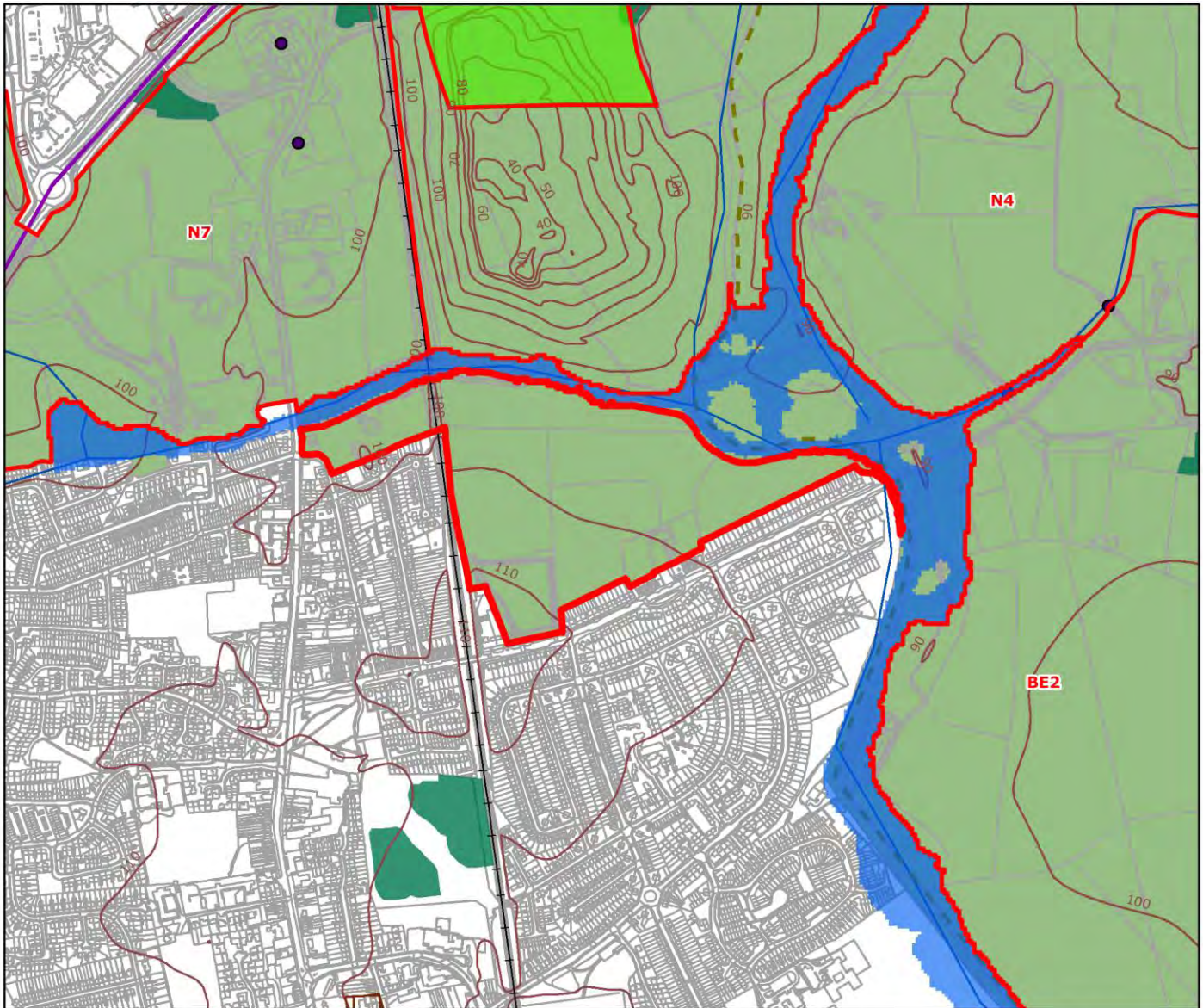


Nuneaton and Bedworth Green Belt Assessment Sheets

Land Parcel Ref: BE1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - BE1

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

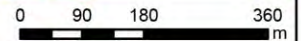
Primary Constraints

- SSSI
- Scheduled Monument
- Flood Zone 3b

Other Information

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

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



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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BE1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: BE1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: BE1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: BE1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: BE1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: BE1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

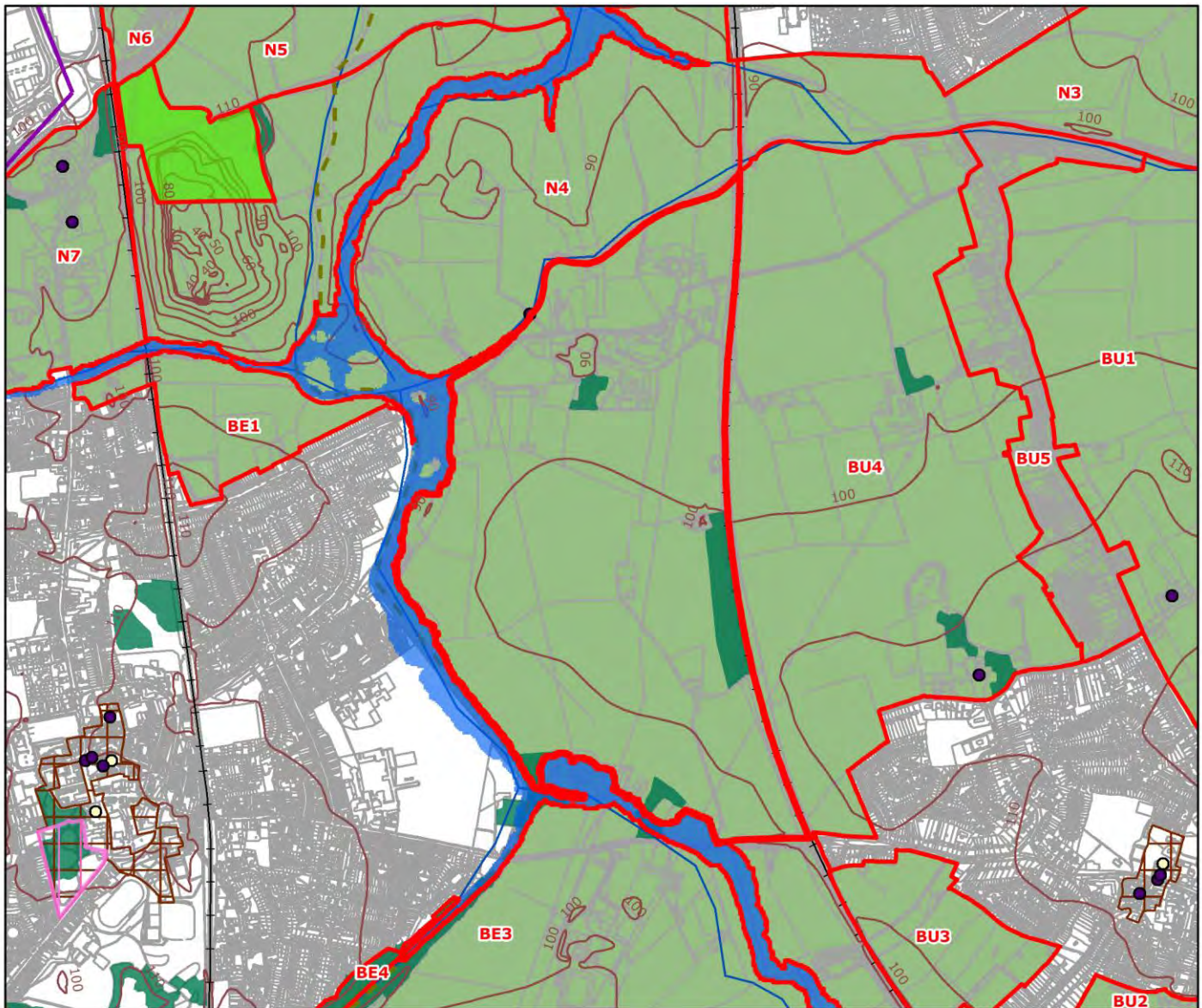
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: BE2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - BE2

District Boundary	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: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BE2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: BE2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: BE2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: BE2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: BE2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: BE2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

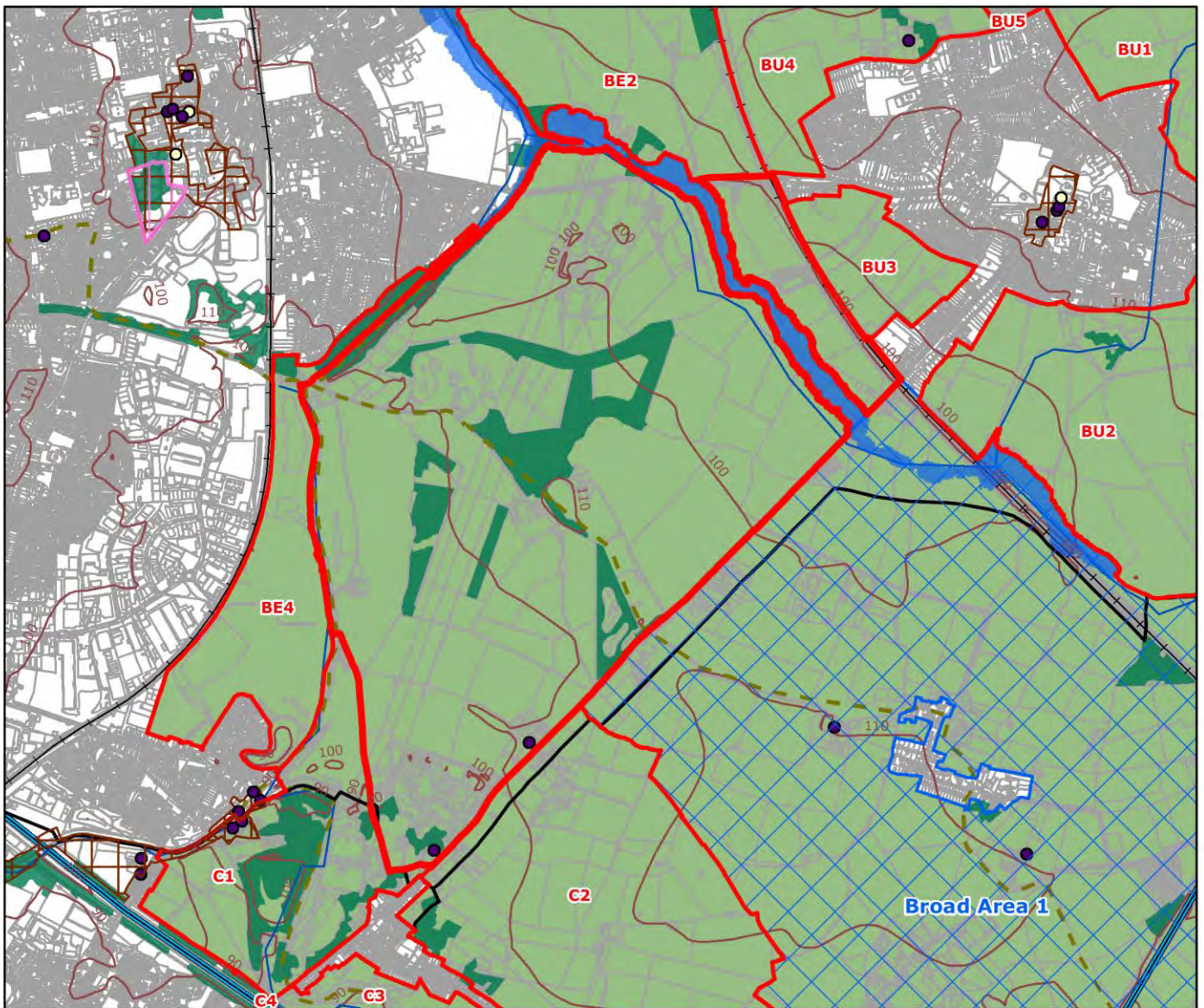
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: BE3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - BE3

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

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

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

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

0 190 380 760 m



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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BE3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: BE3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: BE3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: BE3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: BE3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: BE3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

