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Joint Green Belt Study

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

Stage 1 Final Report Appendices

Prepared by LUC
June 2015



Appendix 1

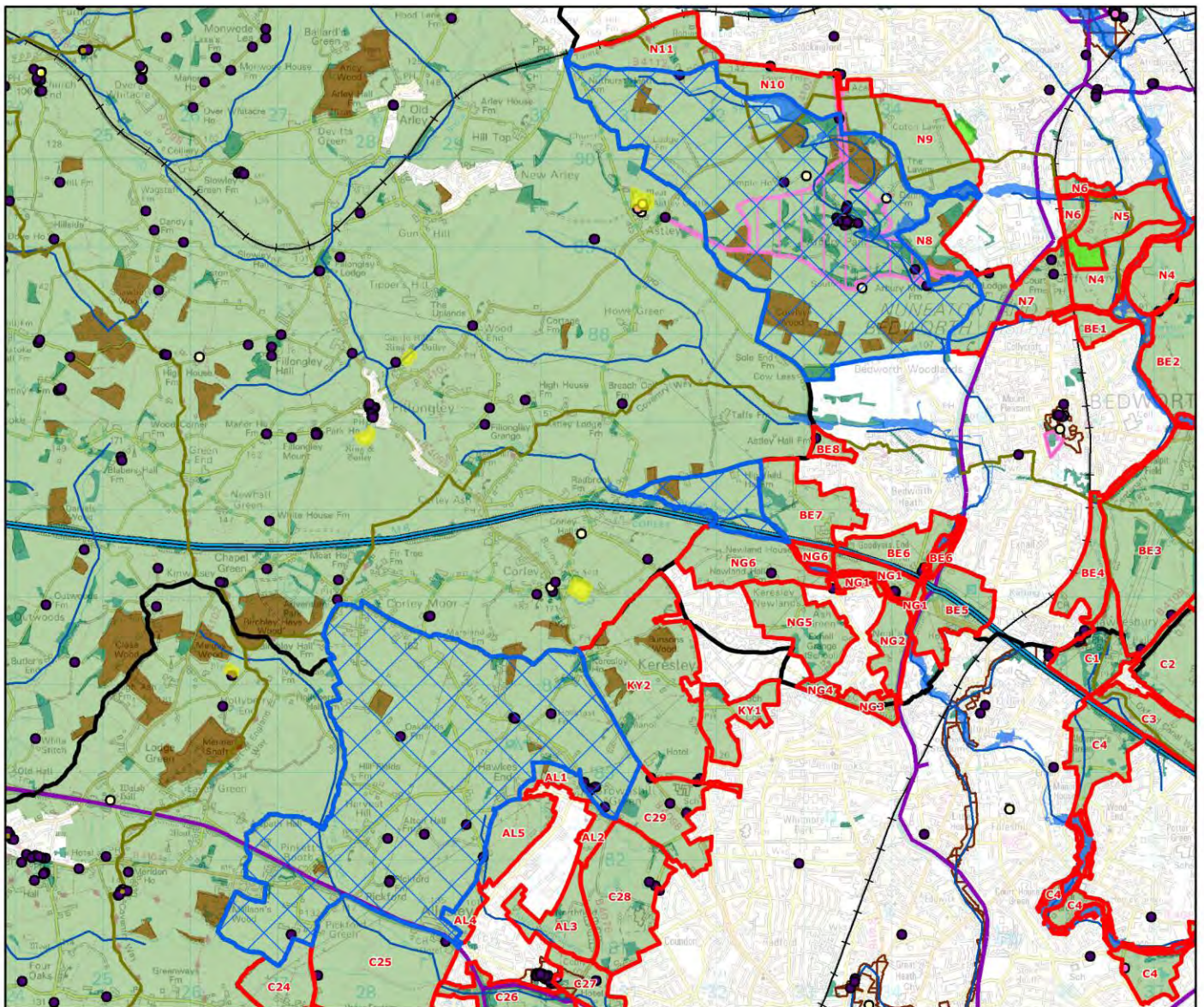
Green Belt Parcel Judgements

Coventry Green Belt Assessment Sheets

Land Parcel Ref: Broad Area 5

Main Authority: Coventry City Council

Parcel Type: Broad Area



Parcel - Broad Area 5

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

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Main Authority: Coventry City Council

Other Authorities: Nuneaton and Bedworth Borough Council

Land Parcel Ref: Broad Area 5

Main Authority: Coventry City Council

Parcel Type: Broad Area

General Notes

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

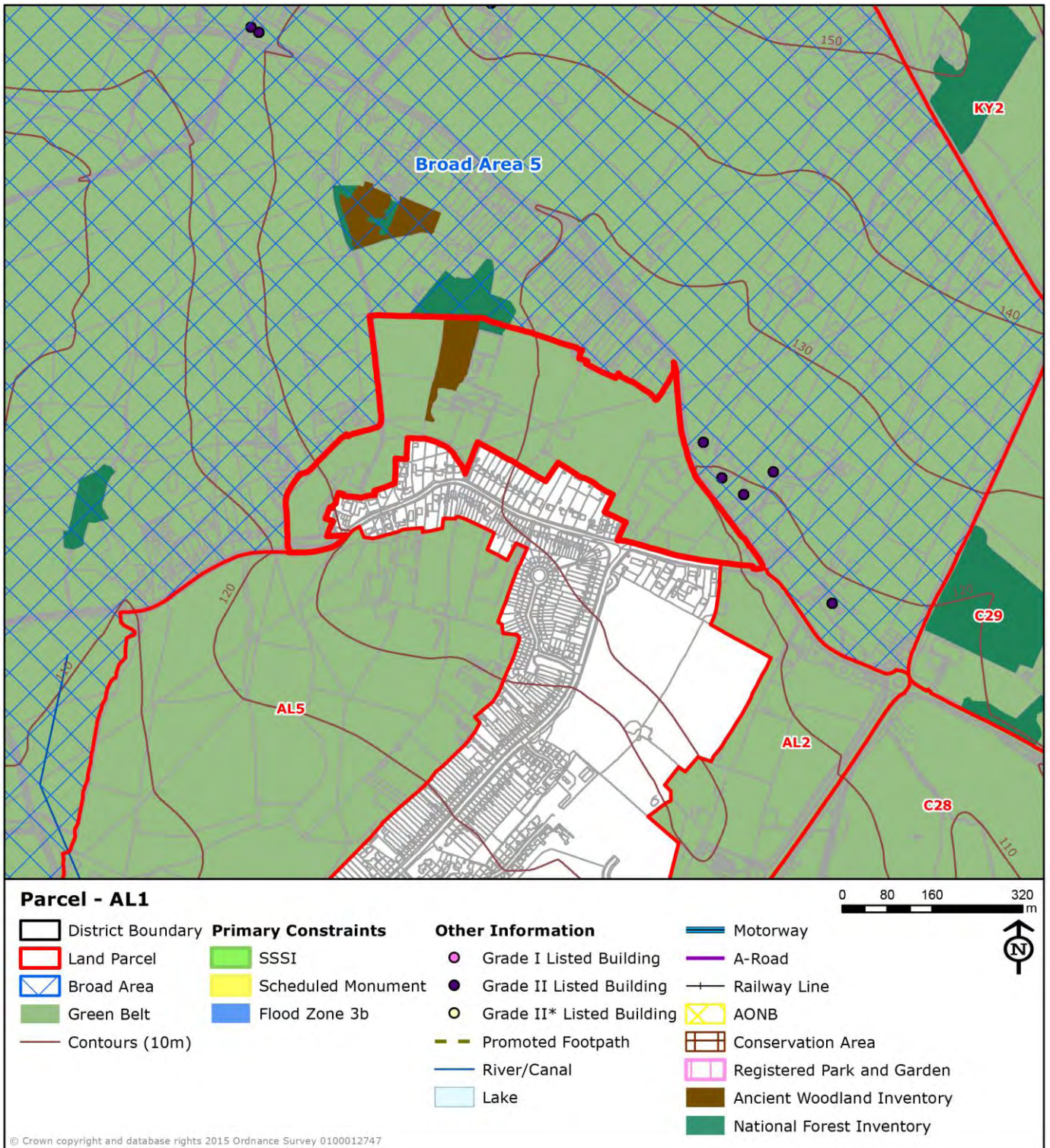
While the broad area sits between the historic towns of Nuneaton and Bedworth and borders Coventry, the broad area has limited intervisibility with the historic cores of these towns. Therefore, while the broad area plays some role in preserving the setting and special character of surrounding historic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

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

Land Parcel Ref: AL1

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: AL1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: AL1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: AL1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: AL1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: AL1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: AL1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

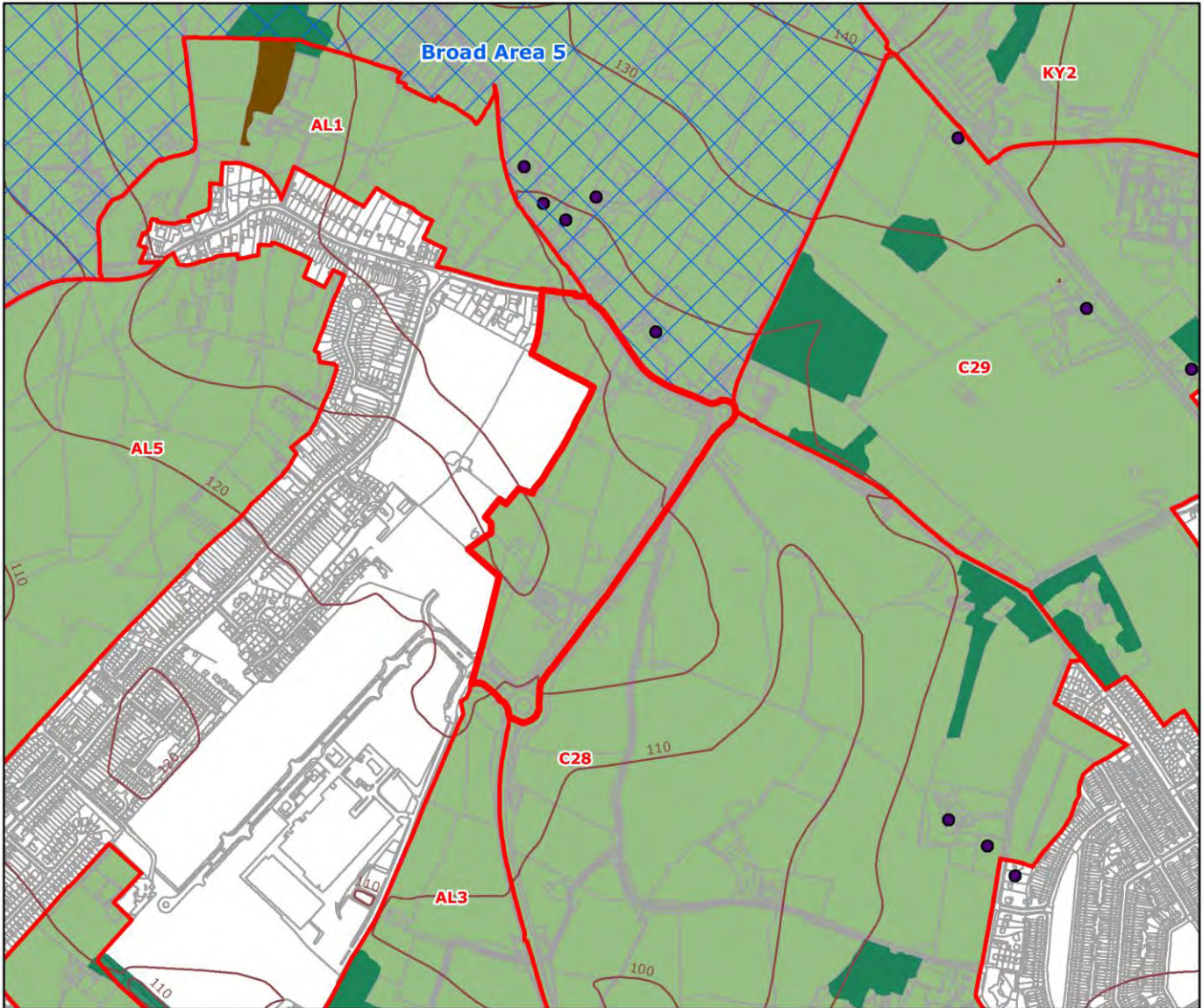
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: AL2

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Parcel - AL2

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: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: AL2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: AL2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: AL2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: AL2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: AL2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: AL2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

