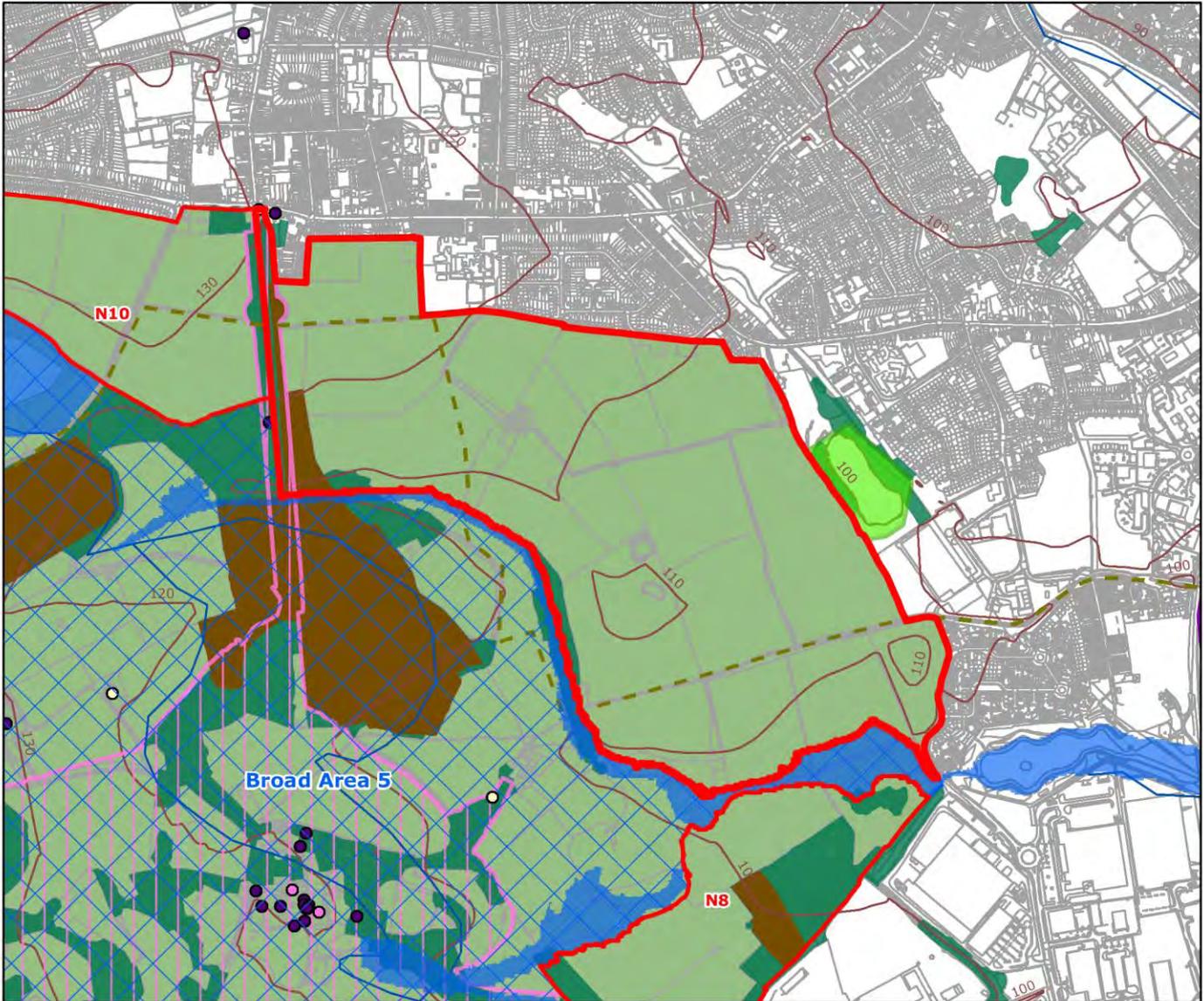
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: N9

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - N9**

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: N9

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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### 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.

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### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains a couple of detached isolated dwellings, one small farm in the centre of the parcel and half of another small farm on the eastern edge of the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, the vast majority of the Green Belt within the parcel is undeveloped and open.

Land Parcel Ref: N9

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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### 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 Harefield Lane, a green lane which runs through the centre of the parcel, the village of Astley is located roughly 3.5km to the west of the urban edge of Nuneaton.

Land Parcel Ref: N9

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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#### 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 couple of detached isolated dwellings, one small farm in the centre of the parcel and half of another small farm on the eastern edge of the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, neither are considered urbanising influences on the countryside given that farms are common in the countryside and often complement its rural character.

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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:

The southern border of the parcel is bordered by Griff Brook the flood plain of which is designated as Flood Zone 3b. Griff Brook does not sit against the urban edge but away from it, meaning that development within the parcel would be somewhat retained by the brook, helping to protect the countryside to the south of it from encroachment. The nature of the boundary, which is not much more than a stream, means that the parcel only scores 1 against this criterion as a less significant boundary.

Land Parcel Ref: N9

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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### 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: N9

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**

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### **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: N9

Main Authority: Nuneaton and Bedworth Borough 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

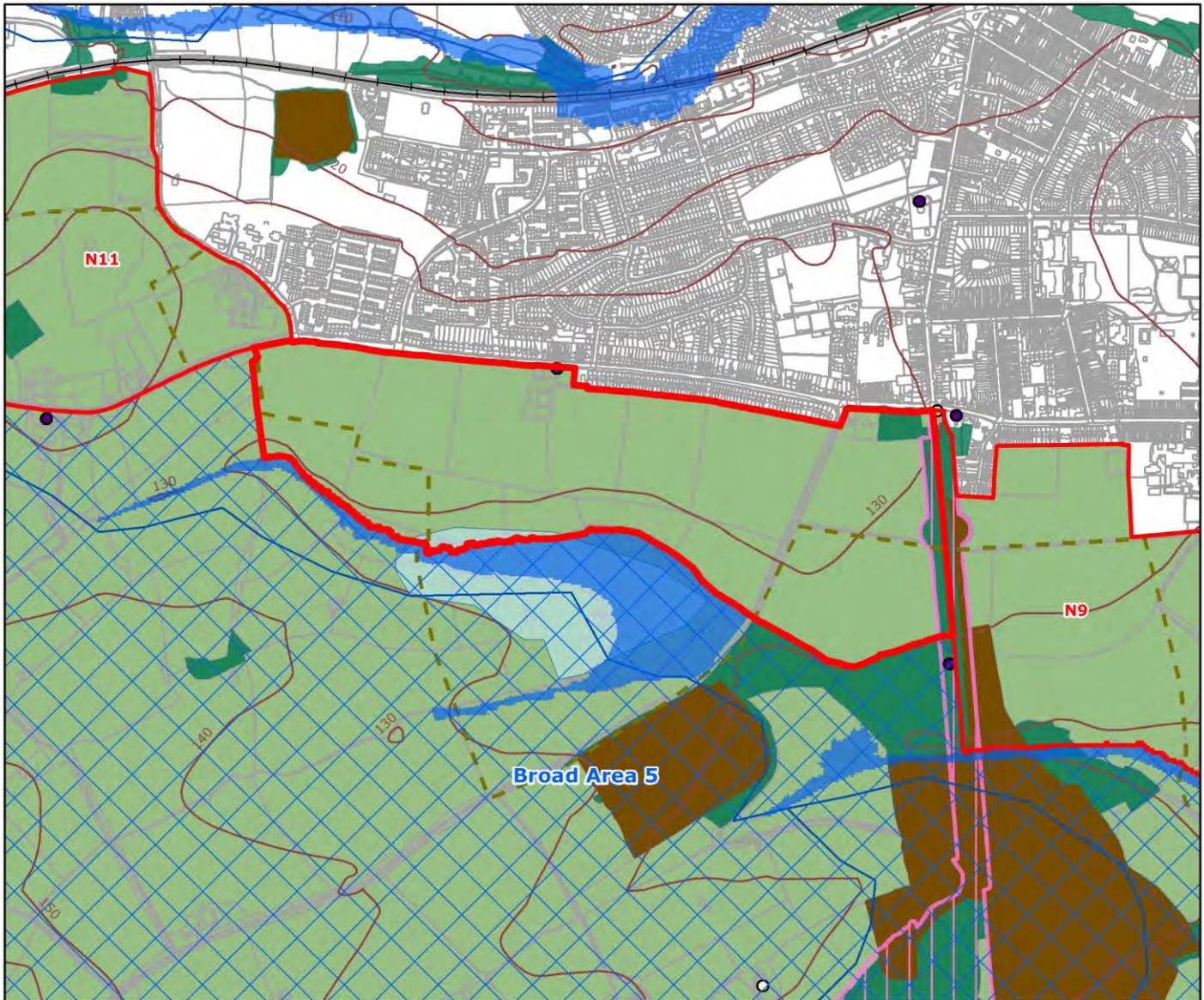
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: N10

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



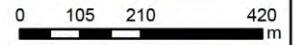
**Parcel - N10**

- 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: N10

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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### 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 sprawling ribbon development to the south of Nuneaton along both sides of Astley Lane. In addition, it helps to inhibit further ribbon development along the southern side of Astley Road in the north eastern corner of the parcel.

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### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains some large farm buildings and two detached dwellings at its northern border at the existing urban edge of Nuneaton. The buildings associated with these developments in the Green Belt follow the existing line of development along the south side of Astley Road. Therefore, they are not considered to have an effect on the openness of the Green Belt within the immediate vicinity of the buildings or indeed on the wider Green Belt. The Green Belt within the parcel is open.

Land Parcel Ref: N10

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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### 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 Astley Lane the village of Astley is located roughly 2.3km to the south west of Nuneaton.

Land Parcel Ref: N10

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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#### 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 large farm buildings and two detached dwellings at its northern border at the existing urban edge of Nuneaton. None of the buildings are considered to have an urbanising influence on the countryside within the Green Belt as all are common in the countryside. The buildings associated with these developments in the Green Belt follow the existing line of development along the south side of Astley Road. Therefore, they are not considered to have an effect on the openness of the Green Belt.

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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:

The majority of the southern border of the parcel is bordered by a brook the flood plain of which is designated as Flood Zone 3b. The brook flows in to a small lake which abuts the southern edge of the parcel. Together, the lake and brook play a minor role in preventing the encroachment of the countryside to the south of the Green Belt parcel.

Land Parcel Ref: N10

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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### 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: N10

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**

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### **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: N10

Main Authority: Nuneaton and Bedworth Borough 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

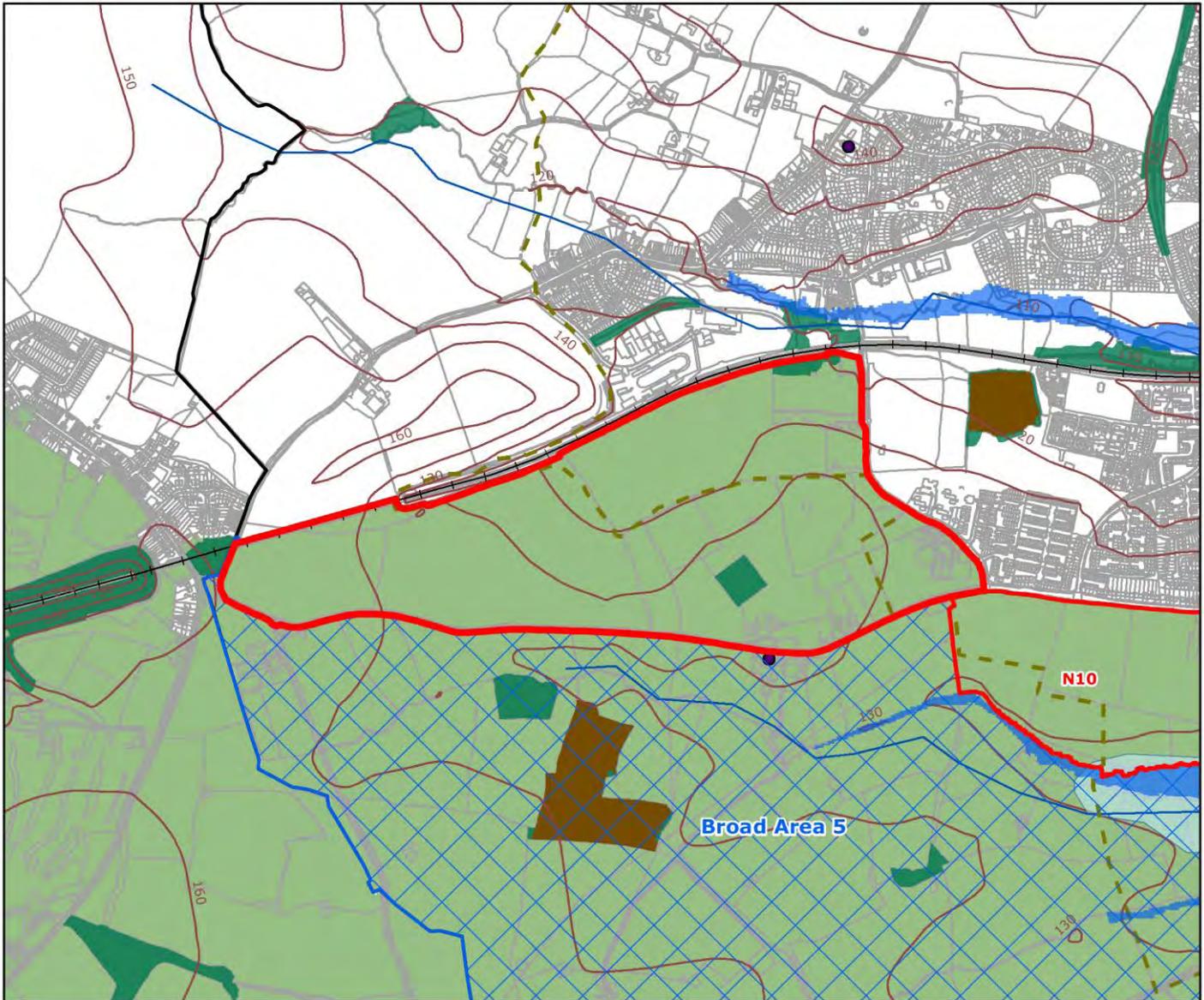
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: N11

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - N11**

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: N11

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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### 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 westwards along the northern edge of Ansley Road towards the village of Ansley.

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### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains a primary school and nursery in its south eastern corner, farm buildings and a handful of dwellings along its southern border and a cricket pitch with associated pavilion and car parking facilities in its north eastern corner. These buildings compromise the openness of the Green Belt within their immediate vicinity, with the remaining areas of the Green Belt within the parcel remaining relatively open.

Land Parcel Ref: N11

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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### 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 west of Nuneaton in between the town of Nuneaton and the village of Ansley which is located 1.5km to the west along the railway line that forms the northern border of the parcel.

Land Parcel Ref: N11

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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#### 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 primary school and nursery in its south eastern corner and a cricket pitch with associated pavilion in its north eastern corner. These buildings and associated hardstanding have an urbanising influence of the countryside along the eastern edge of the parcel. However, the rest of the parcel is relatively open and rural in character, containing a handful of farm buildings and isolated dwellings.

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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:

A railway line forms the northern boundary of the parcel; however, this runs parallel with the existing line of development to the east which runs between the railway line and Ansley Road along the southern edge of the parcel and plays no role in preventing the continued westward encroachment of the countryside. Therefore, it is considered that there are no significant boundaries protecting the surrounding countryside from encroachment.

Land Parcel Ref: N11

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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### 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: N11

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**

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### **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: N11

Main Authority: Nuneaton and Bedworth Borough 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

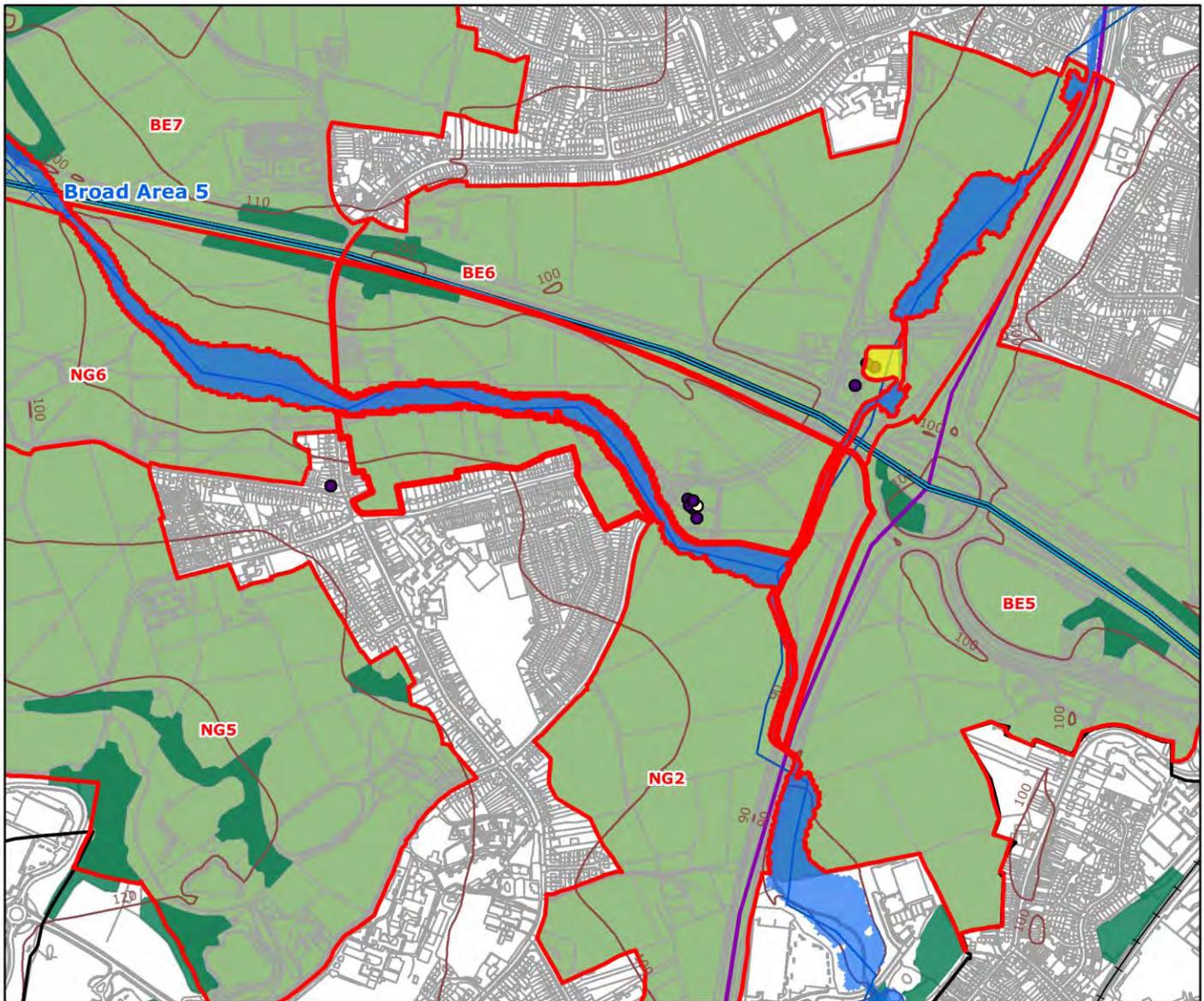
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: NG1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - NG1**

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: NG1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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### 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 Church Lane and Royal Oak Lane.

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### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains residential dwellings along Royal Oak Lane a church and associated buildings along Church Lane, and some additional residential dwellings on Bell Drive. The buildings associated with these developments compromise the openness of the Green Belt within the parcel. Pylons run through the centre of the parcel. However, there are open fields within the parcel which are free from development.

Land Parcel Ref: NG1

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 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 Ash Green and Bedworth is roughly 400m.

Land Parcel Ref: NG1

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 residential dwellings along Royal Oak Lane a church and associated buildings along Church Lane, and some additional residential dwellings on Bell Drive. The buildings associated with these developments compromise the openness of the Green Belt within the parcel. Pylons run through the centre of the parcel. However, there are open fields within the parcel which are free from development. The historic church and its associated buildings are not considered and urbanising influences. However, the residential development along Bell Drive and Royal oak Lane urbanise a small portion of the Green Belt at the edge of Neal's Green and therefore constitute encroachment in to 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:

Two significant boundaries assist in safeguarding the countryside directly to the north, south and east of the parcel: the M6 motorway and the River Sowe. However, encroachment of the countryside to the north and east of the significant boundaries in parcels BE5 and BE6 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: NG1

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: NG1

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: NG1

Main Authority: Nuneaton and Bedworth Borough 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

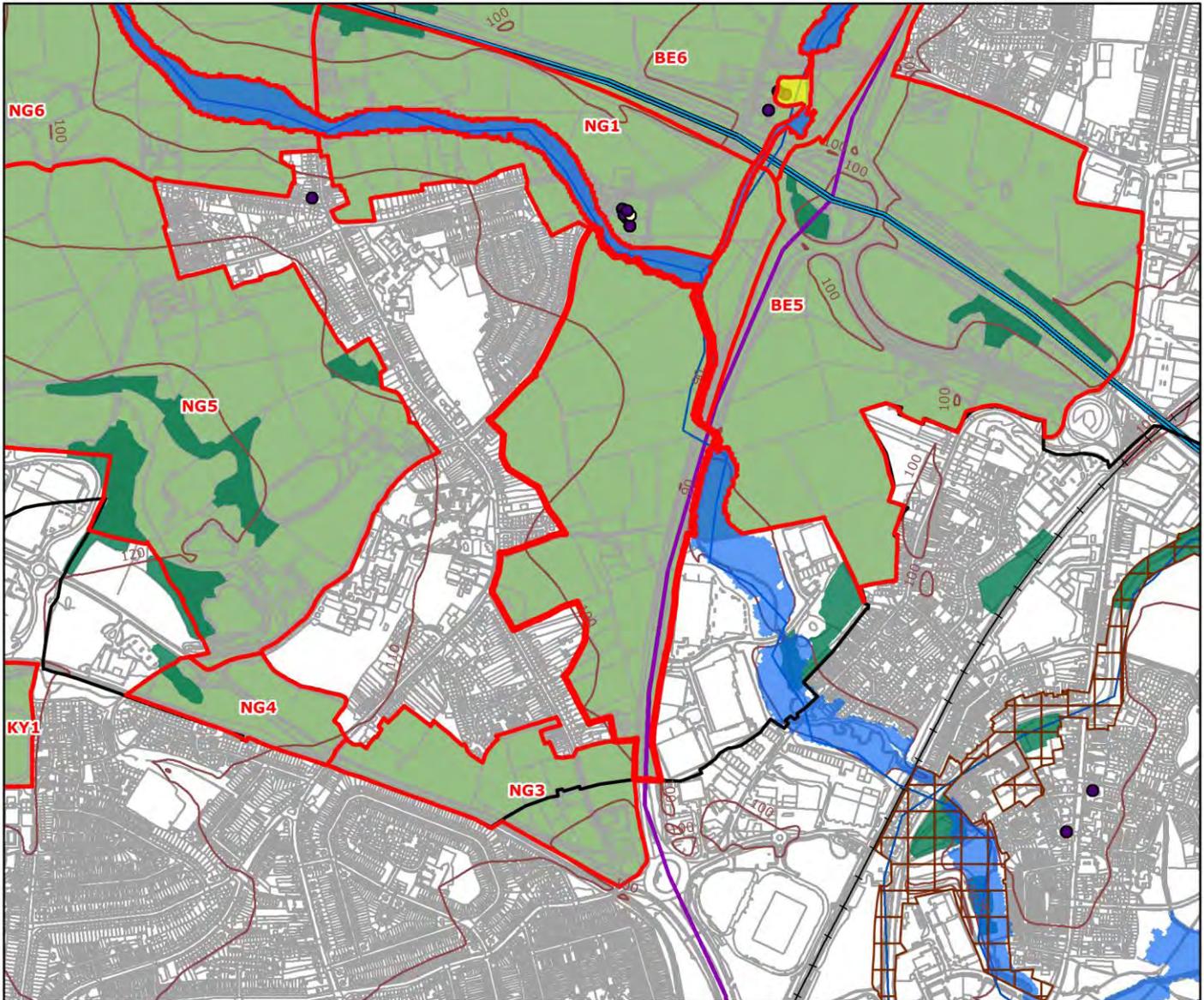
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: NG2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - NG2**

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: NG2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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### 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 to the east and west are already lined with development and/or are unsuitable for development. Therefore, the parcel plays no role in preventing ribbon development.

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### Issue 1b - Openness

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

Score:

#### Notes:

A rugby club clubhouse sits in the southern tip of the parcel adjacent to outbuildings and garages associated with the dwellings along Burbages Lane. These buildings have wholly compromised the Green Belt in between Burbages Lane and the A444 dual carriageway. However, north of the rugby club, with the exception of a few derelict buildings in the centre of the parcel to the west of Woodford Lane, the parcel comprises open fields that are free from development.

Land Parcel Ref: NG2

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 contains the only open space between Coventry to the east and Ash Green and Neal's Green to the west. The width of this gap is less than 100m near the southern tip of the parcel.

Land Parcel Ref: NG2

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 rugby club clubhouse sits in the southern tip of the parcel adjacent to outbuildings and garages associated with the dwellings along Burbages Lane. These buildings have wholly compromised the Green Belt in between Burbages Lane and the A444 dual carriageway. Furthermore, the noise of A444 to the east, the hardstanding and floodlights associated with the rugby club serve to urbanise the land within the southern portion of the parcel. However, north of the rugby club, the parcel comprises open fields that are free from development and retain the character 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:

The A444 runs along the eastern edge of the parcel and protects the countryside to the east from encroachment from Ash Green. The northern border of the parcel is bordered by Breach Brook which prevents encroachment of the countryside from Ash Green to the north. However, in the southern half the parcel, the Green Belt land within the parcel represents the only countryside between Coventry and Neal's Green. As there are no boundaries within the parcel protecting this thin strip of countryside from encroachment, overall, the boundaries to the east and north are considered to be less significant in relation to this purpose. Encroachment of the countryside to the east of the northern half of the parcel (to the east of Ash Green) in parcel BE5 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: NG2

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: NG2

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: NG2

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

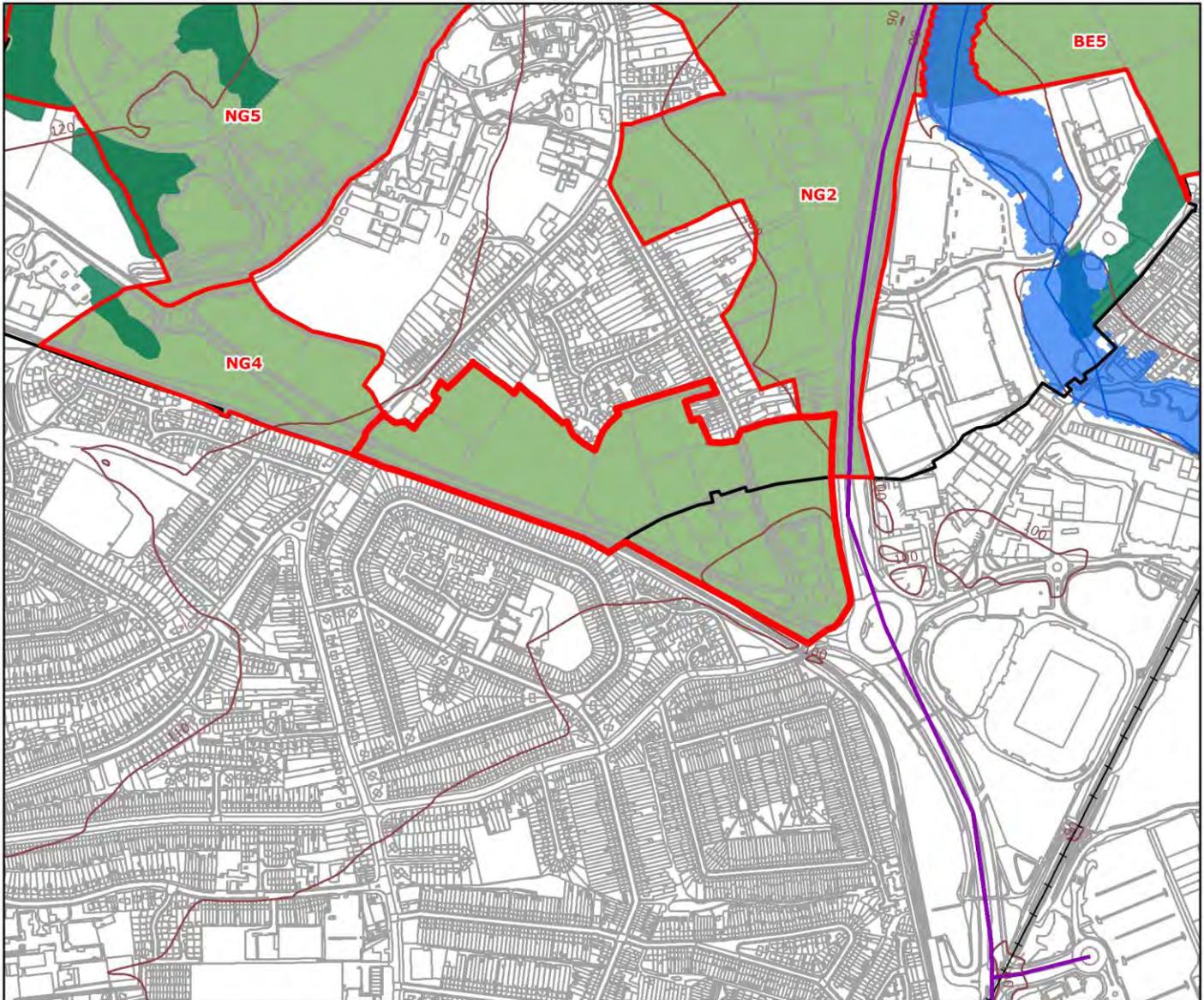
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: NG3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - NG3**

Parcel - NG3		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: Coventry City Council

Land Parcel Ref: NG3

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:

This parcel helps prevent ribbon development along Burbadges Lane and Wheelwright Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains several buildings. In the western corner of the parcel is an area of hardstanding and a single building. The eastern corner of the parcel contains two clusters of buildings with associated car parks. These two areas of development compromise openness of a significant area of the parcel; however there are areas in the centre - sports fields and areas pasture - which are still relatively open.

Land Parcel Ref: NG3

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 contains the only open space between Coventry and Neal's Green. The width of this gap is less than 100m along Wheelwright Lane at the western edge of the parcel.

Land Parcel Ref: NG3

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 eastern and western ends of the parcel contain buildings and hardstanding used for car parking. Street lighting lines Burbages Lane. Together these features represent urbanising influences on the Green Belt within the parcel. However, the land within the centre of the parcel, contain outdoor sports fields and areas of pasture have 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:

There are no significant boundaries between the settlements which would prevent the encroachment of development from Neal's Green or Coventry into the countryside.

Land Parcel Ref: NG3

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: NG3

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: NG3

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: NG4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - NG4**

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: NG4

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 Winding House Lane and Wheelwright Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains one small building on the roundabout within the parcel. In addition, the road which runs through the parcel is relatively large for the size of the parcel and lined by large street lights. The road, street lights and small building in the western half of the parcel compromise the openness of the Green Belt within the centre of the parcel. Either side of the road lie undeveloped strips of scrubland which are relatively open.

Land Parcel Ref: NG4

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 contains the only open space between Coventry and Neal's Green. The width of this gap is less than 100m along Wheelwright Lane at the eastern edge of the parcel.

Land Parcel Ref: NG4

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 small building on the roundabout within the parcel. In addition, the road which runs through the parcel is relatively large for the size of the parcel and lined by large street lights. The road, street lights and small building in the western half of the parcel compromise the openness of the Green Belt within the centre of the parcel and represent significant urbanising influences on the undeveloped strips of scrubland either side of the road. While, the thin strips of scrubland either side of the road which runs through the centre of the parcel have been influenced by the urbanising features along the road, i.e. a single field and sports pitches to the north of the dual carriageway are still considered to possess 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:

The parcel contains no boundaries which help to prevent encroachment of the strips of scrubland either side of the road which runs through the parcel.