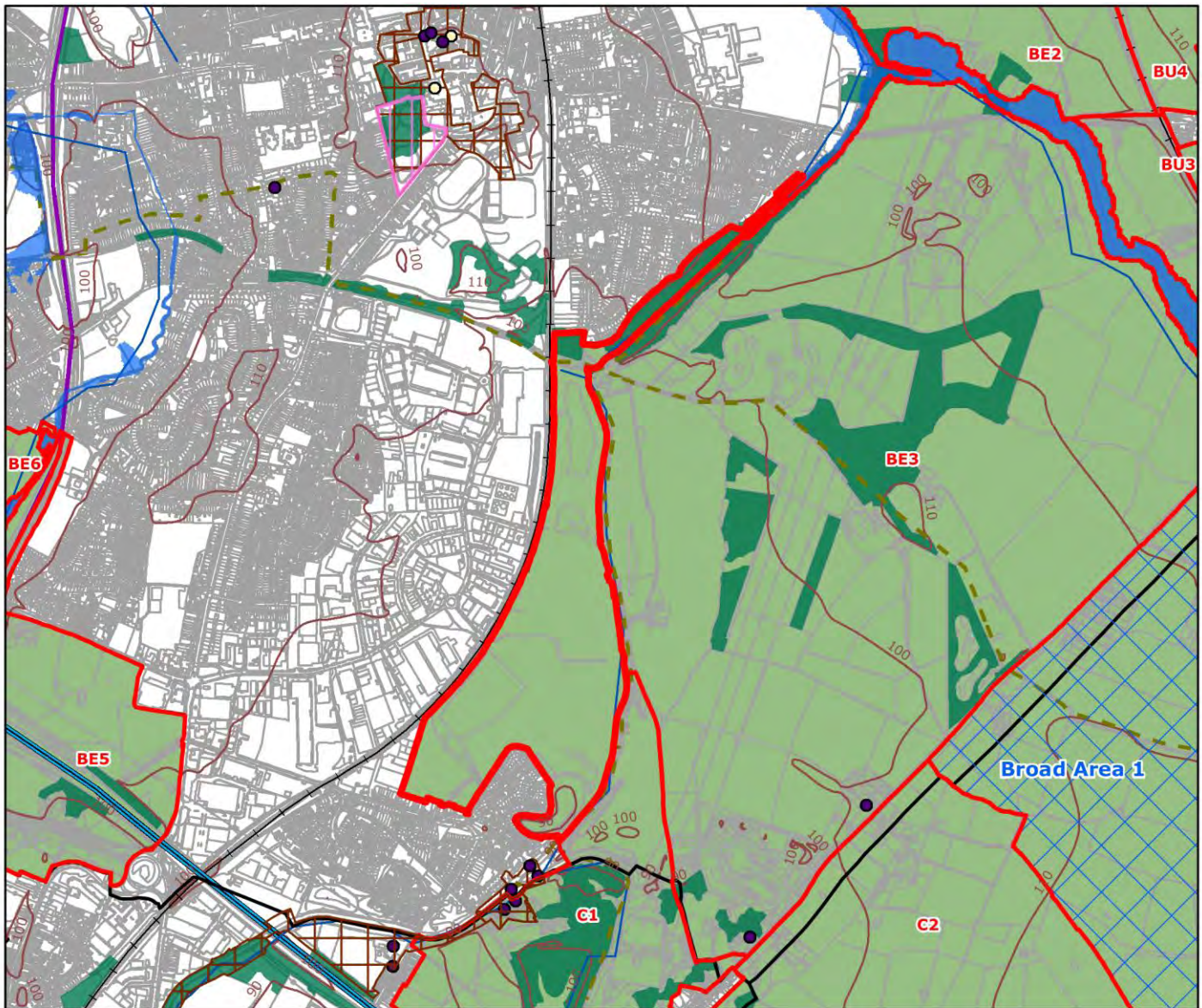
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: BE4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - BE4

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

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

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

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

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BE4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: BE4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: BE4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

The eastern border of the parcel follows the Coventry Canal. The close proximity of this parcel to the existing edge of Bedworth means it performs a significant role in protecting the land to the east from encroachment.

Land Parcel Ref: BE4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: BE4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: BE4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

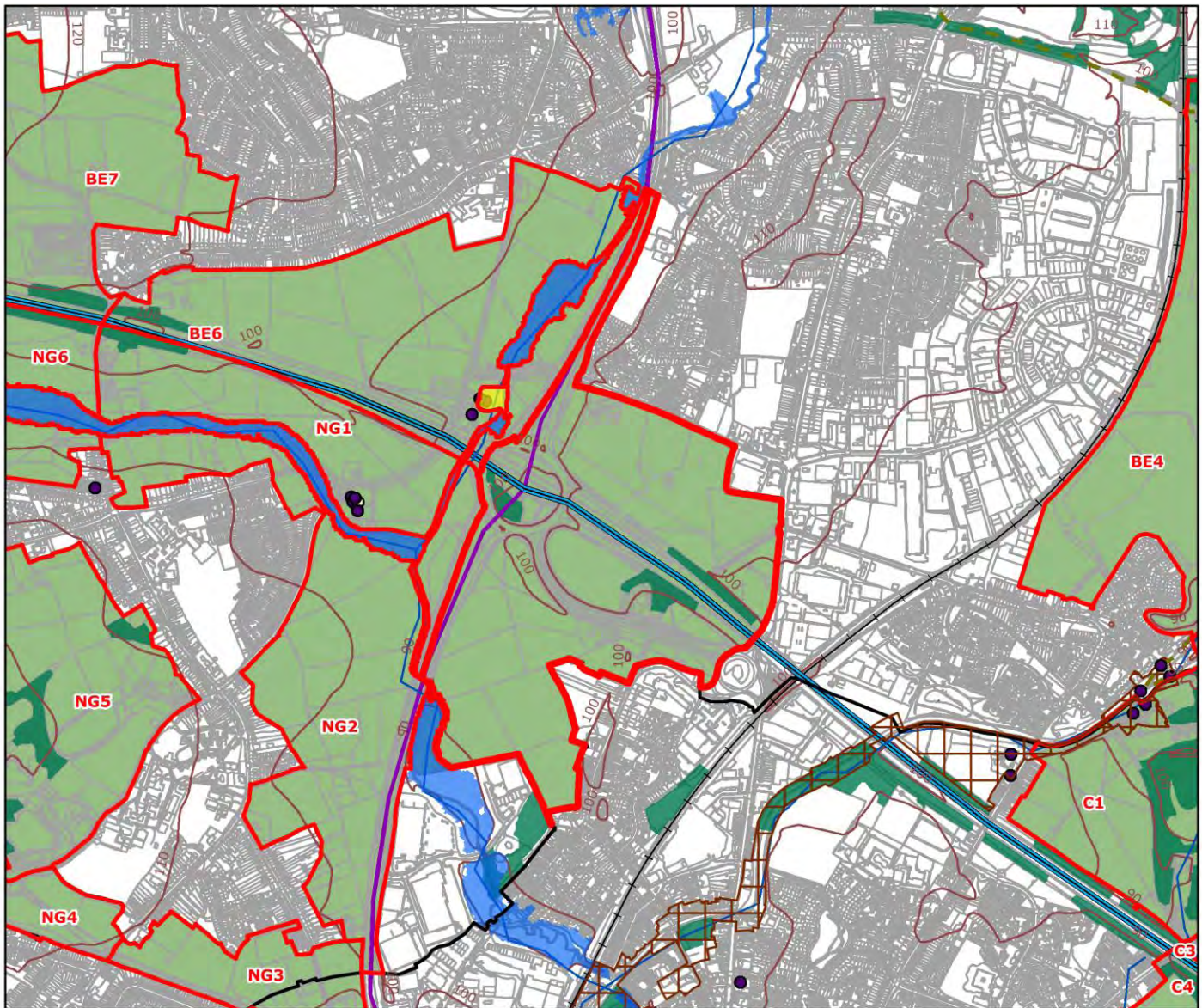
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: BE5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - BE5

District Boundary	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: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BE5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

There is no potential for sprawling ribbon development along the roads within the parcel.

Issue 1b - Openness

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

Score:

Notes:

There a number of significant developments within the parcel which compromise its openness: the M6 motorway runs through the centre of the parcel; the A444 runs along the western edge of the parcel; the northern edge of the parcel contains a large nursery; a large care home and series of farm buildings sit south of the M6 motorway. These developments have diminished the openness of the Green Belt; however what remains is relatively open and plays an important role in inhibiting the continued sprawl of the Green Belt.

Land Parcel Ref: BE5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between Coventry in the south and Bedworth to the north; however, this parcel of Green Belt does not play a separating role between the two settlements as the two have already been merged by the development directly to the east.

Land Parcel Ref: BE5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

There a number of significant developments within the parcel which represent significant urbanising influences and compromise its openness: the M6 motorway runs through the centre of the parcel; the A444 runs along the western edge of the parcel; the northern edge of the parcel contains a large nursery; the north eastern corner of the parcel contains several industrial buildings; a large care home and series of farm buildings sit south of the M6 motorway. These developments represent significant encroachment into the Green Belt and have diminished the openness of the Green Belt; however what remains is relatively open and plays an important role in inhibiting the continued encroachment of the remaining countryside.

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

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

Score:

Notes:

The parcel contains several significant boundaries which assist in safeguarding the countryside: the M6 motorway runs through the centre of the parcel; the A444 runs along the western edge of the parcel; and just beyond the A444 is the River Sowe.

Land Parcel Ref: BE5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: BE5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: BE5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

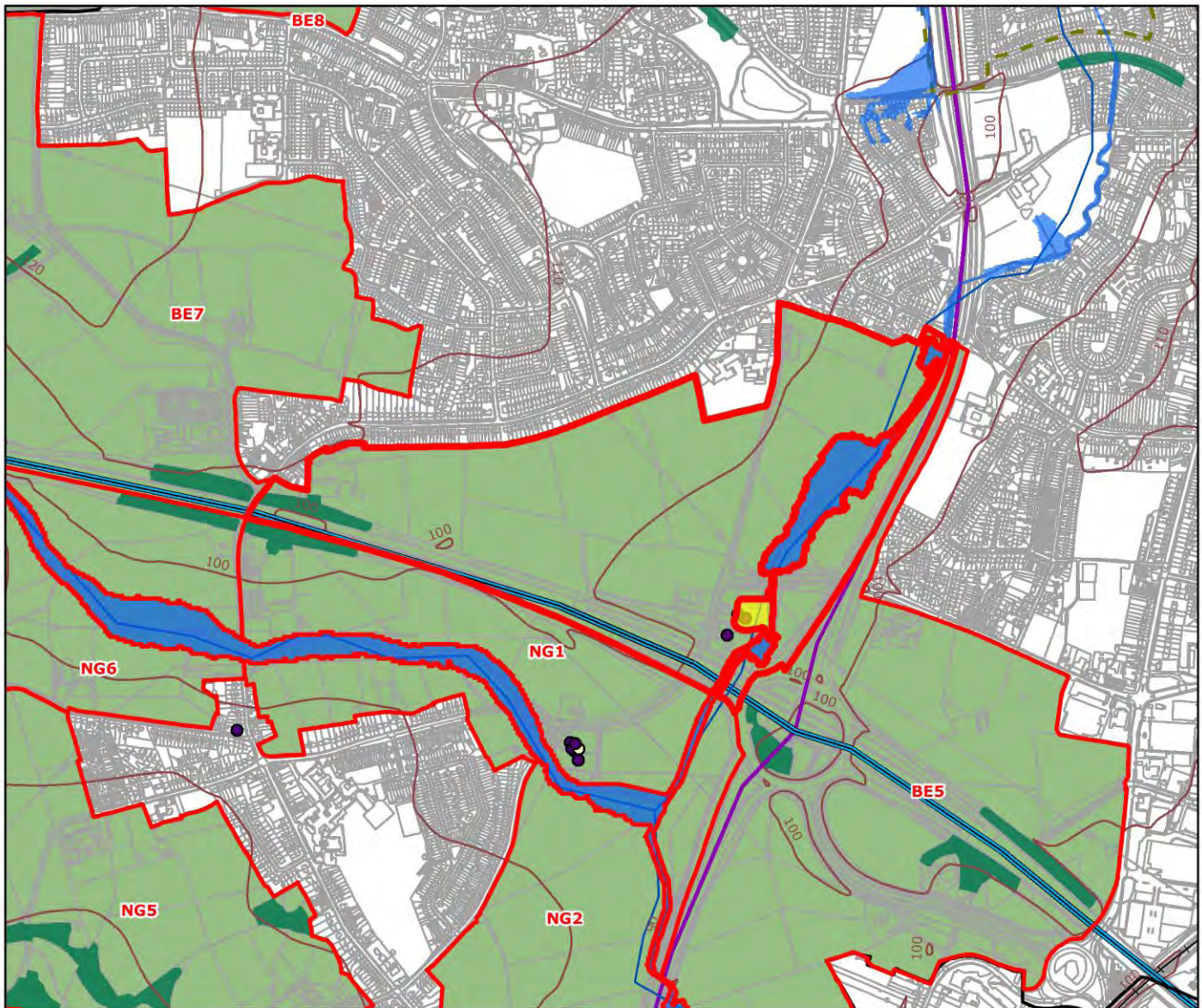
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: BE6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - BE6

District Boundary	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: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BE6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

Ribbon development has already occurred within the parcel along Goodyers End Lane; however, there is still some potential for further sprawling development along both sides of Bowling Green Lane.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains some development which compromise its openness: the M6 motorway runs along the southern boundary of the parcel; there are a couple of pockets of residential development; there are some derelict farm buildings within the parcel. These developments have diminished the openness of the Green Belt; however what remains is relatively open and plays an important role in inhibiting the continued sprawl of the Green Belt.

Land Parcel Ref: BE6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Ash Green in the south and Bedworth to the north. The settlements are unlikely to merge due to the presence of significant boundaries between them; however, the development of all the countryside between them would effective give the appearance of merging at the landscape scale. Measured along Royal Oak Lane which runs through the centre of the parcel, the distance between Neal's Green and Bedworth is roughly 400m.

Land Parcel Ref: BE6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains some development which compromise its openness: the M6 motorway runs along the southern boundary of the parcel; there are a couple of pockets of residential development; there are some derelict farm buildings within the parcel; the western corner of the parcel contains a caravan and leisure store which has urbanised the countryside within this portion of the parcel. However, what remains is relatively open and plays an important role in safeguarding what remains of the countryside from further encroachment.

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

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

Score:

Notes:

The parcel contains several significant boundaries which assist in safeguarding the countryside: the M6 motorway runs along the southern border of the parcel; the River Sowe and the A444 run along the eastern edge of the parcel; Breach Brook runs just beyond the southern border of the parcel. However, encroachment of the countryside to the south of the significant boundaries in parcel NG1 would significantly increase the importance of the Green Belt in the parcel in preventing encroachment of the remaining countryside between Ash Green and Bedworth.