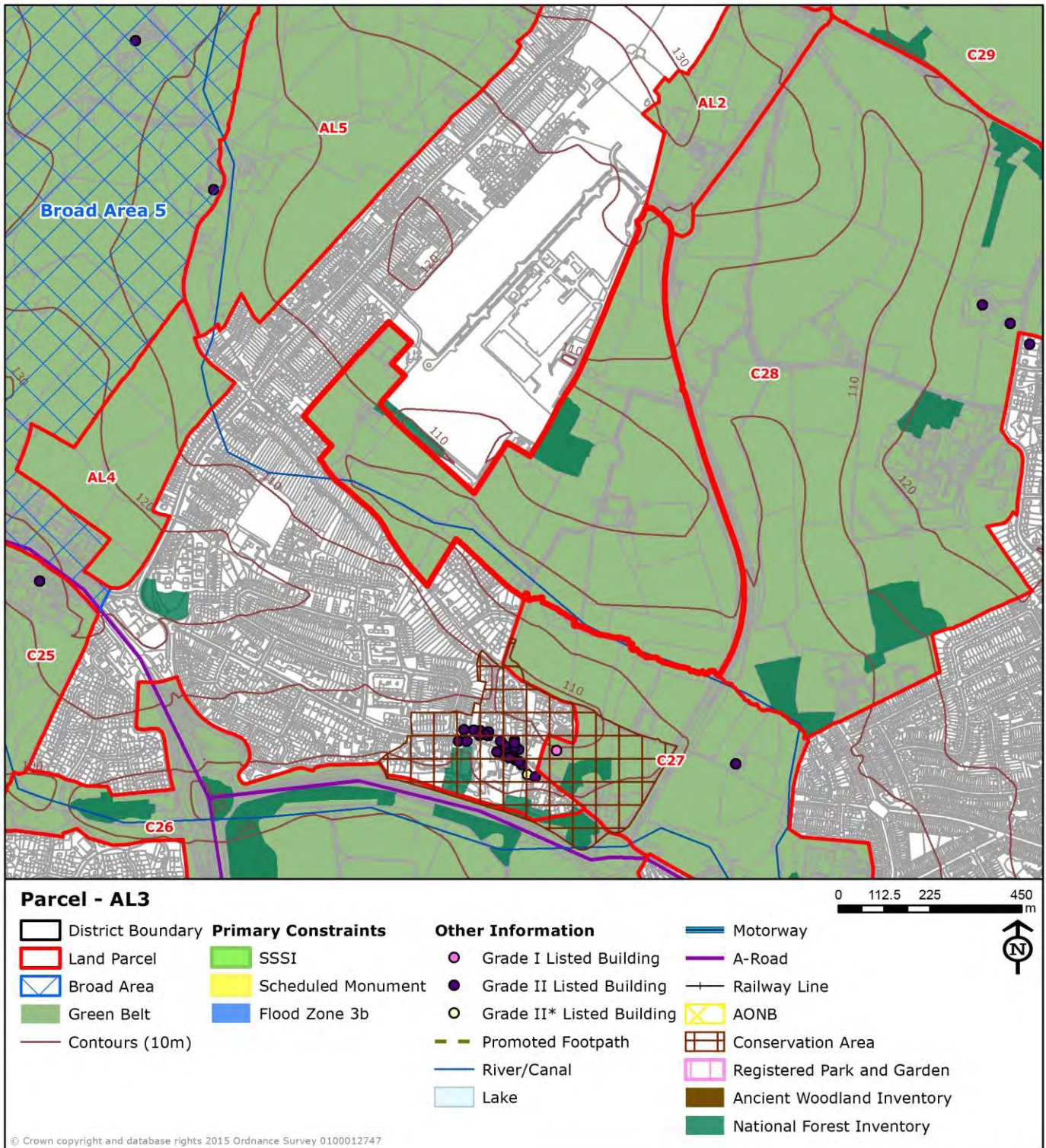
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: AL3

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: AL3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: AL3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: AL3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: AL3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: AL3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: AL3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

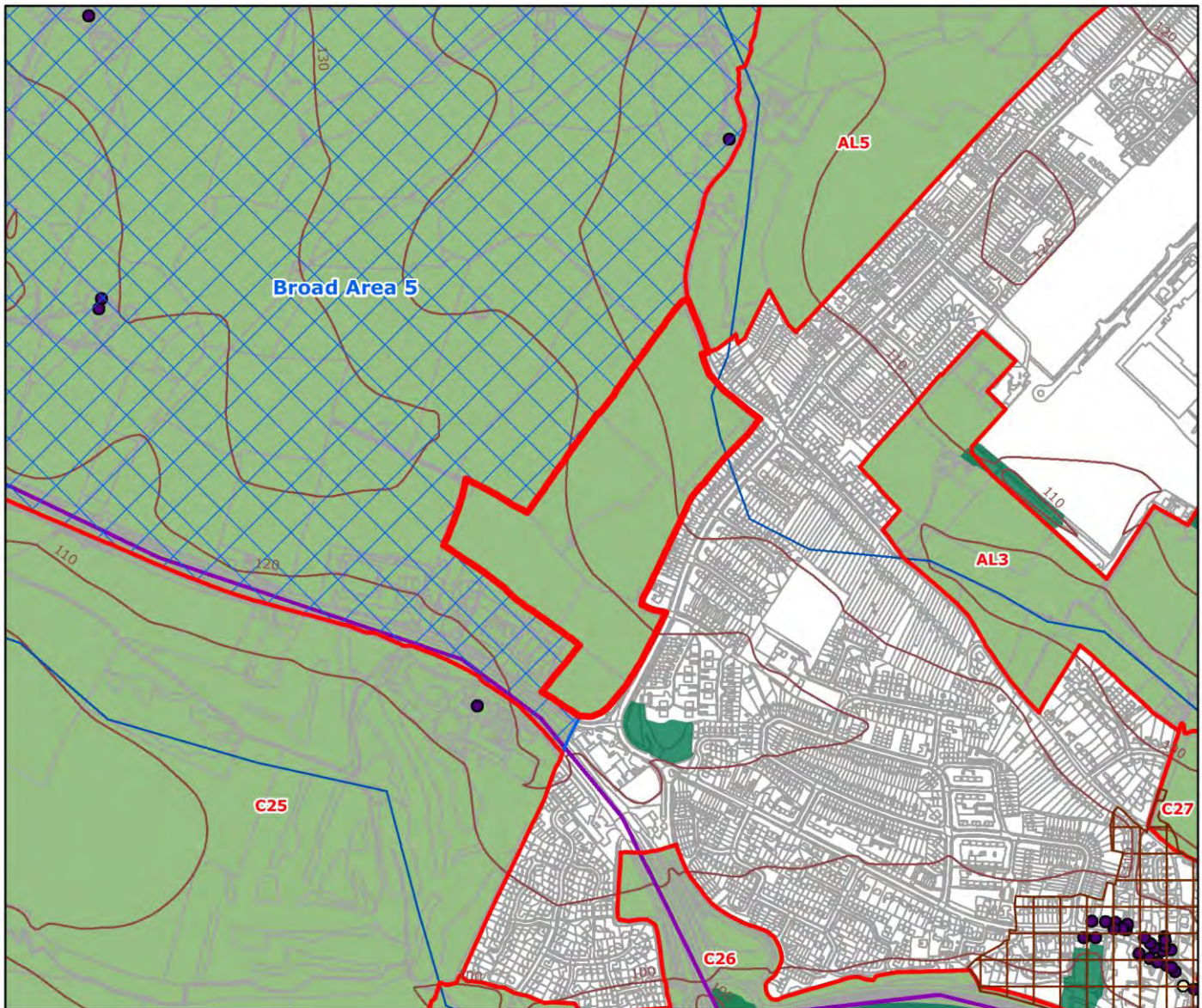
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: AL4

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Parcel - AL4

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

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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: AL4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: AL4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: AL4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: AL4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: AL4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: AL4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

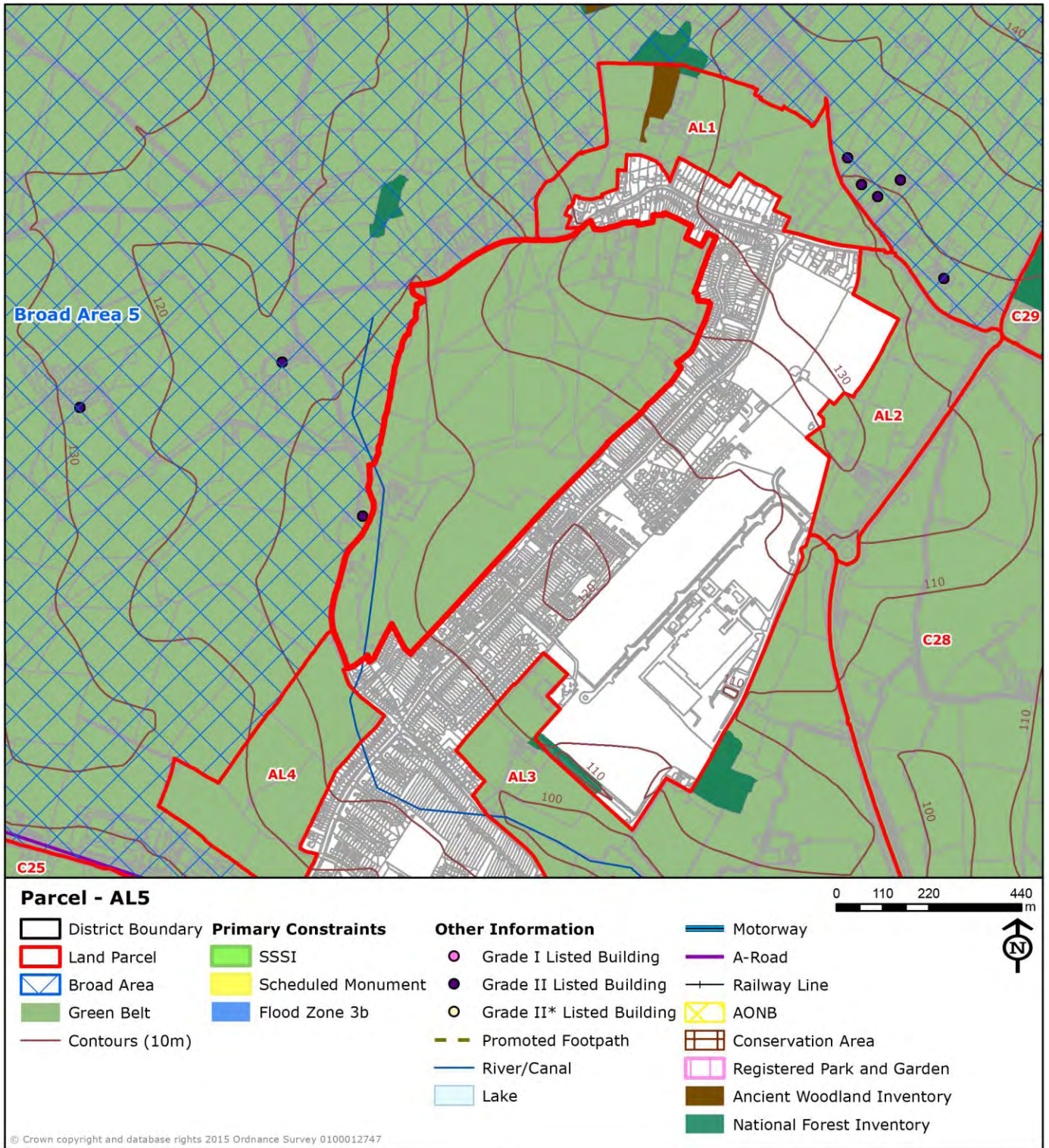
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: AL5

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: AL5

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: AL5

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: AL5

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: AL5

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: AL5

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: AL5

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

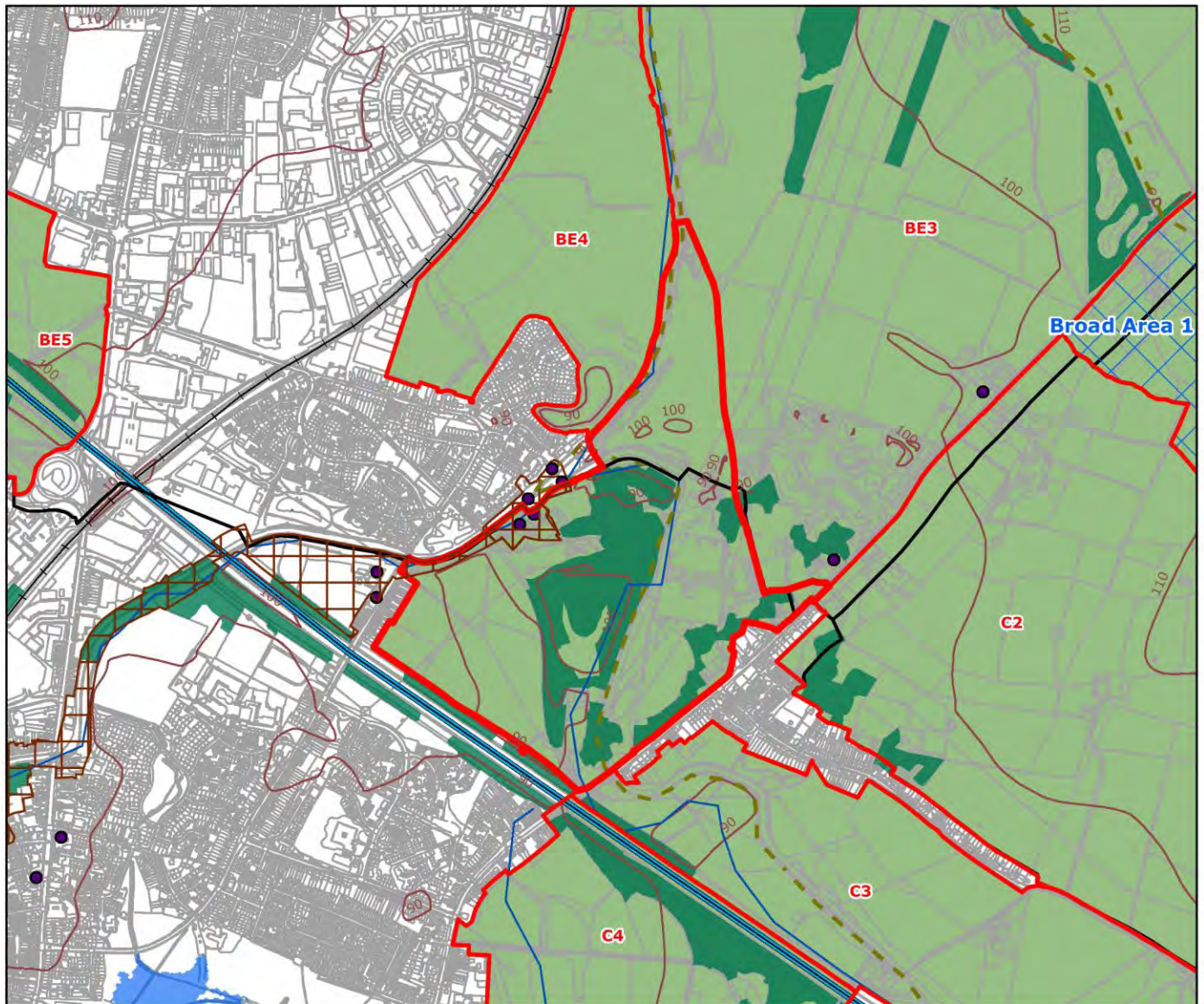
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C1