Land Parcel Ref: NG4

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: NG4

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: NG4

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

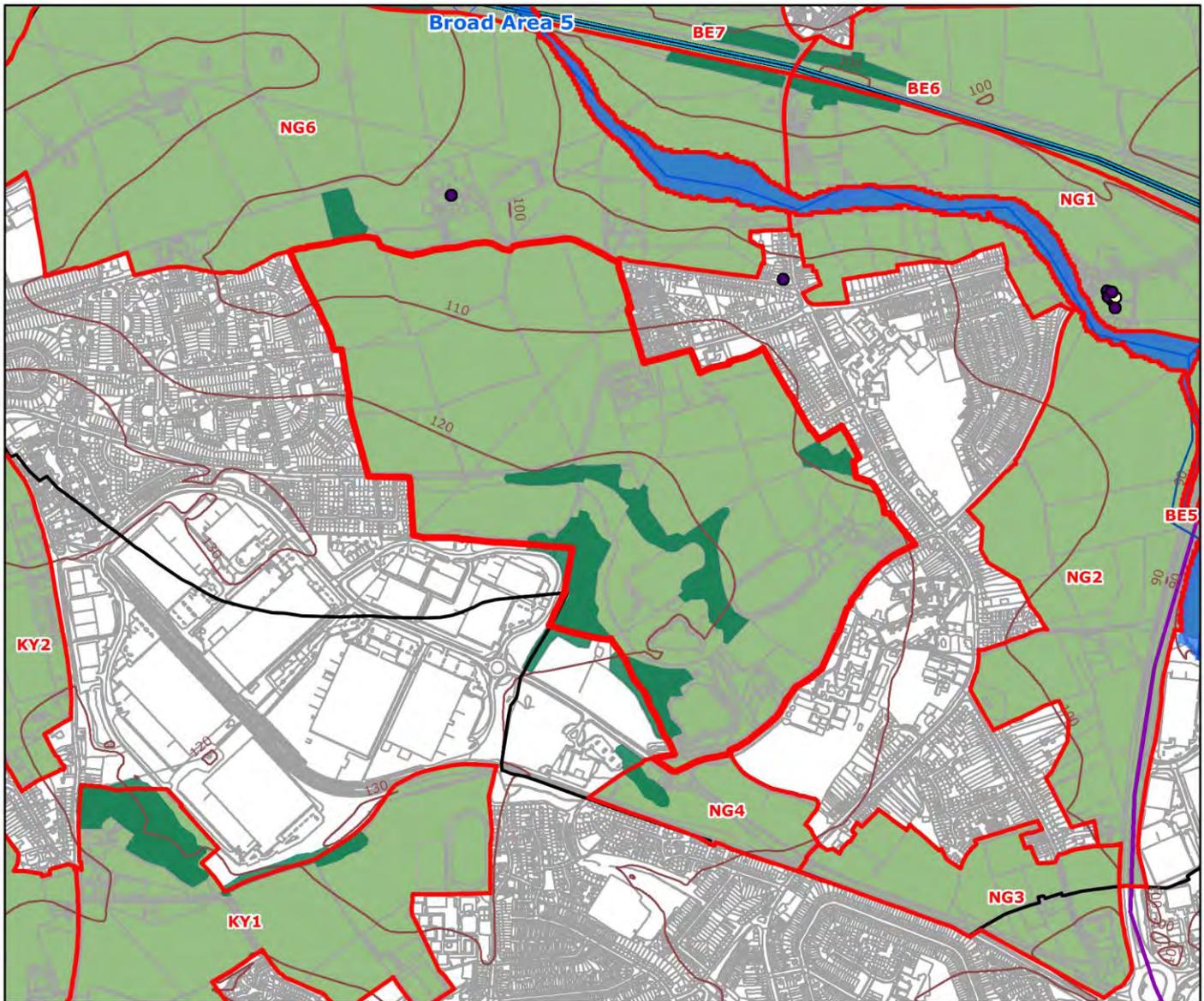
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: NG5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



**Parcel - NG5**

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

Scale: 0 112.5 225 450 m

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: NG5

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 Blackberry Lane, New Road and Newland Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains two farms, an isolated dwelling and a nursing home. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however the majority of the Green Belt within the parcel is open and free from development.

Land Parcel Ref: NG5

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 separates Keresley Newlands (a village connected to Coventry) and the villages of Ash Green and Neal's Green. Measured from the roundabout on Central Boulevard to the west of the southern portion of the parcel to Neal's Green to the east, the narrowest distance between the two settlements is roughly 600m.

Land Parcel Ref: NG5

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, an isolated dwelling and a nursing home. The nursing home represents the only urbanising influence within the parcel; however, it's location at the northern tip of the parcel serves to almost enclose the parcel of Green Belt with urbanising development. Nevertheless, the centre of parcel is 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:

The parcel contains small rectangular and irregular shaped open fields with small pockets of woodland. Other than the Green Belt designation itself, there are no boundaries within the parcel which help to prevent encroachment of the countryside within the parcel.

Land Parcel Ref: NG5

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: NG5

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: NG5

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

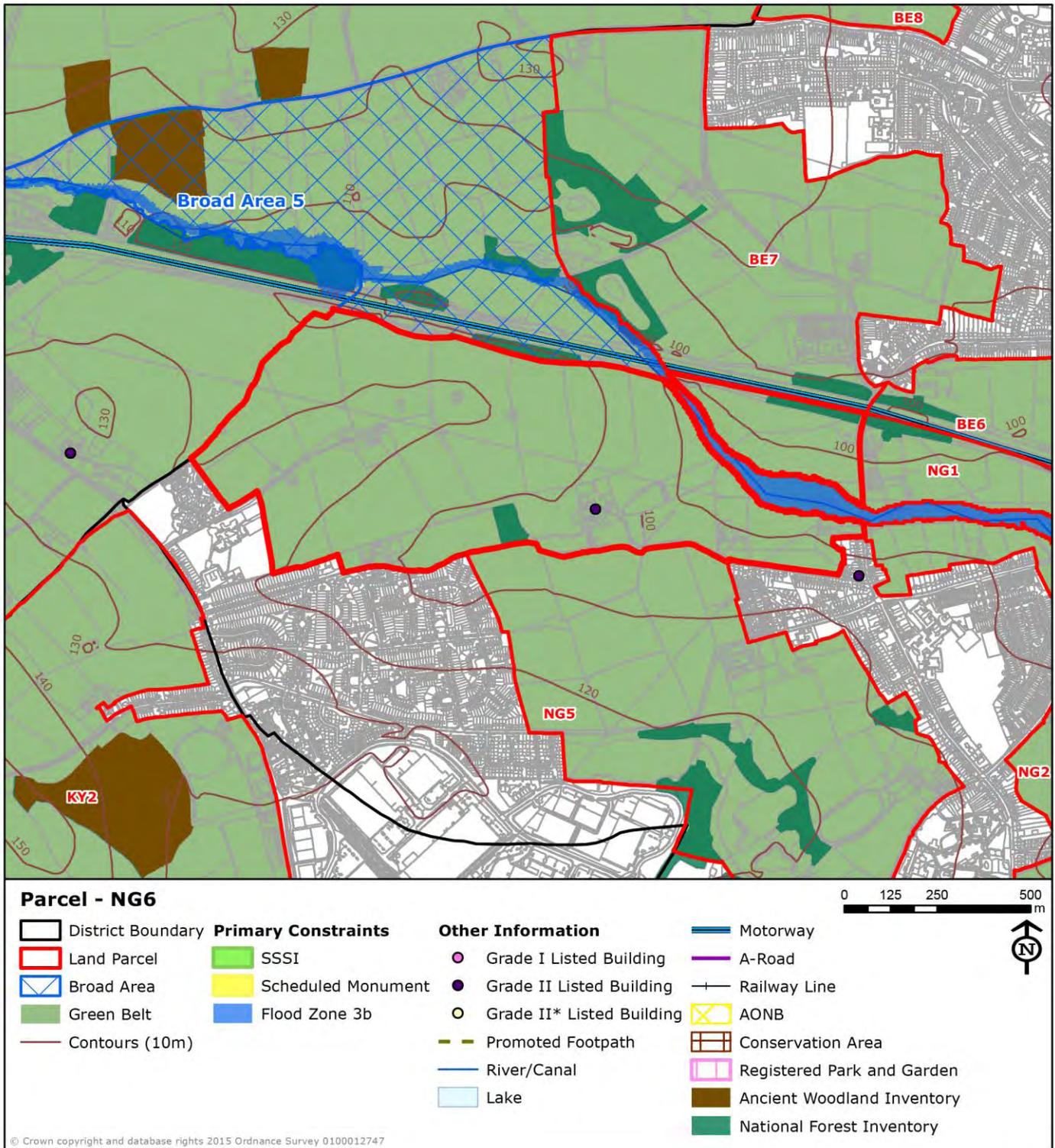
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: NG6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: NG6

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 Grove Lane and Royal Oak Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains three farms, one primary school and an isolated dwelling on the edge of Keresley. The buildings associated with these developments compromise the openness of the Green Belt within the parcel. Pylons run through the centre of the parcel. However, there are open fields within the parcel which are free from development.

Land Parcel Ref: NG6

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 Ash Green in the south and Bedworth to the north. The settlements are unlikely to merge due to the presence of boundaries between them, i.e. the M6 motorway and the Breach Brook; however, the development of the countryside either side of the boundaries would effectively give the appearance of merging at the landscape scale. Therefore, without the protection of Green Belt, there is greater risk of merging. Measured along Royal Oak Lane, which runs through the centre of the parcel, the distance between Ash Green and Bedworth is roughly 400m.

Land Parcel Ref: NG6

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 three farms, one isolated dwelling and one modern primary school on the edge of Keresley. The buildings associated with these developments compromise the openness of the Green Belt within the parcel. Pylons run through the centre of the parcel. Farms are common in the countryside and are therefore not considered urbanising influences. However, the modern primary school does urbanise a small portion of the Green Belt adjacent to Keresley and therefore constitutes encroachment in to the countryside. Given that this is a small fraction on the edge of the overall area of the Green Belt within the parcel, overall, the land within the parcel is considered to retain the characteristics of countryside and be free from 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:

Two significant boundaries assist in safeguarding the countryside directly to the north of the parcel: the M6 motorway and the Breach Brook/River Sowe. However, there are no boundaries along the east/west axis of the parcel, along or immediately beyond the western boundary which would help to prevent encroachment of the countryside within the parcel and to the west. However, encroachment of the countryside to the north of the significant boundaries in parcel BE7 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: NG6

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: NG6

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: NG6

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

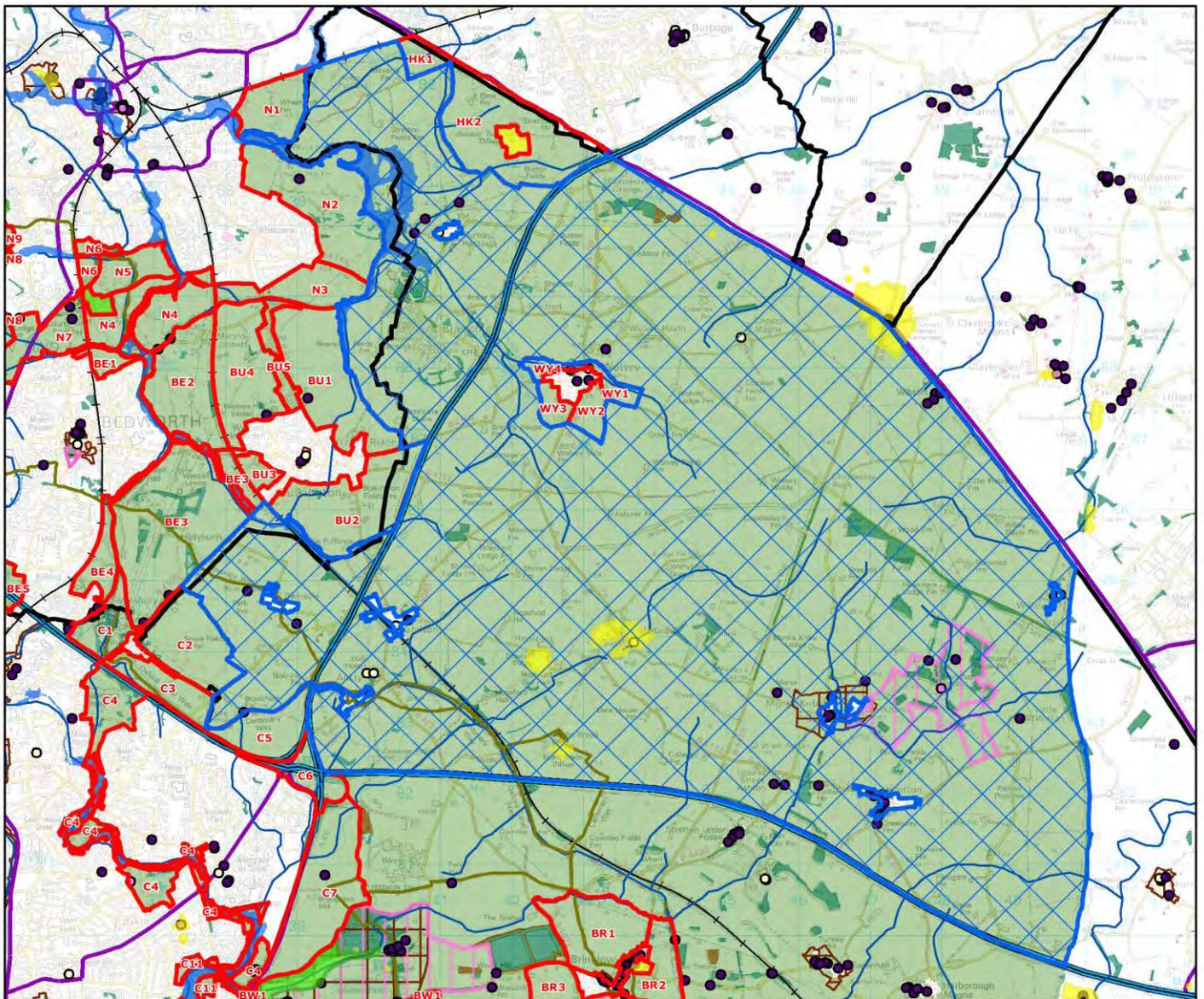
Total Score:  /20

# Rugby Green Belt Assessment Sheets

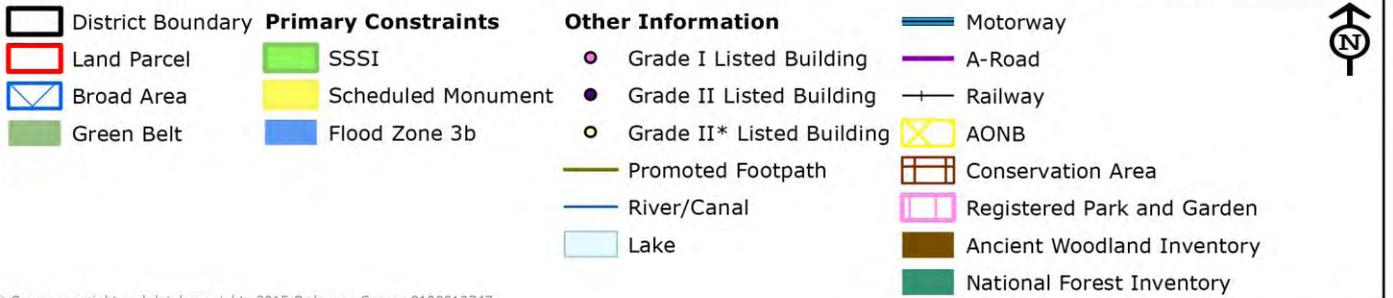
Land Parcel Ref: Broad Area 1

Main Authority: Rugby Borough Council

Parcel Type: Broad Area



**Parcel - Broad Area 1**



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Main Authority: Rugby Borough Council

Other Authorities: Nuneaton and Bedworth Borough Council

**Land Parcel Ref:** Broad Area 1

**Main Authority:** Rugby Borough Council

**Parcel Type:** Broad Area

### General Notes

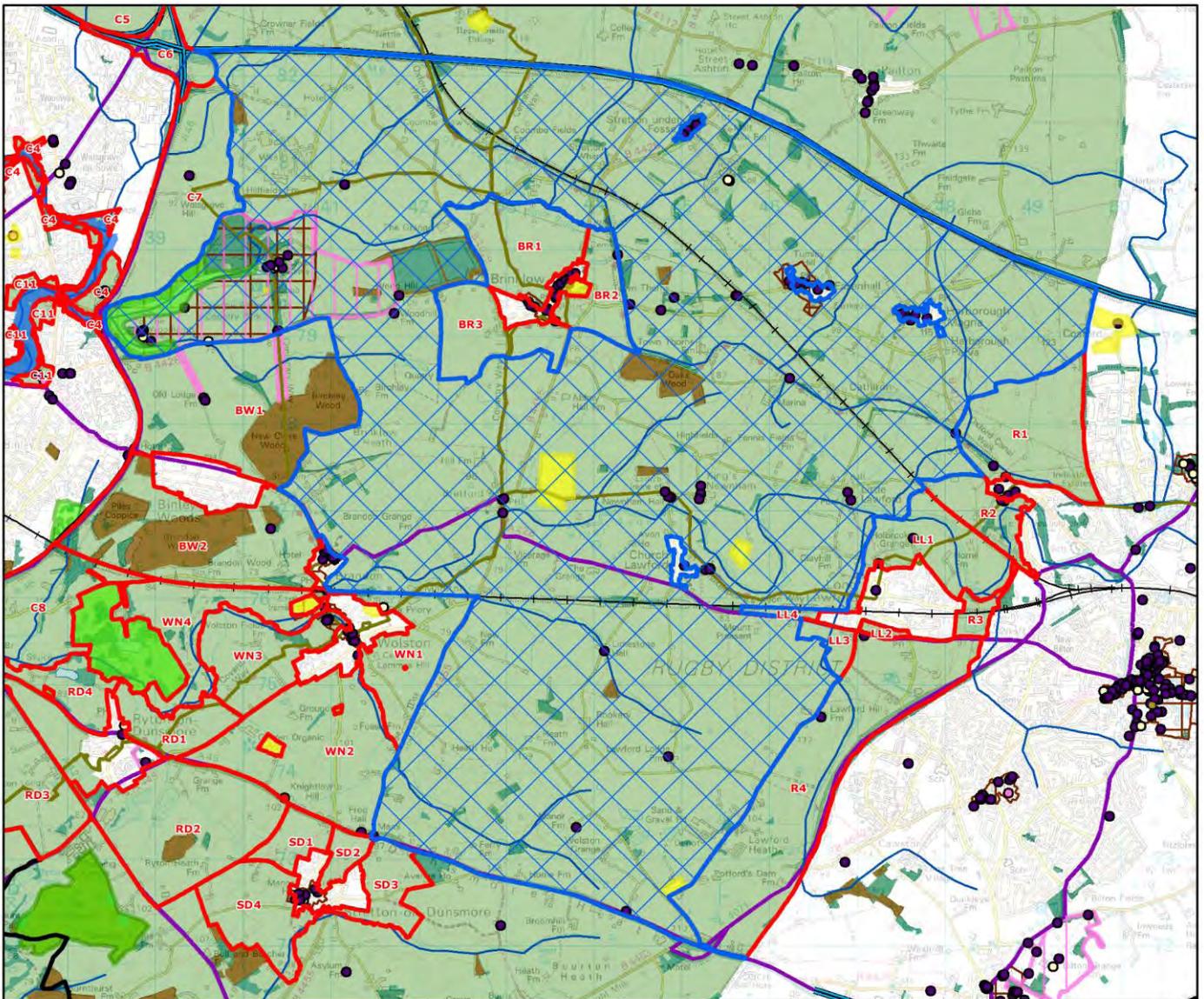
Broad area 1 lies between Nuneaton to the west, Coventry to the south west Hinckley and Lutterworth to the east (with the A5 forming the outer Green Belt boundary). The parcel contains the Registered Park and Garden of Newnham Paddock and two Grade I Listed Buildings. The broad area is predominantly made-up of low-lying and flat land reducing the scope for panoramic views in to the historic cores of Coventry, Bedworth and Nuneaton to the west and Hinckley to the north east. 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:

- Checking the sprawl of Coventry, Nuneaton, and Bedworth.
- Preventing the merging of neighbouring towns in the long term, particularly Nuneaton and Hinckley which lie close to one another in the northern part of the broad area. However, the southern two thirds of the broad area make a less significant contribution to preventing neighbouring towns merging due to there being no towns immediately to the east.
- Safeguarding the countryside.
- Assisting urban regeneration by encouraging the recycling of derelict and other urban land across the West Midlands.

Land Parcel Ref: Broad Area 2

Main Authority: Rugby Borough Council

Parcel Type: Broad Area



**Parcel - Broad Area 2**

- |                   |                            |                           |                            |
|-------------------|----------------------------|---------------------------|----------------------------|
| 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  |

0 550 1,100 2,200 m



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Main Authority: Rugby Borough Council

Other Authorities: N/A

**Land Parcel Ref:** Broad Area 2

**Main Authority:** Rugby Borough Council

**Parcel Type:** Broad Area

### General Notes

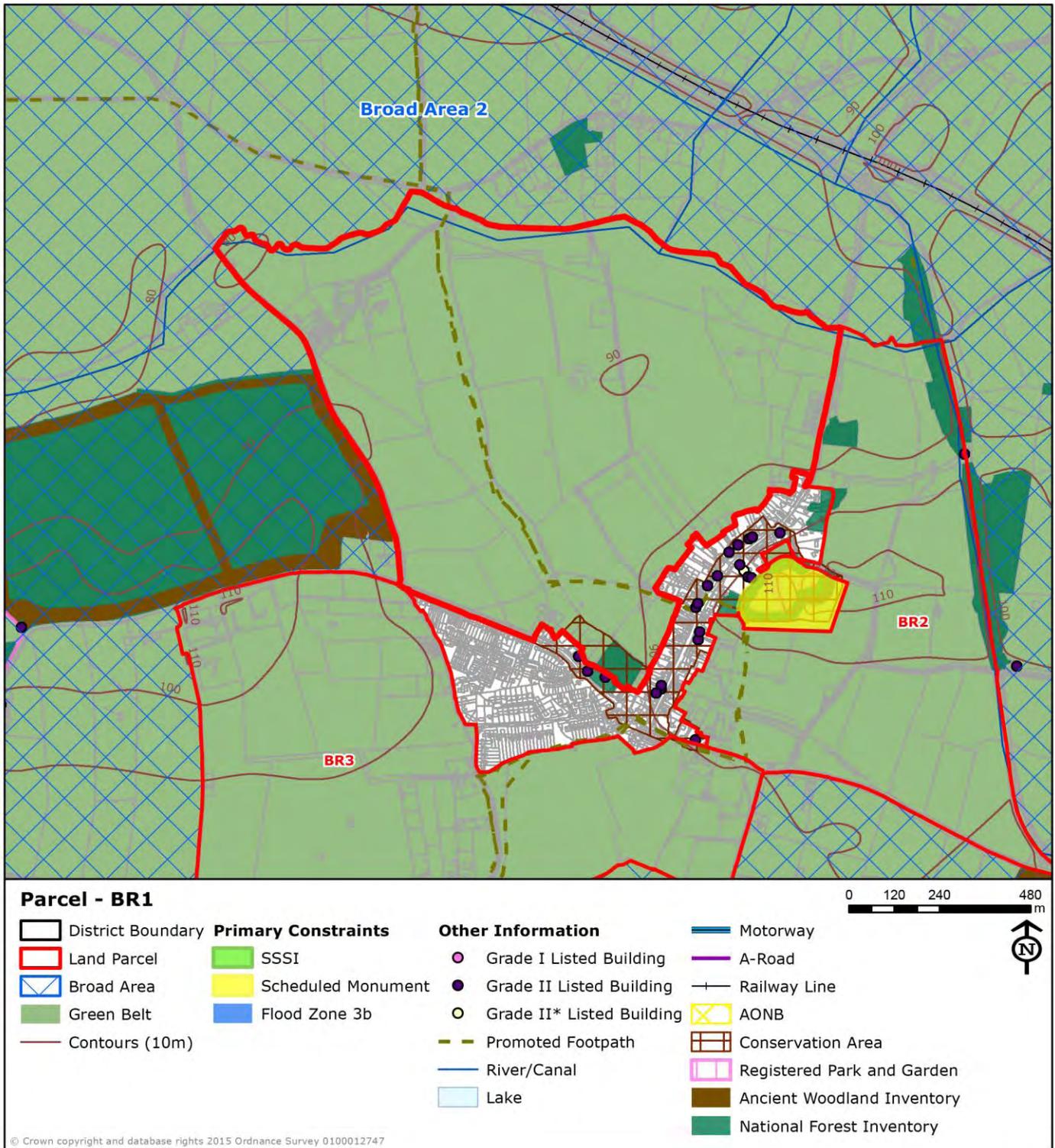
Broad area 2 lies between Coventry to the west and Rugby to the east. The area contains the Registered Park and Garden of Coombe Abbey, including the Grade I listed Coombe Abbey and SSSIs Coombe Pool and Brandon Marsh. It makes a considerable contribution to all five purposes of Green Belt:

- Checking the sprawl of Coventry from the west and Rugby from the east.
- Preventing the merging of these urban areas in the long term.
- Safeguarding the countryside, particularly the flood plain of the river Avon.
- Preserving the setting and special character of the historic towns of Coventry and Rugby. Panoramic views of the historic cores of both towns can be seen from a number of locations within the broad area.
- Assisting urban regeneration by encouraging the recycling of derelict and other urban land across the West Midlands.

Land Parcel Ref: BR1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: BR1

Main Authority: Rugby 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:

This parcel helps to prevent ribbon development from Brinklow along the B4029, Lutterworth Road and Coventry Road.

---

### Issue 1b - Openness

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

Score:

#### Notes:

There is development in the parcel, namely a farm and a few isolated dwellings on the roads surrounding the parcel. While these buildings compromise the openness of the Green Belt within their immediate vicinity the majority of the Green Belt in the parcel is open.

Land Parcel Ref: BR1

Main Authority: Rugby 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 middle of the parcel from the end of the Post Office Yard road in the east of the village, the gap between Brinklow and Coventry to the east is roughly 4.5km.

Land Parcel Ref: BR1

Main Authority: Rugby 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. There are no 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:**

Smite Brook follows the northern edge of the parcel. This less significant boundary plays some role in protecting the countryside immediate to the north of the parcel. Further to the north, a railway line and the M6, protect the wider countryside from encroachment. However, their significance is diminished by their significant distance from the edge of the village, i.e. a large area of countryside would need to be developed before these barriers would perform any role in containing development.

Land Parcel Ref: BR1

Main Authority: Rugby 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: BR1

Main Authority: Rugby 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: BR1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

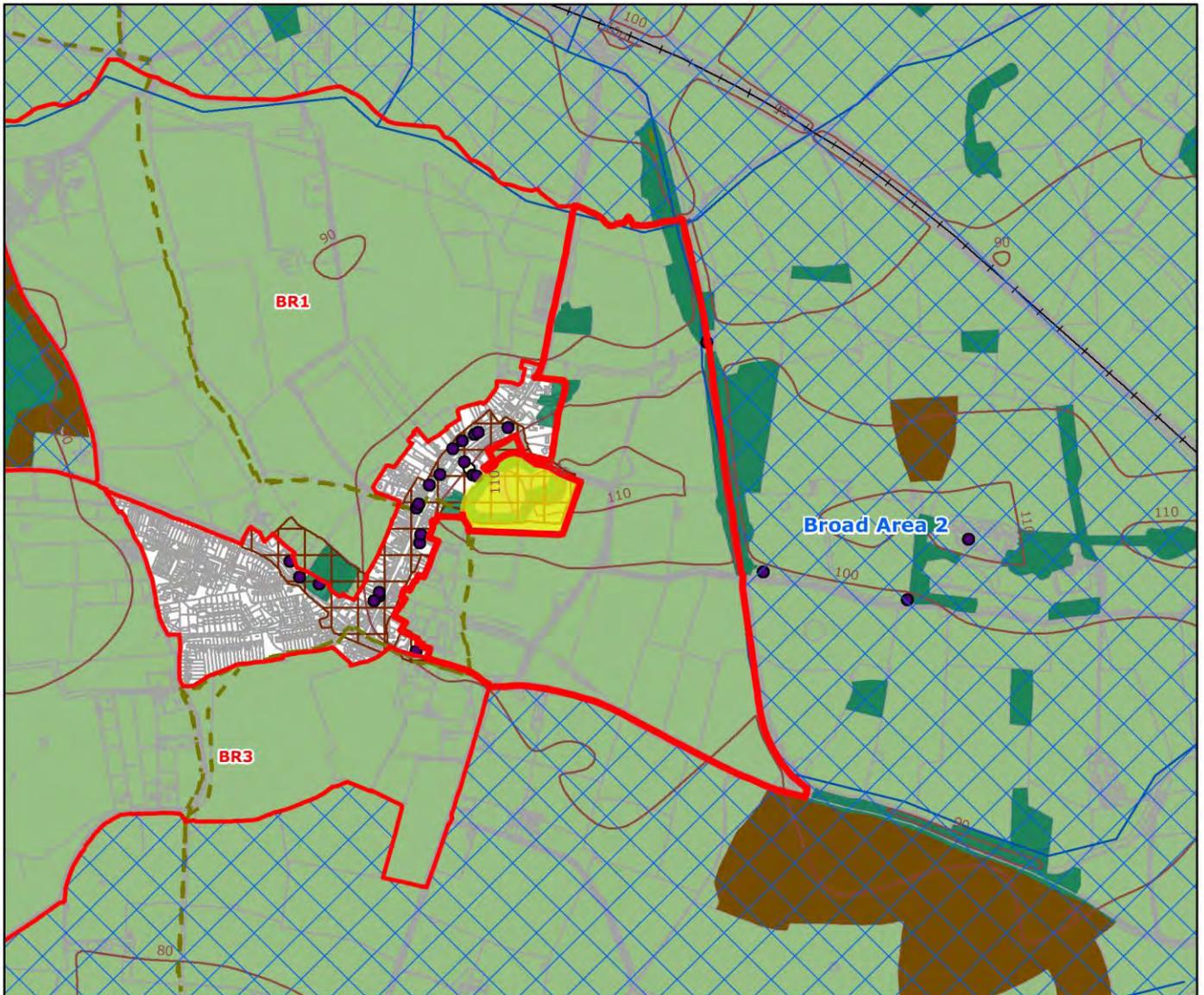
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BR2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - BR2**



0 130 260 520 m



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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: BR2

Main Authority: Rugby 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:

This parcel contributes to preventing ribbon development along the B4027, Rugby Road and Ell Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

This land parcel contains limited development, including some farm buildings and isolated dwellings at the edge of the parcel which compromise openness. However, the vast majority of the parcel is open and free from development.

Land Parcel Ref: BR2

Main Authority: Rugby 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 the village, the closest neighbouring settlement to the east of Brinklow is the village of Stretton under Fosse 1.8km to the north.

Land Parcel Ref: BR2

Main Authority: Rugby 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. The only development found in this parcel is agricultural related or isolated dwellings, therefore it is considered that there are no urbanising influences in this 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 M6 to the north and the railway line found to the north and east will help prevent encroachment of development into the wider countryside beyond the parcel. However, their significance is diminished by their significant distance from the edge of the village, i.e. a large area of countryside would need to be developed before these barriers would perform any role in containing development.