Land Parcel Ref: BE6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: BE6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: BE6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

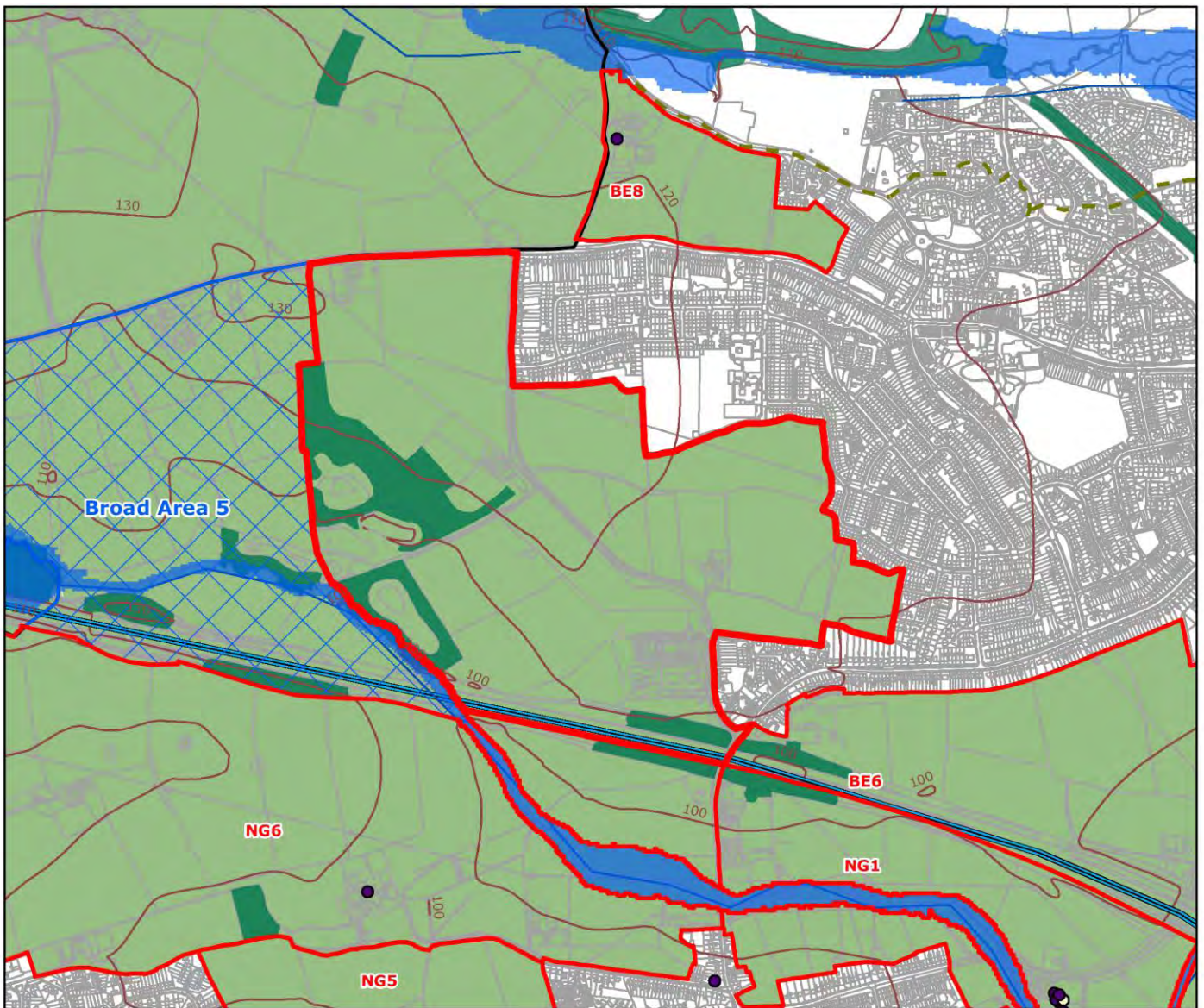
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: BE7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - BE7

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

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

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

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

0 105 210 420 m



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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BE7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

Ribbon development has already occurred within the parcel along Goodyers End Lane; however, there is still considerable potential for further sprawling development along Hospital Lane.

Issue 1b - Openness

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

Score:

Notes:

There a number of developments within the parcel which compromise its openness: the M6 motorway runs along the southern boundary of the parcel; there are a few farms; the most significant development is Bede Village to the north of the M6 motorway at the end of Hospital Lane. These developments have diminished the openness of the Green Belt; however what remains is relatively open and plays an important role in inhibiting the continued sprawl of the Green Belt.

Land Parcel Ref: BE7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between Keresley Newlands (a village connected to Coventry) and the village of Neal's Green in the south and Bedworth to the north. The settlements are unlikely to merge due to the presence of significant boundaries between them; however, the development of all the countryside between them would effectively give the appearance of merging at the landscape scale. Measured along Royal Oak Lane which runs through the centre of the parcel, the distance between Neal's Green and Bedworth is roughly 400m.

Land Parcel Ref: BE7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

Bede Village to the north of the M6 motorway at the end of Hospital Lane, pylons running through the parcel and buildings associated with a fishery represent urbanising influences to the countryside within the parcel, compromising its openness. However, what remains is relatively open and plays an important role in safeguarding what remains of the countryside from further encroachment.

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

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

Score:

Notes:

The M6 motorway runs along the southern border of the parcel; the River Sowe runs along part of the south eastern edge of the parcel. Both of these boundaries play a significant role in preventing encroachment of the countryside to the south of the parcel; however, there are no significant boundaries along the western part of the parcel, or immediately beyond the western boundary which would help to prevent encroachment of the countryside to the west. Hospital Lane plays a less significant role in preventing encroachment in the western half of the parcel and beyond. However, encroachment of the countryside to the south of the significant boundaries in parcel NG6 would significantly increase the importance of the Green Belt in the parcel in preventing encroachment of the remaining countryside between Ash Green and Keresley Newlands in the south from Bedworth in the north.

Land Parcel Ref: BE7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: BE7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: BE7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

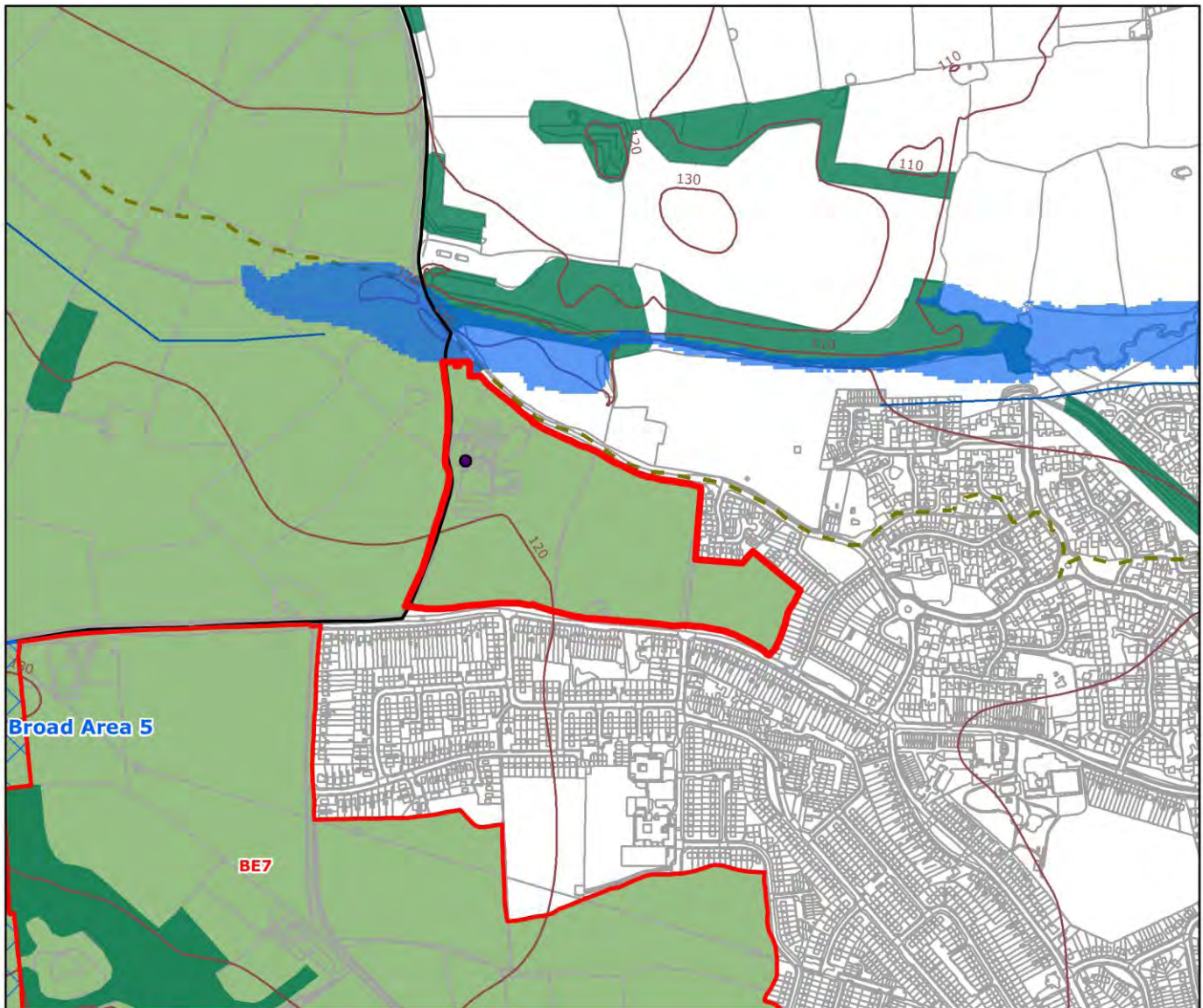
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: BE8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - BE8

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

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: North Warwickshire District

Land Parcel Ref: BE8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing ribbon development along Smorrall Lane on the southern border and Astley Lane at the northern border.

Issue 1b - Openness

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

Score:

Notes:

The parcel is made up of three areas: an allotment bordered on three sides by residential development and two large fields one of which contains a large farm complex. The large farm compromises the openness of the western field; however, the central field and the allotment are relatively open and free from development.

Land Parcel Ref: BE8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured from the centre of the southern border of the parcel, the village of Astley is roughly 3.3km to the north west.

Land Parcel Ref: BE8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is made up of three areas: an allotment bordered on three sides by residential development and two large fields one of which contains a large farm complex. The large farm compromises the openness of the western field; however, the farm is not considered to be an urbanising influence. Farms are common in the countryside, forming part of its rural character. The central field and the allotment are relatively open and free from urbanising influences.

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

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

Score:

Notes:

A small stream lies just beyond the northern border of the parcel and plays a role in preventing encroachment of the countryside to the north of the parcel; however, there are no boundaries to the west of the parcel that help to protect the countryside directly to the west.

Land Parcel Ref: BE8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: BE8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: BE8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

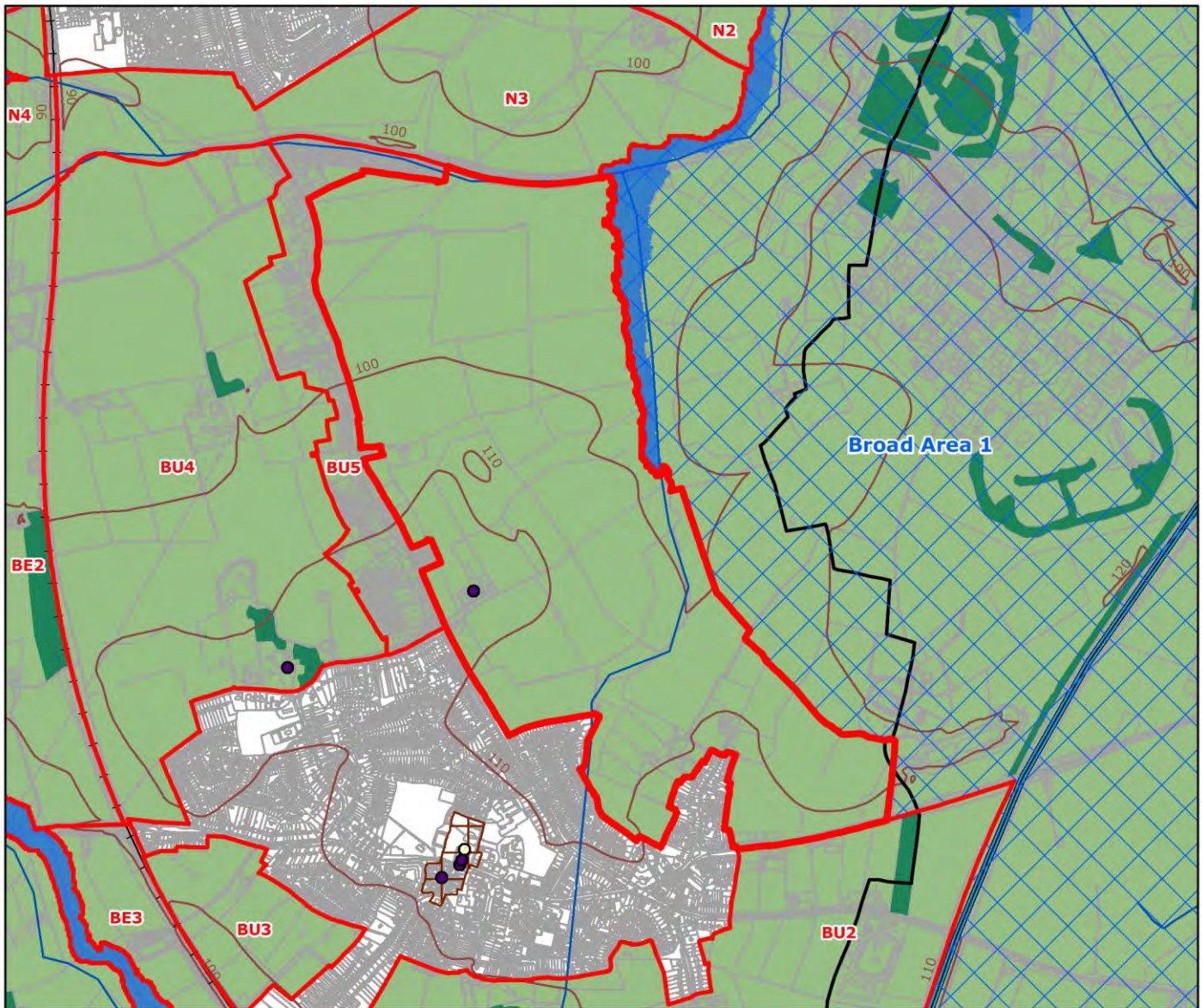
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: BU1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - BU1

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

Primary Constraints

- SSSI
- Scheduled Monument
- Flood Zone 3b

Other Information

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

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

0 165 330 660 m



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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BU1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel prevents ribbon development along the eastern side of Nuneaton Road on the parcel's western boundary and a limited role in preventing ribbon development along the northern side of Wolvey road which follows the southern border of the parcel.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains a few farms and isolated dwellings. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity. However, the majority of the land within the parcel is undeveloped and open.