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Parcel - C1

Parcel - C1		Other Information	
District Boundary	Primary Constraints	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: Coventry City Council

Other Authorities: Nuneaton and Bedworth Borough Council

Land Parcel Ref: C1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

Preventing ribbon development along Aldermans Green Road towards Coventry.

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: C1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: C1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: C1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

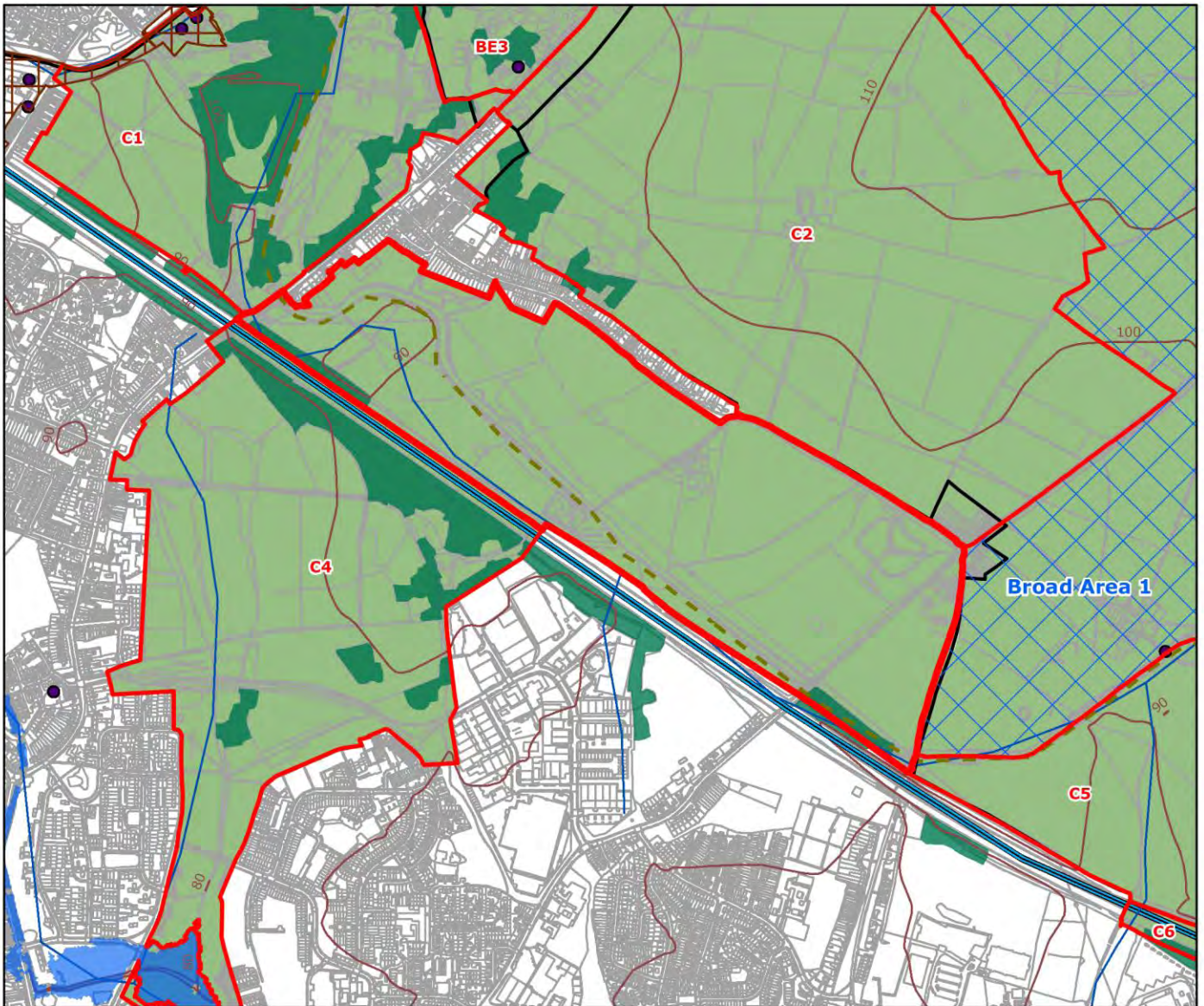
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C3

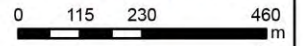
Main Authority: Coventry City Council

Parcel Type: Land Parcel



Parcel - C3

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



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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: C3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: C3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: C3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C3

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

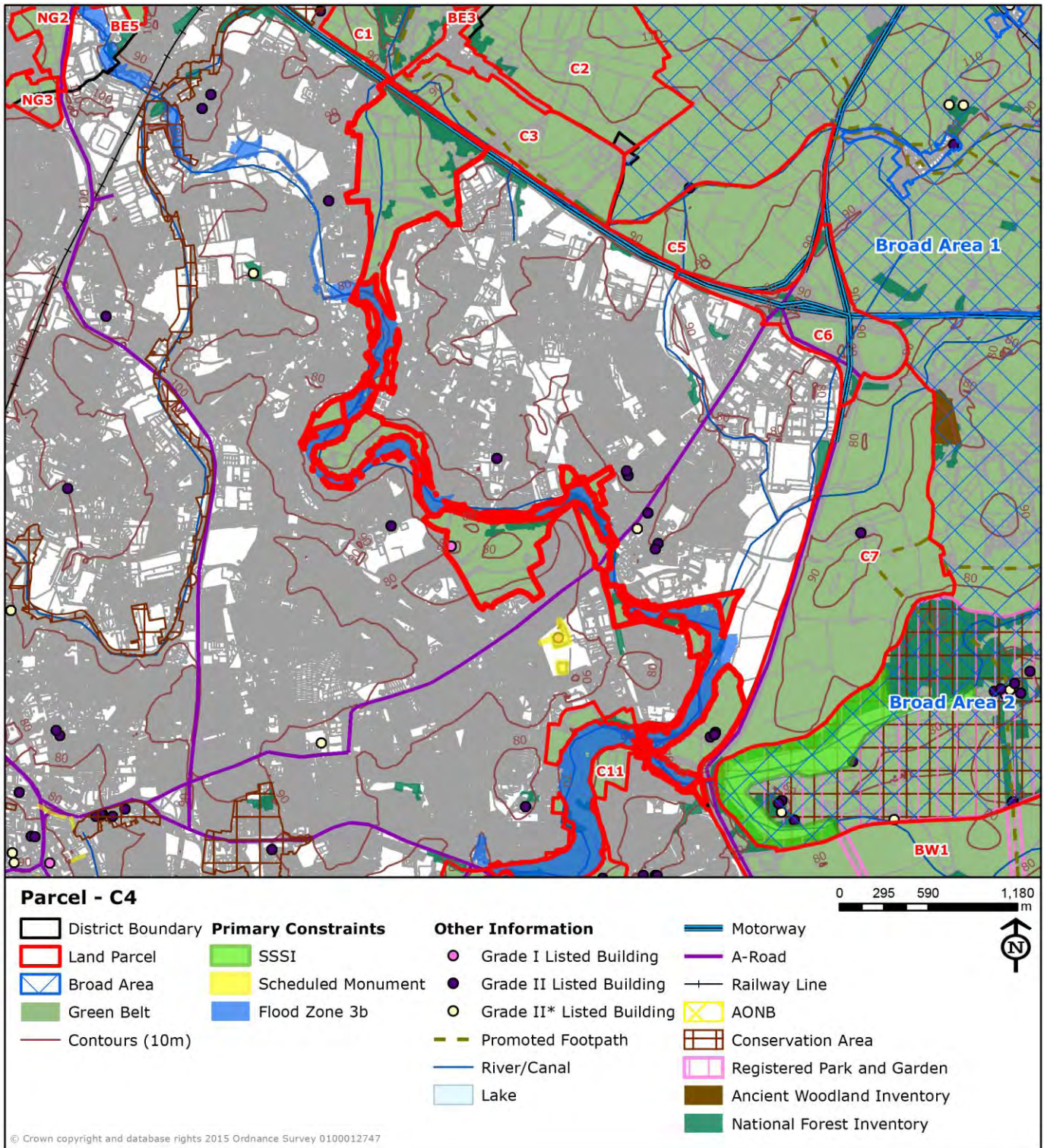
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C4

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: C4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: C4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: C4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C4

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

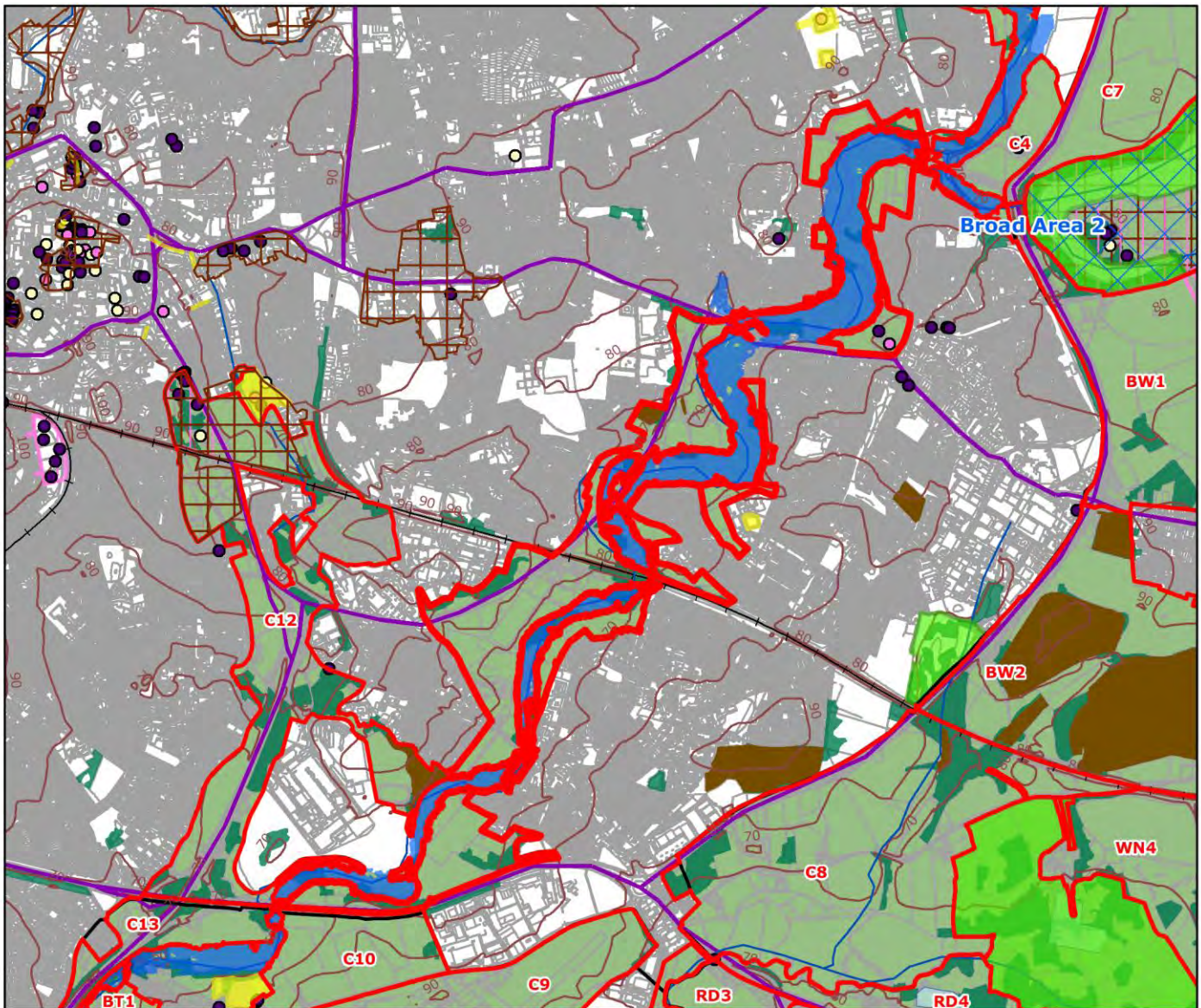
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C11