Land Parcel Ref: BR2

Main Authority: Rugby 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: BR2

Main Authority: Rugby 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: BR2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

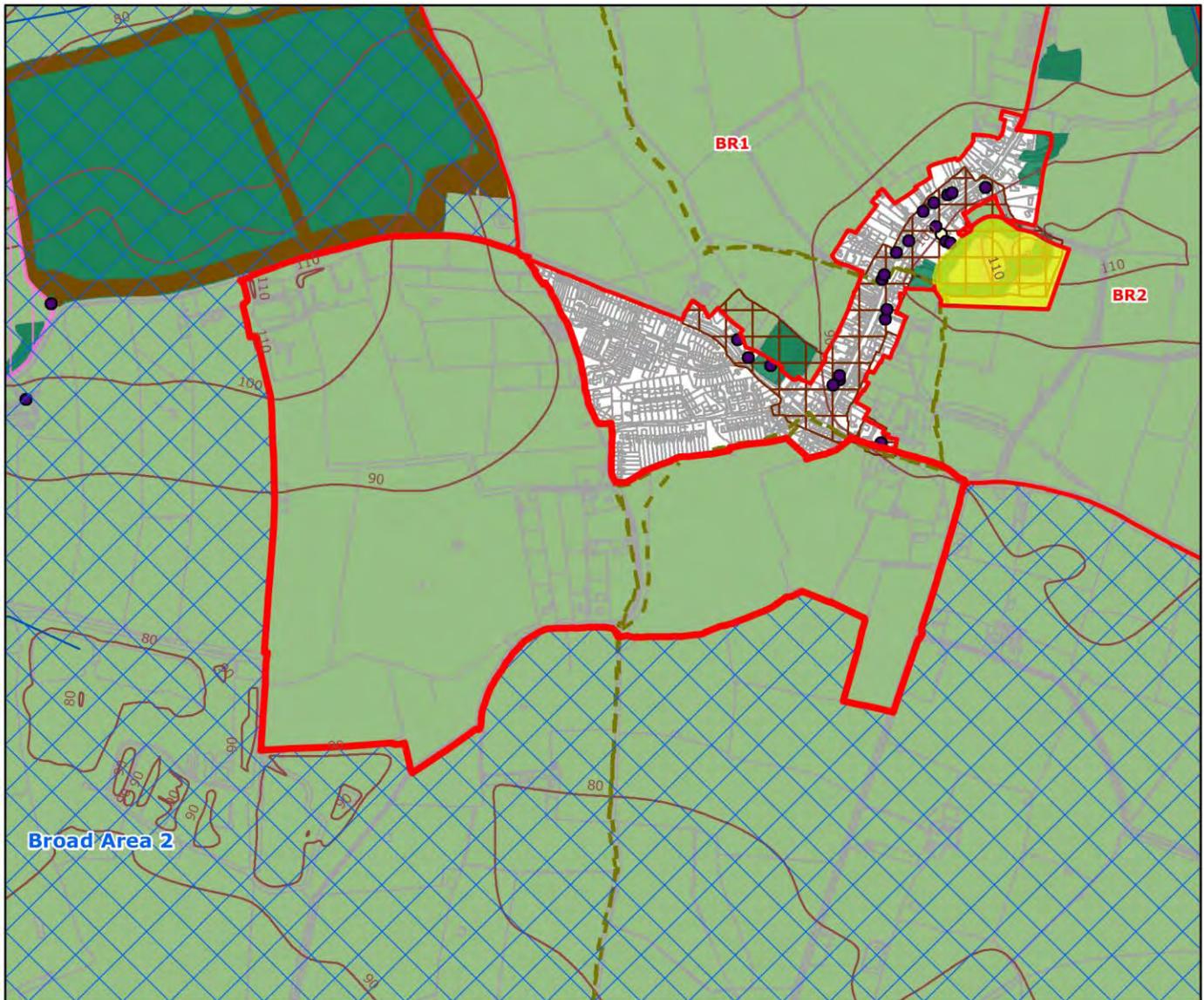
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BR3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - BR3**

- 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

0 112.5 225 450 m



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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: BR3

Main Authority: Rugby 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:

This parcel contributes to preventing ribbon development along the B4027, Rugby Road and Heath Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

This land parcel contains several buildings which compromise the openness of the Green Belt within their immediate vicinity; these include seven dwellings along Heath Lane, a area of industrial units and associated scrap storage in the north western corner, some farm buildings on the western side of Green Lane and an isolated dwelling to the south of Rugby Lane. However, the most of the parcel is open and free from development.

Land Parcel Ref: BR3

Main Authority: Rugby 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 southernmost tip of the village south-westwards the closest neighbouring settlement is Brandon 3.2km away.

Land Parcel Ref: BR3

Main Authority: Rugby 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 land within the parcel has the characteristics of countryside. This land parcel contains several buildings which compromise the openness of the Green Belt within their immediate vicinity. Only some of these buildings represent urbanising influences and therefore encroachment on the countryside within the Green Belt - seven dwellings along Heath Lane and an area of industrial units and associated scrap storage in the north western 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 boundaries within or in close proximity to the parcel which help to prevent encroachment of the wider countryside in the Green Belt.

Land Parcel Ref: BR3

Main Authority: Rugby 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: BR3

Main Authority: Rugby 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: BR3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

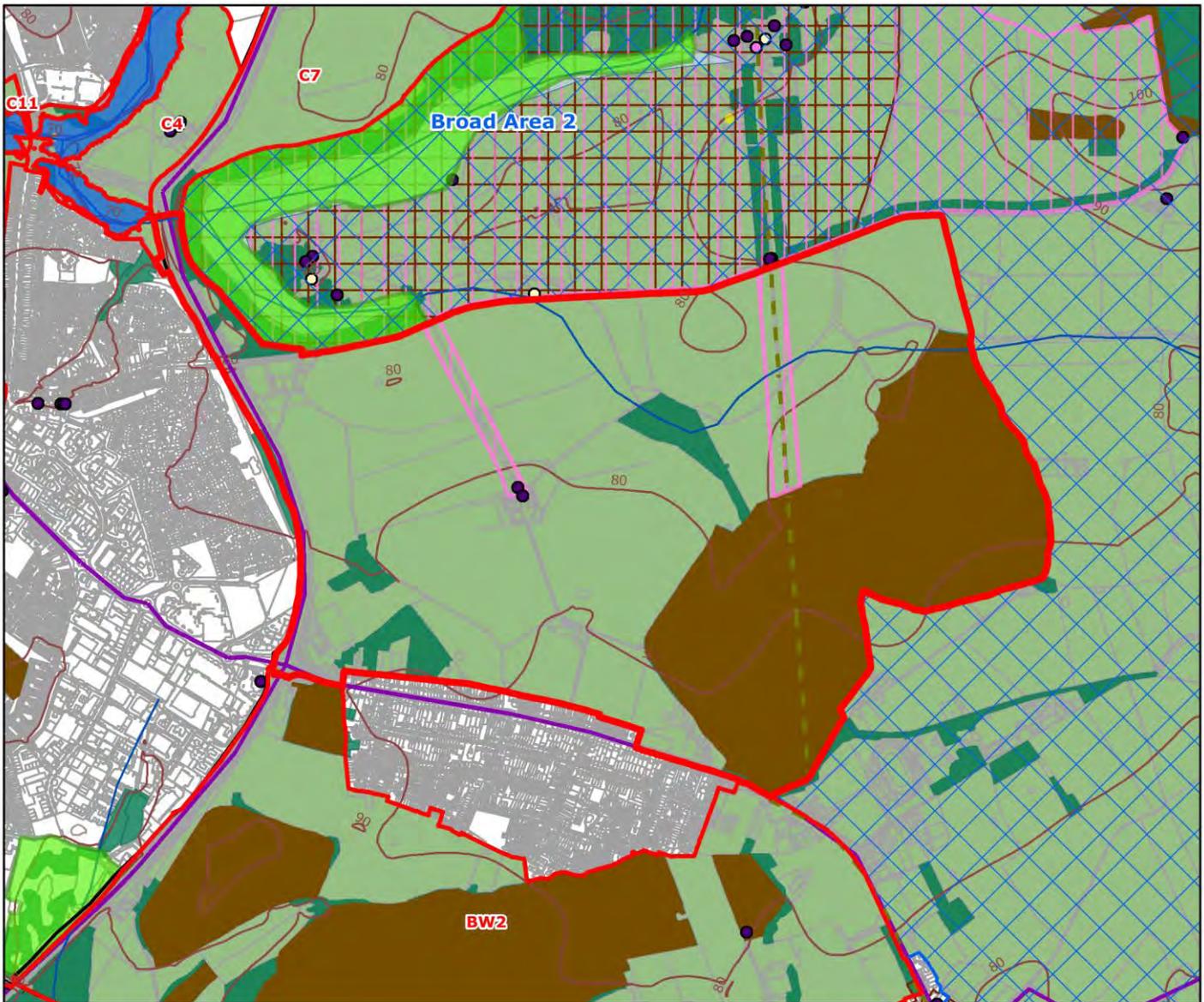
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BW1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - BW1**

Parcel - BW1		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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: BW1

Main Authority: Rugby 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:

This parcel plays a role in preventing ribbon development along the northern side of the A428 (Rugby Road).

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains a large farm in the centre of the parcel, several additional farm buildings scattered throughout the parcel, a rugby club in the south western corner and a large isolated dwelling. The buildings associated with these developments compromise the openness of the Green belt within the immediate vicinity; however, the majority of the Green belt is undeveloped and open.

Land Parcel Ref: BW1

Main Authority: Rugby 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 gap between Coventry and Binley Woods is very narrow (less than 250m) in the south western corner of the parcel along Rugby Road.

Land Parcel Ref: BW1

Main Authority: Rugby 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. There is some limited, localised urbanising development in this parcel associated with the rugby club in the south western corner such as the car park hardstanding and pitch floodlights.

---

#### 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 A46 dual carriageway acts as a barrier to prevent the eastern side of Coventry encroaching on countryside within the parcel; however, there is no such barrier to prevent the encroachment of development from Binley Woods into this parcel. The A46 represents a permanent defensible boundary inhibiting the encroachment of the countryside within the parcel and to the east. 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.

Land Parcel Ref: BW1

Main Authority: Rugby 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: BW1

Main Authority: Rugby 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: BW1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

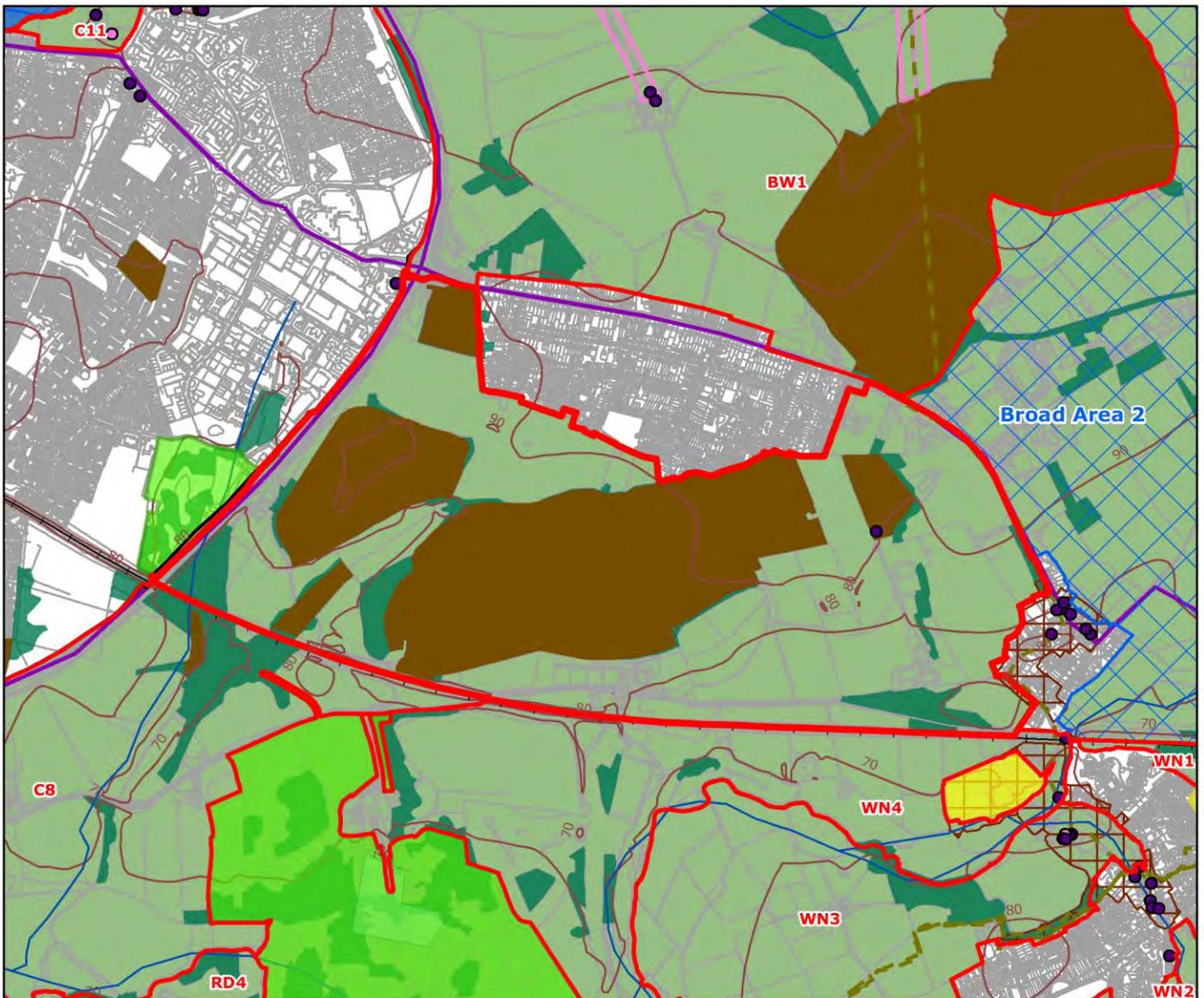
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BW2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - BW2**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: BW2

Main Authority: Rugby 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:

This parcel plays a role in preventing development along the A428 (Rugby Road) which forms the northern boundary of this parcel, both eastwards from Binley Wood and westwards from Brandon. Furthermore, the parcel plays some role in preventing ribbon development westwards from Brandon along Brandon Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

There is some limited development scattered around the edges of the parcel. There is a petrol station in the south western corner, and a hotel and spa in the south eastern corner. The rest of the parcel is mainly open farmland.

Land Parcel Ref: BW2

Main Authority: Rugby 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 gap between Coventry and Binley Woods is very narrow (less than 250m) in the north western corner of the parcel along Rugby Road. The village of Brandon lies 850m to the south east.

Land Parcel Ref: BW2

Main Authority: Rugby 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 limited urbanising development scattered around the southern edges, including hardstanding and lighting associated with the petrol station and the approach to the hotel and spa.

---

#### 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 A46 dual carriageway serves as a boundary to prevent the encroachment of Coventry into the countryside, although this boundary does not prevent encroachment of the countryside around Brandon or Binley Woods. The railway line at the southern edge of the parcel provides some protection to the wider Green Belt; however, its significant distance from the edge of Binley Woods limits its role in preventing encroachment.

Land Parcel Ref: BW2

Main Authority: Rugby 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: BW2

Main Authority: Rugby 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: BW2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

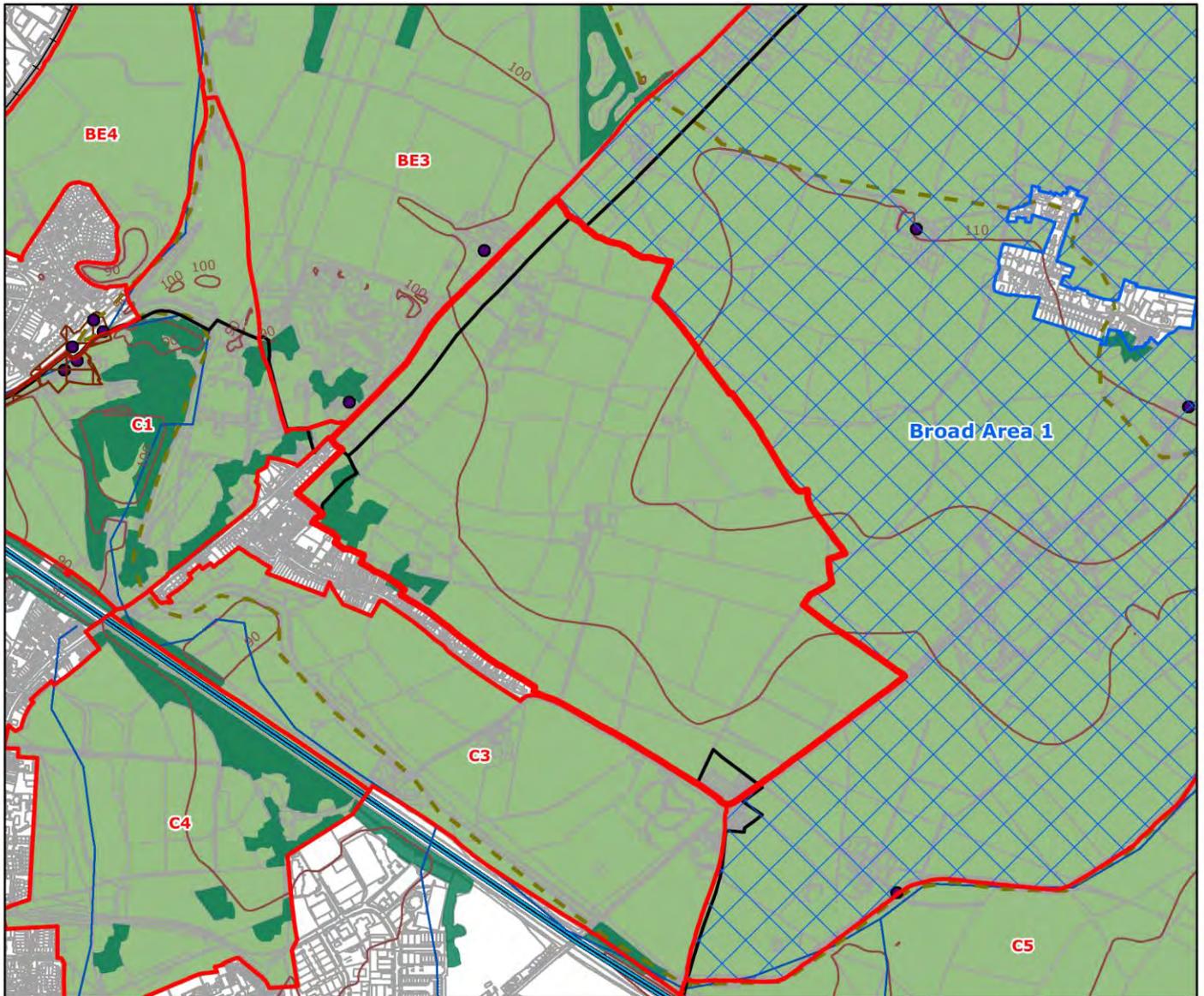
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - C2**

- 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

0 135 270 540 m



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Main Authority: Rugby Borough Council

Other Authorities: Coventry City Council & Nuneaton and Bedworth Borough Council

Land Parcel Ref: C2

Main Authority: Rugby 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:

Parcel prevents ribbon development along Hawkesbury Lane and Lentons Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains clusters of farm buildings with associated residential dwellings which compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: C2

Main Authority: Rugby 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 small village of Barnacle lies 1.5km to the north east through the centre of the parcel; the large village of Bulkington lies 2.5km to the north along Coventry Road.

Land Parcel Ref: C2

Main Authority: Rugby 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. The parcel contains clusters of farm buildings with associated residential dwellings - development which is consistent with the surrounding countryside and 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:

There are no significant boundaries within the immediate vicinity of the parcel that would protect the surrounding Green Belt form encroachment. A railway line runs between Hawkesbury and Bulkington to the north; however, this railway line abuts the settlement of Bulkington limiting its significance. The M69 lies to the east; however it is a significant distance from the village of Hawkesbury.

Land Parcel Ref: C2

Main Authority: Rugby 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: C2

Main Authority: Rugby 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: C2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

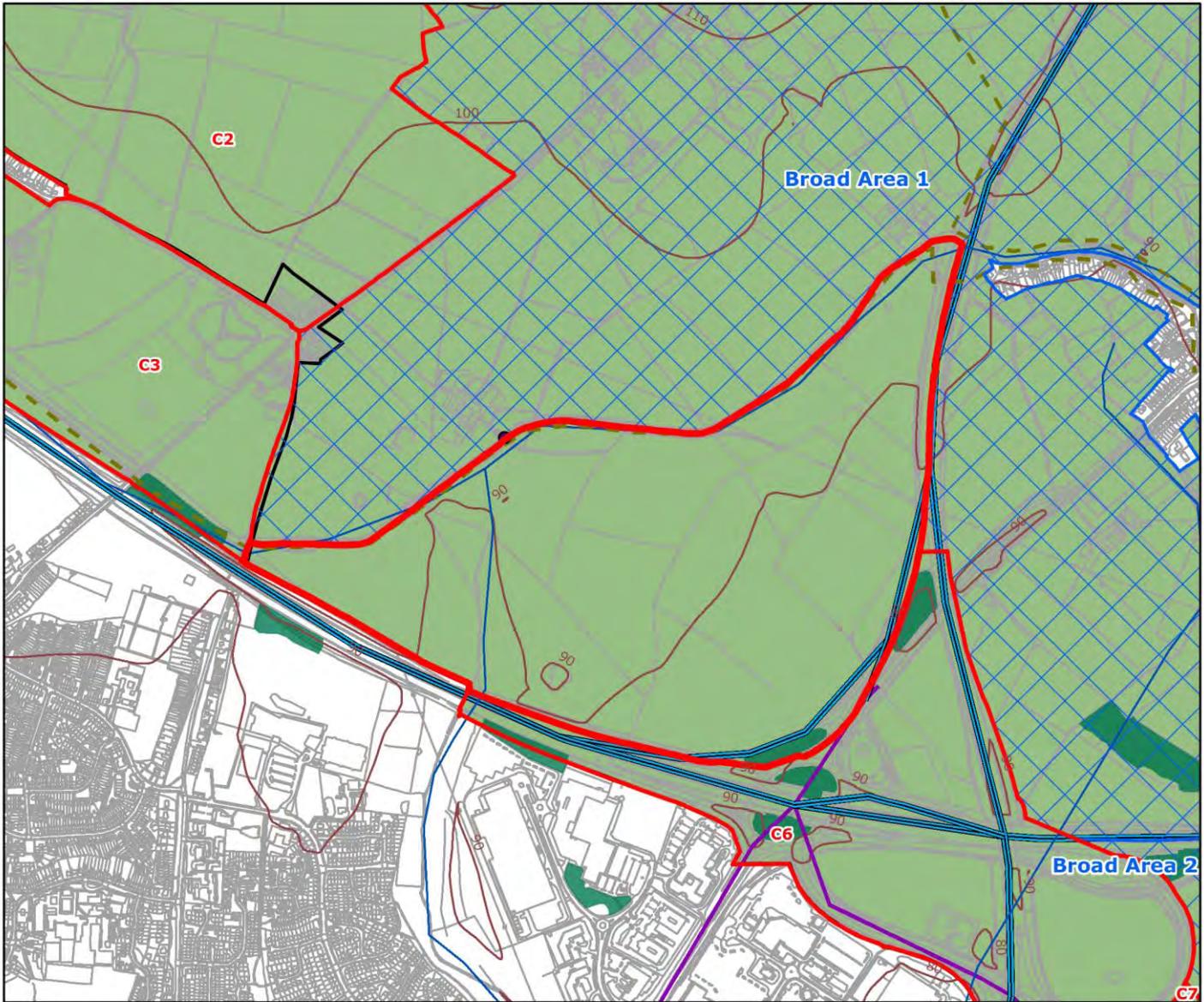
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C5

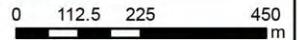
Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - C5**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: C5

Main Authority: Rugby 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:**

This parcel is bordered by the M6 and the M69 and will therefore not prevent ribbon development.

---

### Issue 1b - Openness

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

Score:

**Notes:**

This parcel contains agricultural fields and no development which would compromise openness.

Land Parcel Ref: C5

Main Authority: Rugby 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 village of Ansty lies 1.25km to the north of Coventry on the other side of the M69. Measured through the centre of the parcel, the village of Barnacle lies roughly 2.2km to the north.

Land Parcel Ref: C5

Main Authority: Rugby 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. There are no urbanising influences within this 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 M6 and M69 motorways form permanent boundaries that would prevent the encroachment of Coventry and Ansty into the Green Belt within 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 of countryside within the parcel. The parcel has a canal running along its northern border, which would have a moderate effect in inhibiting further encroachment of the countryside to the north.

Land Parcel Ref: C5

Main Authority: Rugby 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: C5

Main Authority: Rugby 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: C5

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

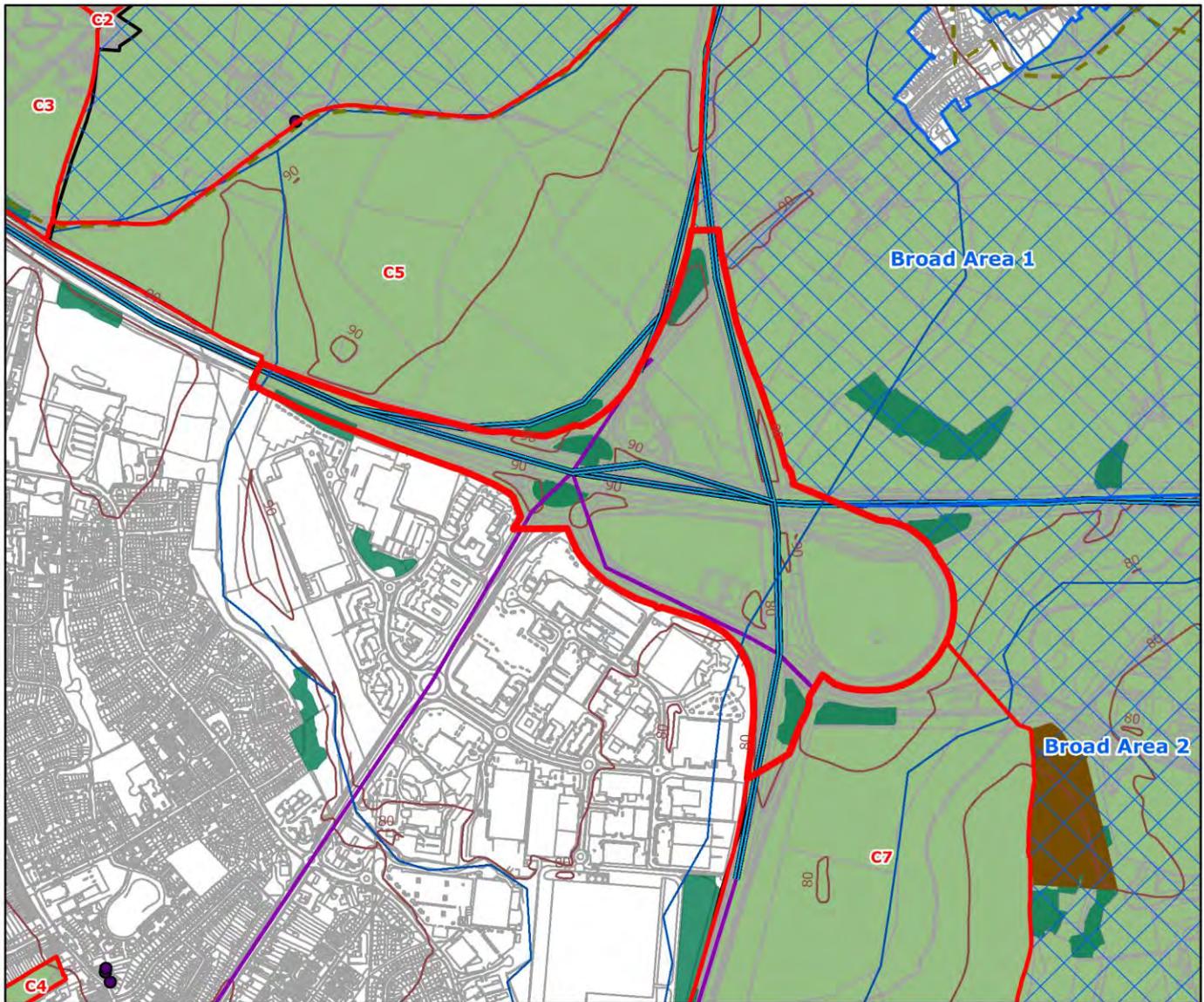
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C6

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - C6**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: C6

Main Authority: Rugby 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:

This parcel is bordered by major road routes such as the M6, M69 and A46 dual carriageway which means this parcel is unlikely to prevent ribbon development as there is limited potential.

---

### Issue 1b - Openness

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

Score:

#### Notes:

As well as the main motorways, this parcel also contains a Highways Agency maintenance compound which compromises the openness of the parcel. The relatively, small and flat islands of countryside, surrounded by large, raised and busy roads, combined with buildings and hardstanding associated with the other land uses, wholly compromise the openness of the countryside within the parcel.

Land Parcel Ref: C6

Main Authority: Rugby 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 village of Ansty lies 1.2km to the north of Coventry along Hinckley Road.

Land Parcel Ref: C6

Main Authority: Rugby 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:**

This parcel contains significant urbanising development in the form of major roads and areas of hard standing for a maintenance compound. The remaining areas of the parcel are agricultural fields, therefore the land within the parcel is still considered to be countryside; however, these relatively, small and flat islands of countryside, surrounded by large, raised and busy roads, combined with buildings and hardstanding associated with the other land uses, are considered to have been urbanised.

---

#### 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 main routes of the M6, M69 and A46 would prevent the encroachment of development into this area of Green Belt.

Land Parcel Ref: C6

Main Authority: Rugby 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: C6

Main Authority: Rugby 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: C6

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

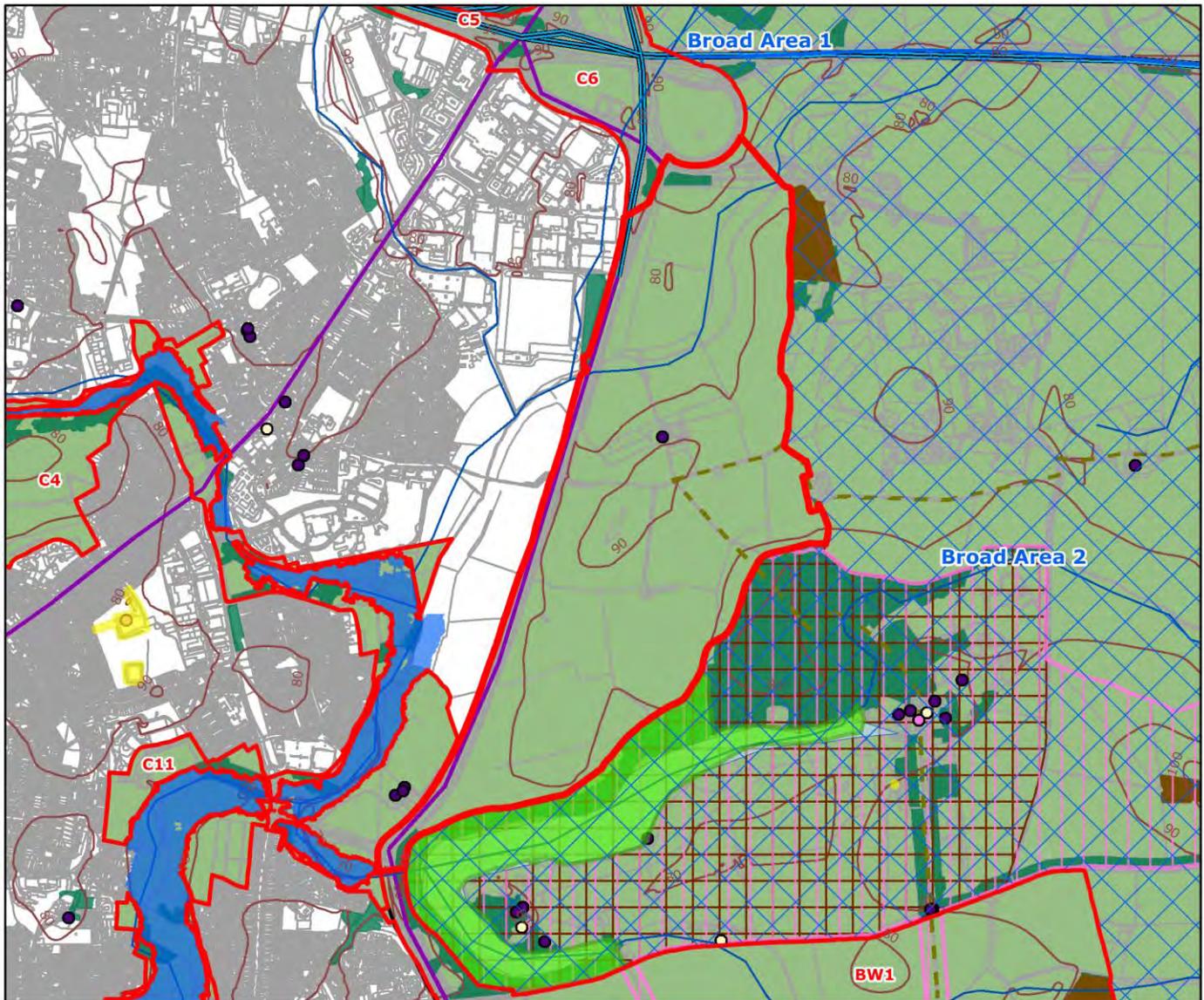
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C7

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - C7**

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		AONB	Conservation Area
Contours (10m)		Promoted Footpath	Registered Park and Garden
		River/Canal	Ancient Woodland Inventory
		Lake	National Forest Inventory

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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: C7

Main Authority: Rugby 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 A46 forms the western boundary of this parcel although this major road is unlikely to suffer from ribbon development.