Land Parcel Ref: BU1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits in an important strategic gap between Nuneaton to the north and Bulkington to the south. However, the value of this strategic gap in maintaining separation between the two settlements has been undermined by the significant ribbon development that has occurred along the B1142 – a clear northern extension to the village of Bulkington – up to the southern bank of the Ashby De La Zouch Canal. Due to the presence of this sprawl along the entire western edge of the parcel, it is considered that the parcel makes an equally, if not more important, contribution to maintaining separation between Gamecock Barracks on the edge of the village of Bramcote, located roughly 1.3km to the east of Bulkington.

Land Parcel Ref: BU1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains a few farms and isolated dwellings. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity. However, all the developments look to be rural in character and are therefore not considered to be encroaching upon the countryside within the parcel. The majority of the land within the parcel is undeveloped and open.

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

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

Score:

Notes:

The Ashby de la Zouch canal forms the northern border of the parcel and a small brook runs along the northern half of the eastern edge of the parcel, before running in to the parcel and Bulkington at its southern edge. The portion of the brook which follows the eastern edge of the parcel is designated as Flood Zone 3b and is therefore considered to be a more significant boundary than the rest of the brooks course. However, in the southern half of the parcel there are no significant boundaries helping to protect the countryside from encroachment.

Land Parcel Ref: BU1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: BU1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: BU1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

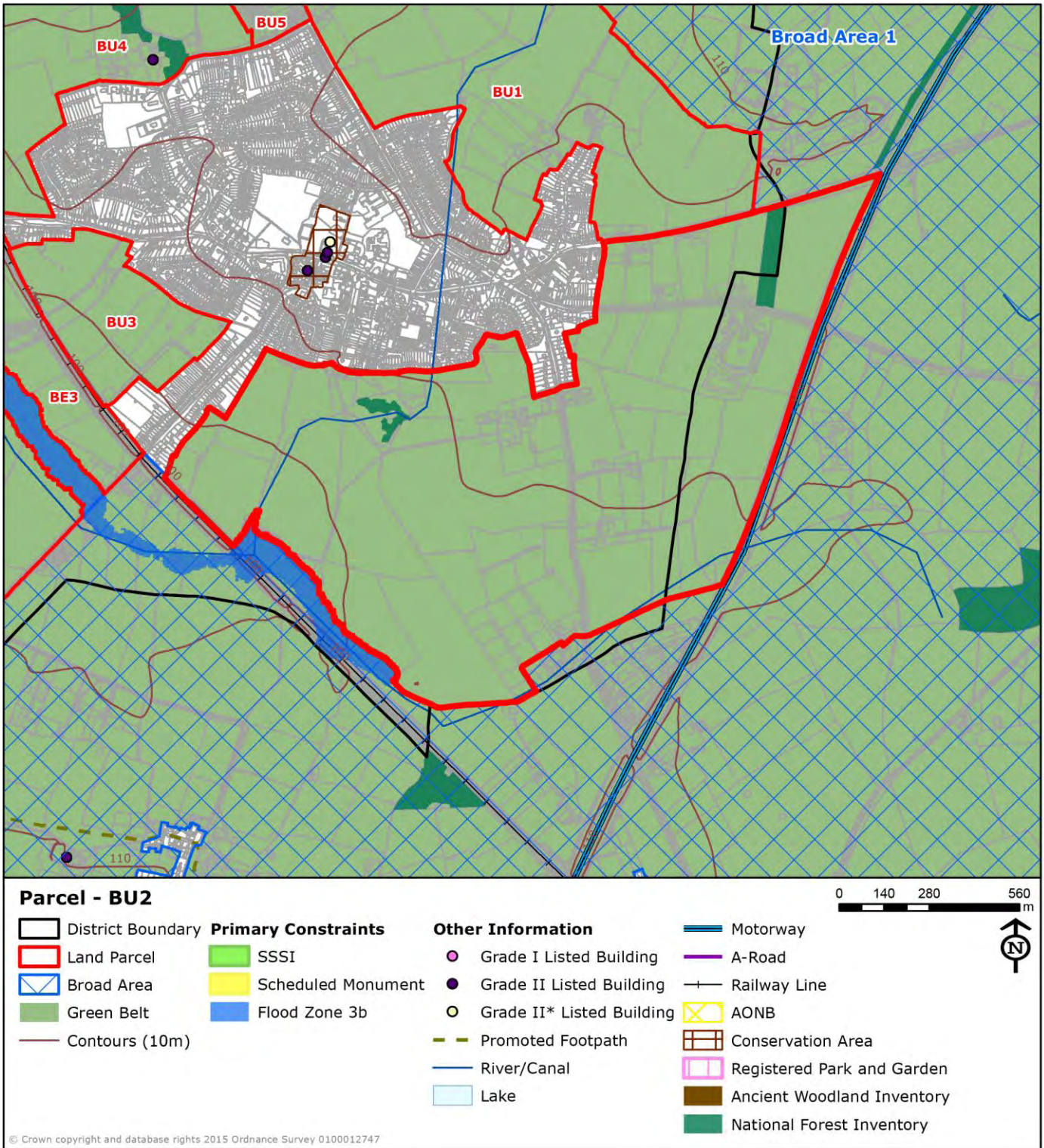
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: BU2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: Rugby Borough Council

Land Parcel Ref: BU2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a significant role in preventing sprawling ribbon development along Shilton Lane, Withybrook Road and Wolvey Road.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains several pockets of development, including farms and isolated dwellings. At the northern edge of the parcel (at the southern edge of Bulkington) is the Bulkington Boys Club, which is made up of a large warehouse and tarmacked football pitch. The buildings associated with these developments which are scattered throughout the parcel compromise the openness of the Green Belt within their immediate vicinity. However, most of the land within the parcel is undeveloped and open.

Land Parcel Ref: BU2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along Shilton Lane, which runs through the centre of the parcel, the village of Shilton lies roughly 1.5km to the south of Bulkington.

Land Parcel Ref: BU2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains several pockets of development, including farms and isolated dwellings which are not considered to be urbanising influences on the Green Belt. At the northern edge of the parcel (at the southern edge of Bulkington) is the Bulkington Boys Club, which is made up of a large warehouse and tarmacked football pitch. This development is considered to have an urbanising influence on the Green Belt it sits upon and adjacent to. However, its location right on the edge of Bulkington limits influence on the wider Green Belt within the parcel. Most of the land within the parcel is undeveloped, open and rural in character.

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

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

Score:

Notes:

The western edge of the parcel is bordered by a railway line and the eastern edge of the parcel is bordered by the M69 motorway. In addition, the southern end of the parcel is bordered by a small brook (Wem Brook). The significant boundaries cross to the southernmost point of the parcel. The brook and the two more significant boundaries are a significant distance from the majority of the southern edge of Bulkington, limiting their role in helping to prevent the encroachment of Bulkington in to the countryside within the parcel.

Land Parcel Ref: BU2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: BU2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: BU2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

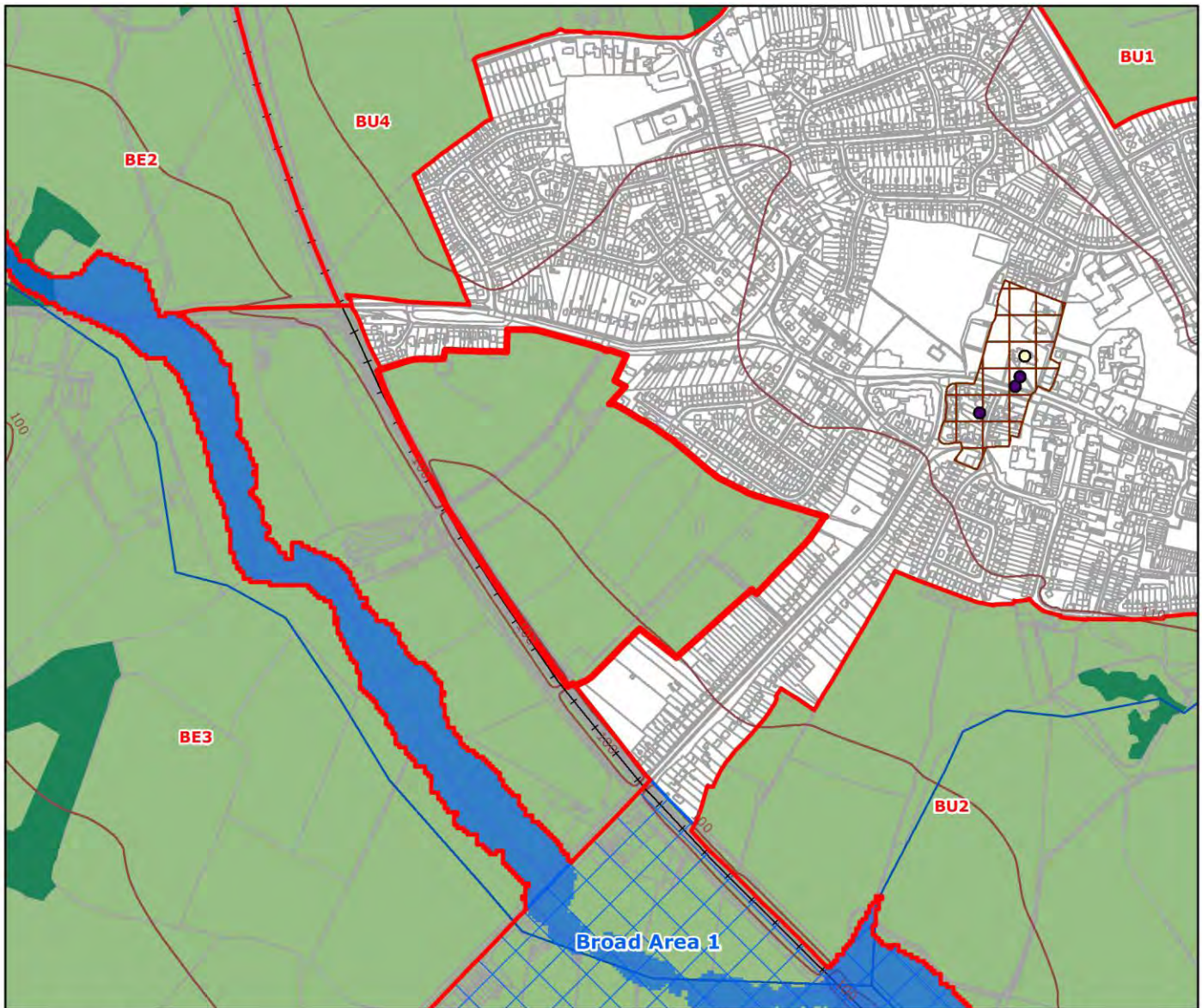
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: BU3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - BU3

District Boundary	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: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BU3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The western edge of the parcel is bordered by a railway line. Ribbon development has already occurred up to the edge of the railway line at the northern and southern edges of parcel along Bedworth Road and Coventry Road, respectively. Therefore, the parcel plays no role in preventing ribbon development. The sprawling effects of additional development within the parcel is somewhat mitigated by the development along the roads to the north and south and the raised railway line along the western boundary of the parcel.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains one isolated building in the middle of a field. It is unclear what the function of this building is. There is also a cluster of buildings off the access road to the Bulkington sewage treatment works. These buildings compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the parcel is undeveloped and open.

Land Parcel Ref: BU3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured through the centre of the parcel, Bedworth lies roughly 1.5km to the west of the urban edge of Bulkington on the other side of the railway line.

Land Parcel Ref: BU3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains one isolated building in the middle of a field. It is unclear what the function of this building is. There is also a cluster of buildings off the access road to the Bulkington sewage treatment works. These buildings compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the parcel is undeveloped and open. Neither of the developments have a particularly urbanising influence over the countryside within the parcel. Therefore, neither are identified as encroachment from neighbouring Bulkington.

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

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

Score:

Notes:

The western edge of the parcel is bordered by a railway line which acts as a significant boundary protecting the countryside to the west of the railway line from encroachment. Ribbon development has already occurred up to the edge of the railway line at the northern and southern edges of parcel, along Bedworth Road and Coventry Road, respectively.