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Parcel - C11

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

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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C11

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: C11

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: C11

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: C11

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C11

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C11

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

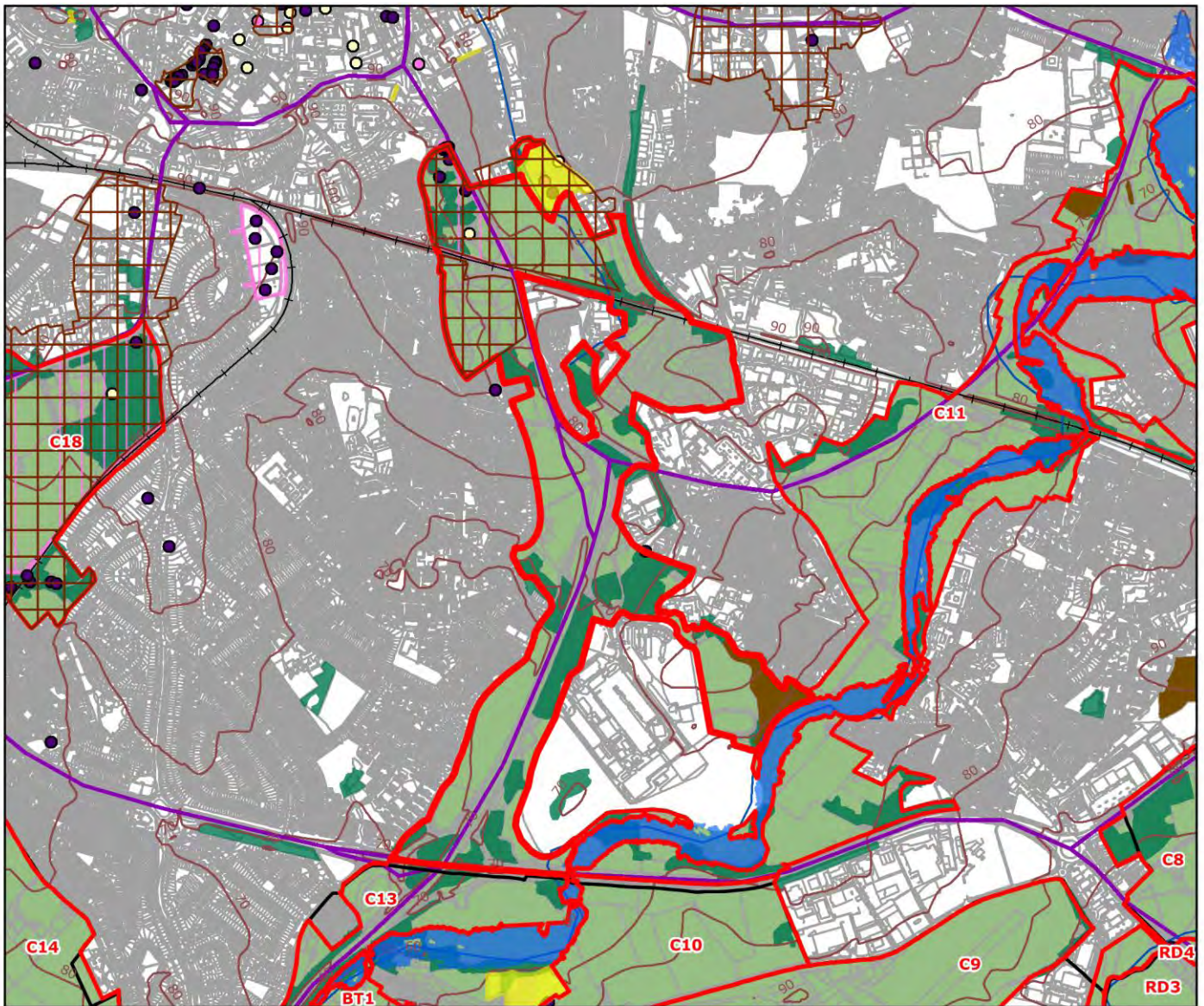
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C12

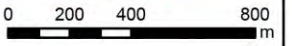
Main Authority: Coventry City Council

Parcel Type: Land Parcel



Parcel - C12

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



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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C12

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: C12

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: C12

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: C12

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C12

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C12

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

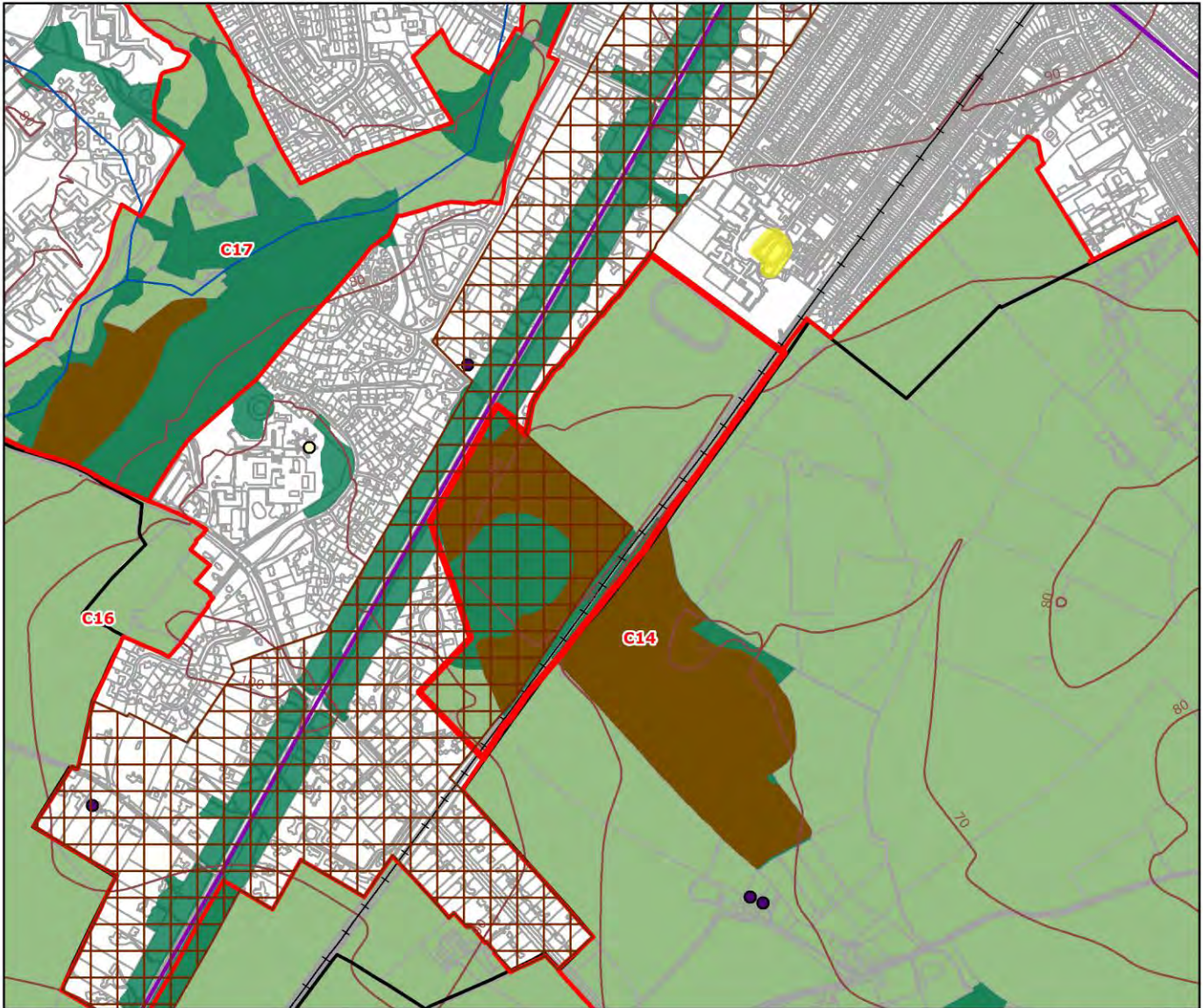
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C15

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Parcel - C15

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

0 105 210 420 m



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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C15

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: C15

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: C15

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: C15

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C15

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C15

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

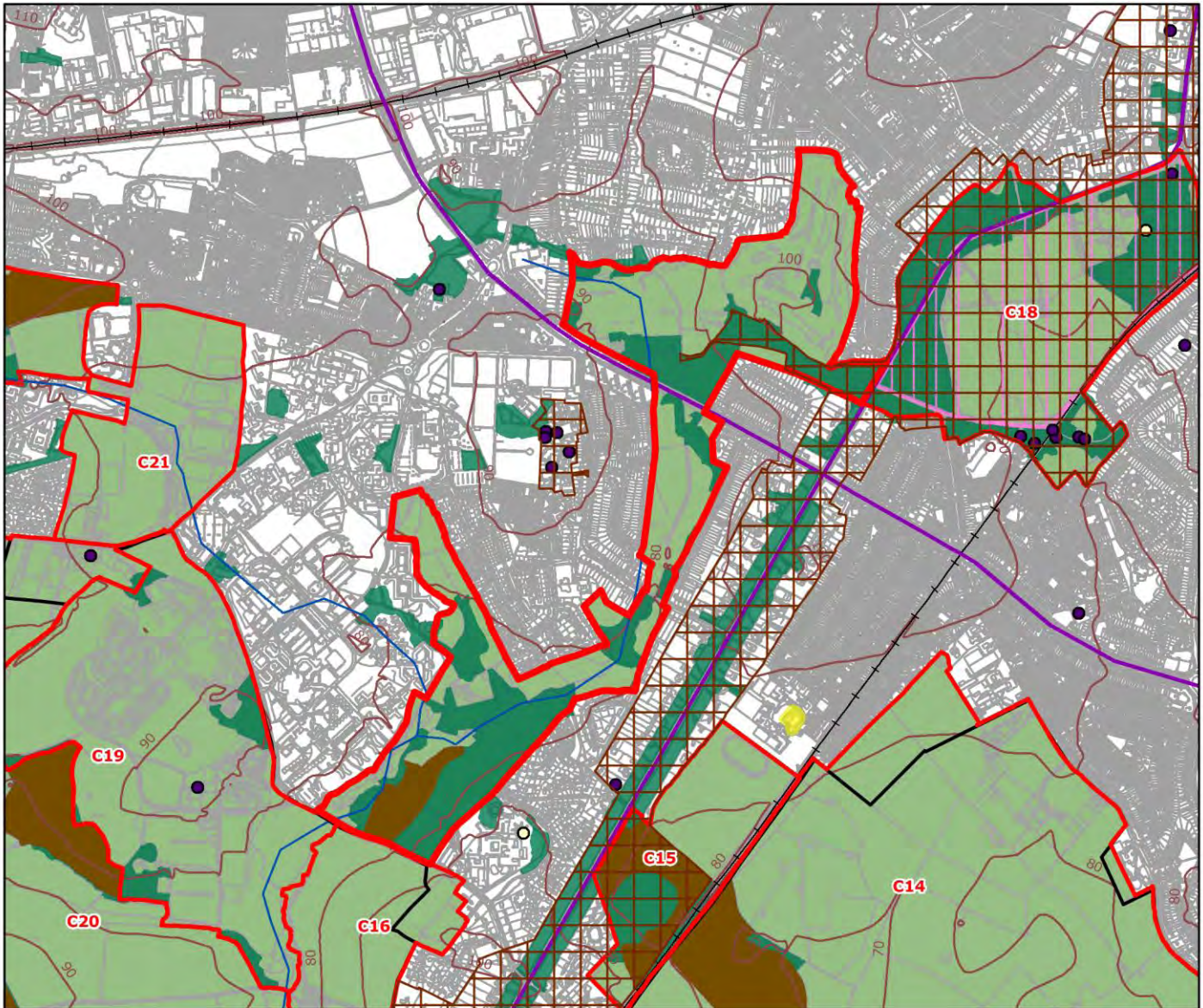
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C17

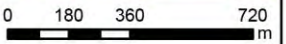
Main Authority: Coventry City Council

Parcel Type: Land Parcel



Parcel - C17

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



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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C17