---

### Issue 1b - Openness

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

Score:

#### Notes:

This parcel contains one farm complex in the centre of the parcel which compromises the openness of the Green Belt within its immediate vicinity; however, the vast majority of the Green Belt within the parcel is open.

Land Parcel Ref: C7

Main Authority: Rugby 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 Brinklow lies roughly 4km due east.

Land Parcel Ref: C7

Main Authority: Rugby 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 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:

The A46 dual carriageway forms the western boundary of this parcel. The A46 represents a permanent defensible boundary inhibiting the encroachment of the countryside within the parcel and to the east. Development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the countryside within the parcel. However, Coombe pool directly to the south helps to prevent encroachment of the wider countryside to the south and there is a small brook which runs through the northern half of the parcel providing limited protection to the north east.

Land Parcel Ref: C7

Main Authority: Rugby 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 good intervisibility with the historic core of Coventry to the west from the high ground in the centre of the parcel. It is considered that this intervisibility is a factor in the contribution of the parcel to the setting of Coventry.

Land Parcel Ref: C7

Main Authority: Rugby 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: C7

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

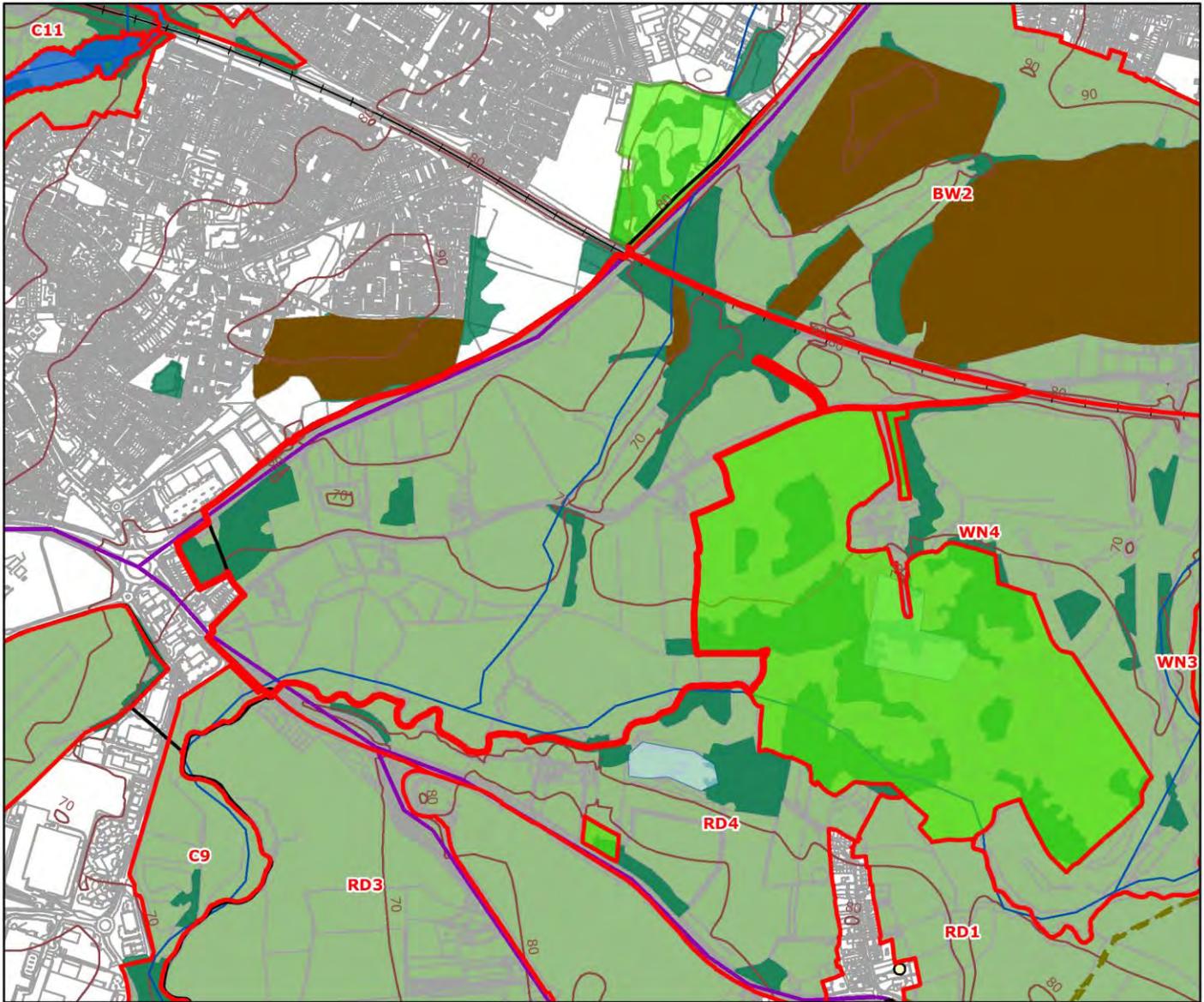
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C8

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - C8**

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: Rugby Borough Council

Other Authorities: Coventry City Council

Land Parcel Ref: C8

Main Authority: Rugby 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:

This presence of this parcel is helping to prevent ribbon development occurring along Brandon Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

This land parcel contains several scattered farmhouses and agricultural buildings, but is otherwise undeveloped and open.

Land Parcel Ref: C8

Main Authority: Rugby 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 junction of London Road and Oxford Road which represents the northern most extent of a new industrial estate adjacent to Ryton on Dunsmore, the distance between Coventry and Ryton on Dunsmore is roughly 650m.

Land Parcel Ref: C8

Main Authority: Rugby 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 land parcel contains several scattered farmhouses and agricultural buildings, which do not represent urbanising influences, but is otherwise 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 A46 dual carriageway forms the north western edge of this parcel and abuts Coventry. The A46 represents a permanent defensible boundary inhibiting the encroachment of the countryside within the parcel and to the south east. Development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the countryside within the parcel. A small stream (a tributary of the river Avon which forms the southern half of the east edge of the parcel) runs through the centre of the parcel and acts as a less significant boundary that helps to protect the Green Belt within the eastern half of the parcel from encroachment.

Land Parcel Ref: C8

Main Authority: Rugby 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: C8

Main Authority: Rugby 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: C8

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

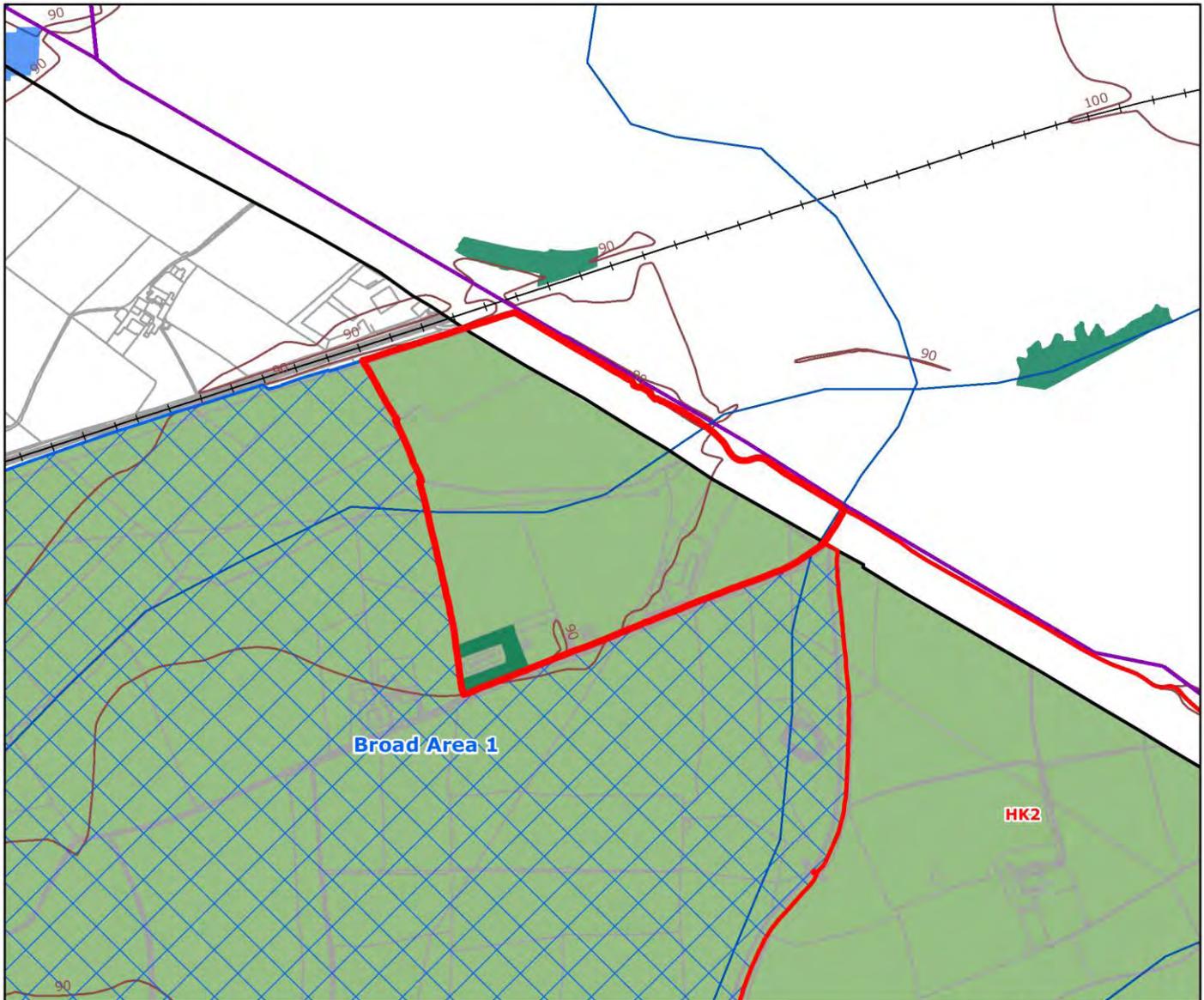
Purpose 5 Score:  /4

Total Score:  /20

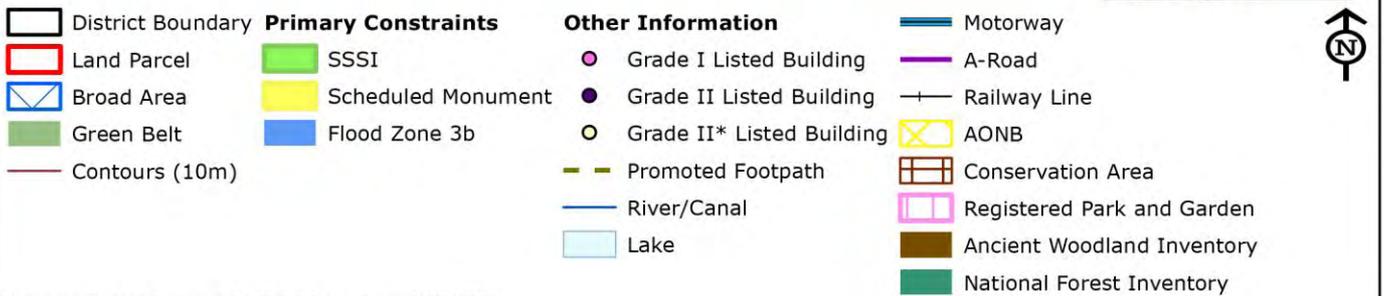
Land Parcel Ref: HK1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - HK1**



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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: HK1

Main Authority: Rugby 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:**

This parcel plays a role in preventing ribbon development along one side of Hydes Lane.

---

### Issue 1b - Openness

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

Score:

**Notes:**

There is limited development along Hydes Lane including a mobile home park and a gas substation which compromise the openness of the Green Belt within their immediate vicinity; however, the remaining areas are parcel are free from development and open.

Land Parcel Ref: HK1

Main Authority: Rugby 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 south west.

Land Parcel Ref: HK1

Main Authority: Rugby 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. There is limited urbanising development along Hydes Lane including areas of concrete associated with a mobile home park and a gas substation.

---

#### 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 A5 runs along the north eastern boundary of this parcel and forms a boundary to prevent the encroachment of development into the countryside, although the significance of this is diminished as it is not a dual carriageway and development could be built alongside it. Development within the parcel would be a significant breach of this less significant defensible boundary and it would play no further role in preventing encroachment of the wider countryside. In this case, the Green Belt parcel is judged to play a stronger role in preventing encroachment.

The railway line at the north western edge of the parcel prevents encroachment of Hinckley in this direction. However, the railway line runs between Hinckley and Nuneaton at a perpendicular angle to the existing urban edge of Hinckley and therefore plays no role in helping to prevent encroachment.

Land Parcel Ref: HK1

Main Authority: Rugby 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: HK1

Main Authority: Rugby 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: HK1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

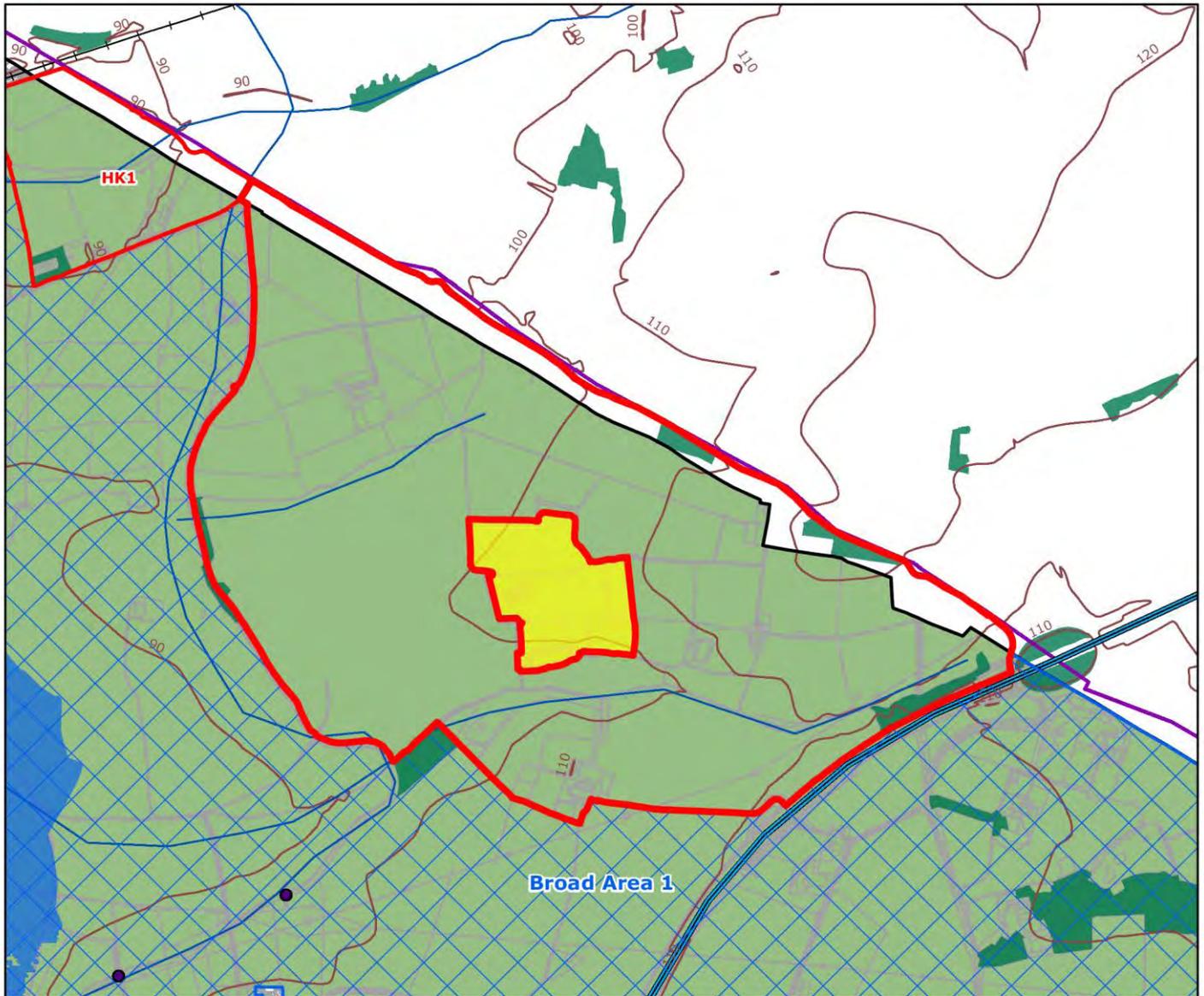
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: HK2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - HK2**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: HK2

Main Authority: Rugby 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:**

This parcel helps prevent development along one side of the A5, although development here would not constitute ribbon development.

---

### Issue 1b - Openness

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

Score:

**Notes:**

This parcel is primarily comprised of agricultural land with some farm buildings. The farm buildings compromise the openness of the green Belt within their immediate vicinity; however the vast majority of the land within the parcel is open.

Land Parcel Ref: HK2

Main Authority: Rugby 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 through the centre of the parcel, 3.3km of open land lie between Hinckley and Nuneaton to the south west.

Land Parcel Ref: HK2

Main Authority: Rugby 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. There is no urbanising development within this 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 A5 runs along the northern boundary of this parcel and forms a boundary to prevent the encroachment of development into the countryside, although the significance of this is diminished as it is not a dual carriageway and development could be built alongside it. Development within the parcel would be a significant breach of this less significant defensible boundary and it would play no further role in preventing encroachment of the wider countryside.

The motorway at the southern edge of the parcel prevents encroachment of Hinckley in this direction. However, the motorway runs at a perpendicular angle to the existing urban edge of Hinckley and therefore plays no role in helping to prevent encroachment.

The Ashby de la Zouch canal follows half of the western boundary of the parcel and plays a less significant role as a defensible boundary preventing encroachment to the west; however, the south eastern half of the parcel is not bordered by the canal, meaning that the land beyond the south eastern half of the parcel is unprotected from encroachment.

Therefore, overall, the Green Belt parcel is judged to play a stronger role in preventing encroachment.

Land Parcel Ref: HK2

Main Authority: Rugby 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: HK2

Main Authority: Rugby 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: HK2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

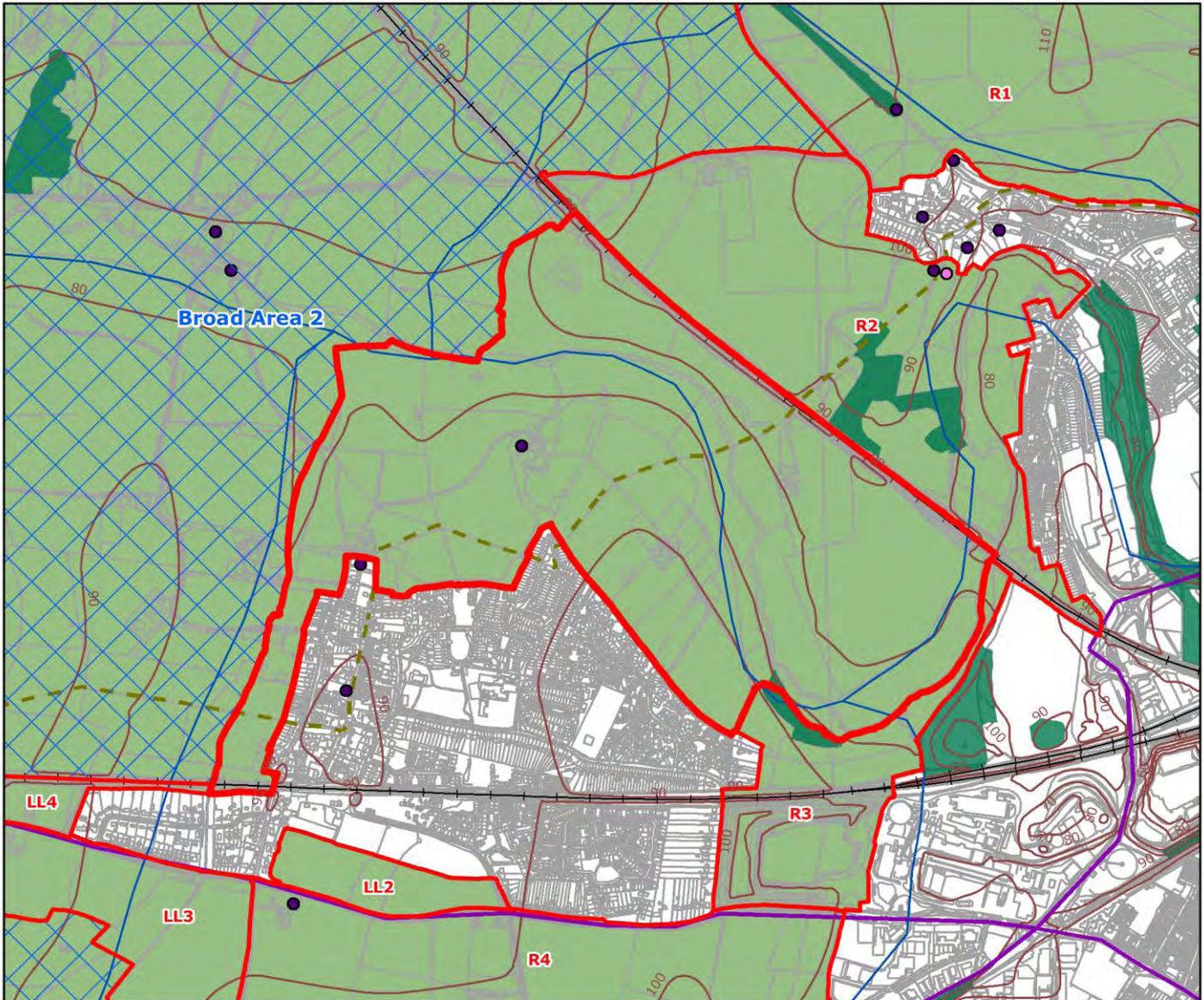
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: LL1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - LL1**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: LL1

Main Authority: Rugby 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 waterways and railway lines and plays no role in preventing ribbon development along appropriate route ways.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains three large isolated dwellings and one farm. The buildings associated with these developments compromise the openness of the Green Belt within the immediate vicinity. However, most of the land within the parcel is flat and open land associated with the flood plain of the River Avon and used for agriculture.

Land Parcel Ref: LL1

Main Authority: Rugby 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 River Avon which runs along the south eastern edge of the parcel, the distance between Rugby and Long Lawford measures at roughly 800m.

Land Parcel Ref: LL1

Main Authority: Rugby 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 three large isolated dwellings and one farm. The buildings associated with these developments compromise the openness of the Green Belt within the immediate vicinity; however they do not represent urbanising influences as such developments are common in the countryside and consistent with its character. Most of the land within the parcel is flat and open land associated with the flood plain of the River Avon and used for agriculture.

---

#### 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 bordered by waterways (eastern and western border) and railway lines (northern and part of the southern border). The River Avon runs through the parcel. Together, these boundaries are considered significant in protecting the countryside within the parcel and immediately beyond it to the north and west from encroachment from both Rugby and Long Lawford.

Land Parcel Ref: LL1

Main Authority: Rugby 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 intervisibility with the historic core of Rugby which lies to the east of the parcel.

Land Parcel Ref: LL1

Main Authority: Rugby 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: LL1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

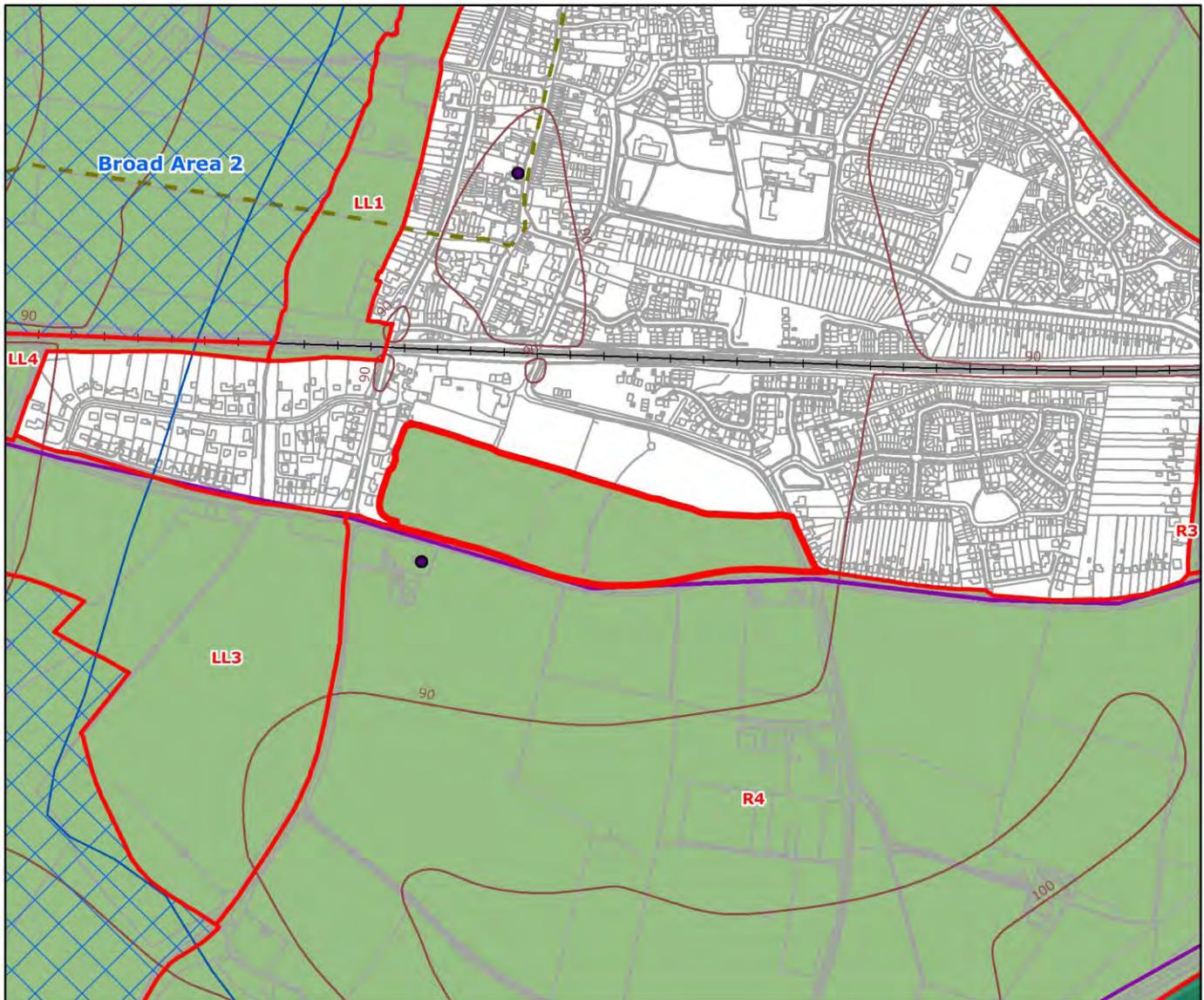
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: LL2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - LL2**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: LL2

Main Authority: Rugby 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 southern border of the parcel follows Coventry Road. However, ribbon development has occurred along this road immediately to the east and west of the parcel, limiting the role the land within the parcel plays in inhibiting ribbon development.

---

### 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 a handful of rectangular fields. While, the parcel is lined by residential development on three sides this is not obvious on site due to the screen effects of large trees at the edges of the parcel. There is no development within the parcel.

Land Parcel Ref: LL2

Main Authority: Rugby 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 road which forms the eastern edge of the parcel, the distance between Rugby and Long Lawford is narrowest at the south eastern corner of the parcel (roughly 800m). Development has already occurred along Coventry Road on land either side of the parcel. With the development directly to the east, any development within the parcel would not contribute to narrowing the gap between Rugby and Long Lawford. Therefore, it is considered that the parcel plays a limited role in maintaining separation between these two settlements.

Land Parcel Ref: LL2

Main Authority: Rugby 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 a handful of rectangular fields. While, the parcel is lined by development on three sides, there is no development within the parcel and, therefore, it is not considered to be encroached upon.

---

#### 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:

Relative to the size of the parcel and its location bordered by residential development on three sides, Coventry Road which forms the southern edge of the parcel, is considered to represent a significant boundary helping to protect the countryside immediately to the south of the parcel from encroachment.

Land Parcel Ref: LL2

Main Authority: Rugby 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: LL2

Main Authority: Rugby 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: LL2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

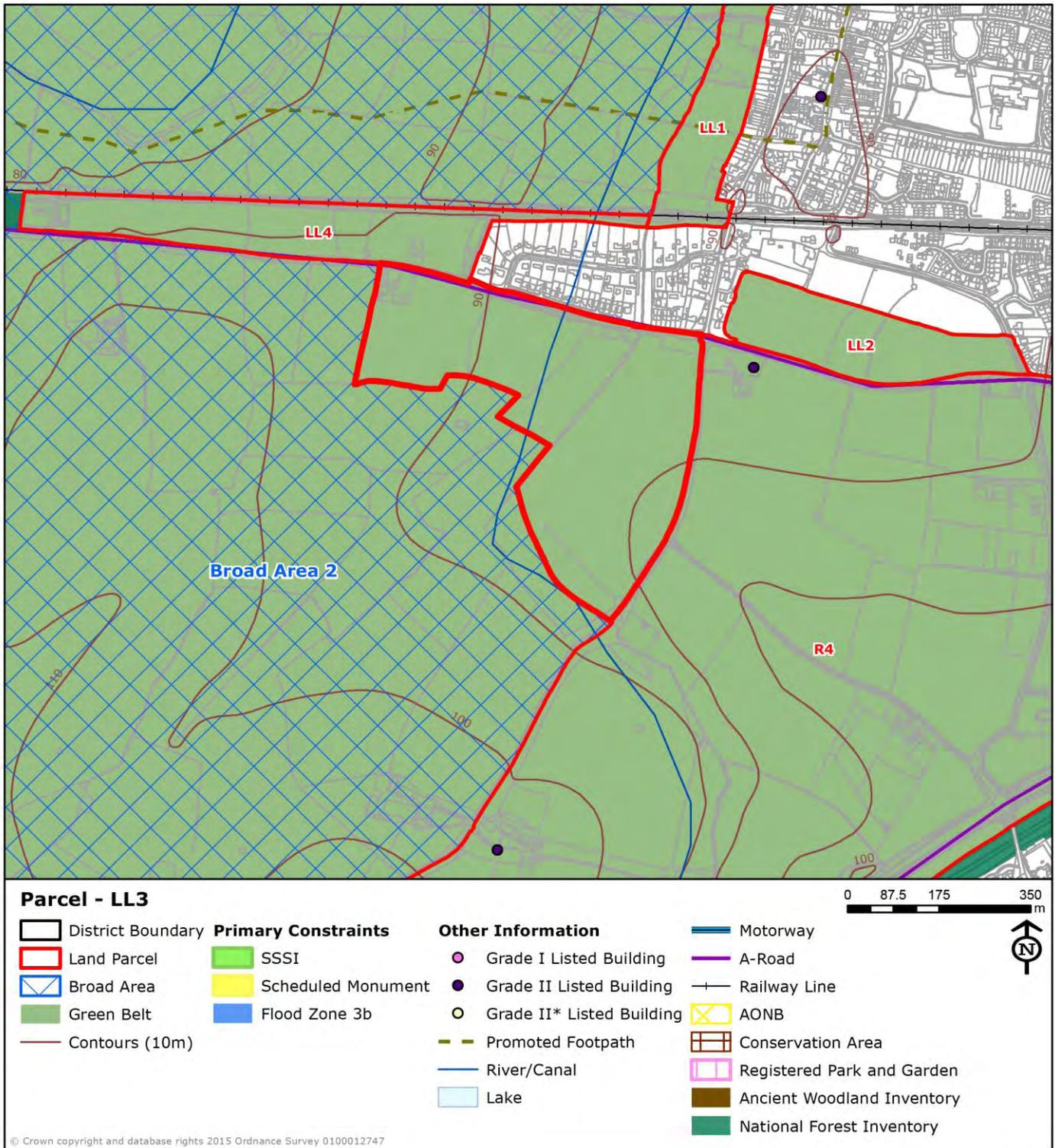
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: LL3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: LL3

Main Authority: Rugby 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 to the west of Long Lawford along the southern side of Coventry Road and to the south of Long Lawford along the western side of Lawford Heath Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains one isolated dwelling and one farm at the northern edge of the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity. However, the majority of the parcel is undeveloped and open arable fields.