Land Parcel Ref: BU3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: BU3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: BU3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

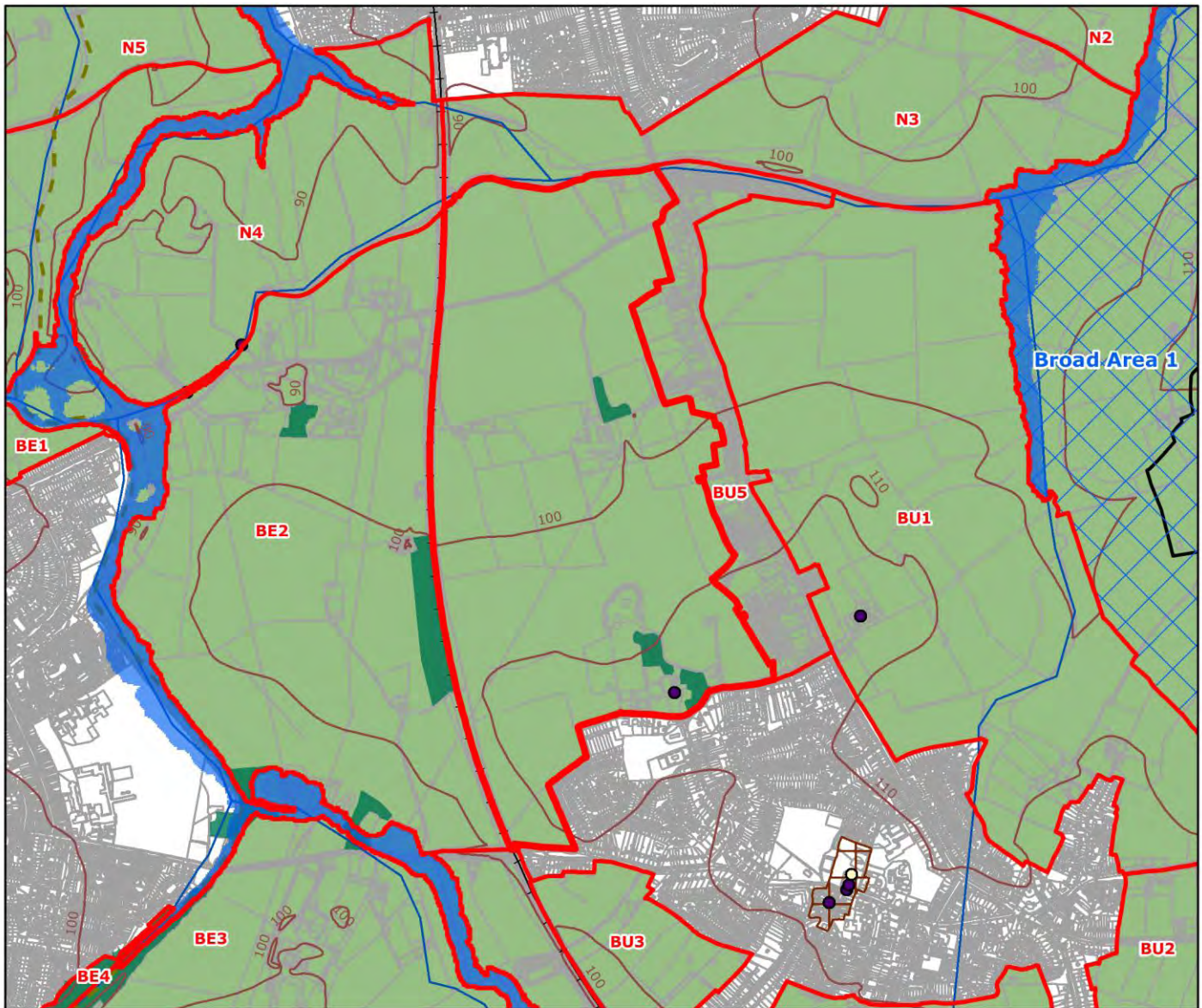
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: BU4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - BU4

District Boundary	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: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BU4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a significant role in preventing ribbon development to the west of Bulkington along Marston Lane and the north side of Bedworth Road.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains a few farms and isolated dwellings. In addition, at the edge of Bulkington but within the Green Belt lies Weston Hall. Furthermore, in the north eastern corner of the parcel a small portion of the ribbon development along the western side of Nuneaton Road falls within the Green Belt parcel. The buildings associated with these developments have compromised the openness of the Green Belt within their immediate vicinity. However, the majority of the Green Belt within the parcel is undeveloped and open.

Land Parcel Ref: BU4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits in an important strategic gap between Nuneaton to the north and Bulkington to the south. However, the value of this strategic gap in maintaining separation between the two settlements has been undermined by the significant ribbon development that has occurred along the B1142 – a clear northern extension to the village of Bulkington – up to the southern bank of the Ashby De La Zouch Canal. Due to the presence of this sprawl along the entire eastern edge of the parcel, it is considered that the parcel makes an equally, if not more important, contribution to maintaining separation between Bulkington and Bedworth to the west. Measured along Bedworth Road at the southern edge of the parcel, Bedworth lies roughly 1.2km to the west of Bulkington on the other side of the railway line.

Land Parcel Ref: BU4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains a few farms and isolated dwellings which are common in the countryside and consistent with its rural character. Therefore, these developments are not considered to encroach upon the countryside. However, the cluster of buildings associated with Weston Hall, a hotel on the edge of Bulkington but within the Green Belt is considered to have an urbanising influence on the countryside to the north of Bulkington. Furthermore, in the north eastern corner of the parcel a small portion of the ribbon development along the western side of Nuneaton Road falls within the Green Belt parcel. This row of seven dwellings is consistent with the urbanising development within parcel BU5 and is therefore considered to be encroaching development on the countryside in the Green Belt. The majority of the Green Belt within the parcel is undeveloped and open.

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

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

Score:

Notes:

The northern border of the parcel is bordered by the Ashby de la Zouch canal and the western border of the parcel is bordered by a railway. The two boundaries help in preventing encroachment of the countryside to the north and west of the parcel. However, both boundaries are a significant distance away from the urban edge of Bulkington. There are no significant boundaries within the parcel which contribute to protecting the countryside within the parcel from encroachment.

Land Parcel Ref: BU4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: BU4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: BU4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

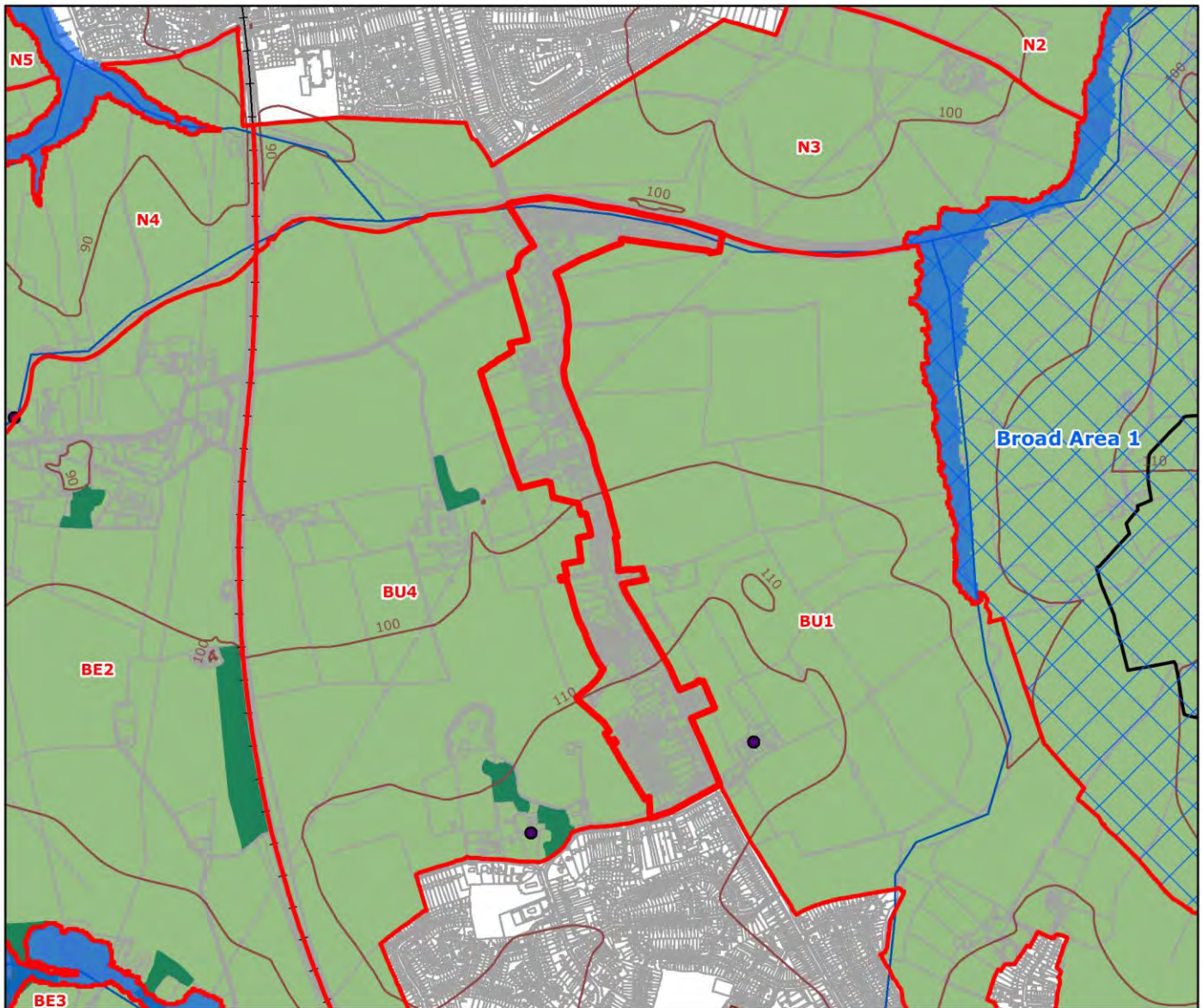
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: BU5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - BU5

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

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

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

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

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: BU5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel has already suffered significant ribbon development along Nuneaton Road towards Nuneaton. The development within the parcel represents a significant northern extension to the village of Bulkington.

Issue 1b - Openness

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

Score:

Notes:

The development (largely made up of residential streets) within the parcel represents a significant northern extension to the village of Bulkington which has wholly compromised the sense of openness within the parcel.

Land Parcel Ref: BU5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits in an important strategic gap between Nuneaton to the north and Bulkington to the south. However, the parcel has been developed and represents a significant northern extension to the village of Bulkington. Therefore, the parcel plays no role in maintaining separation between the village of Bulkington and the town of Nuneaton to the north.

Land Parcel Ref: BU5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The development (largely made up of residential streets) within the parcel represents a significant northern extension to the village of Bulkington which has significantly urbanised what remains of the countryside in the parcel and has wholly compromised the sense of openness.

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

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

Score:

Notes:

The Ashby de la Zouch canal forms the northern border of the parcel preventing further encroachment of the countryside to the north towards Nuneaton.

Land Parcel Ref: BU5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: BU5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: BU5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

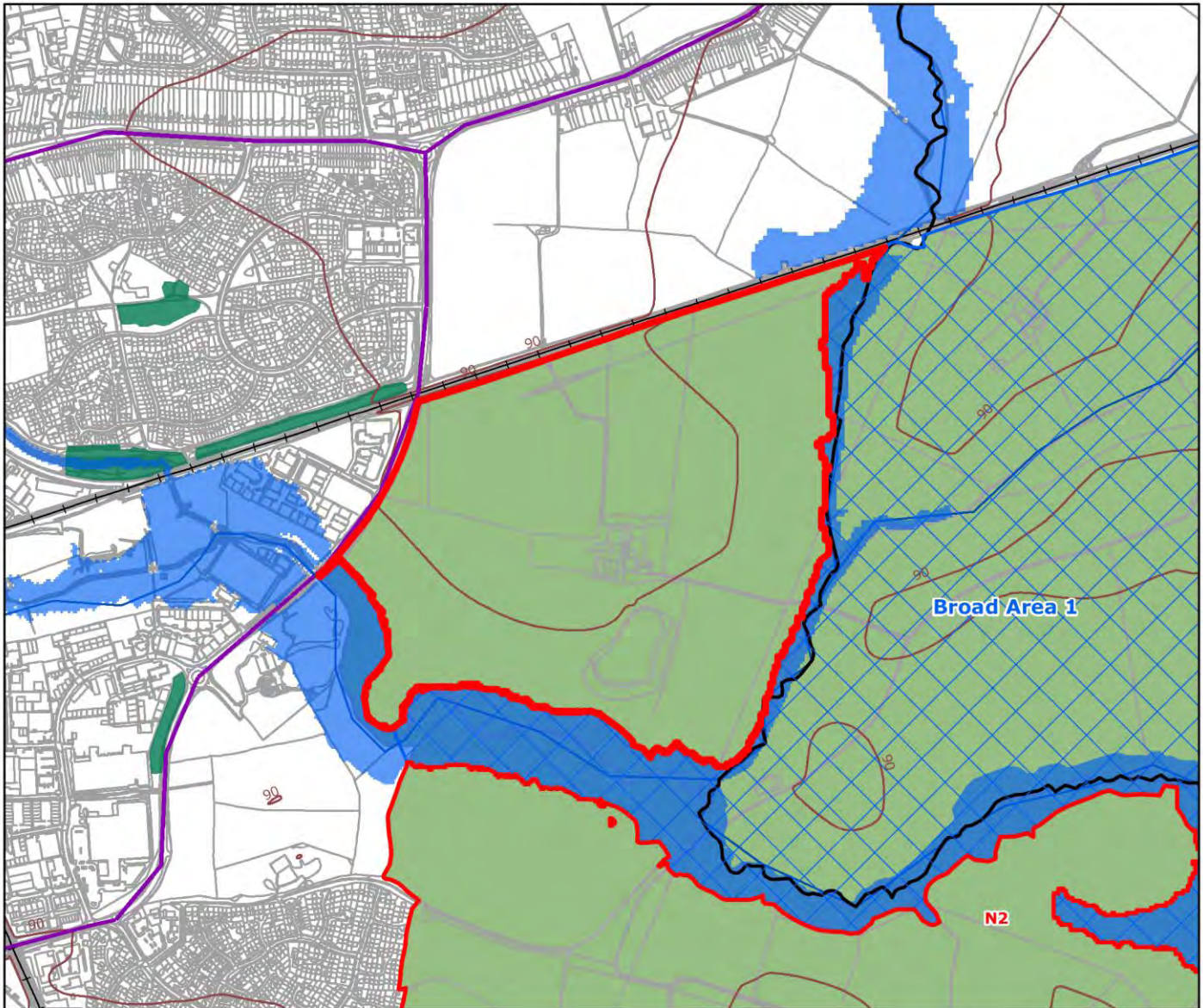
Purpose 5 Score: /4

Total Score: /20

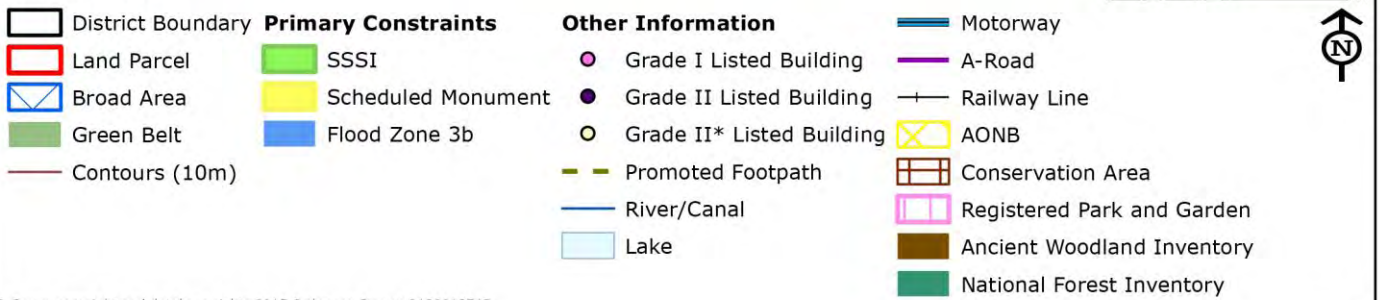
Land Parcel Ref: N1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - N1



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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: N1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The northern border of the parcel is bordered by a railway line and the southern border by the River Anker. There are no roads within the parcel which would facilitate ribbon development to the east of Nuneaton. Therefore, the parcel plays no role in preventing ribbon development.