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: C17

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: C17

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: C17

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C17

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C17

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

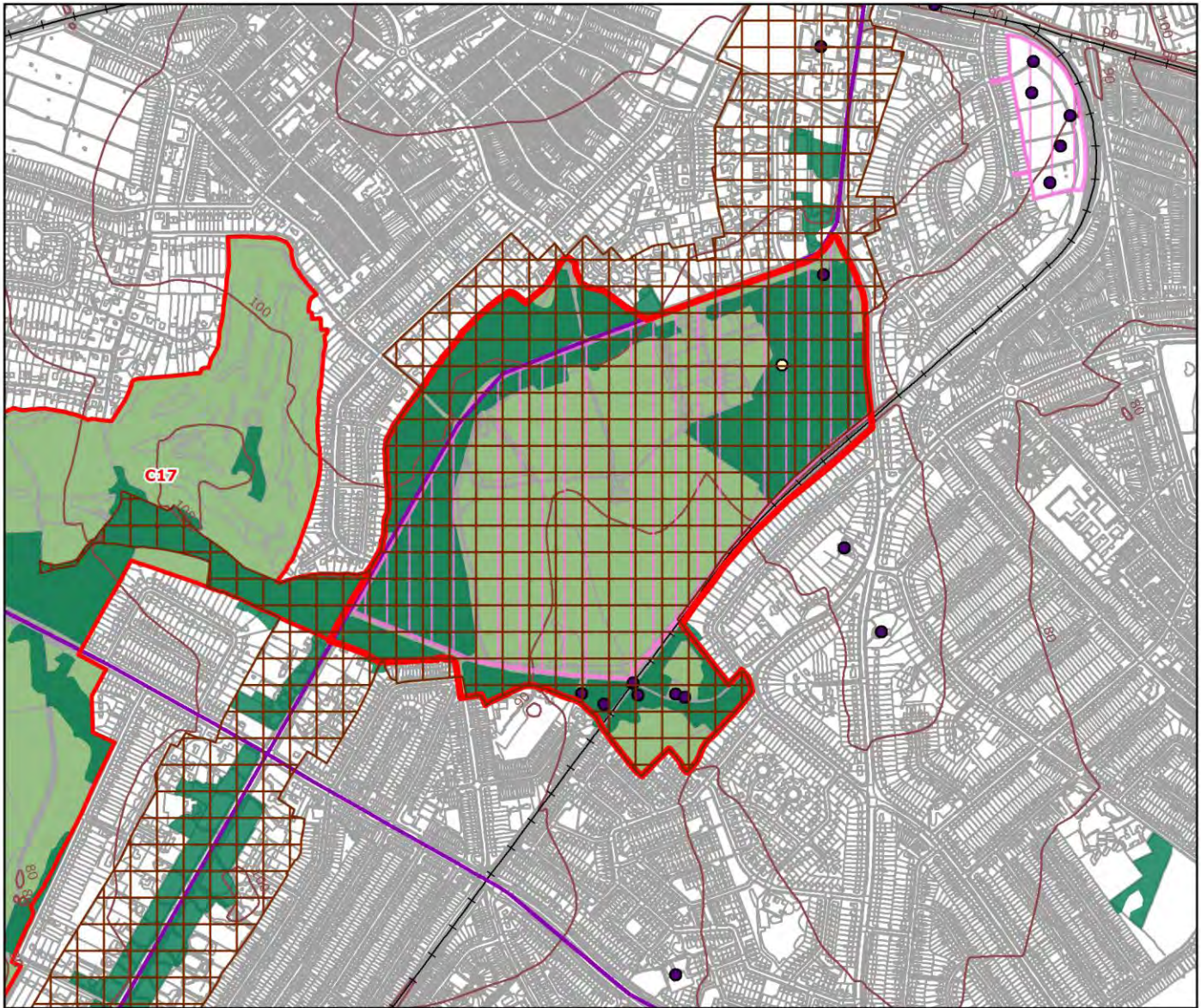
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C18

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Parcel - C18

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

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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C18

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: C18

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: C18

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: C18

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C18

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C18

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

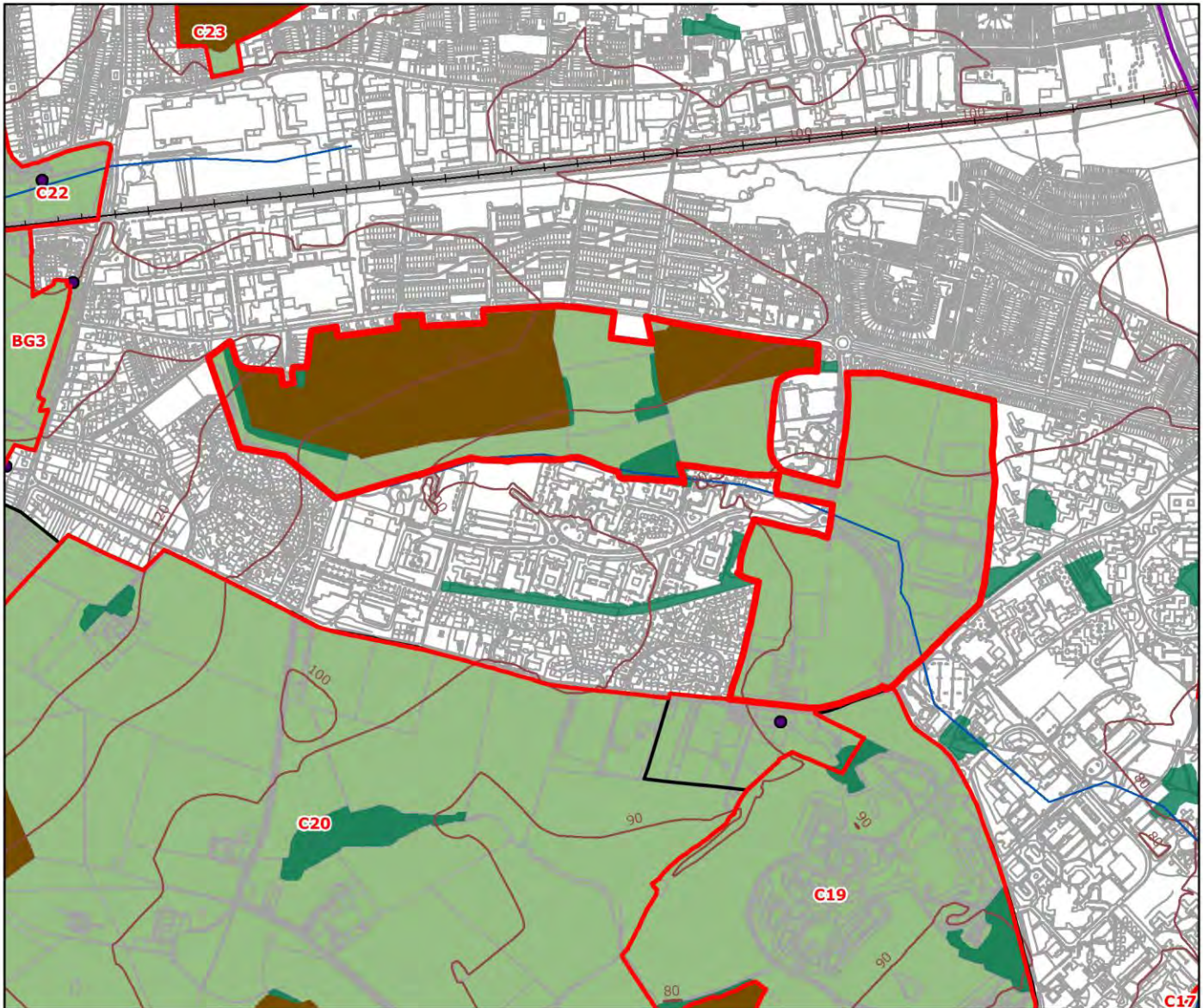
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C21

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Parcel - C21

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

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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C21

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: C21

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: C21

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: C21

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C21

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C21

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

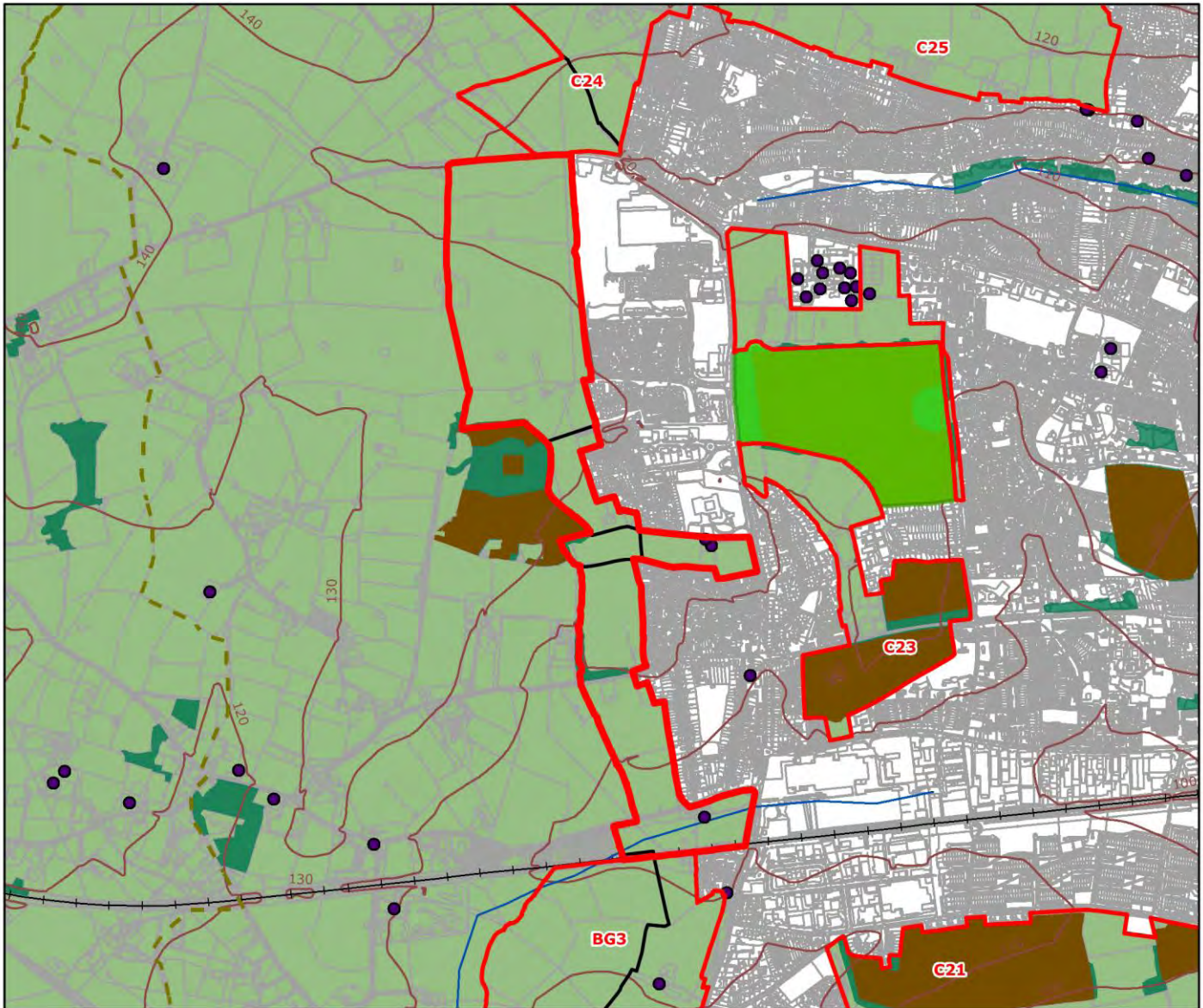
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C22

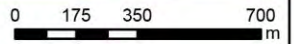
Main Authority: Solihull Borough Council

Parcel Type: Land Parcel



Parcel - C22

Parcel - C22		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: Solihull Borough Council