Land Parcel Ref: LL3

Main Authority: Rugby 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 road which forms the eastern edge of the parcel and the brook which converges with the road at the southernmost tip of the parcel, the distance between the southern urban edge of Long Lawford and Rugby to the south is roughly 1.3km.

Land Parcel Ref: LL3

Main Authority: Rugby 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 dwelling and one farm at the northern edge of the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity. However, such development is common in the countryside. Therefore, neither development is considered to be an urbanising influence on the rural character of the countryside within the parcel, i.e. encroachment. The rest of the parcel is undeveloped and open arable 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:

A small brook runs through the centre of the parcel; however, its course is perpendicular to the existing urban edge of Long Lawford to the north and therefore plays no role in helping to protect the countryside within the parcel and immediately to the south from encroachment.

Land Parcel Ref: LL3

Main Authority: Rugby 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 limited intervisibility with the historic core of Rugby which lies to the east of the parcel.

Land Parcel Ref: LL3

Main Authority: Rugby 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: LL3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

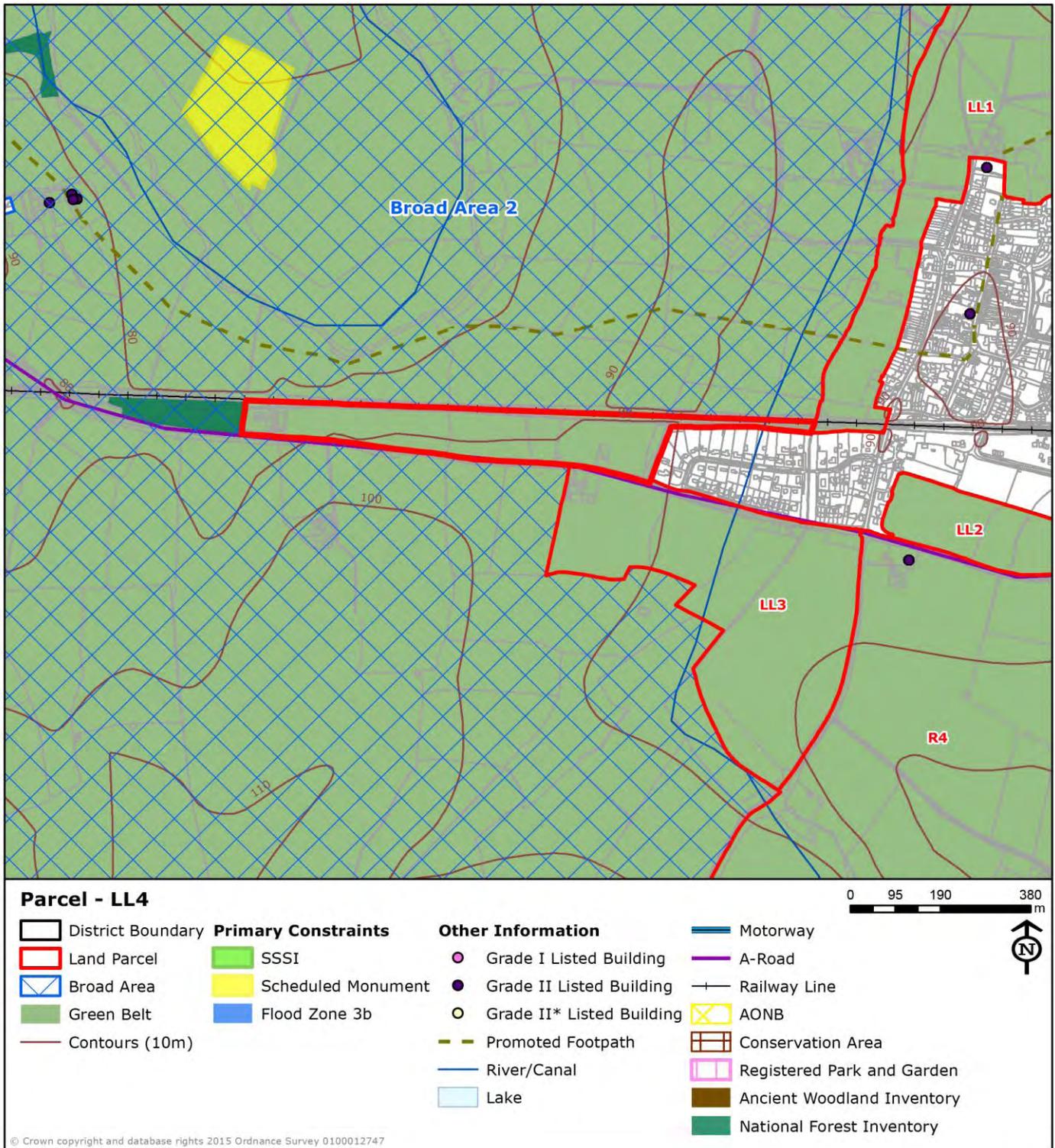
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: LL4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: LL4

Main Authority: Rugby 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 edge of the parcel follows a railway line. However, the parcel plays some role in preventing ribbon development to the west of Long Lawford along the northern edge of Coventry Road.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains one isolated dwelling and a small utilities development. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the parcel is undeveloped and free from development.

Land Parcel Ref: LL4

Main Authority: Rugby 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 follows the northern edge of the parcel, the distance between the western tip of Long Lawford and the village of Church Lawford to the west on the other side of the railway line is roughly 1.7km.

Land Parcel Ref: LL4

Main Authority: Rugby 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 dwelling and a small utilities development. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however neither development is considered to have a significant urbanising influence on the countryside within the parcel and the immediate vicinity.

---

#### 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 edge of the parcel follows a railway line protecting the countryside immediately to the north of the parcel from encroachment from Long Lawford. However, this significant boundary does little to protect the countryside within the parcel from continued ribbon development along Coventry Road. There are no significant boundaries to the west and south of the parcel.

Land Parcel Ref: LL4

Main Authority: Rugby 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. While there is no intervisibility between the historic core of Rugby in the majority of the parcel, it is possible to see the church spires within the historic core of Rugby from the south eastern corner of the parcel. It is therefore considered that this intervisibility in a small portion of the parcel is a factor in the contribution of the parcel to the setting of Rugby.

Land Parcel Ref: LL4

Main Authority: Rugby 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: LL4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

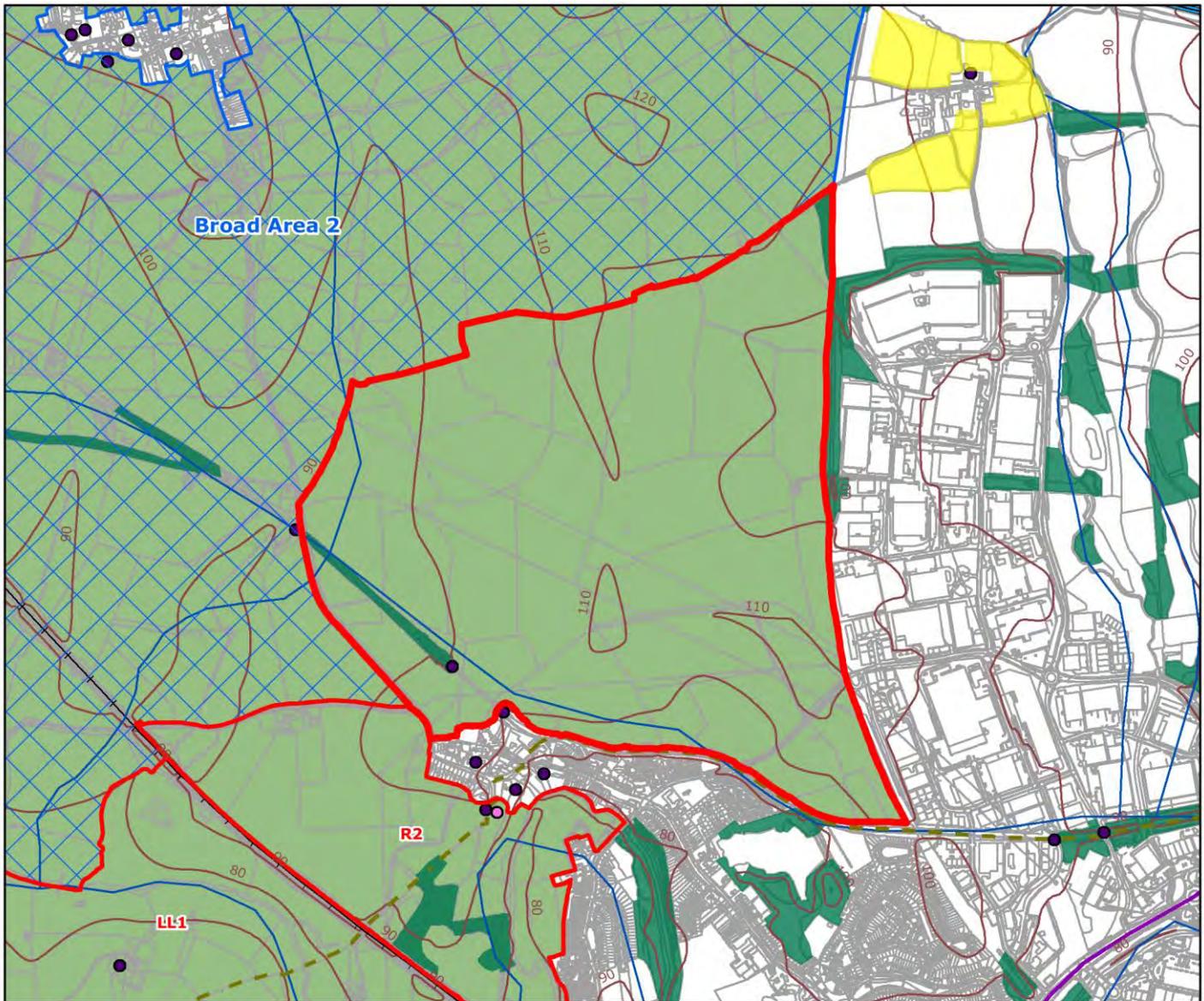
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: R1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - R1**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: R1

Main Authority: Rugby 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 along the eastern side of Harborough Road.

---

### Issue 1b - Openness

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

Score:

#### Notes:

With the exception of two small and isolated agricultural sheds and two lines of pylons running through the parcel, the land within the parcel is open and free from woodland and development. These developments are not considered to compromise the openness of Green Belt land within their immediate vicinity.

Land Parcel Ref: R1

Main Authority: Rugby 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 westernmost point of Rugby's urban edge, the village of Cathiron lies roughly 1.5km to the north west. Measured along the B4112 from the same point, the village of Harborough Magna lies roughly 1.8km from the urban edge of Rugby.

Land Parcel Ref: R1

Main Authority: Rugby 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:

With the exception of two small and isolated agricultural sheds and two lines of pylons running through the parcel, the land within the parcel is open and free from woodland and development. The developments are common in the countryside and are not considered to urbanise the rural character of the countryside. Furthermore, the developments are not considered to compromise the openness of Green Belt land within their immediate vicinity.

---

#### 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 Oxford Canal runs through the parcel close to its southern edge, helping to prevent encroachment of the countryside to the south west; however, portions of the canal are underground, limiting the role of this boundary in helping to prevent encroachment of the countryside. There are no significant boundaries within or immediately beyond the parcel which contribute to protecting the countryside from encroachment from Rugby.

Land Parcel Ref: R1

Main Authority: Rugby 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 good intervisibility with the historic core of Rugby which lies to the south east of the parcel.

Land Parcel Ref: R1

Main Authority: Rugby 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: R1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

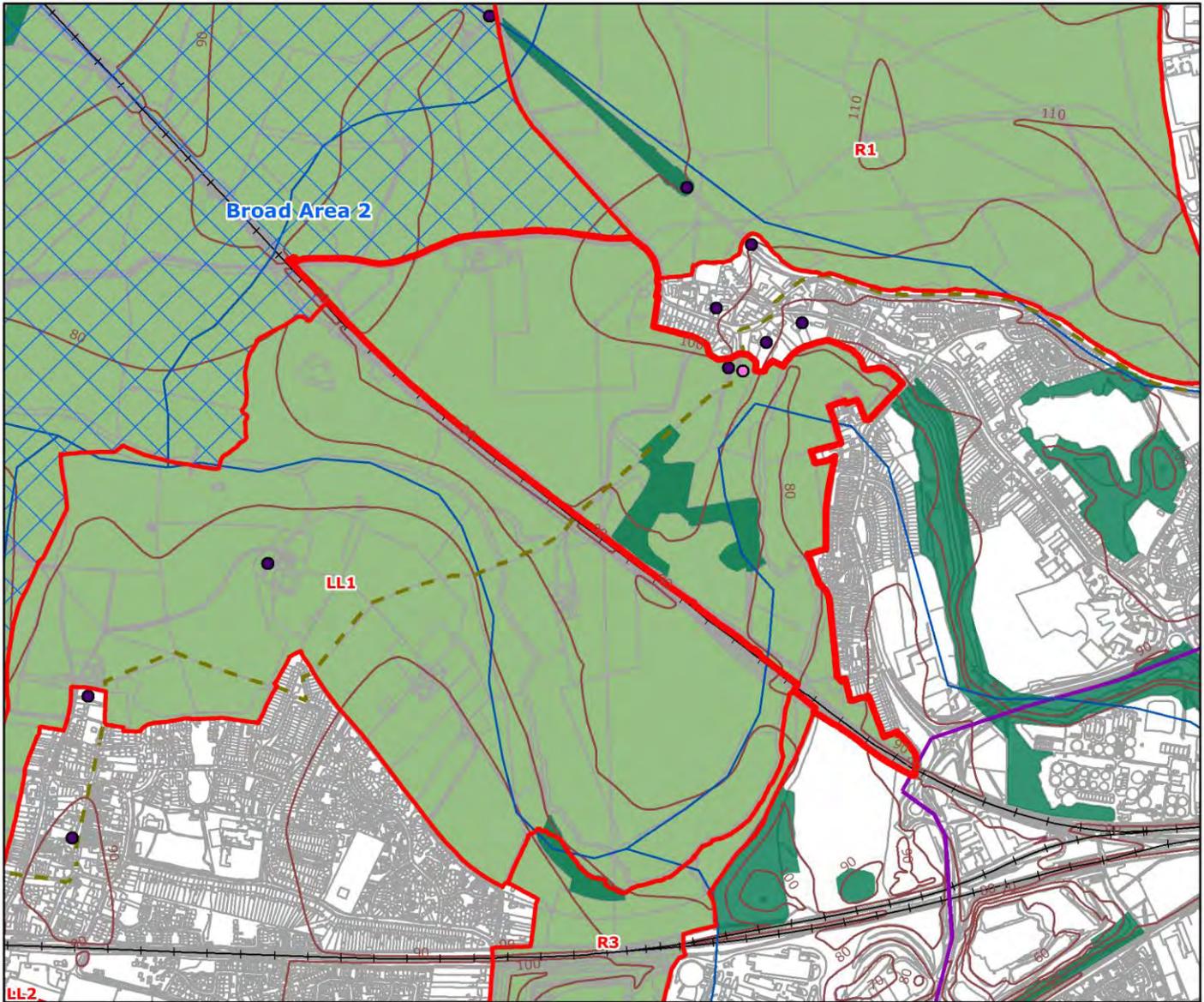
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: R2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - R2**

Parcel - R2		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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: R2

Main Authority: Rugby 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 along the western side of Harborough Road.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains a large farm off Little Lawford Lane at the north western edge of the parcel. A church sits on high ground at the northern edge of the parcel. The parcel also contains two small pavilions associated with outdoor sports facilities in the eastern third of the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the Green Belt land in the parcel is open and free from development.

Land Parcel Ref: R2

Main Authority: Rugby 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 River Avon which runs along the eastern edge of the parcel, the distance between Rugby and Long Lawford measures at roughly 750m; however, the parcel plays little role in preventing merging between Rugby and the village of Long Lawford to the west due the fact that a railway line and the River Avon sit between the parcel and the village of Long Lawford. Measured from the westernmost point of Rugby's urban edge, the village of Cathiron lies roughly 1.5km to the north west.

Land Parcel Ref: R2

Main Authority: Rugby 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 large farm off Little Lawford Lane at the north western edge of the parcel; a church sits on high ground at the northern edge of the parcel. The parcel also contains two small pavilions associated with outdoor sports facilities in the eastern third of the parcel. None of these developments serve to urbanise the countryside with 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 river Avon runs through the eastern third of the parcel helping to prevent encroachment of the urban edge of the Rugby to the east. A railway line forms the southern edge of the parcel; however, it runs perpendicular to the urban edge of Rugby limiting its role in helping to prevent encroachment of the countryside within the parcel and to the west.

Land Parcel Ref: R2

Main Authority: Rugby 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 Rugby which lies to the south east of the parcel. It is considered that this intervisibility, albeit broken by vegetation, is a factor in the contribution of the parcel to the setting of Rugby.

Land Parcel Ref: R2

Main Authority: Rugby 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: R2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

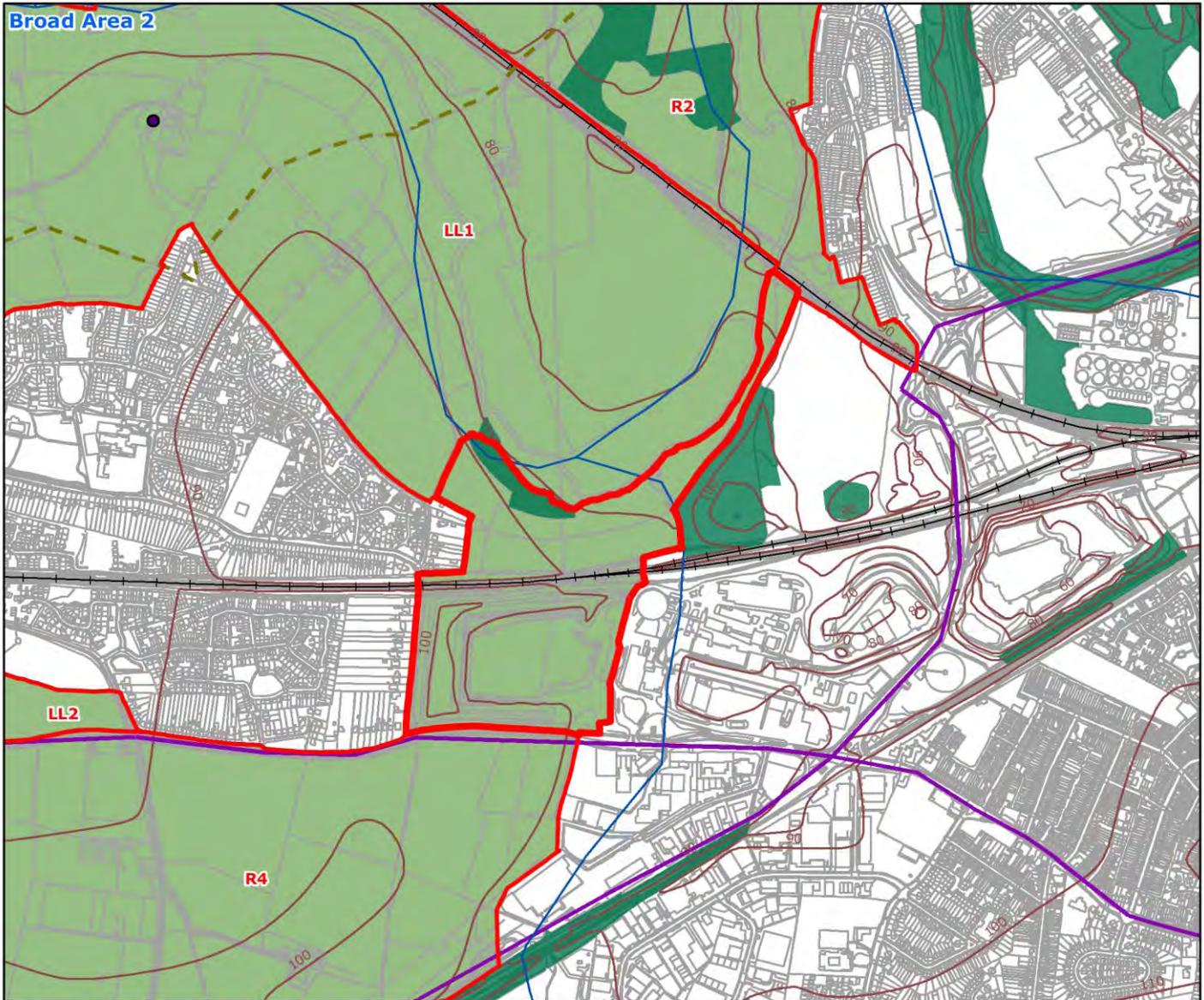
Purpose 5 Score:  /4

Total Score:  /20

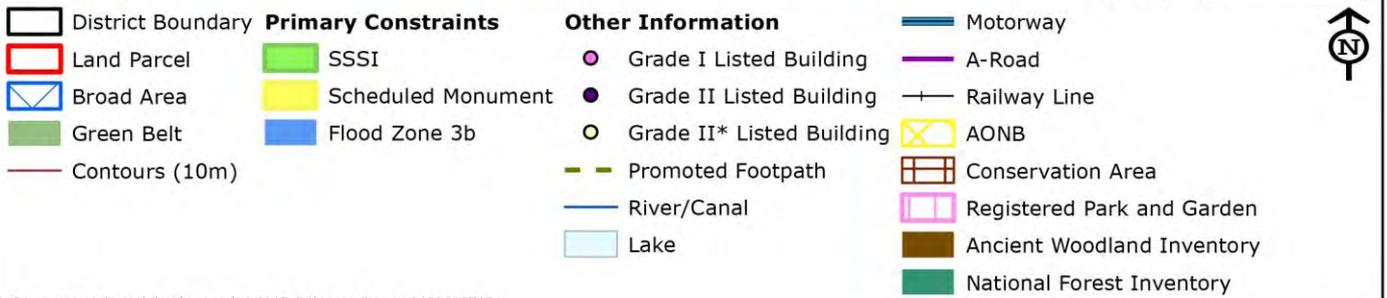
Land Parcel Ref: R3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - R3**



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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: R3

Main Authority: Rugby 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 westwards along the northern side of Lawford Road towards the village of Long Lawford.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains a large void associated with the parcel's use as a mineral extraction site or quarry; however, there are no buildings within the parcel. Therefore, the parcel is considered to be undeveloped and open.

Land Parcel Ref: R3

Main Authority: Rugby 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 west of the town of Rugby in between Rugby and the village of Long Lawford. Measured along Lawford Road at the southern border of the parcel, the distance between the two settlements is less than 400m.

Land Parcel Ref: R3

Main Authority: Rugby 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:

While there are no buildings within the parcel which constitute urbanising influences, the parcel does contain a large void associated with the parcel's use as a mineral extraction site or quarry. However, it is considered that the mineral extraction will be restored to greenfield land in the countryside as part of its restoration plan.

---

#### 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 does contain a large void associated with the parcel's use as a mineral extraction site or quarry. While this void does represent a significant boundary preventing encroachment into the parcel in the short term, it is considered that the mineral extraction will be restored to greenfield land in the countryside as part of its restoration plan. Therefore, the void is not considered a significant boundary. There are no other significant boundaries in the parcel between Rugby and Long Lawford.

Land Parcel Ref: R3

Main Authority: Rugby 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. The parcel contains a large void associated with the parcel's use as a mineral extraction site. The buildings associated with the quarry, used to manufacture concrete, are outside the Green Belt but inhibit views into the historic core of Rugby from the parcel. However, given that the mineral extraction will be restored to greenfield land in the countryside and the associated concrete manufacturing buildings and infrastructure removed as part of its restoration plan, the intervisibility between the parcel and the historic core of rugby is recognised.

Land Parcel Ref: R3

Main Authority: Rugby 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: R3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

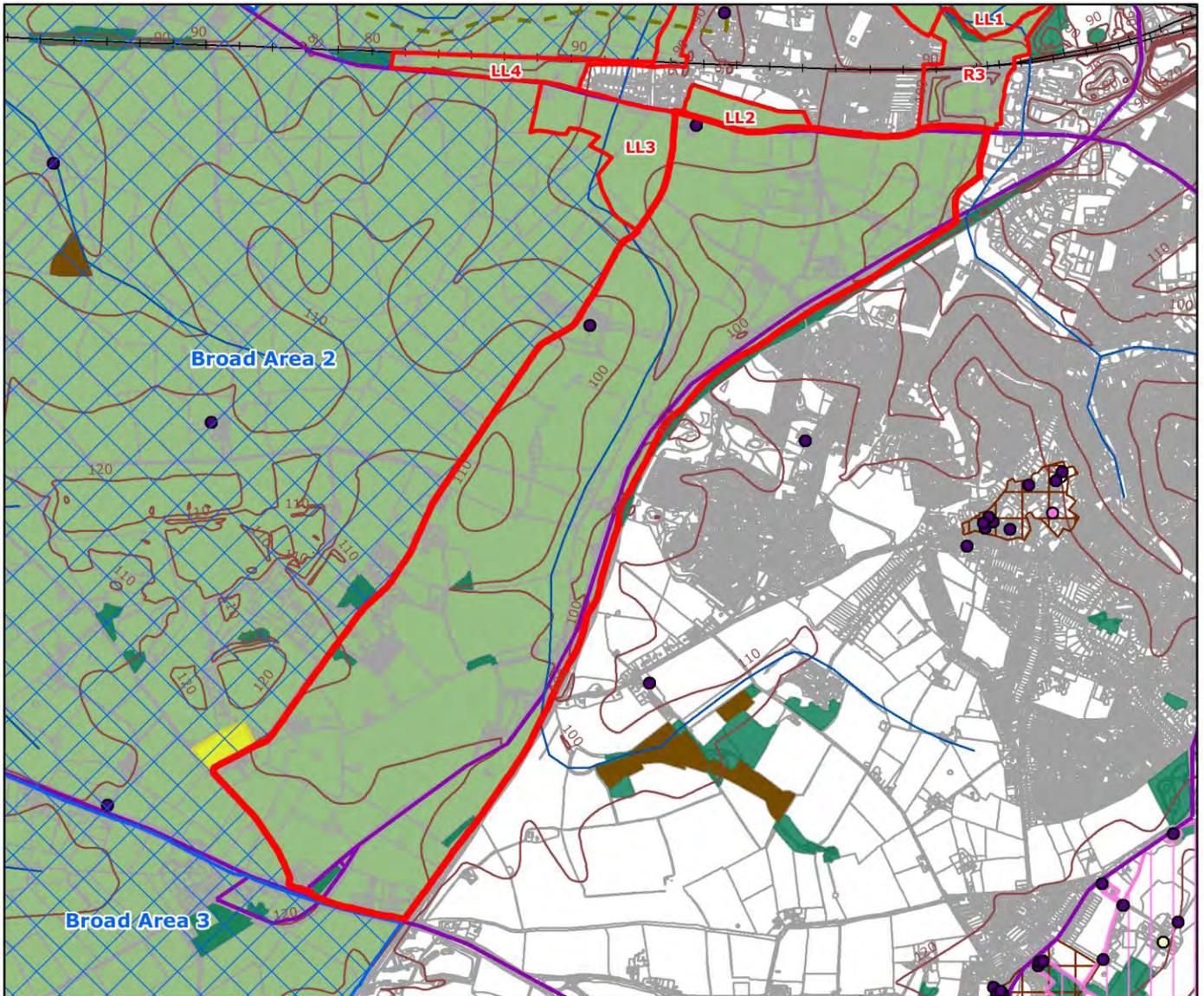
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: R4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - R4**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: R4

Main Authority: Rugby 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 the two roads connecting Long Lawford to Rugby (Bilton Lane and Rugby Road) and the A4071 at the south end 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 several clusters of agricultural buildings centred around farms, a couple of large isolated dwellings and a sewage treatment works. In addition, there are two residential streets within the Green Belt parcel just off Lawford Heath Lane - The Crescent and the Ryelands - in the southern half of the parcel. The buildings associated with these developments have compromised the openness of the Green Belt within their immediate vicinity; however, large areas of the parcel are undeveloped and open, being largely made-up of arable fields.

Land Parcel Ref: R4

Main Authority: Rugby 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 plays a significant role in preventing merging between Rugby and the village of Long Lawford to the west. The distance between the two settlements is narrowest in the north eastern corner of the parcel. Measured along the A420, the distance between the two settlements is roughly 350m.

Land Parcel Ref: R4

Main Authority: Rugby 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 clusters of agricultural buildings centred on farms, a couple of large isolated dwellings. Such development is common in the countryside and is not considered to compromise the rural character of the Green Belt. However, there are two residential streets within the Green Belt parcel just off Lawford Heath Lane - The Crescent and the Ryelands - which are considered to be urbanising influences on the southern half of the parcel. The buildings associated with these developments, the street lighting and associated hardstanding represent a significant urbanising influence on the Green Belt surrounding the parcel. However, large areas of the parcel are undeveloped and open, being largely made-up of arable 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:

A small brook runs through the parcel. However, it provides little protection to the countryside within the parcel. There are no other significant boundaries contributing to preventing encroachment of the countryside within or immediately beyond the parcel.

Land Parcel Ref: R4

Main Authority: Rugby 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 good intervisibility with the historic core of Rugby which lies to the north east of the parcel.