Issue 1b - Openness

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

Score:

Notes:

A single farm in the centre of the parcel represents the only built development within the parcel. The buildings associated with the farm compromise the openness of the Green Belt within their immediate vicinity. However, the rest of the parcel is undeveloped and open.

Land Parcel Ref: N1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measuring along the railway line that traces the northern border of the parcel, 2.5km of open land lie between Hinckley and Nuneaton to the north east.

Land Parcel Ref: N1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

A single farm in the centre of the parcel represents the only built development within the parcel. The buildings associated with the farm compromise the openness of the Green Belt within their immediate vicinity. However, farms are common in the countryside and, therefore, are not considered to be encroachment. The rest of the parcel is undeveloped and open agricultural fields.

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

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

Score:

Notes:

The northern border of the parcel is bordered by a railway line and the southern border by the River Anker. Both of these significant boundaries run perpendicularly to the urban edge of Nuneaton to the west limiting their role in protecting the countryside within the parcel and immediately beyond the parcel from encroachment. However, Harrow Brook, the floodplain of which is designated as Flood Zone 3b, forms the eastern edge of the parcel. This low-lying brook acts as a less significant boundary protecting the countryside immediately to the east of the parcel from encroachment.

Land Parcel Ref: N1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: N1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: N1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

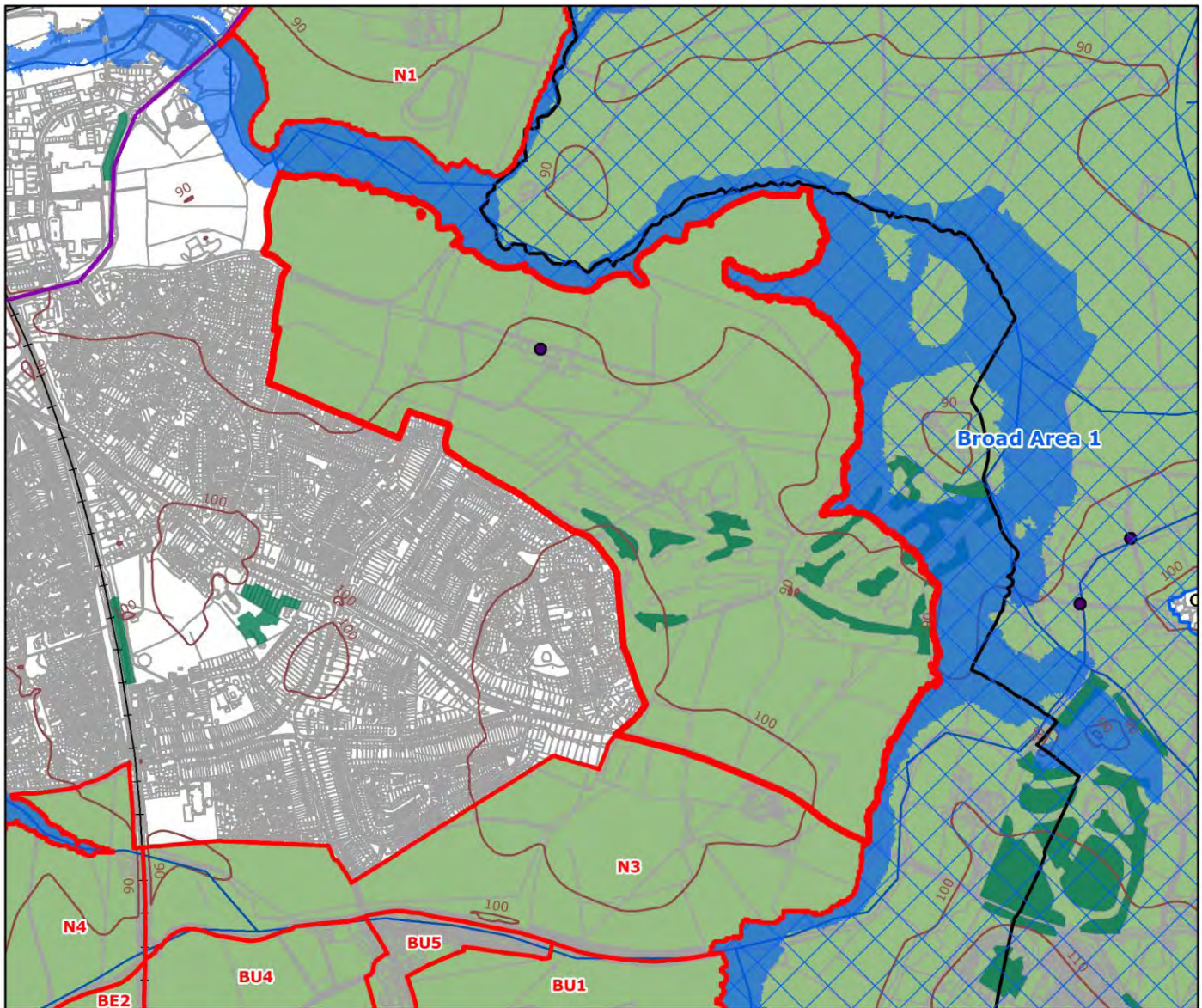
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: N2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - N2

Parcel - N2		Other Information	
District Boundary	SSSI	Grade I Listed Building	Motorway
Land Parcel	Scheduled Monument	Grade II Listed Building	A-Road
Broad Area	Flood Zone 3b	Grade II* Listed Building	Railway Line
Green Belt		Promoted Footpath	AONB
Contours (10m)		River/Canal	Conservation Area
		Lake	Registered Park and Garden
			Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: N2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays some role in preventing ribbon development eastwards along Lutterworth Road towards Bramcote.

Issue 1b - Openness

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

Score:

Notes:

The parcel is largely free from development and is open. However, pylons run through the centre of the parcel, a farm sits in the centre of the parcel and a large golf course, with associated clubhouse, car park and maintenance buildings, sit within the eastern half of the parcel. These developments contribute to marginally limiting the openness of the parcel.

Land Parcel Ref: N2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel is located to the east of Nuneaton. The village of Bramcote lies 1.3km to the south east along Lutterworth road. Measured from the centre of the parcel, the town of Hinckley lies 3km to the north east.

Land Parcel Ref: N2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is largely free from development and is open. Most of the development within the parcel, pylons and farm buildings are common in the countryside and are not considered to be urbanising influences on the surrounding Green Belt. The only development within the parcel which is considered to represent an urbanising influence on the Green Belt is the clubhouse and associated car park on the south western edge of the parcel. However, this urbanising development sits flush with the existing urban edge of Nuneaton and is not considered to be an urbanising influence on the Green Belt within the rest of the parcel.

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

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

Score:

Notes:

The northern and eastern borders of the parcel are bordered by the River Anker which contains a large functional floodplain that is unsuitable for the majority of development, helping to prevent encroachment of the wider countryside to the north and east of the parcel. Furthermore, the Ashby de la Zouch canal lies just beyond the south eastern corner of the parcel. However, these significant boundaries are a significant distance from the existing urban edge of Nuneaton meaning that the Green Belt within the parcel is contributing to protecting a significant area of countryside from encroachment.

Land Parcel Ref: N2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: N2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: N2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

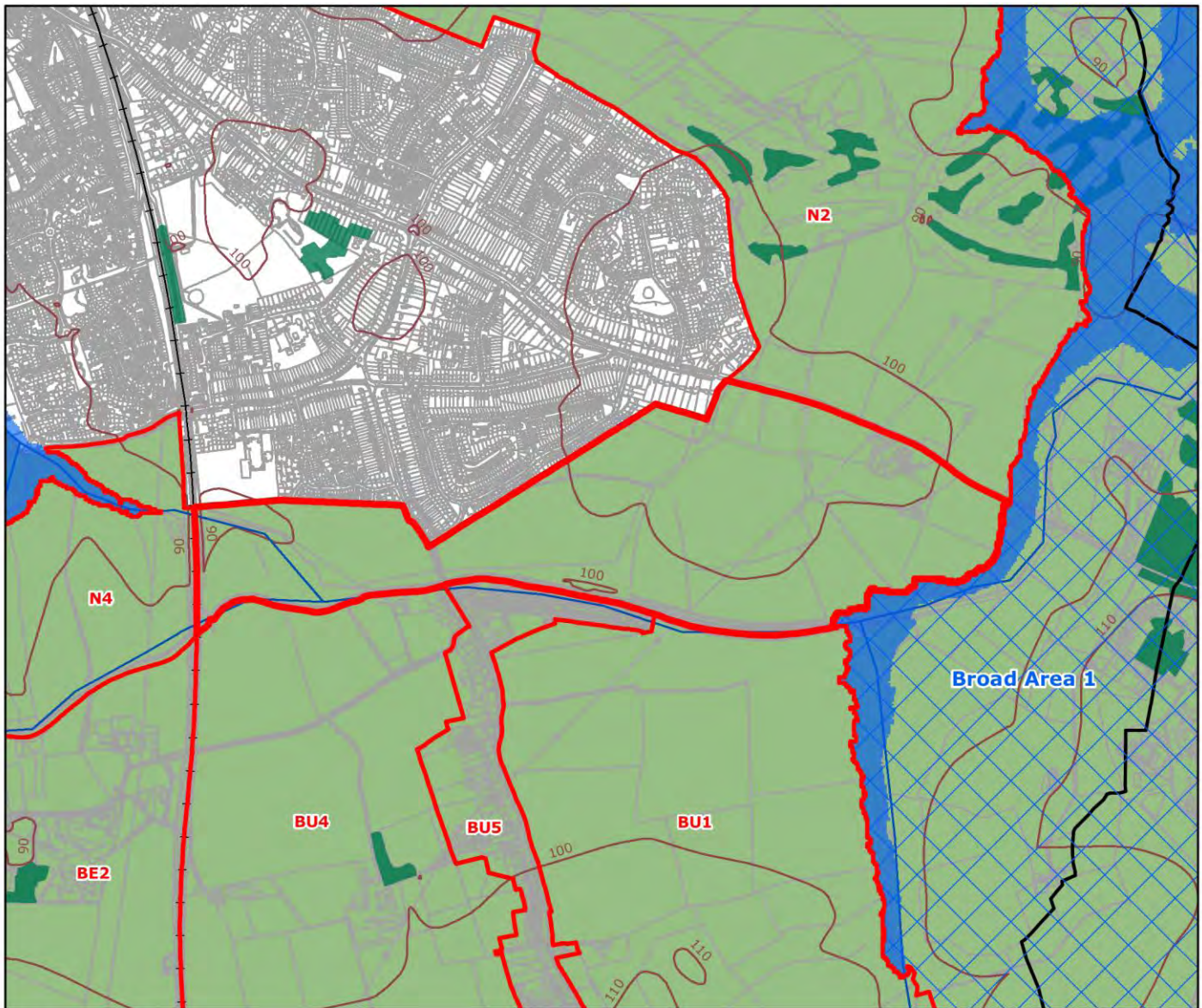
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: N3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - N3

District Boundary	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: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: N3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a strong role in preventing ribbon development southwards along Nuneaton Road towards the village of Bulkington, along the Ashby de la Zouch Canal which runs east/west along the southern border of the parcel and along the Lutterworth road which runs westwards along the northern border of the parcel towards Bramcote.

Issue 1b - Openness

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

Score:

Notes:

The parcel is largely free from development with the exception of a line of pylons which run through the western half of the parcel and large farm which sits on the northern edge of the western half of the parcel.

Land Parcel Ref: N3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the town of Nuneaton to the north and the village of Bulkington to the south. The gap between the two neighbouring settlements is narrowest along Nuneaton Road at less than 150m.

Land Parcel Ref: N3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is largely free from development with the exception of a line of pylons which run through the western half of the parcel and large farm which sits on the northern edge of the western half of the parcel. However, both developments are common in the countryside and are not considered to be urbanising influences on the Green Belt.

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

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

Score:

Notes:

The southern border of the parcel is lined by the Ashby de la Zouch canal. However, the village of Bulkington to the south of the parcel has extended north along Nuneaton Road and abuts the canal's southern side. Therefore, this man-made boundary plays a more limited role in protecting what remains of the wider countryside to the south of the parcel from encroachment. Furthermore, the River Anker plays some role in preventing encroachment of the countryside to the east.