Other Authorities: Coventry City Council

Land Parcel Ref: C22

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: C22

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: C22

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: C22

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C22

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C22

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

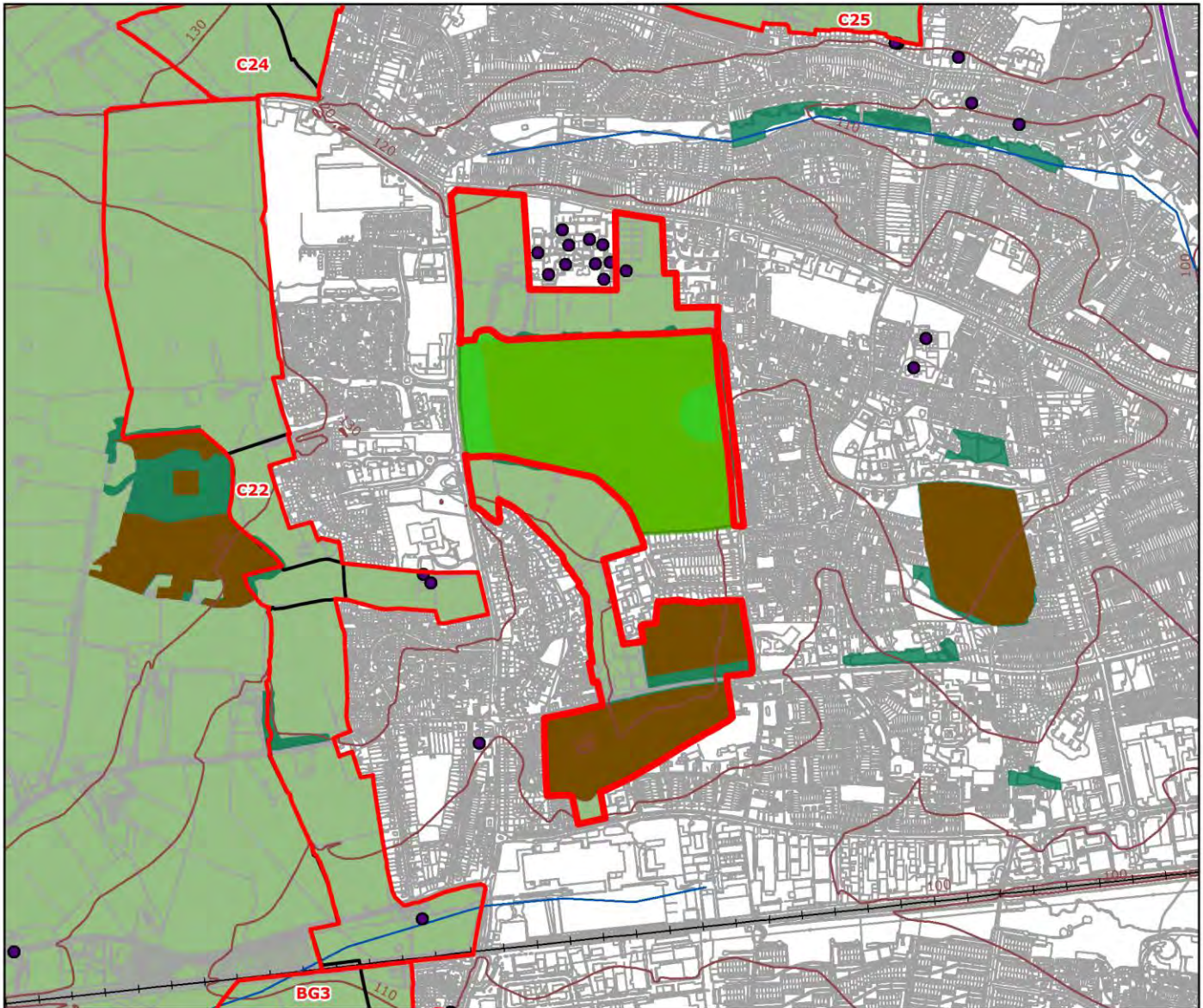
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C23

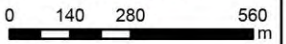
Main Authority: Coventry City Council

Parcel Type: Land Parcel



Parcel - C23

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



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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C23

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: C23

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: C23

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: C23

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C23

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C23

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

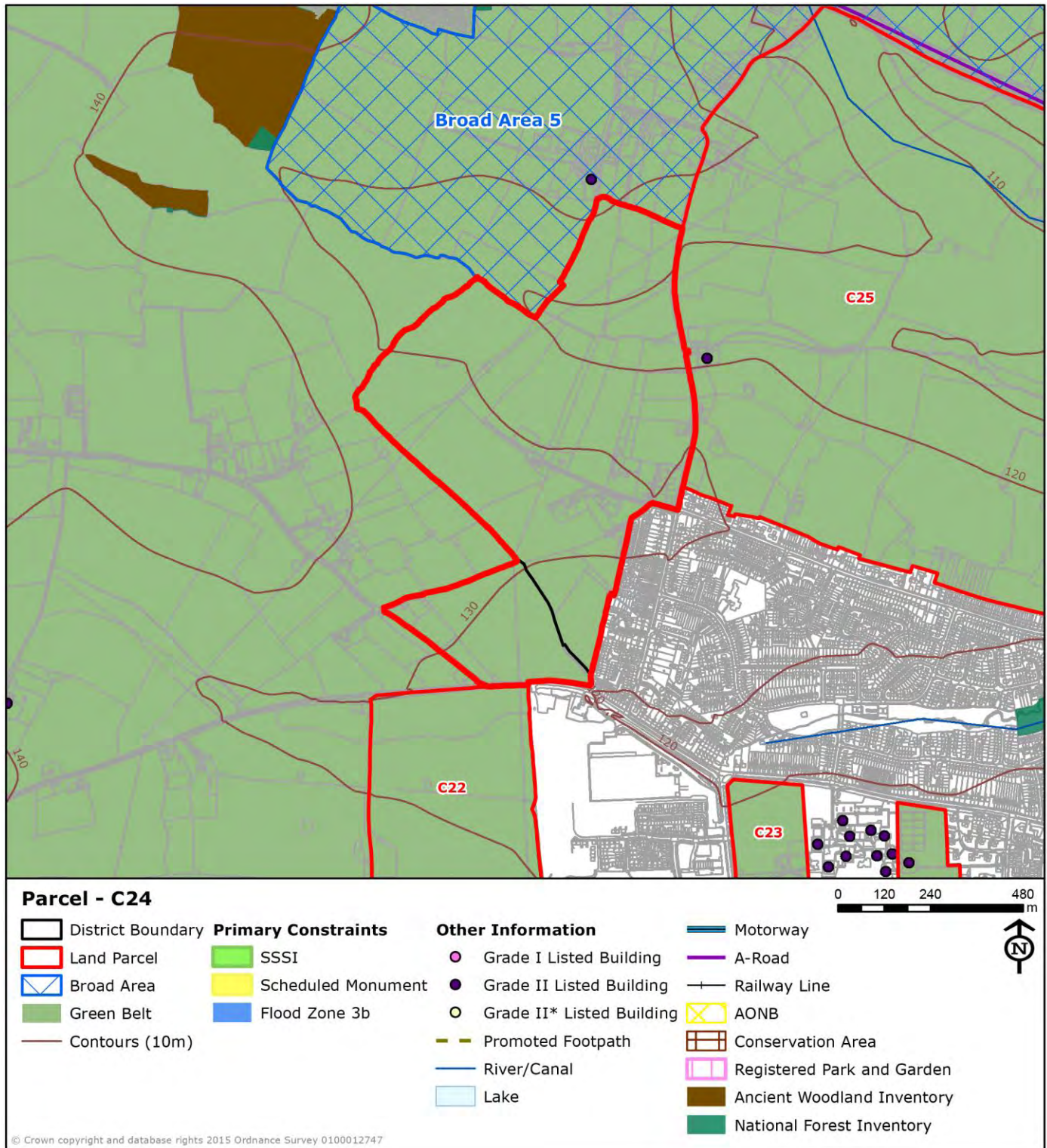
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C24

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Main Authority: Coventry City Council

Other Authorities: Solihull Borough Council

Land Parcel Ref: C24

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: C24

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: C24

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: C24

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C24

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C24

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

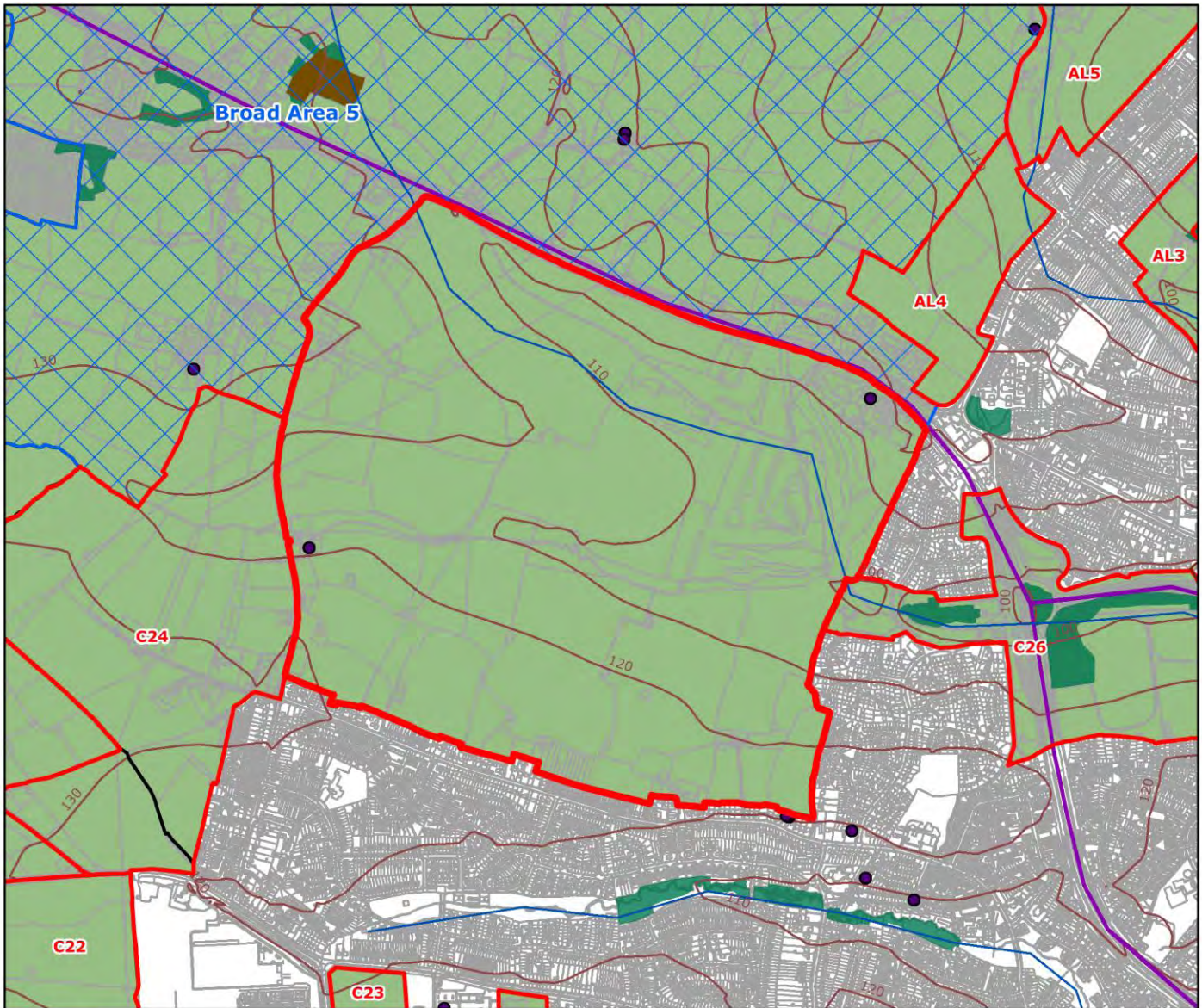
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Parcel - C25

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

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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

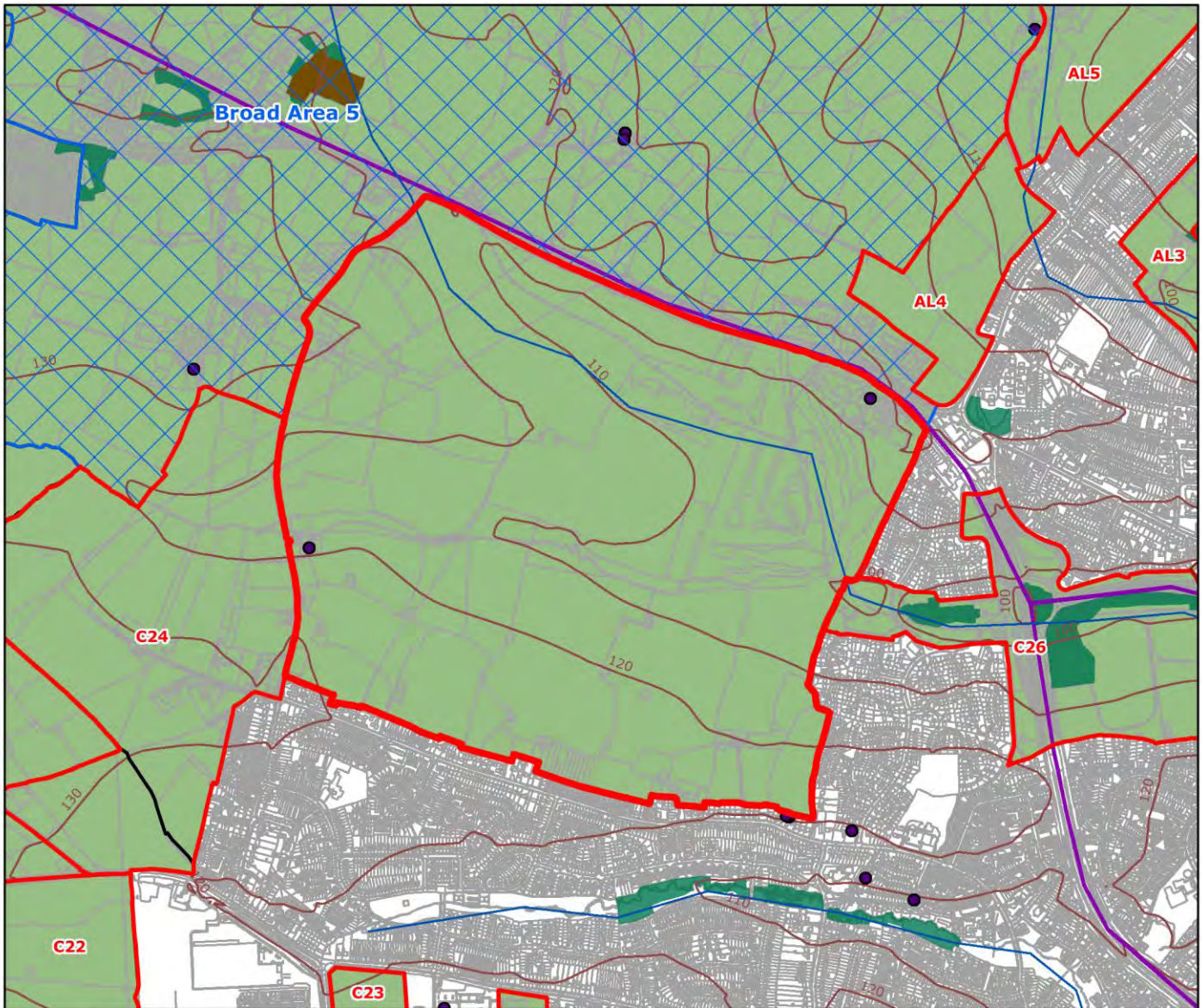
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Parcel - C25