Land Parcel Ref: R4

Main Authority: Rugby 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: R4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

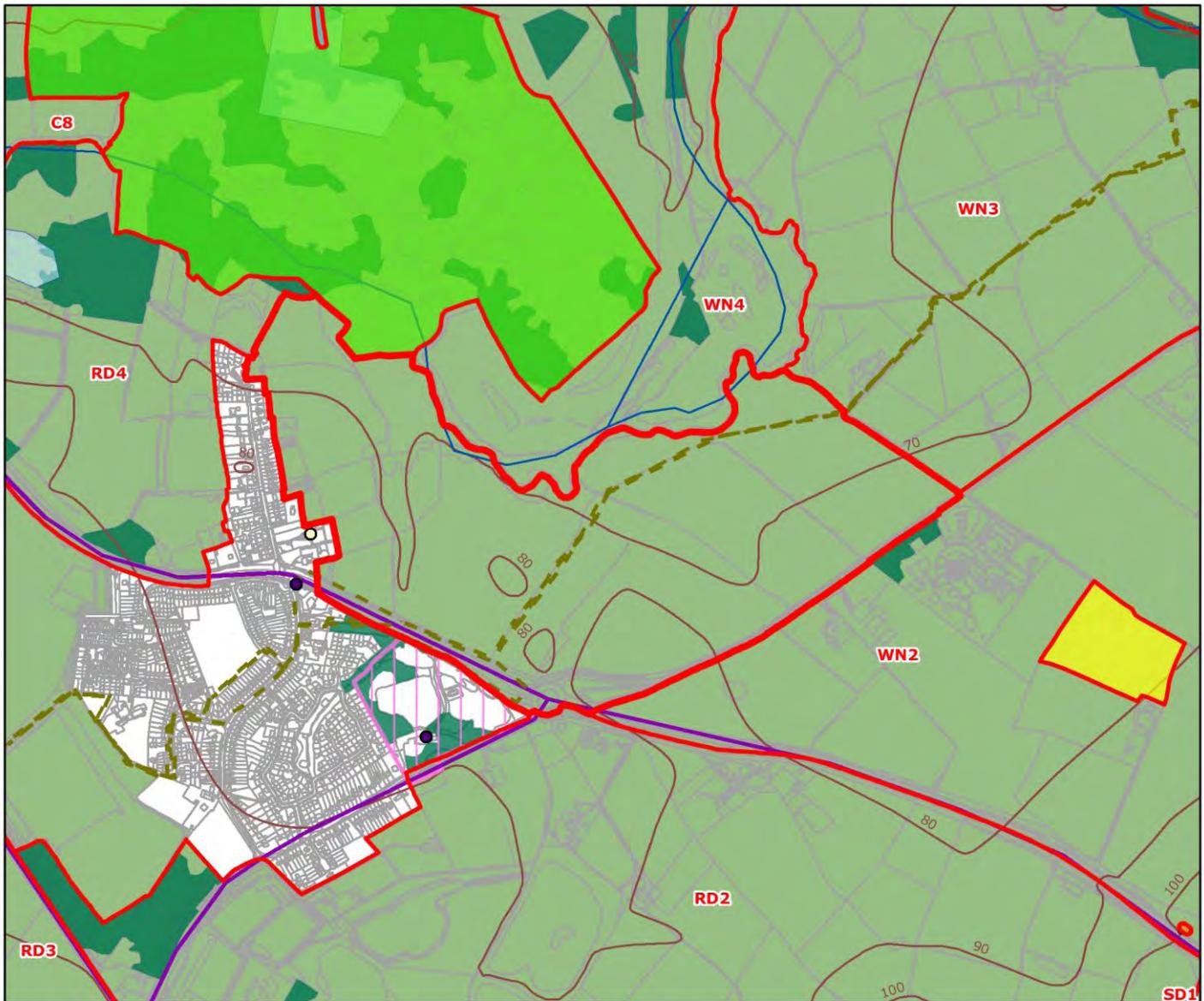
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: RD1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - RD1**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: RD1

Main Authority: Rugby 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 along Church Road which leads in to Redland Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains one small collection of buildings at its western border on the edge of the village of Ryton on Dunsmore. The location and low height of these buildings significantly limits their role in compromising the openness of the Green Belt within the vast majority of the parcel. The buildings are adjacent to taller buildings that fall outside the Green Belt, such as the village church, but which play a greater role in compromising the openness of the Green belt within the wider Green Belt. Therefore, this parcel of Green Belt is considered to have a strong sense of openness.

Land Parcel Ref: RD1

Main Authority: Rugby 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 Wolston Lane, the village of Wolston is roughly 2km to the north east.

Land Parcel Ref: RD1

Main Authority: Rugby 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 small collection of buildings at its western border on the edge of the village of Ryton on Dunsmore. The location and low height of these buildings significantly limits their role in compromising the openness of the Green Belt within the vast majority of the parcel. The buildings do have an urbanising influence on the Green Belt and are therefore not considered to be encroaching upon the countryside within 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 River Avon forms the northern border of the parcel and represents a significant boundary to the future encroachment of the countryside to the north. Encroachment of the countryside to the south is inhibited by the Dual Carriageway (London Road) which runs east-west at the southern border of the parcel. However, neither of these boundaries contributes to preventing encroachment of the countryside to the east. Therefore, both boundaries are considered to be less significant in relation to this purpose, thus making the Green Belt key to the protection of the countryside from encroachment.

Land Parcel Ref: RD1

Main Authority: Rugby 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: RD1

Main Authority: Rugby 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: RD1

Main Authority: Rugby 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: RD2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - RD2**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: RD2

Main Authority: Rugby 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 to the east and west of Ryton on Dunsmore along Leamington Road and along the eastern side of Oxford 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 scattered throughout it: farms, an equestrian centre, an outdoor garden equipment store, a large sports and leisure facility complex and isolated dwellings. Together the buildings associated with these developments compromise the openness of the Green belt within their immediate vicinity. However, the central and northern portions of the parcel remain open and are free from development.

Land Parcel Ref: RD2

Main Authority: Rugby 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 Ryton Dunsmore lies roughly 2km away from the village of Stretton on Dunsmore to the south east.

Land Parcel Ref: RD2

Main Authority: Rugby 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 scattered throughout it; however, only three developments, the large sports and leisure centre, the outdoor garden equipment store and industrial depot in the western corner of the parcel, have an urbanising influence on the Green Belt within parcel. The remaining areas of the parcel are still rural in character and relatively 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 Meadowlands fisheries ponds sit within the western half of the parcel close to the existing edge of the village of Ryton on Dunsmore; however, the ponds do not cover the whole parcel and therefore do not represent a significant boundary to the encroachment of the countryside eastwards from the village. There are no other significant boundaries within the parcel. Therefore, the Green Belt plays an important role in protecting the countryside from encroachment.

Land Parcel Ref: RD2

Main Authority: Rugby 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 intervisibility with the historic core of Coventry to the north west from the high ground in the parcel. It is considered that this long range intervisibility is a factor in the contribution of the parcel to the setting of Coventry.

Land Parcel Ref: RD2

Main Authority: Rugby 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: RD2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

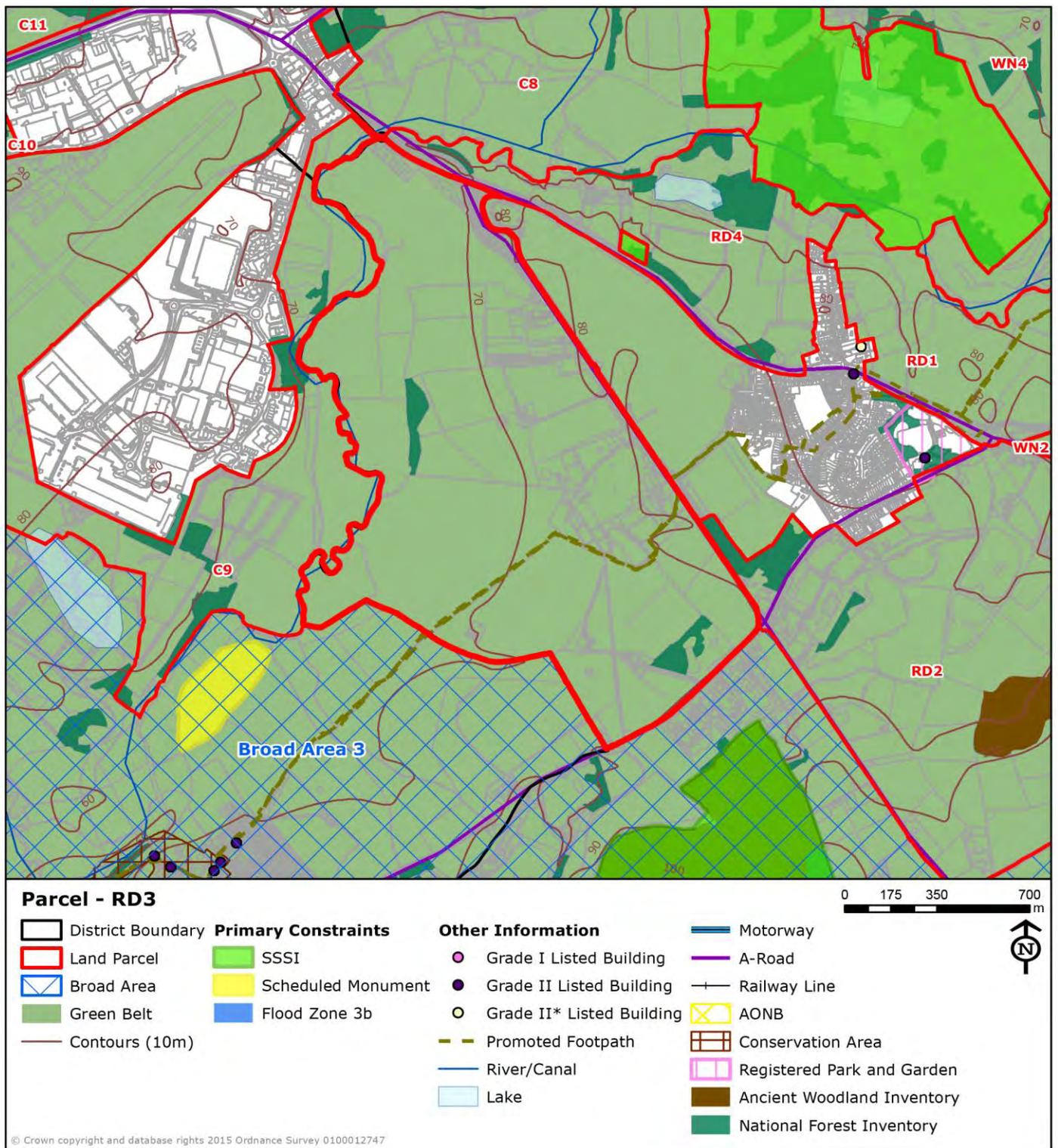
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: RD3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: RD3

Main Authority: Rugby 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 Oxford Road to the south of the industrial estate and along the northern side of the A445.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel is largely open and free from development; however, there are some significant developments along the eastern border of the parcel which significantly compromise the openness of the land within their immediate vicinity: a large hotel near the northern tip of the parcel; several residential dwellings off Oxford Road along Glenfern Gardens and Avon View Park Homes; clusters of farm buildings; and a large stone depot.

Land Parcel Ref: RD3

Main Authority: Rugby 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 Ryton-on-Dunsmore to the east and Middlemarch Business Park (connected to Coventry) to the west. Measured from the junction between Oxford Road and London Road to the east of the northern end of the parcel, which represents the westernmost extent of the new industrial extension to the village of Ryton-on-Dunsmore, the gap between the two neighbouring settlements is as narrow as 600m.

Land Parcel Ref: RD3

Main Authority: Rugby 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 open and free from development; however, there are some significant developments along the eastern border of the parcel which have a significant urbanising influence over the countryside in the parcel and significantly compromise the openness of the land within their immediate vicinity: a large hotel near the northern tip of the parcel; several residential dwellings off Oxford Road along Glenfern Gardens and Avon View Park Homes; and a large stone depot.

---

#### 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 tip and the western border of the parcel are bordered by the River Avon which contains a wide floodplain that is unsuitable for the majority of development, helping to prevent encroachment of the wider countryside to the west of the parcel. However, this significant boundary is a significant distance from the existing urban edge of Ryton on Dunsmore, meaning that the Green Belt within the parcel is contributing to protecting a significant area of countryside from encroachment. Furthermore, there are no boundaries to the south that would inhibit encroachment of the countryside to the south.

Land Parcel Ref: RD3

Main Authority: Rugby 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: RD3

Main Authority: Rugby 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: RD3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

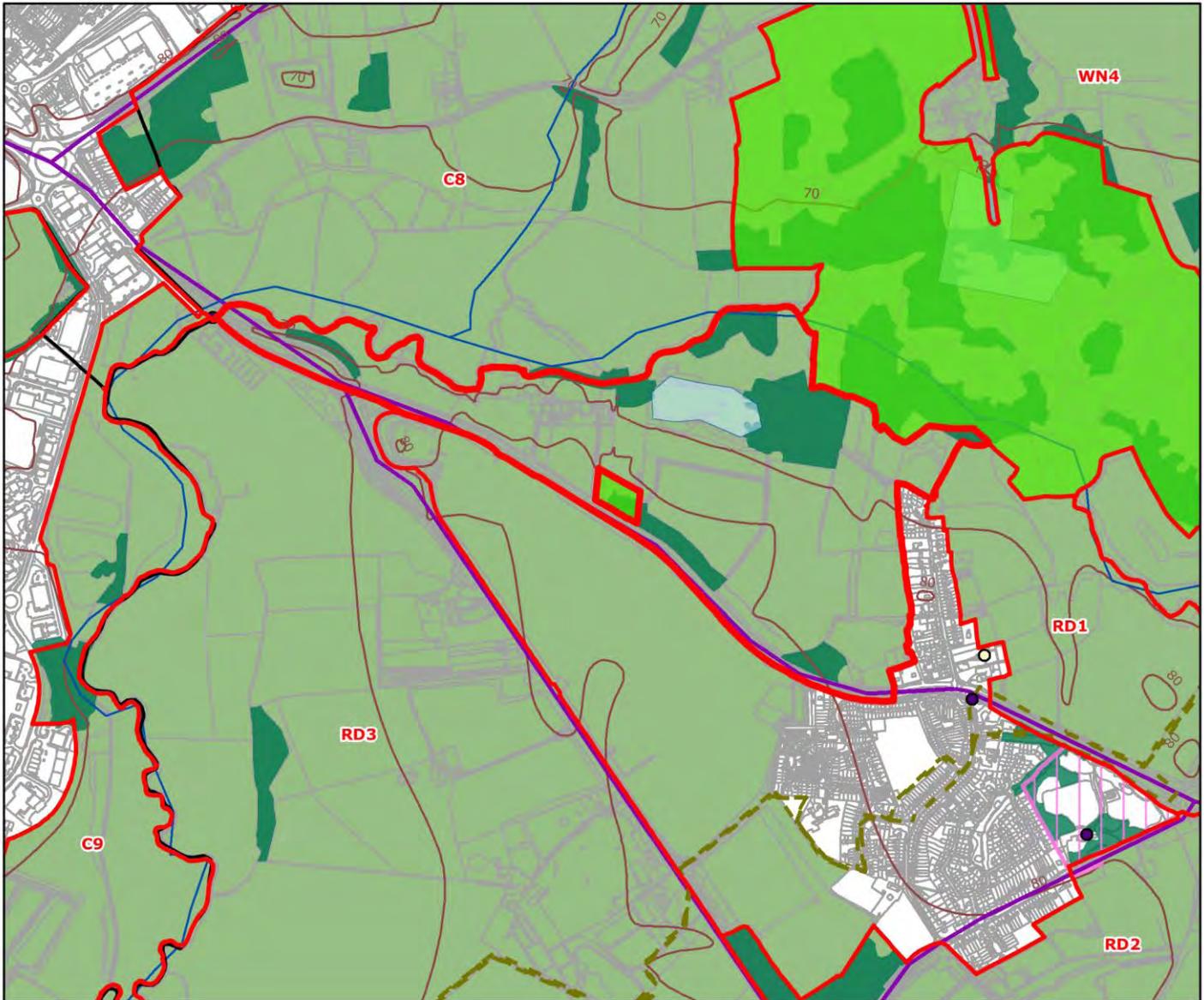
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: RD4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - RD4**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: RD4

Main Authority: Rugby 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 not and is unlikely to occur along the dual carriageway that follows the southern border of the parcel. However, the parcel plays some role in preventing ribbon development along Redland Lane.

### Issue 1b - Openness

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

Score:

#### Notes:

The thin strip of land in the western half of the parcel in between London Road and the River Avon contains an open air construction and demolition recycling facility and associated buildings, many of which are derelict. In addition, the western part of the parcel contains a sewage treatment works. The buildings associated with these land uses have compromised the openness of the Green Belt in the western half of the parcel; however, the eastern half of the parcel is free from development, being made up of open arable fields.

Land Parcel Ref: RD4

Main Authority: Rugby 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 junction of London Road and Oxford Road at the western end of the parcel, the parcel plays a separating role in preventing the new industrial estate adjacent to Ryton on Dunsmore from merging with Coventry roughly 650m to the north west.

Land Parcel Ref: RD4

Main Authority: Rugby 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 thin strip of land in the western half of the parcel in between London Road and the River Avon contains an open air construction and demolition recycling facility and associated buildings, many of which are derelict. In addition, the western part of the parcel contains a sewage treatment works. The buildings and hardstanding associated with these land uses represent urbanising influences on the Green Belt and thus act as encroachment of the countryside in the western half of the parcel; however, the eastern half of the parcel is free from urbanising influences being made up of open arable 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:

This relatively thin strip of Green Belt follows London Road (a dual carriage way) at its southern boundary and the River Avon at its northern boundary. Both of these boundaries are significant in preventing future encroachment of the Green Belt immediately to the north and south of the parcel. Furthermore, these boundaries meet at the westernmost point of the parcel, preventing further encroachment of the countryside to the west.

Land Parcel Ref: RD4

Main Authority: Rugby 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: RD4

Main Authority: Rugby 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: RD4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

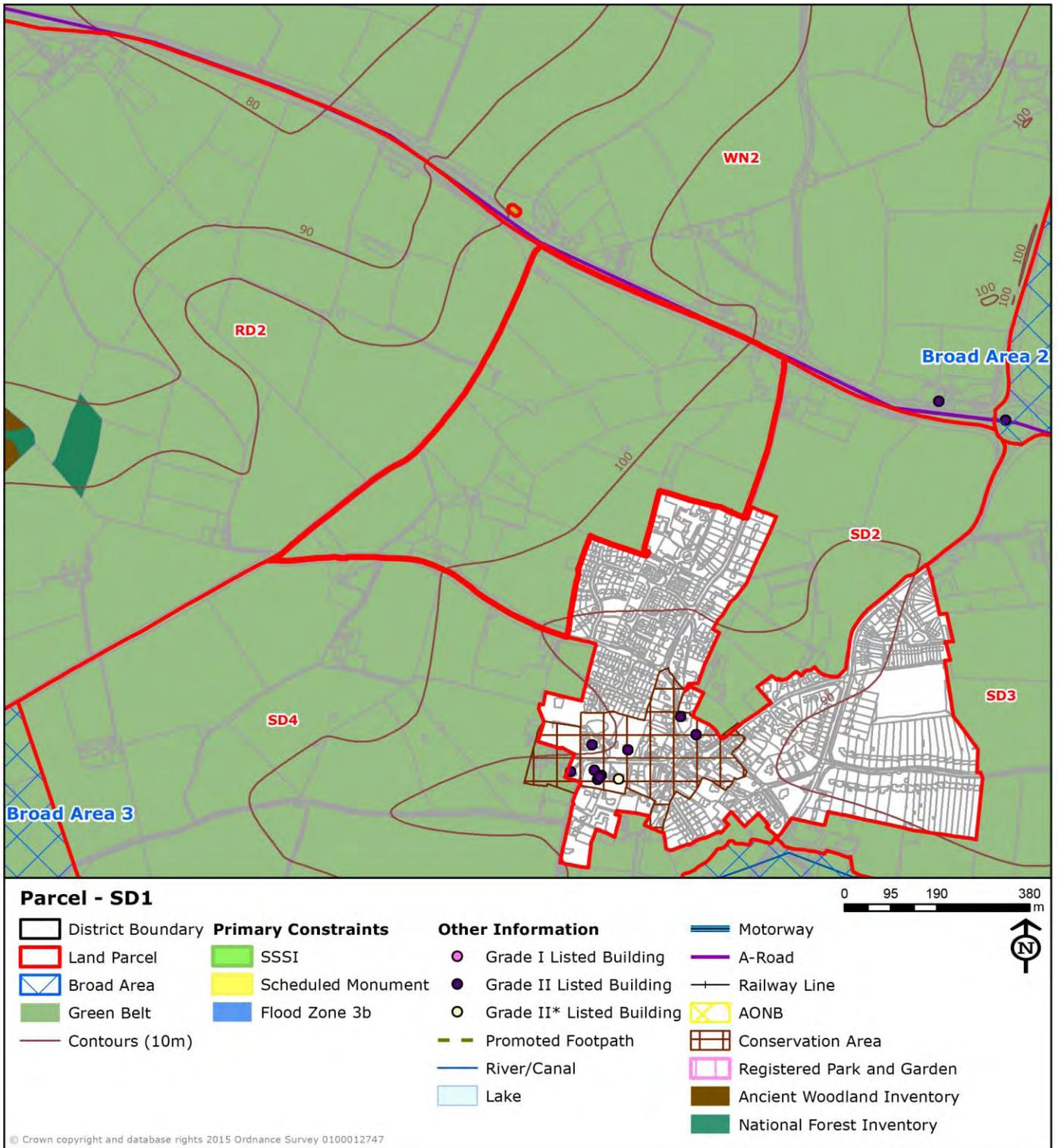
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: SD1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: SD1

Main Authority: Rugby 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:

This parcels helps prevent ribbon development along both Plott Lane and School Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

This parcel is primarily agricultural land with several small farm buildings scattered throughout the parcel. These buildings compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: SD1

Main Authority: Rugby 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, there is a gap on 1.9km between Stretton-on-Dunsmore and Ryton-on-Dunsmore to the north west. Wolston lies 2km to the north along the Stretton Road.

Land Parcel Ref: SD1

Main Authority: Rugby 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. The parcel contains agricultural fields and related farm developments. There are no 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 A45 dual carriageway which forms the northern boundary of this parcel serves as a significant boundary to prevent the encroachment of development into the countryside, although the significance of this is diminished as there is no such boundary to the west of the parcel.

Land Parcel Ref: SD1

Main Authority: Rugby 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: SD1

Main Authority: Rugby 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: SD1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

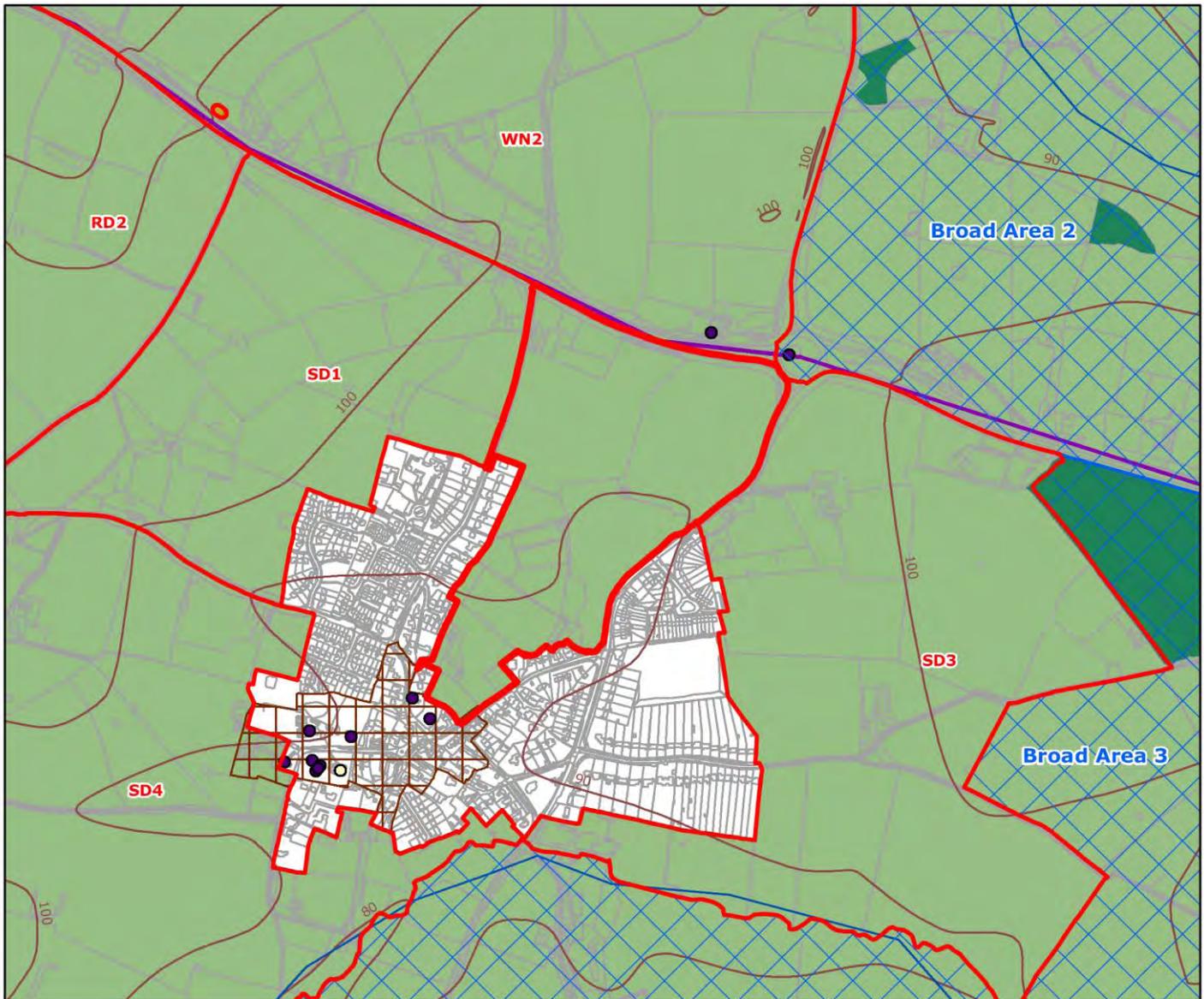
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: SD2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - SD2**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: SD2

Main Authority: Rugby 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:

This parcel helps prevent ribbon development along both School Lane and the B4455 (Fosse Way).

---

### Issue 1b - Openness

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

Score:

#### Notes:

This parcel is primarily agricultural fields with some associated agricultural development. 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 still open and free from development.

Land Parcel Ref: SD2

Main Authority: Rugby 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 village of Wolston lies 2.1km to the north of Stretton-on-Dunsmore along Stretton Road.

Land Parcel Ref: SD2

Main Authority: Rugby 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 land parcel is made of agricultural fields and does not contain any 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 A45 dual carriageway to the north forms a significant boundary to the north which will prevent the encroachment of development into the countryside, although the significance of this is diminished as there is no such boundary to the east or west of the parcel.

Land Parcel Ref: SD2

Main Authority: Rugby 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: SD2

Main Authority: Rugby 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: SD2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

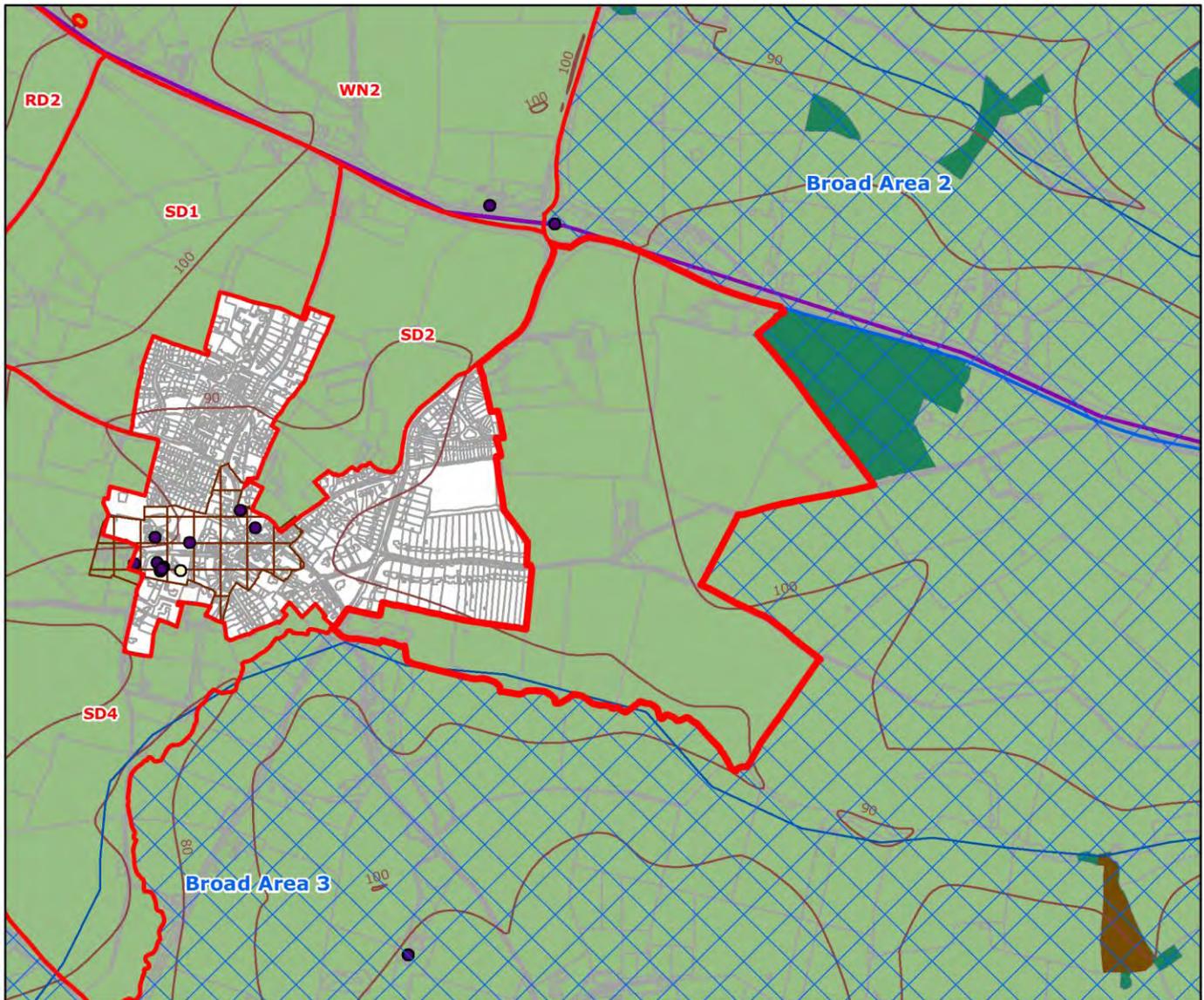
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: SD3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - SD3**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: SD3

Main Authority: Rugby 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:

This parcel helps prevent ribbon development along Rugby Lane and Fosse Way (B4455).

---

### Issue 1b - Openness

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

Score:

#### Notes:

This parcel primarily contains agricultural land and associated buildings. In addition, there are some isolated dwellings scattered around the parcel.

Land Parcel Ref: SD3

Main Authority: Rugby 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 village of Princethrope lies 1.5km to the south west along Fosse Way. There is a distance of 2.2km to the village of Frankton and 2.6km to the village of Bourton on Dunsmore to the south east.

Land Parcel Ref: SD3

Main Authority: Rugby 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. The developments that fall within the parcel do not 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:

The A45 dual carriageway runs along the northern edge of the parcel preventing encroachment of the countryside immediately to the north of the parcel. However, there are no boundaries to the east or south where the majority of the countryside within and around the parcel sits. Therefore, the presence of the A45 is not considered to play a significant role in protecting the countryside from encroachment, thus making the Green Belt designation the principle means of protection for the countryside.

Land Parcel Ref: SD3

Main Authority: Rugby 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: SD3

Main Authority: Rugby 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: SD3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

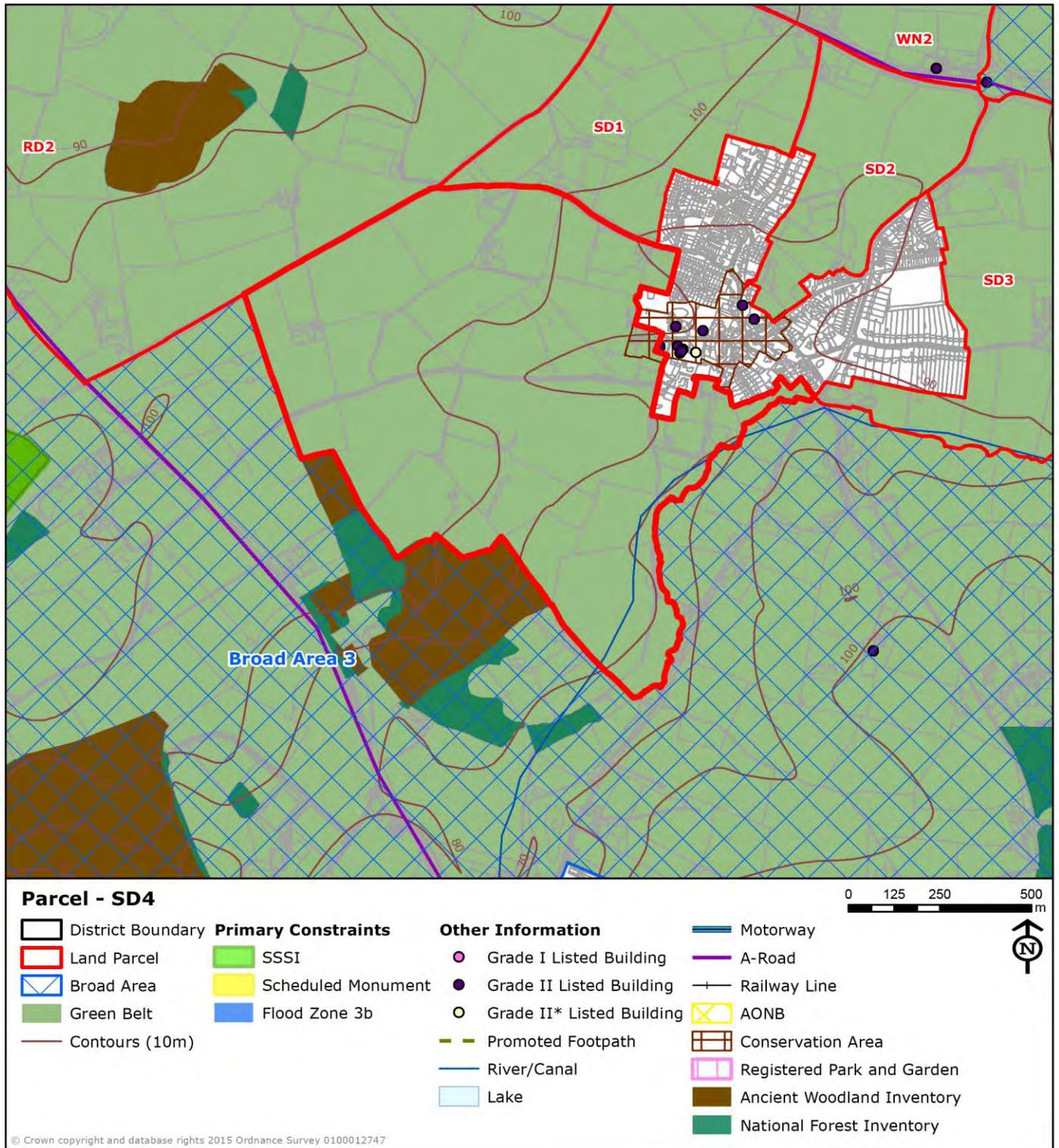
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: SD4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: SD4

Main Authority: Rugby 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:

This parcel is helping to prevent ribbon development along Fineacre Lane and Plott 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 agricultural land; however, small clusters of agricultural buildings and isolated dwellings are located within the parcel. These buildings do compromise the openness of the Green belt within their immediate vicinity. The majority of the land in the parcel is open.