Land Parcel Ref: N3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: N3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: N3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

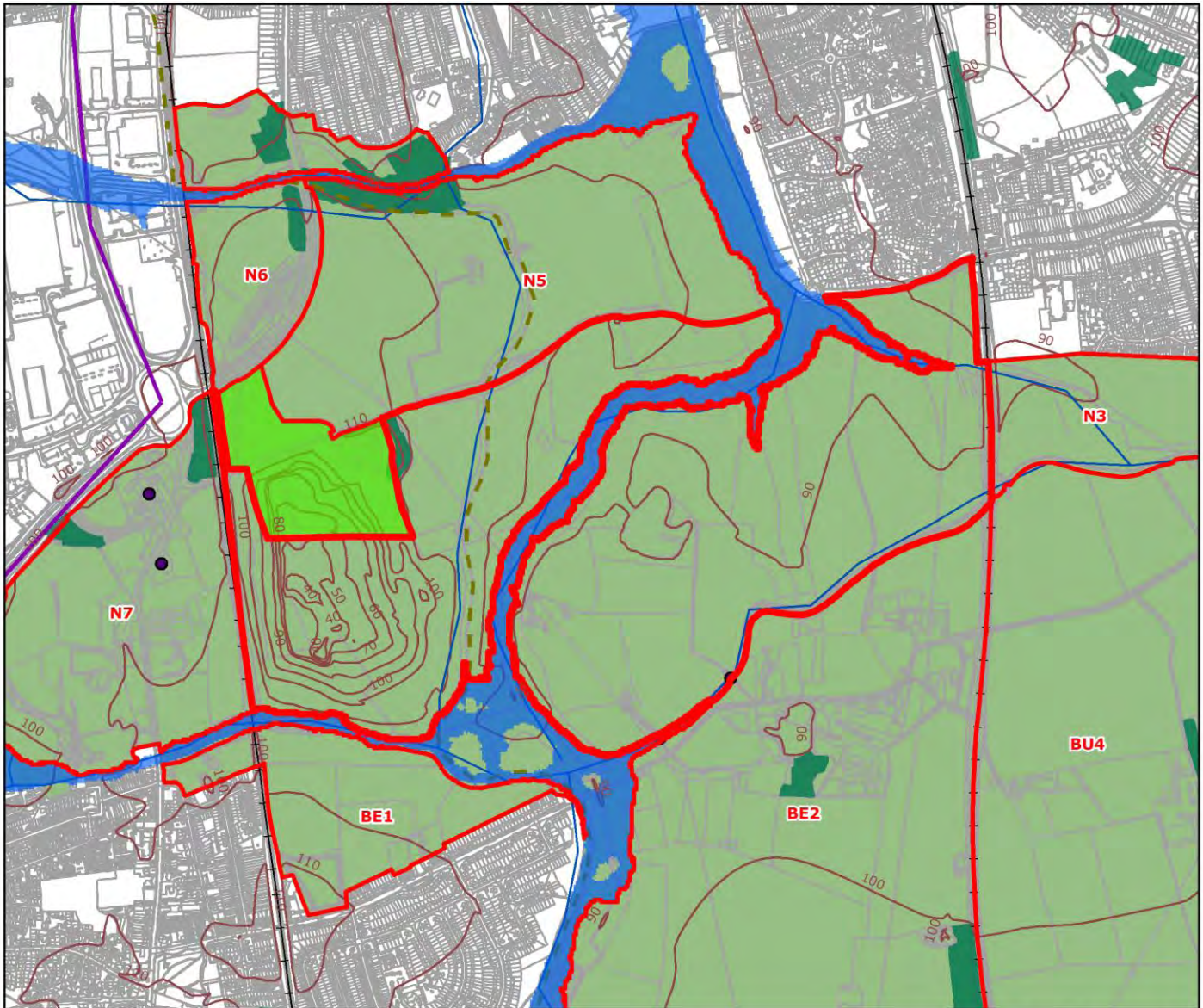
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: N4

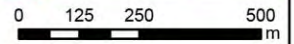
Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - N4

District Boundary	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: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: N4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing ribbon development along Gipsy Lane on the northern edge of the parcel and Marston Lane on its southern edge.

Issue 1b - Openness

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

Score:

Notes:

A large quarry sits in the western third of the parcel. The buildings associated with quarry sit within a SSSI to the north west of the parcel. With the exception of two lines of pylons running through the parcel, the parcel is free from development. The land within the parcel is open and relatively flat agricultural land.

Land Parcel Ref: N4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along the railway line which runs along the western edge of the parcel in between Bedworth and Nuneaton, the gap between the buildings within the two towns is just over 1km wide. The gap widens slightly to the east through the centre of the parcel.

Land Parcel Ref: N4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

A large quarry sits in the western third of the parcel. The buildings associated with quarry sit within a SSSI to the north west of the parcel. These buildings are slightly sunken. With the exception of two lines of pylons running through the parcel, the parcel is free from development. All the land within the parcel is open, relatively flat agricultural land. Therefore, there are no urbanising influences within the Green Belt parcel which represent encroachment of the countryside.

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

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

Score:

Notes:

A railway line runs along the western edge of the parcel connecting Nuneaton and Bedworth. The Coventry canal runs through the centre of the parcel. The Ashby de la Zouch canal forms part of the southern edge of the parcel, meeting a brook with a floodplain designated as flood zone 3b which makes up the rest of the southern boundary. The canal and brook represent a permanent defensible boundary inhibiting the encroachment of the countryside within the parcel and to the north. Urbanising development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the corridor of countryside within the parcel. The Wem Brook, with its significant flood plain, runs through the centre of the parcel. None of the significant boundaries which run through the parcel are considered to significantly protect the countryside between Bedworth and Nuneaton from encroachment, making the Green Belt designation the principle protector of the countryside.

Land Parcel Ref: N4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: N4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: N4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

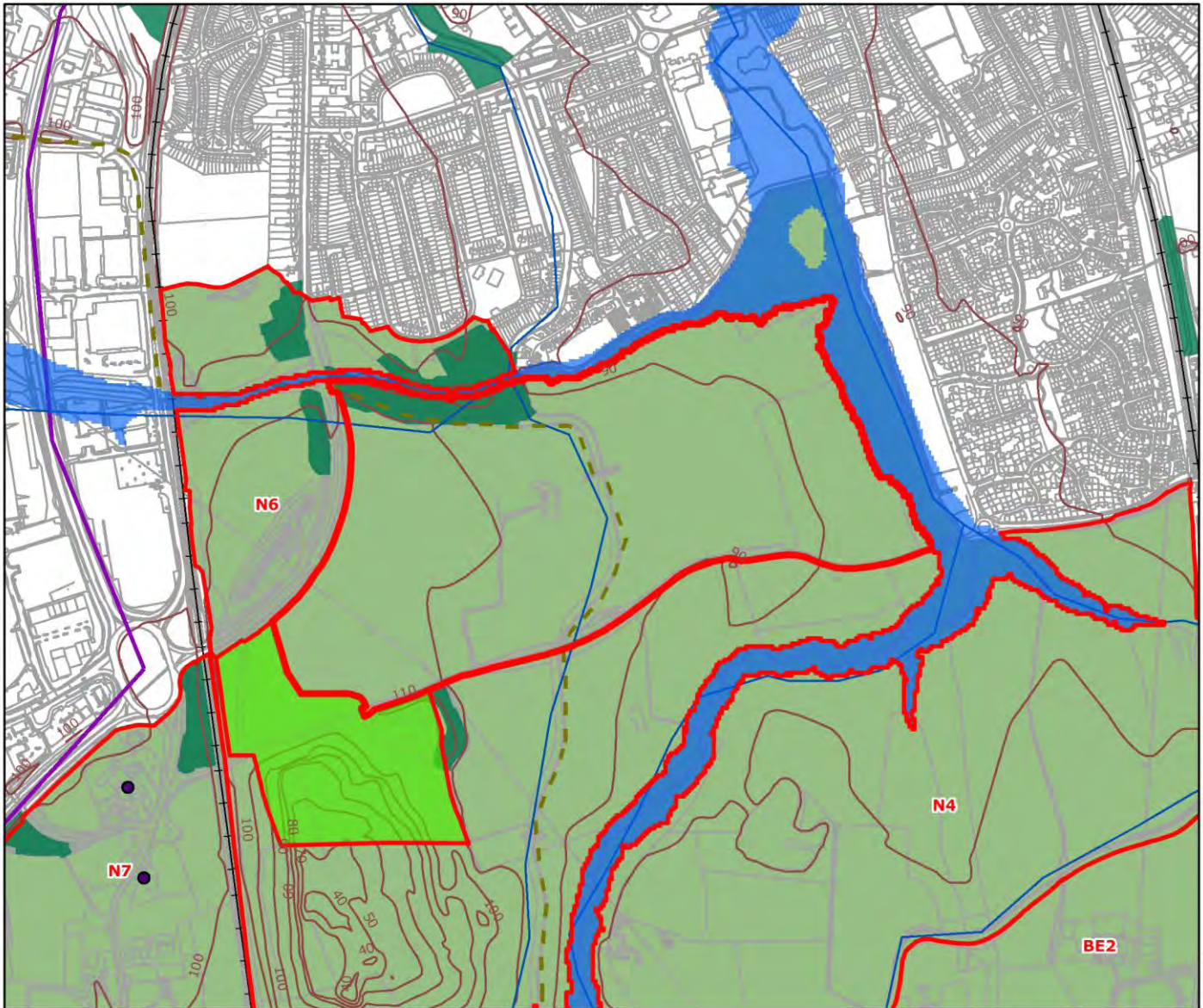
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: N5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



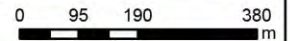
Parcel - N5

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

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

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

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



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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: N5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing ribbon development along Gipsy Lane which runs along the southern edge of the parcel.

Issue 1b - Openness

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

Score:

Notes:

A large quarry borders the south western corner of the parcel. The buildings associated with quarry sit within a SSSI to the south west. With the exception of a line of pylons running through the parcel and a single farm the parcel is free from development. The farm is relatively small and is not considered to have a significant effect on the openness of the Green Belt. The land within the parcel is open, relatively flat agricultural land.

Land Parcel Ref: N5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along the Coventry Canal which runs through the centre of the parcel, the gap between the urban edges of Nuneaton to the north and Bedworth to the south is roughly 1.6km wide.

Land Parcel Ref: N5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

A large quarry borders the south western corner of the parcel. The buildings associated with quarry sit within a SSSI to the south west. With the exception of a line of pylons running through the parcel and a single farm the parcel is free from development. The farm is relatively small and is not considered to have a significant effect on the openness of the Green Belt. It is not considered to be an urbanising influence. The land within the parcel is open, relatively flat agricultural land. Therefore, there are no urbanising influences within the Green Belt parcel which represent encroachment of the countryside.

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

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

Score:

Notes:

A large quarry borders the south western corner of the parcel. The Coventry canal runs through the centre of the parcel. The Griff Brook and Wem Brook, which are designated as Flood Zone 3b form the northern and eastern edges of the parcel, respectively. The brooks represent permanent defensible boundaries inhibiting the encroachment of the countryside within the parcel and to the south. Urbanising development within the parcel would represent a significant breach of these defensible boundaries, and would constitute encroachment of the corridor of countryside within the parcel. None of the boundaries which run through the parcel are considered to significantly protect the countryside between Bedworth and Nuneaton from encroachment, making the Green Belt designation the principle protector of the countryside.

Land Parcel Ref: N5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: N5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: N5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

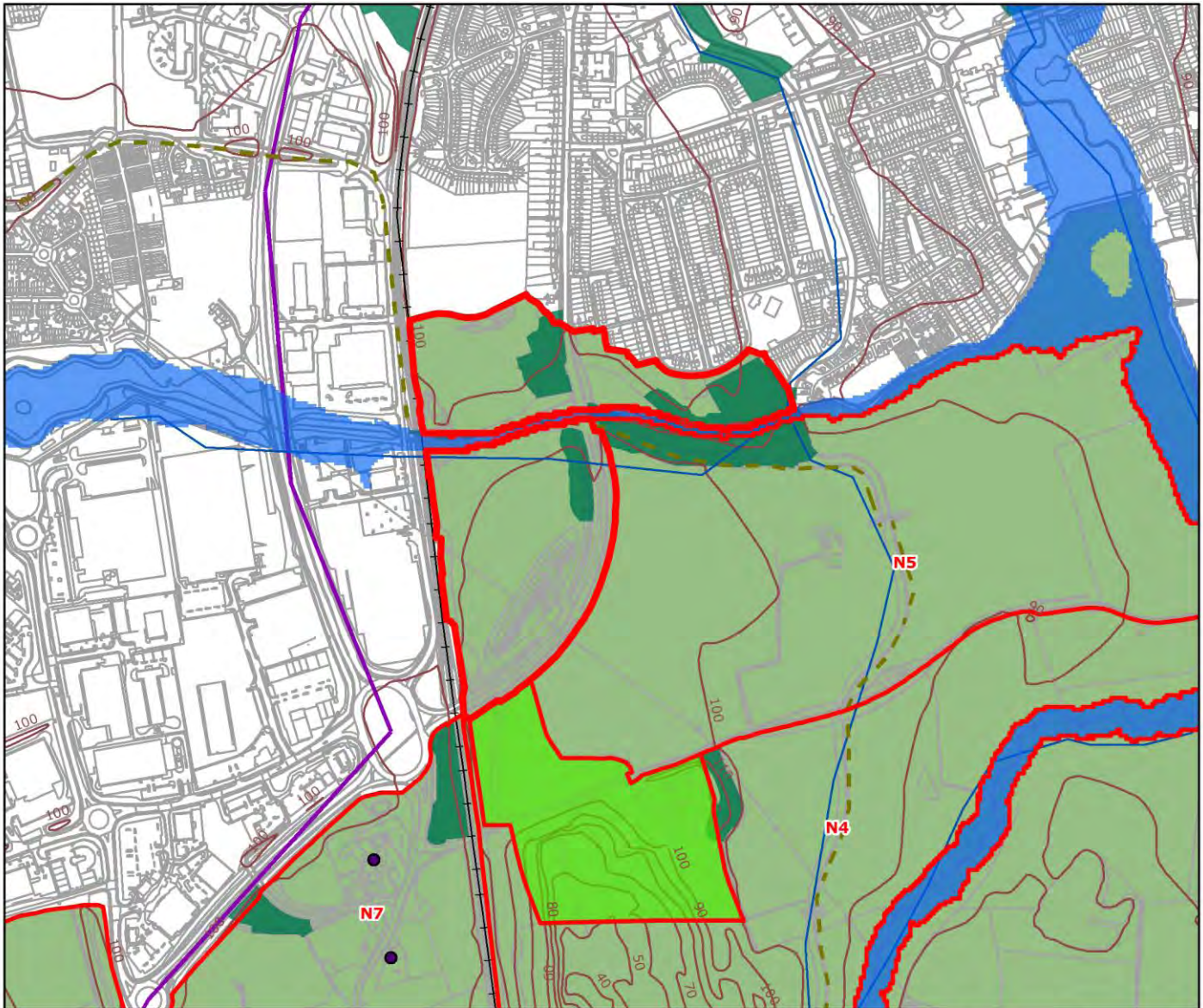
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: N6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - N6

District Boundary	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: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: N6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays some role in preventing further ribbon development along the western side of Coventry Road (B4113). The parcel straddles the road at the northern end of the parcel; however it does not follow a significant enough portion of the road to play a significant role in preventing sprawl.