0 137.5 275 550 m

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: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C25

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

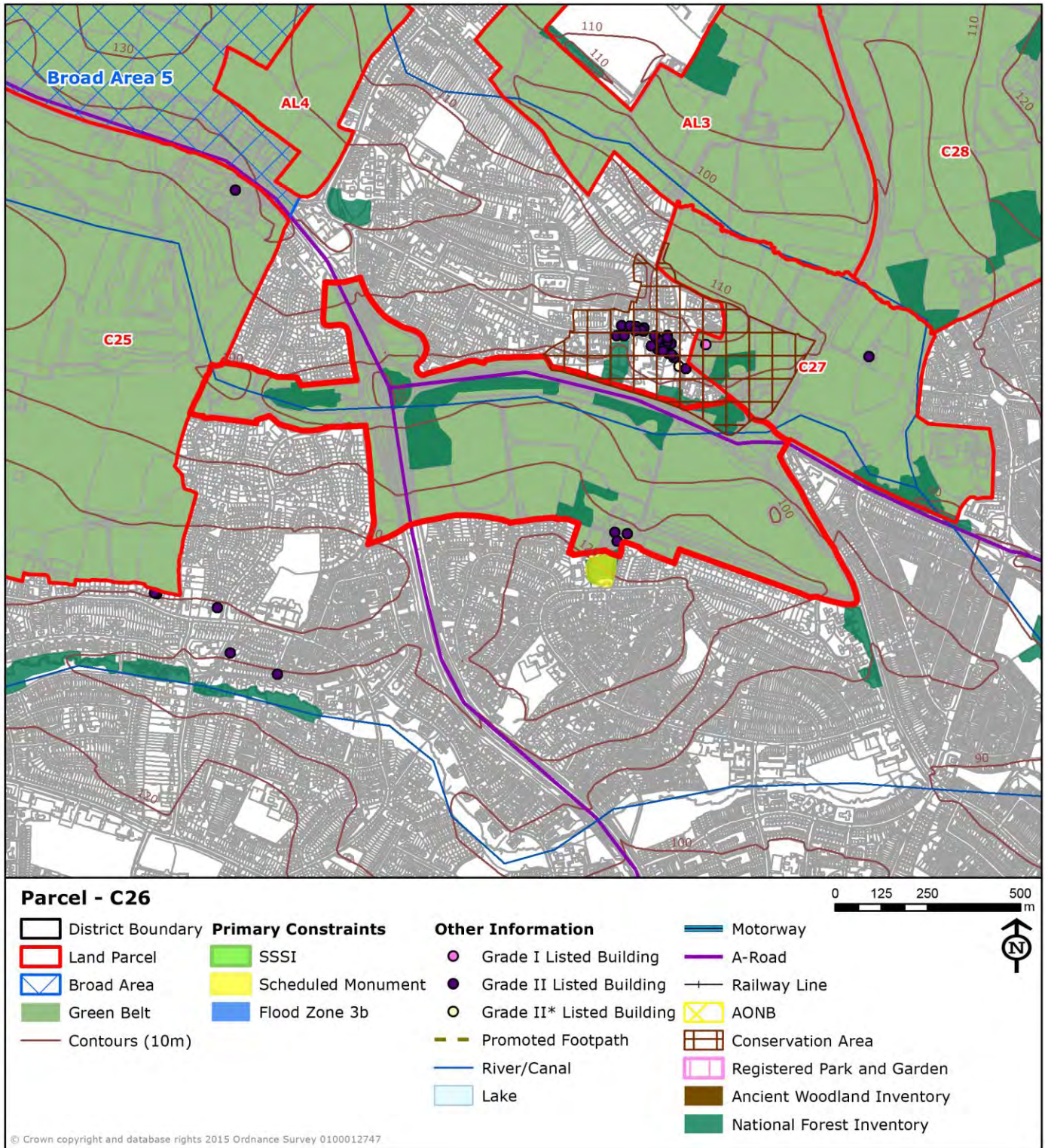
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C26

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C26

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: C26

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: C26

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: C26

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C26

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C26

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

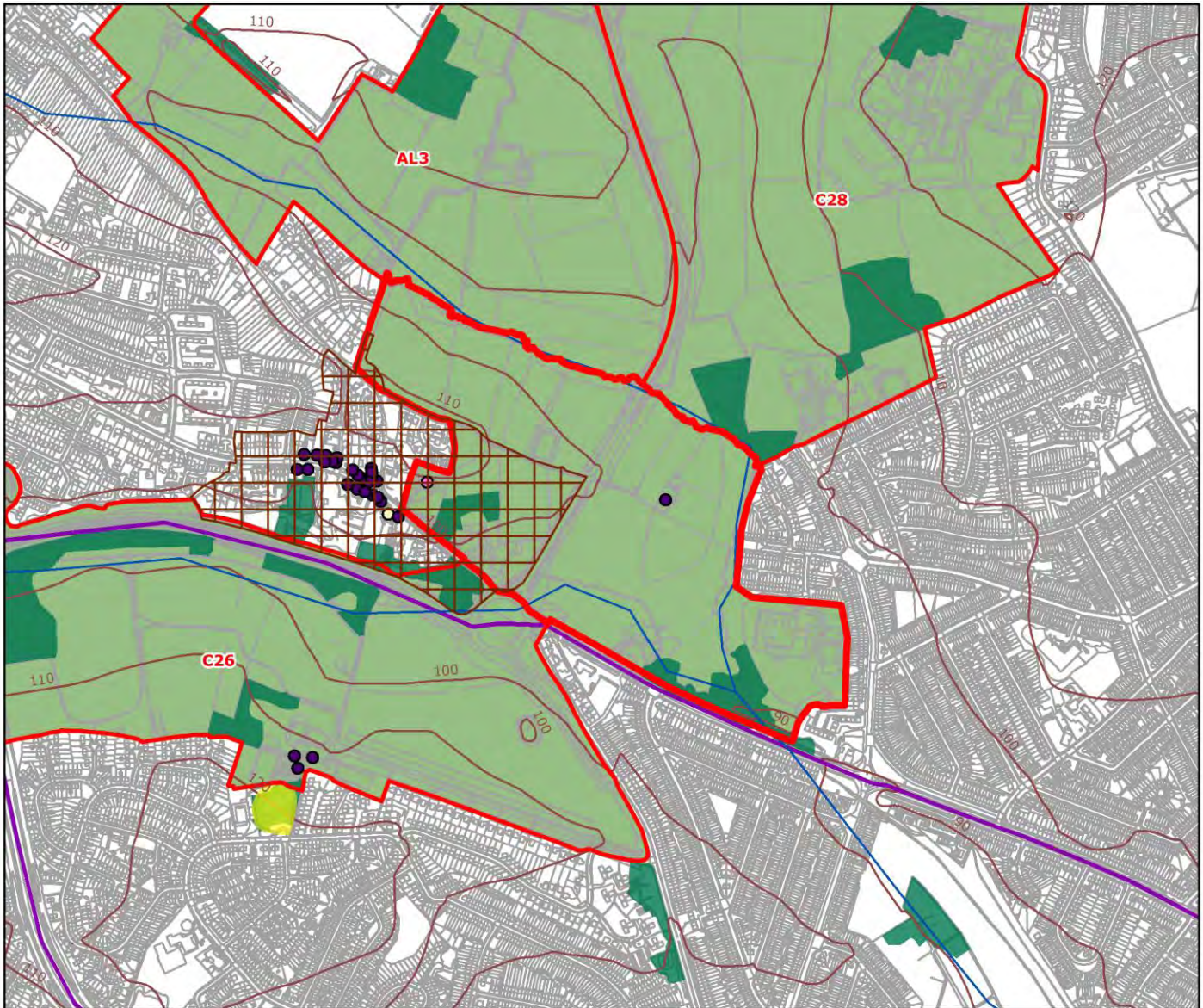
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C27

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Parcel - C27

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

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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C27

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: C27

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: C27

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: C27

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C27

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C27

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

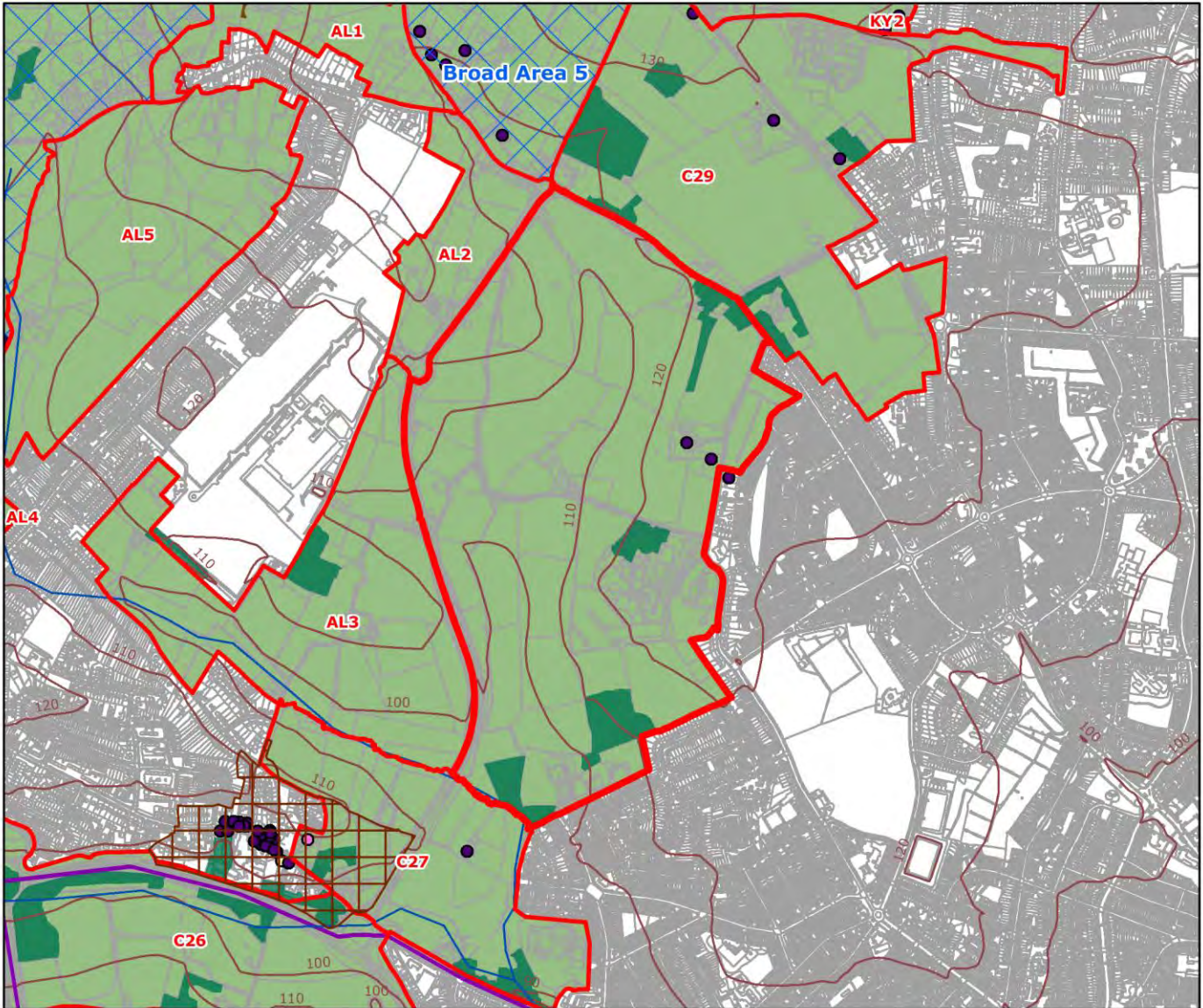
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C28

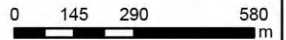
Main Authority: Coventry City Council

Parcel Type: Land Parcel



Parcel - C28

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



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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C28