Land Parcel Ref: SD4

Main Authority: Rugby 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 village of Princethrope lies 1.5km to the south west along Fosse Way. The village of Ryton on Dunsmore lies 2.2km to the north west.

Land Parcel Ref: SD4

Main Authority: Rugby 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 primarily consists of agricultural land with associated agricultural buildings and isolated dwellings, none of which are considered to be 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:**

There are no significant boundaries that would prevent the encroachment of development into the countryside within the parcel or directly beyond it.

Land Parcel Ref: SD4

Main Authority: Rugby 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: SD4

Main Authority: Rugby 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: SD4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

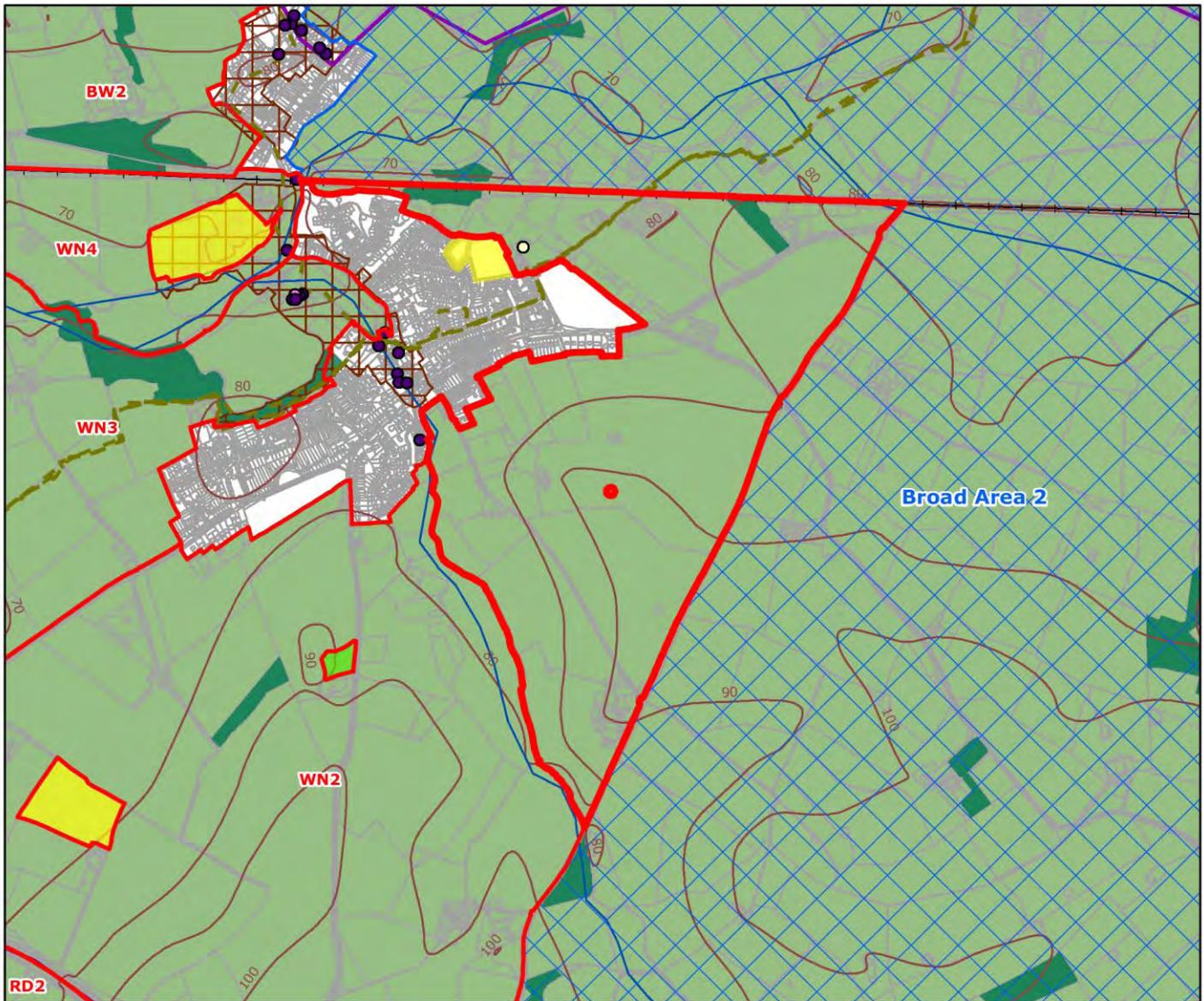
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: WN1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - WN1**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: WN1

Main Authority: Rugby 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 Priory Road and Rugby Road.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains several substantial clusters of development. The majority of these developments are concentrated in the northern half of the parcel north of Coalpit Lane, including a cluster of buildings let to local businesses, an elderly care home (currently for sale), a farm and some large dwellings. Another larger farm is located near the southern end of the parcel. These buildings compromise the openness of the Green Belt within their immediate vicinity; however, other areas of the parcel, particularly in the south are open arable fields which are free from development.

Land Parcel Ref: WN1

Main Authority: Rugby 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 village of Stretton-on-Dunsmore is located roughly 2.4km due south of the parcel and Long Lawford 4.6km to the east along the railway line that connects Rugby with Coventry.

Land Parcel Ref: WN1

Main Authority: Rugby 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 substantial clusters of development, some of which has an urbanising influence on the surrounding countryside, and therefore represents encroachment on to the Green Belt. The cluster of buildings let to local businesses and the vacant elderly care home in the northern half of the parcel north of Coalpit Lane encroach upon the Green Belt; however the other buildings, namely farms and isolated dwellings are consistent with the character of the wider countryside within and around the parcel which is predominantly made up of arable 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 boundary of the parcel follows a railway line, a significant boundary; the western boundary of the parcel follows a small stream, a less significant boundary. However, there are no boundaries immediately to the east helping to inhibit encroachment of the countryside in the Green Belt.

Land Parcel Ref: WN1

Main Authority: Rugby 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: WN1

Main Authority: Rugby 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: WN1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

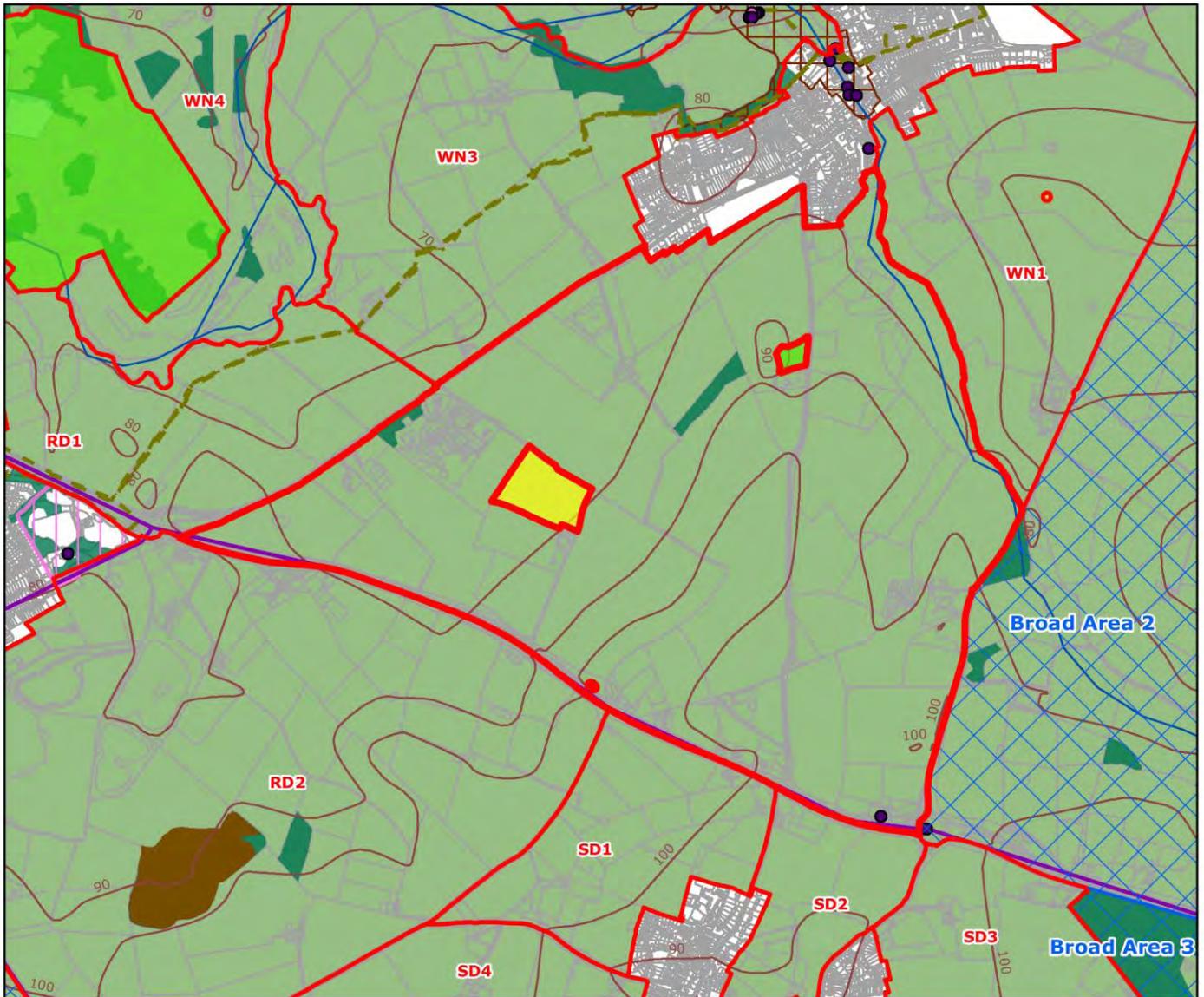
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: WN2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - WN2**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: WN2

Main Authority: Rugby 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 Wolston Lane and Stretton Road.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains several buildings some of which are significant in scale, most notably Ryton Gardens. In addition to this there are a couple of farms and several residential dwellings most of which are concentrated in the south eastern corner of the parcel next to an old petrol station and derelict building. All the buildings within the parcel compromise the openness of the Green Belt within their immediate vicinity. However, the majority of the parcel is undeveloped and open agricultural fields.

Land Parcel Ref: WN2

Main Authority: Rugby 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:

Ryton on Dunsmore is located roughly 2km to the south west along Wolston Lane. Stretton on Dunsmore is located roughly 2km to the south along Stretton Road.

Land Parcel Ref: WN2

Main Authority: Rugby 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 buildings some of which are significant in scale and represent urbanising influences, most notably Ryton Gardens with its large carpark. In addition the derelict petrol station and public house with associated hardstanding in the south eastern corner of the parcel represent urbanising influences on the Green Belt within the parcel. Furthermore, the clusters of residential development along London Road at the southern border of the parcel are not isolated but represent a linear urbanising influence along the southern border of the parcel. Despite these, urbanising influences, there are significant portions of the Green Belt within the parcel which are still rural in character 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 southern border of the parcel follows London Road (A45) a dual carriage way. While this represents a significant boundary that would prevent encroachment of the countryside to the south of it, it is a significant distance from the edge of the village. Therefore, it plays no role in protecting the countryside with the parcel from encroachment.

Land Parcel Ref: WN2

Main Authority: Rugby 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 clear long range intervisibility with the historic core of Coventry to the north west from the high ground in the centre of the parcel. It is considered that this long range but clear intervisibility is a factor in the contribution of the parcel to the setting of Coventry.

Land Parcel Ref: WN2

Main Authority: Rugby 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: WN2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

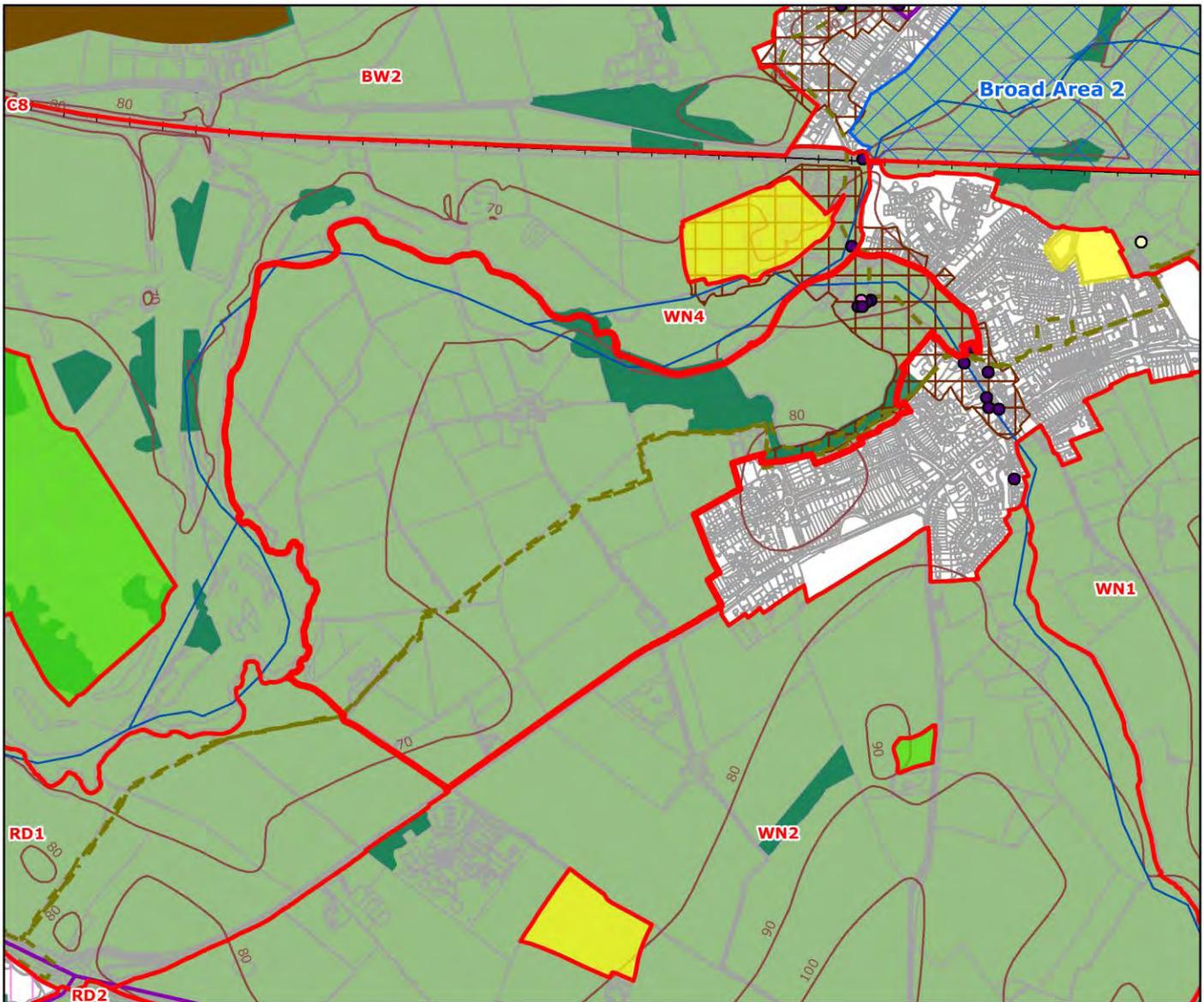
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: WN3

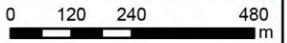
Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - WN3**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: WN3

Main Authority: Rugby 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 along the northern edge of Wolston Lane at 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 several buildings which compromise the openness of the Green Belt within their immediate vicinity. The majority of the buildings are concentrated on the edge of the village, including a community building adjacent to outdoors sports pitches, the village church and a farm. Other more isolated developments within the parcel include a sewage treatment works in the south western edge of the parcel and a farm in the centre of the parcel. Much of the Green Belt in the parcel is undeveloped and open arable fields.

Land Parcel Ref: WN3

Main Authority: Rugby 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 Wolston Lane, the village of Ryton on Dunsmore is roughly 2km to the south west.

Land Parcel Ref: WN3

Main Authority: Rugby 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 buildings which compromise the openness of the Green Belt within their immediate vicinity. The majority of the buildings are concentrated on the edge of the village, including a community building adjacent to outdoors sports pitches, the village church and a farm. Other more isolated developments within the parcel include a sewage treatment works in the south western edge of the parcel and a farm in the centre of the parcel. Much of the Green Belt in the parcel is undeveloped and open arable fields. Only the sewage treatment works and the community building represent urbanising influences on the Green Belt and therefore represent encroachment on 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:

The River Avon with its wide floodplain represents the northern and part of the western border of the parcel. At the north eastern end of the parcel, the river represents a significant boundary preventing encroachment of the countryside within the Green Belt to the north; however, further to the west, as the parcel widens, the river plays no role in preventing encroachment of the countryside in the south west of the parcel and further to the west. Therefore, overall, the River Avon is only considered to be a less significant boundary in preventing encroachment of the countryside.

Land Parcel Ref: WN3

Main Authority: Rugby 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: WN3

Main Authority: Rugby 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: WN3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

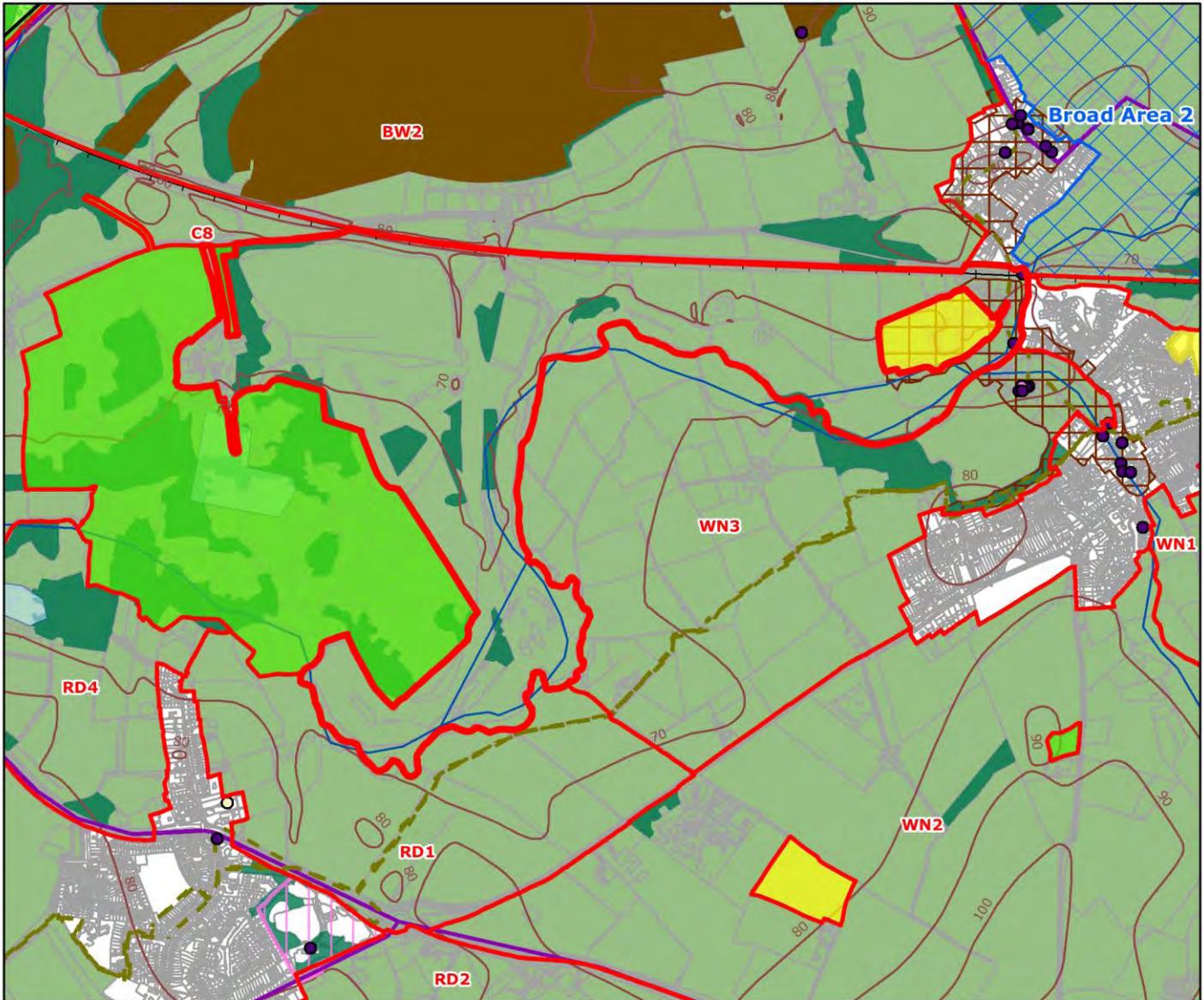
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: WN4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - WN4**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: WN4

Main Authority: Rugby 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 follows a railway line and the southern border follows the River Avon. However, the parcel plays a very limited role in preventing ribbon development along the short eastern edge of the parcel along Main Street.

---

### Issue 1b - Openness

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

Score:

#### Notes:

A farm is located at the eastern end of the parcel close to the village. The small Brandon Wood Golf Course Club House is located in the centre of the parcel. The parcel contains one significant development at its western end - the Coventry Readymix Plant operated by Lafarge. This major development is adjacent to buildings associated with the Warwickshire Wildlife Trust Brandon Marsh Wildlife Centre. Together, these developments compromise the openness of the Green Belt within their immediate vicinity. However, the Green Belt land in the centre of the parcel, around the golf course, is open and undeveloped.

Land Parcel Ref: WN4

Main Authority: Rugby 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 River Avon, the village of Ryton on Dunsmore is located roughly 2.6km to the south east. Measured along the railway line at the northern border of the parcel, the City of Coventry is roughly 3.3km away.

Land Parcel Ref: WN4

Main Authority: Rugby 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 significant development at its western end - the Coventry Readymix Plant operated by Lafarge. This plant represents a major urbanising development within the Green Belt. However, it is surrounded by woodland which screens much of its impact on the wider Green Belt. Therefore, much of the countryside Green Belt parcel is still 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 northern boundary of the parcel follows a railway line; the southern border of the parcel follows the River Avon. Both boundaries are considered to be significant boundaries preventing encroachment of the countryside immediately to the north and south; however both boundaries run in to the village and therefore do not inhibit the westwards encroachment of the countryside within the parcel toward the Brandon Wood Golf Course and Coventry beyond. Therefore both boundaries play a less significant boundary in relation to this purpose of Green Belt.

Land Parcel Ref: WN4

Main Authority: Rugby 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: WN4

Main Authority: Rugby 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: WN4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

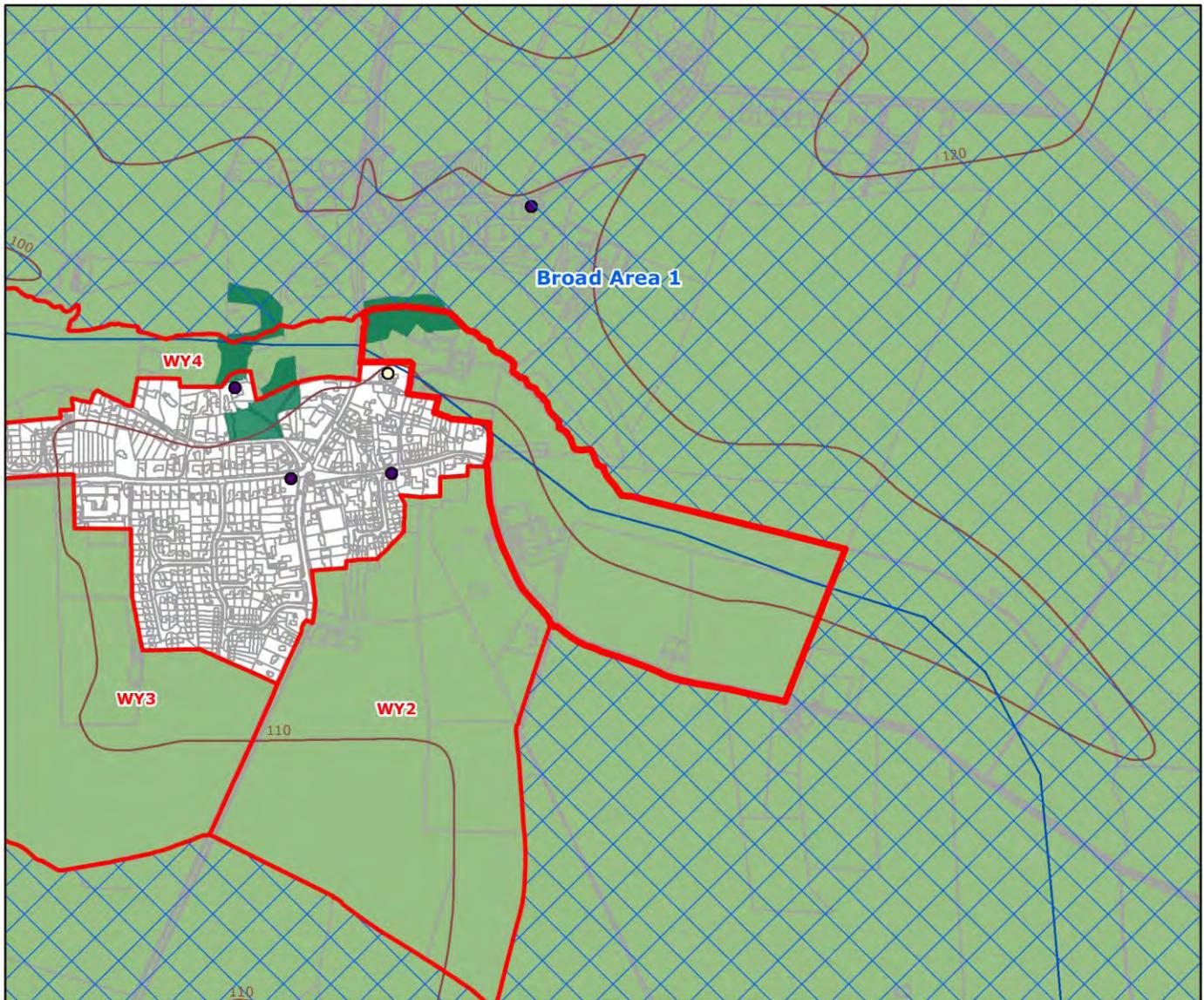
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: WY1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - WY1**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: WY1

Main Authority: Rugby 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:

This parcel helps prevent ribbon development along both Wolds Lane and Church Hill.

---

### Issue 1b - Openness

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

Score:

#### Notes:

There is some development on the roads that form the western and southern boundaries of the parcel, namely a few isolated dwellings and a farm. These buildings compromise the openness of the Green Belt within their immediate vicinity; however much of the land within the parcel remains open and free from development.

Land Parcel Ref: WY1

Main Authority: Rugby 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:

Burbage (joined to Hinkley) lies 3.6km to the north of Wolvey along Hinkley Road.

Land Parcel Ref: WY1

Main Authority: Rugby 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. There are no 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 stream runs along the northern boundary of the parcel and acts as a minor significant boundary which prevents encroachment of the countryside immediate to the north of the parcel.

Land Parcel Ref: WY1

Main Authority: Rugby 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: WY1

Main Authority: Rugby 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: WY1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

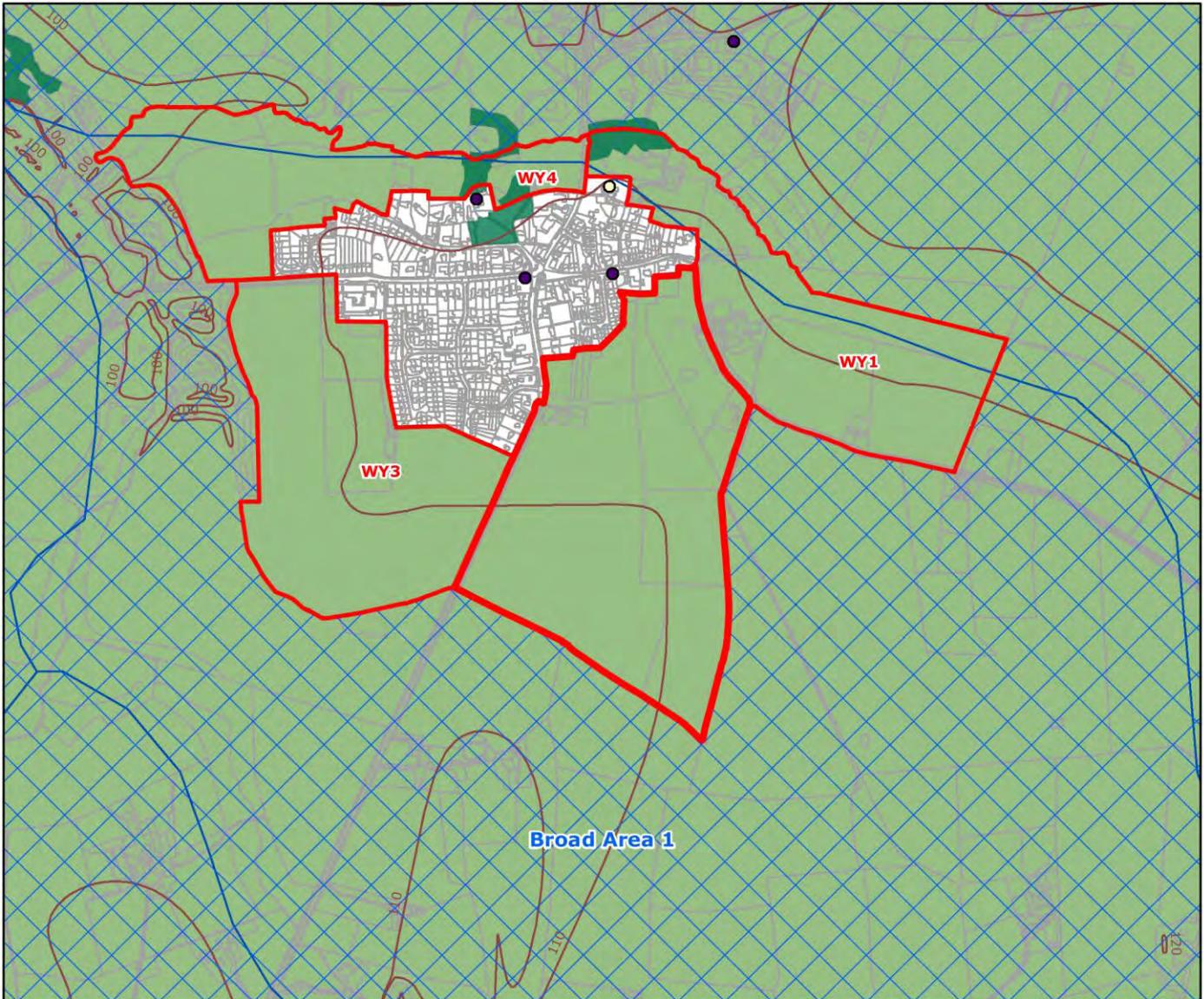
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: WY2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - WY2**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: WY2

Main Authority: Rugby 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:

This parcels helps prevent ribbon development along Coventry Road and Wolds Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

There are three small clusters of development in the northern half of the parcel close to Wolvey, namely a few isolated dwellings and a large barn. These buildings compromise the openness of the Green Belt within their immediate vicinity; however much of the land within the parcel, particularly to the south, remains open and free from development.

Land Parcel Ref: WY2

Main Authority: Rugby 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 southernmost point of the village south-eastwards through the centre of the parcel, the closest parcel to the south east of the parcel is the village of Monks Kirby 5.5km away.

Land Parcel Ref: WY2

Main Authority: Rugby 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 are three small clusters of development in the northern half of the parcel close to Wolvey, namely a few isolated dwellings and a large barn. None of these developments represent urbanising influences on the countryside within 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 boundaries within or in close proximity too the parcel that help to prevent encroachment of the countryside within the Green Belt.

Land Parcel Ref: WY2

Main Authority: Rugby 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: WY2

Main Authority: Rugby 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: WY2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

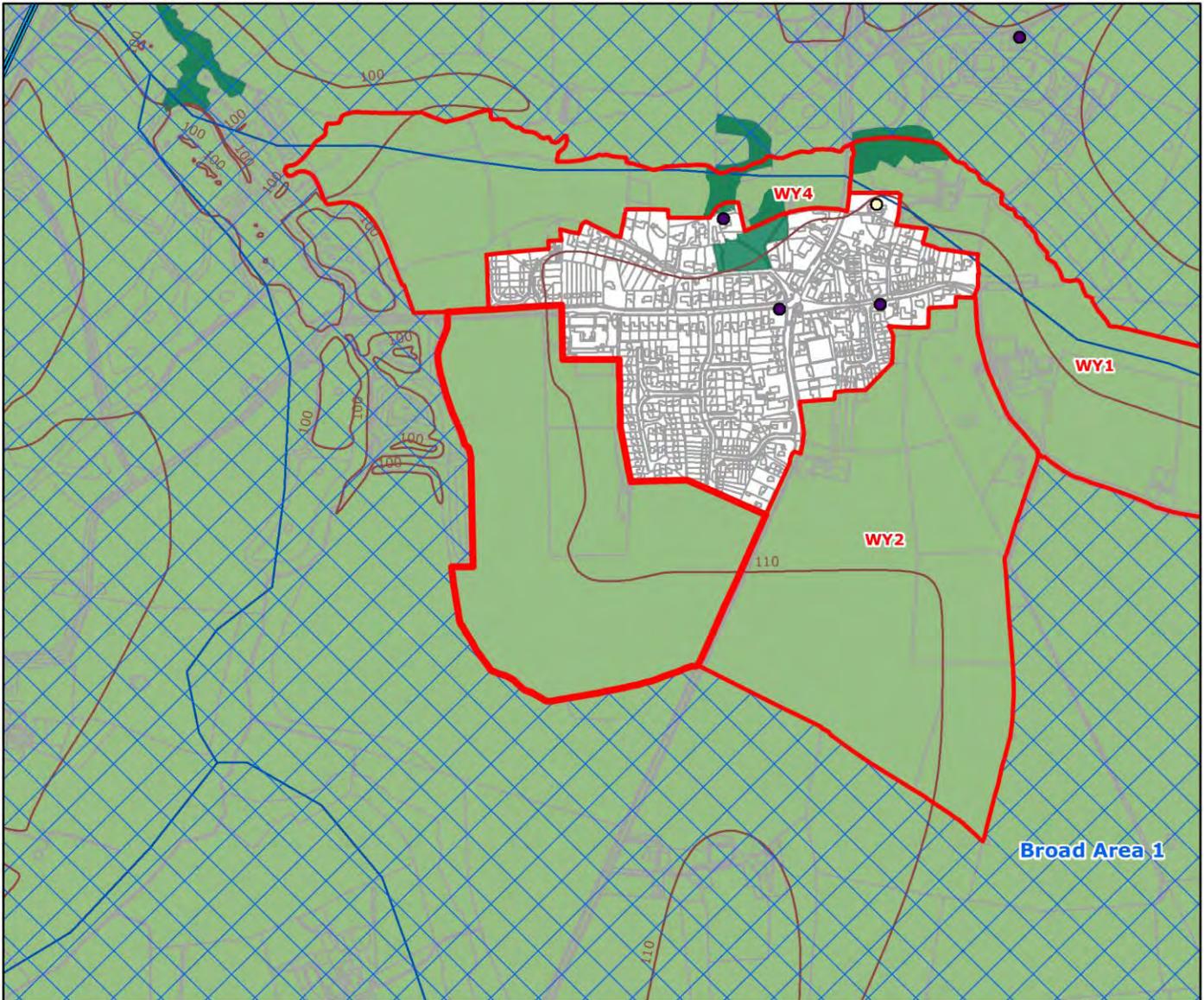
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: WY3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - WY3**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: WY3

Main Authority: Rugby 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 prevent ribbon development to the west and south along Bulkington Road and Coventry Road, respectively. In addition, Fern Hill Way ends at the northern boundary of the parcel and if were not for the Green Belt designation could conceivably be extended in to the field to the south.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains two area of hardstanding - a playground associated with a primary school on its northern border and a hard tennis court with floodlights to the south; however these areas do not compromise the openness of the Green Belt. Adjacent to the tennis court is the only building within the parcel. The building is small and directly adjacent to the edge of the village. Therefore it is not considered to compromise the openness of the Green Belt within the parcel.

Land Parcel Ref: WY3

Main Authority: Rugby 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 southern end of the village, along the same line as Bulkington Road, the village of Bulkington lies 2.8km to the south east.

Land Parcel Ref: WY3

Main Authority: Rugby 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 area of hardstanding - a playground associated with a primary school on its northern border and a hard tennis court with floodlights to the south. While these areas do not compromise the openness of the Green Belt, they do represent urbanising influences on the countryside within their immediate vicinity. However, the majority of the countryside within the parcel is rural in character and unaffected.

---

#### 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:

Several fish ponds represent a significant boundary to the west of the parcel; however, the ponds do not prevent encroachment of the countryside to the south. The southern border of the parcel is bordered by a small brook which represents a less significant boundary.

Land Parcel Ref: WY3

Main Authority: Rugby 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: WY3

Main Authority: Rugby 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: WY3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

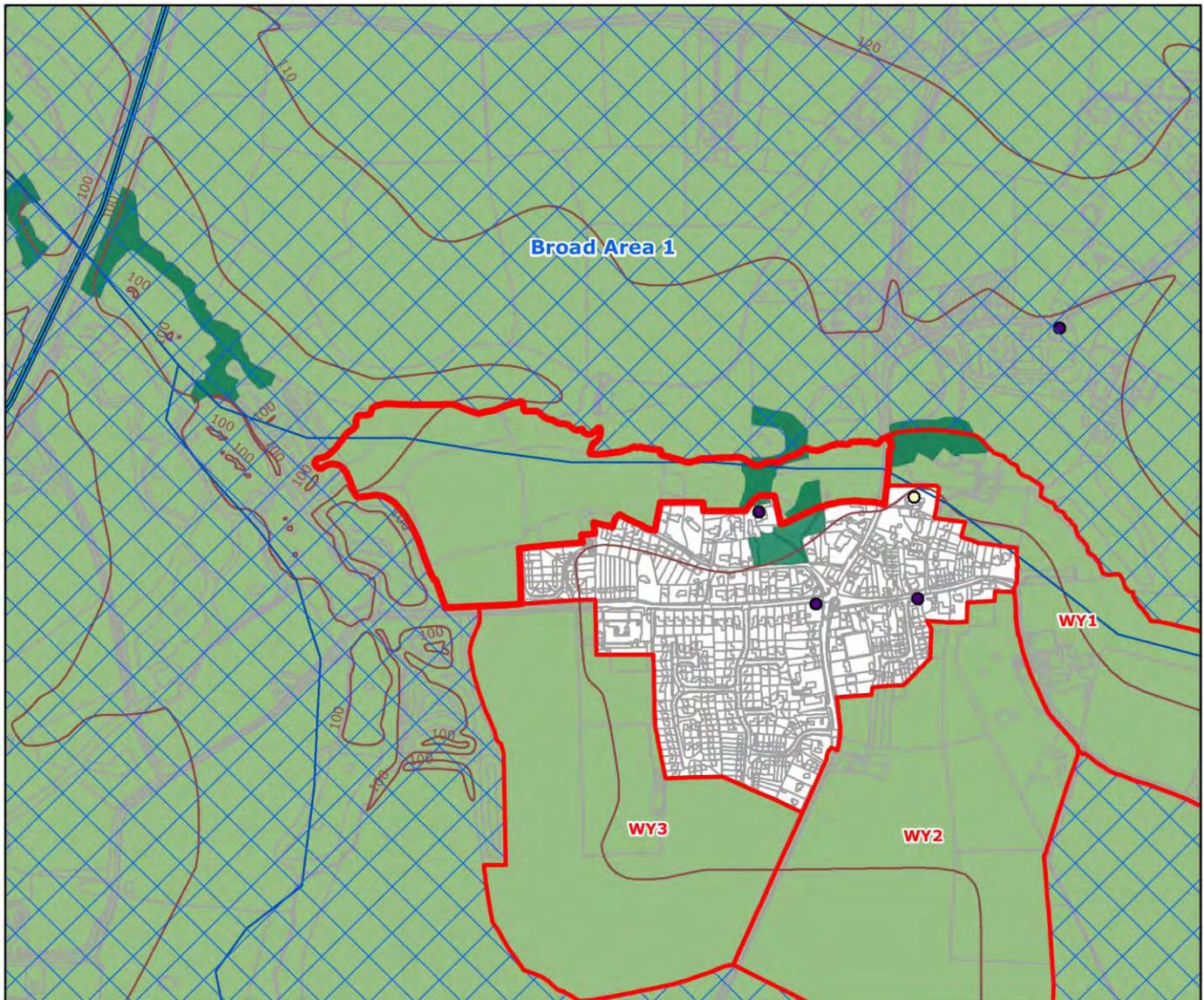
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: WY4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - WY4**

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: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: WY4

Main Authority: Rugby 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 Bulkington Road and Church Hill.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains no buildings. Therefore the green belt within the parcel is wholly open.

Land Parcel Ref: WY4

Main Authority: Rugby 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 large Gamecock Barracks (which is larger than the village of Wolvey) is located roughly 1.2km to the east of the village.

Land Parcel Ref: WY4

Main Authority: Rugby 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 buildings. Therefore the Green Belt within the parcel is wholly open with no 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:**

Several fish ponds represent a significant boundary to the west of the parcel; however, the ponds do not prevent encroachment of the countryside to the north. The northern border of the parcel is bordered by the River Anker (Flood Zone 3), which represents a less significant boundary.

Land Parcel Ref: WY4

Main Authority: Rugby 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: WY4

Main Authority: Rugby 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: WY4

Main Authority: Rugby 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

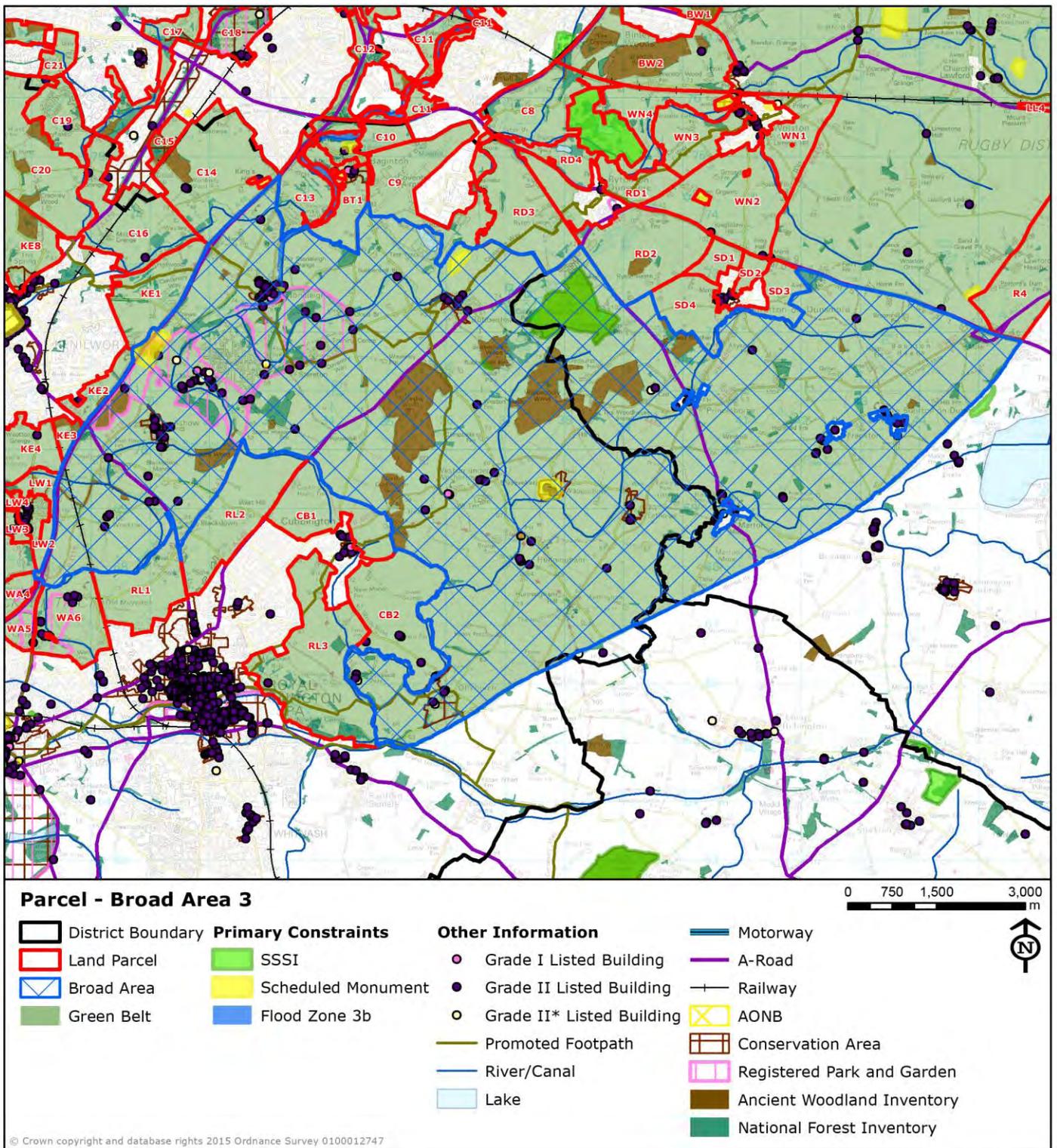
Total Score:  /20

# Warwick Green Belt Assessment Sheets

Land Parcel Ref: Broad Area 3

Main Authority: Warwick District Council

Parcel Type: Broad Area



Main Authority: Warwick District Council

Other Authorities: Rugby Borough Council

**Land Parcel Ref:** Broad Area 3

**Main Authority:** Warwick District Council

**Parcel Type:** Broad Area

### General Notes

Broad area 3 lies between Royal Leamington Spa to the south, Kenilworth to the north west, Coventry to the north and Rugby to the north east. The area contains the Registered Park and Garden at Stoneleigh Abbey, several Scheduled Monuments and Grade I listed buildings and substantial pockets of ancient woodland, including Ryton Wood SSSI.

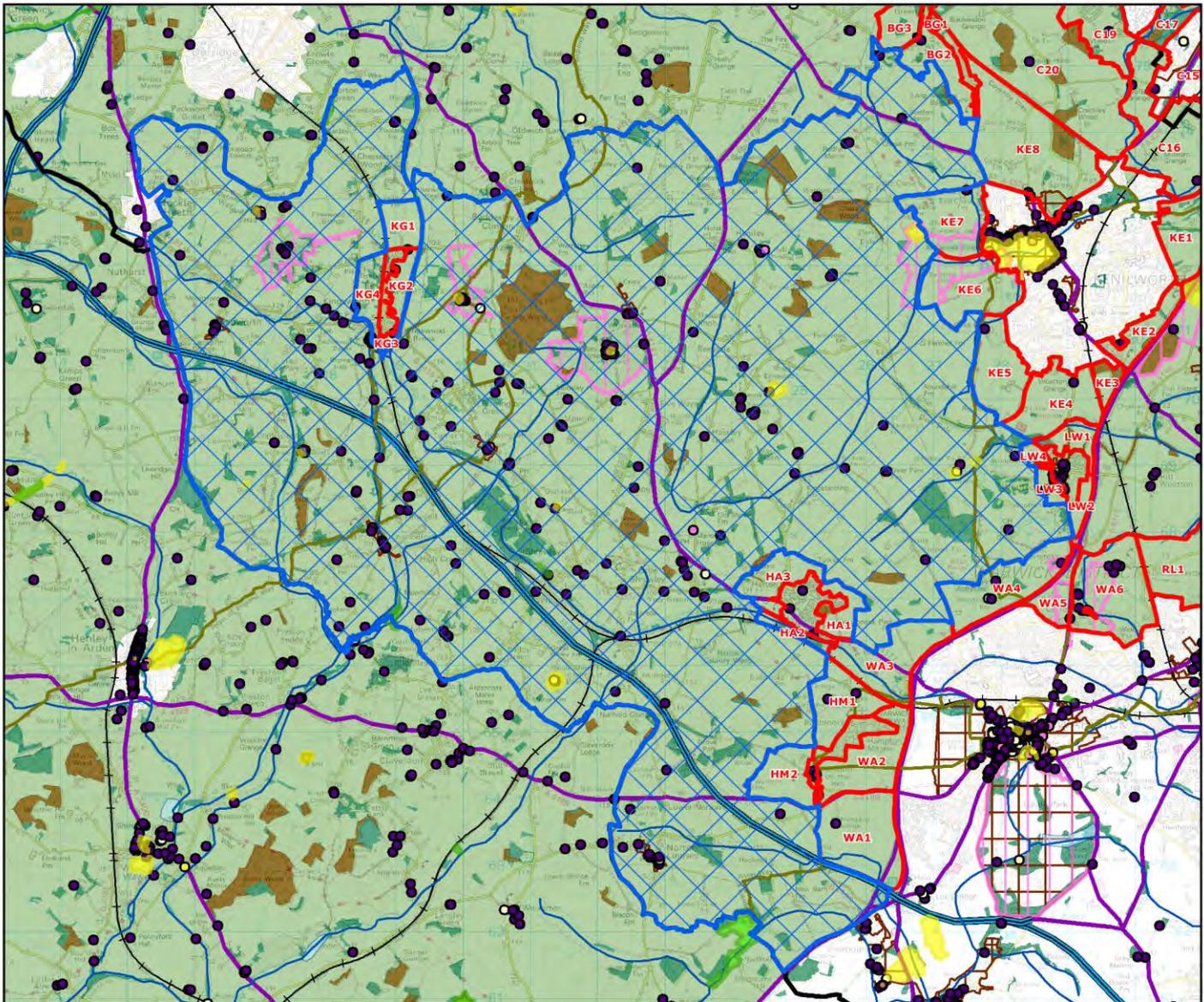
The area makes a considerable contribution to all the purposes of Green Belt:

- Checking the sprawl of Royal Leamington Spa, Kenilworth and Coventry.
- Preventing the merging of neighbouring towns in the long term, particularly Royal Leamington Spa and Kenilworth and Kenilworth and Coventry.
- Safeguarding the countryside, including a number of large woodlands, such as Ryton Wood.
- Preserving the setting and special character of the historic towns of Royal Leamington Spa, Kenilworth and Coventry. The historic core of Kenilworth is located on the opposite side of the town, meaning that the broad area makes little contribution to the setting and special character of Kenilworth. However, panoramic views in to the historic cores of Royal Leamington Spa and Warwick to the south are common in the southern half of the broad area and there are some distant views of the historic core of Coventry close to the northern edge of the broad area.
- Assisting urban regeneration by encouraging the recycling of derelict and other urban land across the West Midlands.

Land Parcel Ref: Broad Area 4

Main Authority: Warwick District Council

Parcel Type: Broad Area



**Parcel - Broad Area 4**

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: Warwick District Council

Other Authorities: N/A

**Land Parcel Ref:** Broad Area 4

**Main Authority:** Warwick District Council

**Parcel Type:** Broad Area

### General Notes

Broad area 4 lies between Solihull to the north west and Kenilworth and Coventry to the north east. The area contains the Registered Park and Gardens at Wroxall Abbey, Baddesley Clinton Hall and Packwood House, several Scheduled Monuments and pockets of ancient woodland.

The area makes a considerable contribution to all the purposes of Green Belt:

- Checking the sprawl of Warwick to the south east and Kenilworth and Coventry to the north east.
- Preventing the merging of these neighbouring towns in the long term, particularly Warwick, Kenilworth and Coventry to the east. However, the south western half of the broad area makes a less significant contribution to preventing neighbouring towns merging due to there being no towns immediately to the west and south west.
- Safeguarding the countryside, including a number of large woodlands, such as Hay Wood.
- Preserving the setting and special character of the historic towns of Warwick, Kenilworth and Coventry.

The broad area has excellent views in to the historic core of Kenilworth, and Royal Leamington Spa;

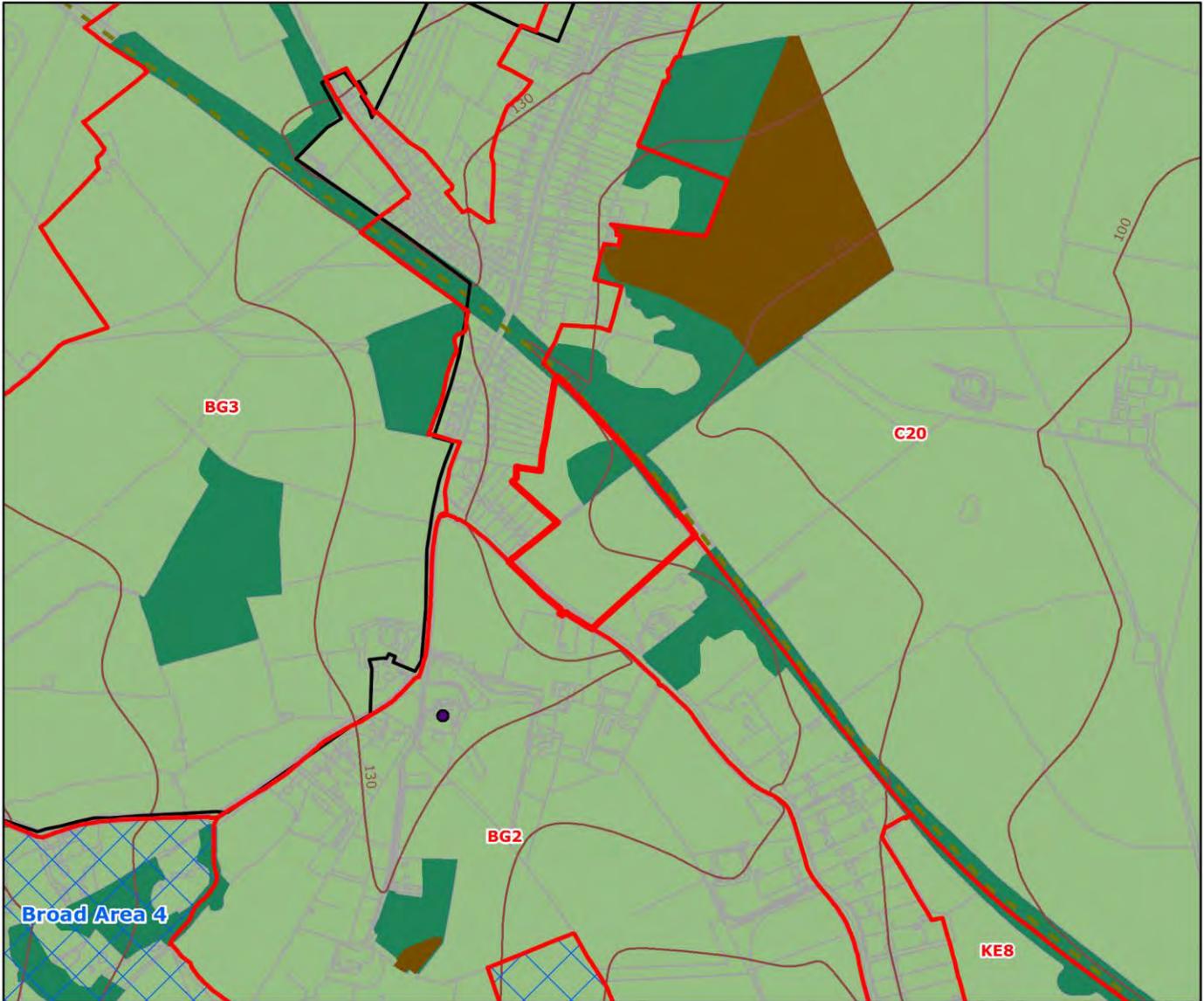
however, there are limited views in to the historic core of Coventry to the north.

- Assisting urban regeneration by encouraging the recycling of derelict and other urban land across the West Midlands.

Land Parcel Ref: BG1

Main Authority: Warwick District Council

Parcel Type: Land Parcel



**Parcel - BG1**

- 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: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: BG1

Main Authority: Warwick District 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 Red Lane towards the centre of the village of Burton Green.

### Issue 1b - Openness

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

Score:

#### Notes:

The southeastern half of the parcel has been developed for the Broadwell Woods residential park.

Land Parcel Ref: BG1

Main Authority: Warwick District 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 development of Broadwell Woods residential park effectively means that this parcel forms part of the settlement of Burton Green.

Land Parcel Ref: BG1

Main Authority: Warwick District 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 Broadwell Woods residential 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:**

The Kenilworth Greenway follows the northern border of the parcel but is not considered to be a significant boundary to development. The route of HS2 is planned to run directly to the north of the parcel. The construction of the new railway line would create a significant boundary to the north of the parcel which would protect the wider countryside to the north of the parcel from encroachment. Indeed, should HS2 be constructed, the majority of the land within the parcel is proposed to be used by HS2 as a compound. The planned route of HS2 is not acknowledged in the assessment because it has yet to be constructed. The parcel neither contains nor is bordered by significant boundaries that would protect the countryside within it or directly adjacent to it from encroachment.

Land Parcel Ref: BG1

Main Authority: Warwick District 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: BG1

Main Authority: Warwick District 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: BG1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

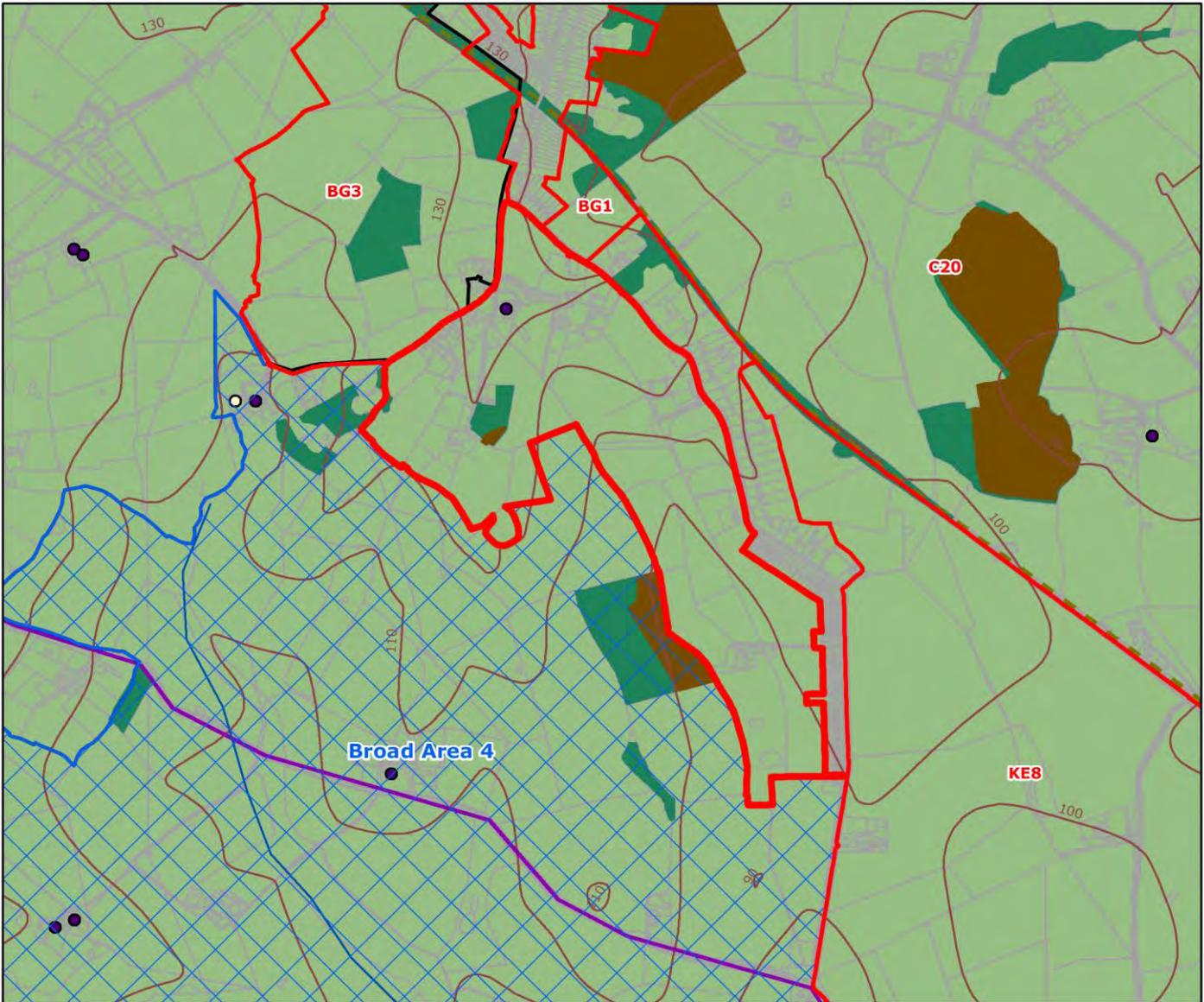
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BG2

Main Authority: Warwick District Council

Parcel Type: Land Parcel



**Parcel - BG2**

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: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: BG2

Main Authority: Warwick District 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 land parcel has already been significantly affected by ribbon development along Hob Lane and Red Lane. However, there are portions of these roads which could still be developed. Therefore, the parcel still plays some role in preventing further sprawling ribbon development within the Green Belt.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The land parcel is lined by residential development along Hob Lane and Red Lane. This development compromises the openness of the Green Belt along its north western and north eastern edges. In addition, the parcel contains other development, including a farm, subterranean reservoir, isolated dwellings and a plant nursery. While these developments also compromise the openness of the Green Belt within their immediate vicinity there are still agricultural fields that are free from development and are open.

Land Parcel Ref: BG2

Main Authority: Warwick District 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 forms part of an important strategic gap between Coventry and Kenilworth. 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 Red Lane – a clear southern extension to the village of Burton Green** which is connected to Coventry. 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 the village of Burton Green and the village of Honiley, which is roughly 4km to the south west.

Land Parcel Ref: BG2

Main Authority: Warwick District 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 land parcel is lined by residential development along Hob Lane and Red Lane. This development compromises the openness of the Green Belt along its north western and north eastern edges. In addition, the parcel contains other development, including a farm, subterranean reservoir, a primary school, isolated dwellings and a plant nursery. However, none of these developments are considered to be 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 or less significant boundaries within or in close proximity to the parcel which help to inhibit encroachment of the countryside within the parcel and immediately beyond it.

Land Parcel Ref: BG2

Main Authority: Warwick District 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: BG2

Main Authority: Warwick District 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.