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: C28

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: C28

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: C28

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C28

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C28

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

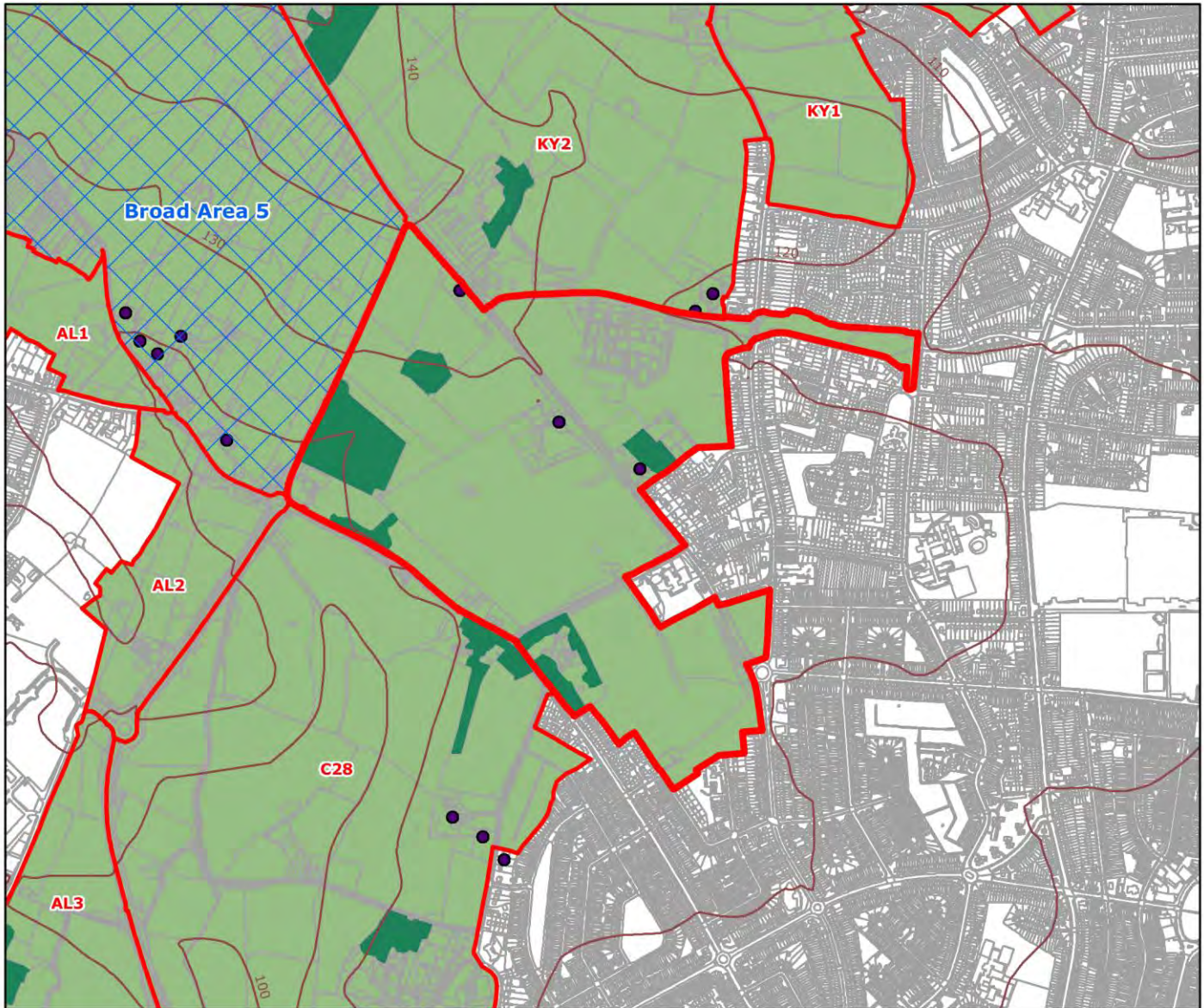
Purpose 5 Score: /4

Total Score: /20

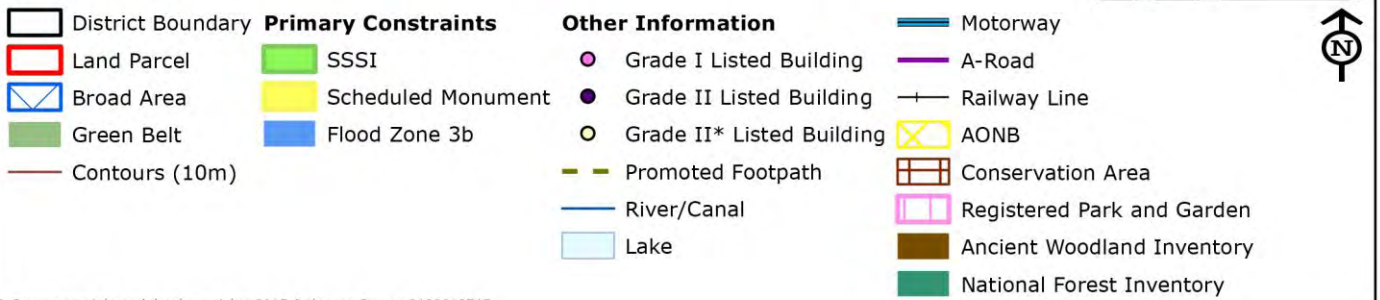
Land Parcel Ref: C29

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Parcel - C29



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Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: C29

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: C29

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: C29

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

There are no significant boundaries between Allesley and Coventry.

Land Parcel Ref: C29

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C29

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C29

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

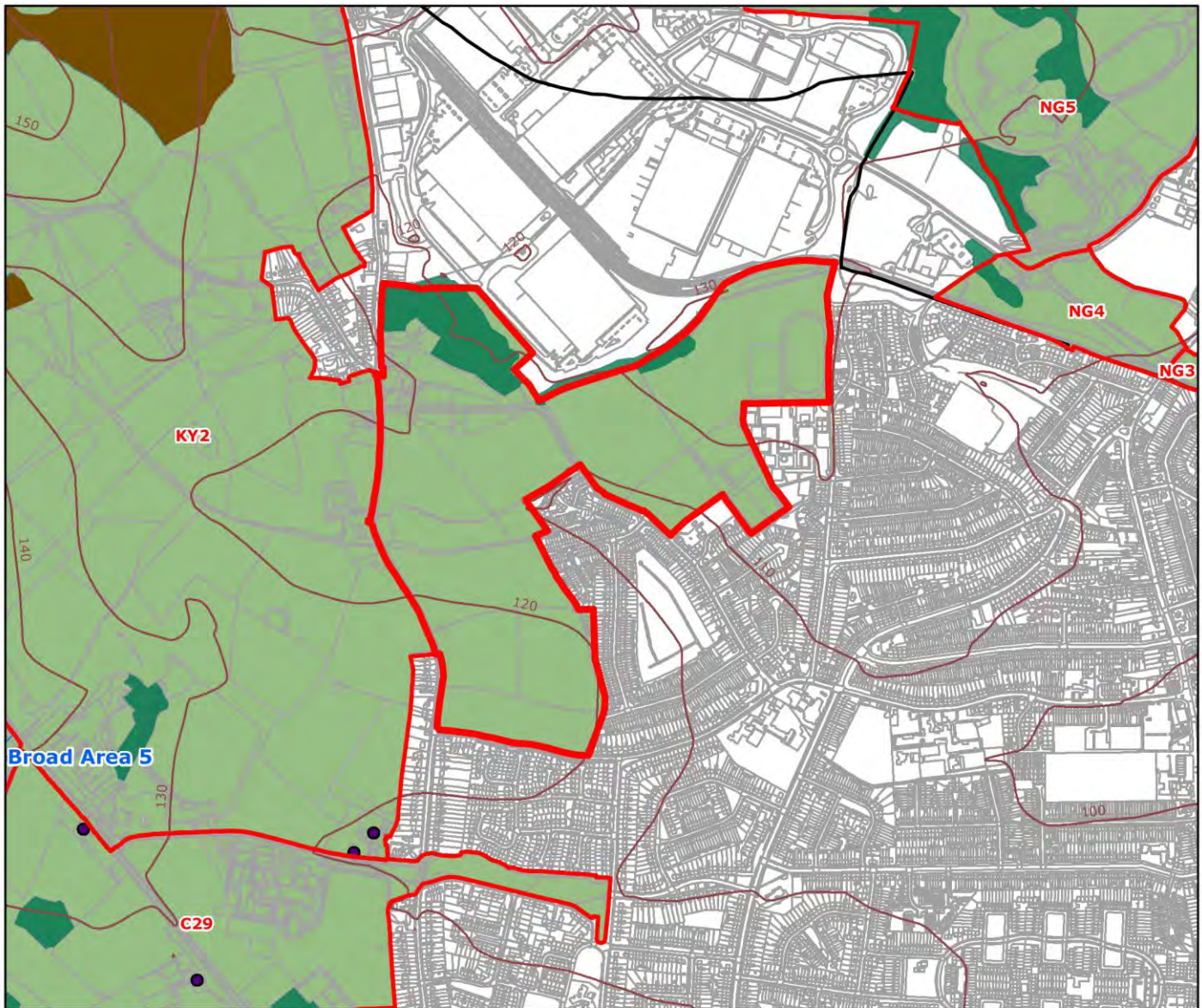
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KY1

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Parcel - KY1

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: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: KY1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: KY1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: KY1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: KY1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: KY1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: KY1

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

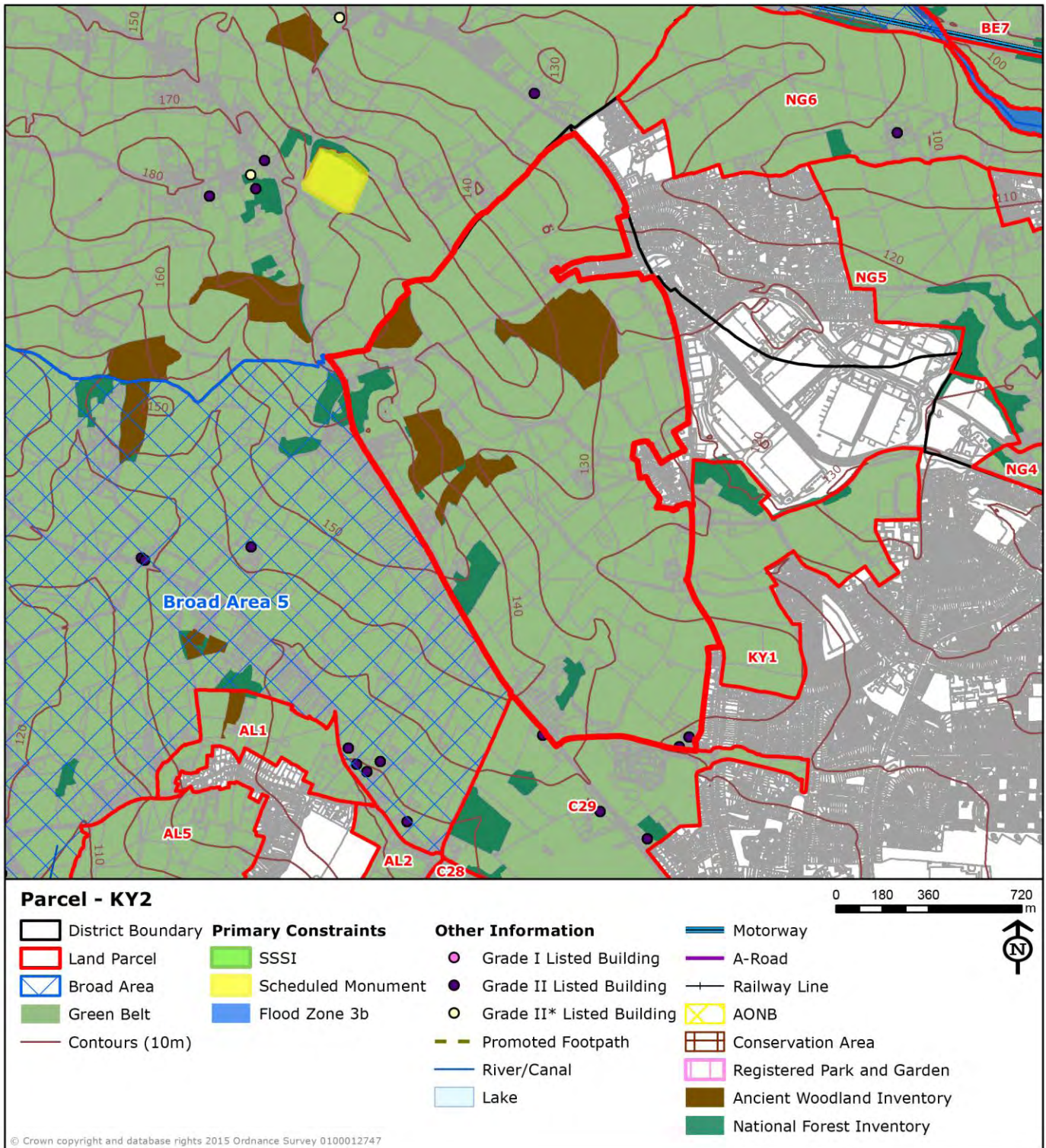
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KY2

Main Authority: Coventry City Council

Parcel Type: Land Parcel



Main Authority: Coventry City Council

Other Authorities: N/A

Land Parcel Ref: KY2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: KY2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: KY2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: KY2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: KY2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: KY2

Main Authority: Coventry City Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20