Issue 1b - Openness

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

Score:

Notes:

Much of the land within the parcel is brownfield land which has grassed over. The only development within the parcel (a gypsy and traveller site consisting of 25 pitches) is located at the southern border of the parcel next to Coventry Road (B4113). The semi-permanent structures and infrastructure associated with this development have compromised the openness of the Green Belt within this portion of the parcel. Furthermore, the openness of the Green Belt within the parcel is further diminished by the urban edges of Nuneaton to the east and west of the parcel. However, much of the parcel is undeveloped and open.

Land Parcel Ref: N6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The urban edge of Nuneaton extends further south closer to Bedworth immediately to the south west of the parcel. Furthermore, the parcel is retained by Coventry Road and Griff Brook. With the development directly to the south west, any development within the parcel would not contribute to narrowing the gap between Nuneaton and Bedworth. Therefore, it is considered that the parcel plays a limited role in maintaining separation between these two settlements.

Land Parcel Ref: N6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

Much of the land within the parcel is brownfield land which has grassed over. The only development within the parcel (a gypsy and traveller site consisting of 25 pitches) is located at the southern border of the parcel next to Coventry Road (B4113). The semi-permanent structures and infrastructure associated with this development have urbanised the countryside in the southern portion of the parcel and compromised the openness of the Green Belt. In addition, the countryside within the parcel is urbanised further by the urban edges of Nuneaton to the east and west of the parcel and development of the new Bermuda Park railway station at its western edge. However, much of the parcel is undeveloped and open and still retains some of the characteristics of countryside.

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

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

Score:

Notes:

Griff Brook, which is designated as Flood Zone 3b, runs through the northern half of the parcel and forms the southern edge of the portion of the parcel which lies to the east of Coventry Road (B4113). A small portion of the eastern boundary of the parcel is bordered by the Coventry canal. Furthermore, the rest of the parcel is retained by Coventry Road (B4113) which although not a dual carriage way is a similar width. The size of this road coupled with its close proximity to the existing urban edge of Nuneaton ensure that this boundary in combination with Griff Brook make a significant contribution to protecting the countryside immediately to the south of the parcel.

Land Parcel Ref: N6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: N6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: N6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

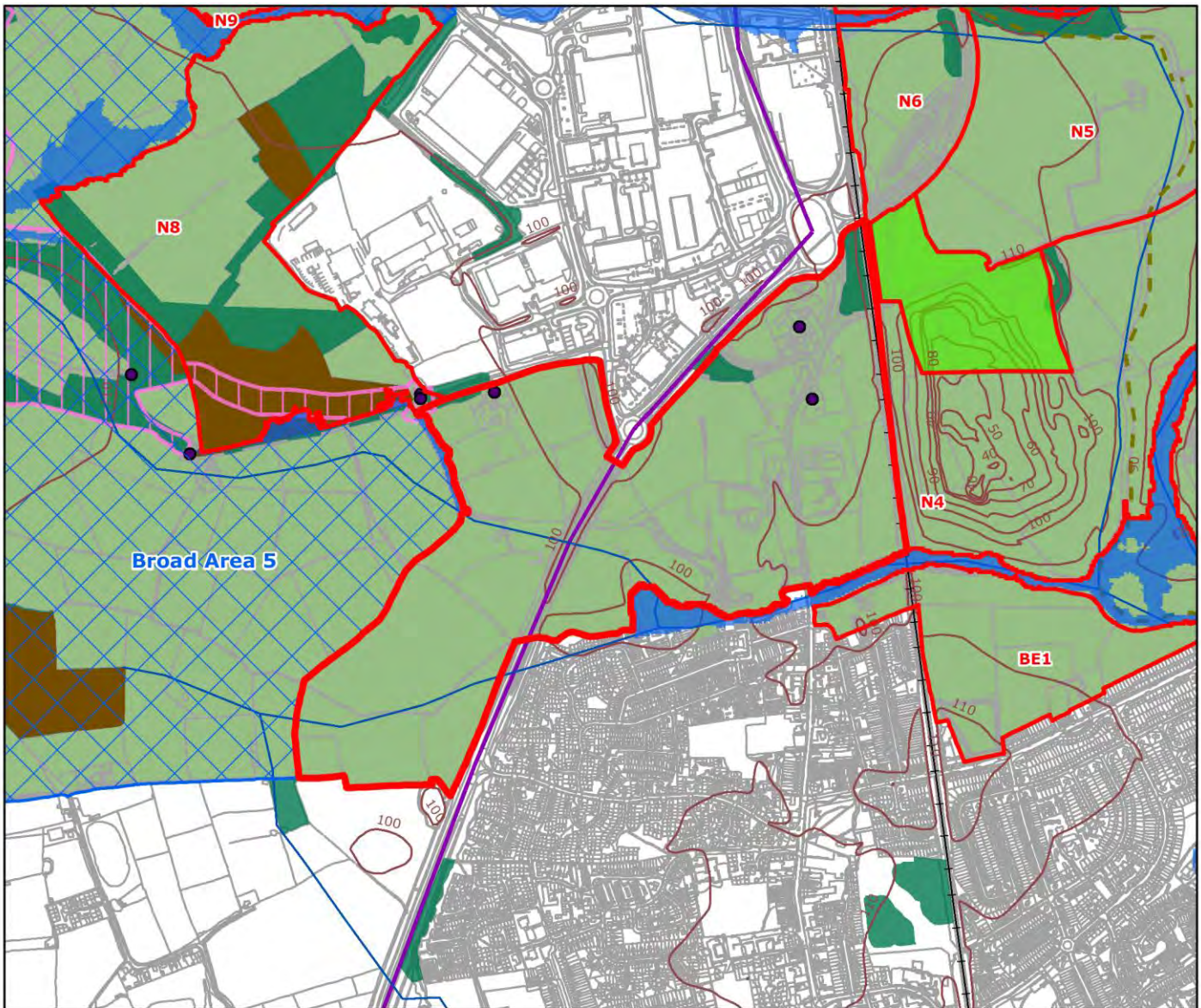
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: N7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - N7

District Boundary	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: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: N7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a significant role in preventing further ribbon development along Coventry Road which connects Nuneaton with Bedworth.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains two farms, a large hotel near the northern tip of the parcel, a large restaurant to the east of Coventry Road and a single dwelling near the southern border of the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, a significant proportion of the parcel is undeveloped and open agricultural fields.

Land Parcel Ref: N7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along the Bedworth Bypass (A444) dual carriageway which runs through the centre of the parcel the distance between the town of Bedworth in the south and Nuneaton in the north is roughly 550m.

Land Parcel Ref: N7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains two farms a single dwelling near the southern border of the parcel which are not considered to be urbanising influences on the countryside with the parcel due to the fact that such developments are common in the countryside. However, the large hotel near the northern tip of the parcel and the large restaurant to the east of Coventry Road and their associated car parks are considered significant urbanising influences in the northern half of the parcel. The buildings associated with these developments urbanise and compromise the openness of the Green Belt within their immediate vicinity; however, a significant proportion of the parcel is undeveloped and open agricultural fields.

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

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

Score:

Notes:

The Bedworth Bypass (A444) dual carriageway and a railway line run through the parcel in between Nuneaton and Bedworth. However, both significant boundaries are perpendicular to the urban edges of Nuneaton and Bedworth and therefore provide little protection to the countryside between the two towns from encroachment.

Land Parcel Ref: N7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: N7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: N7

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

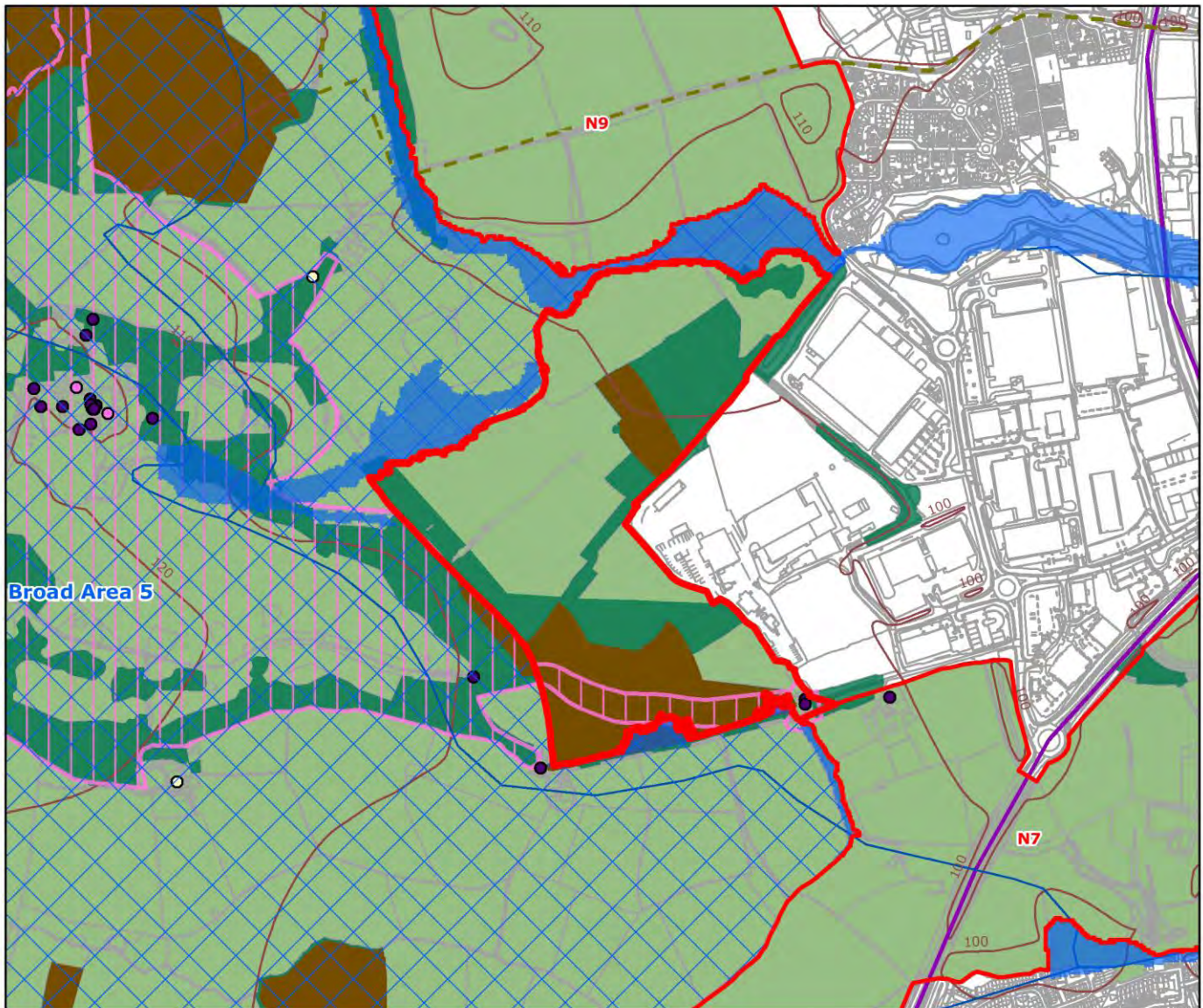
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: N8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - N8

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: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: N8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is bordered by and contains no roads suitable for sprawling ribbon development out of Nuneaton. Therefore, the parcel plays no role in preventing ribbon development.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains no development. Therefore, there are no buildings which inhibit the openness of the Green Belt. The large buildings in the Bermuda Park Industrial Estate overlook the open land within the parcel; however, their influence on its openness is mitigated by the significant amount of woodland which surrounds the Bermuda Park Industrial Estate.

Land Parcel Ref: N8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured through the centre of the parcel, the village of Astley is located roughly 3.2km to the west of the urban edge of Nuneaton.

Land Parcel Ref: N8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains no development; the site visit revealed that the land is mostly scrub and appears to be made or reclaimed land, possibly from past mine working. Therefore, there are no buildings which inhibit the openness of the Green Belt or act as an urbanising influence. The large buildings in the Bermuda Park Industrial Estate overlook the open land within the parcel; however, their influence on its openness and the integrity of its character as countryside is mitigated by the significant amount of woodland which surrounds the Bermuda Park Industrial Estate.

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

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

Score:

Notes:

The northern and southern borders of the parcel are bordered by brooks, the flood plains of which are designated as Flood Zone 3b. The brooks play a minor role in preventing the encroachment of the countryside to the north and south of the Green Belt parcel; however, there are no significant boundaries protecting the countryside to the west.

Land Parcel Ref: N8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: N8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: N8

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

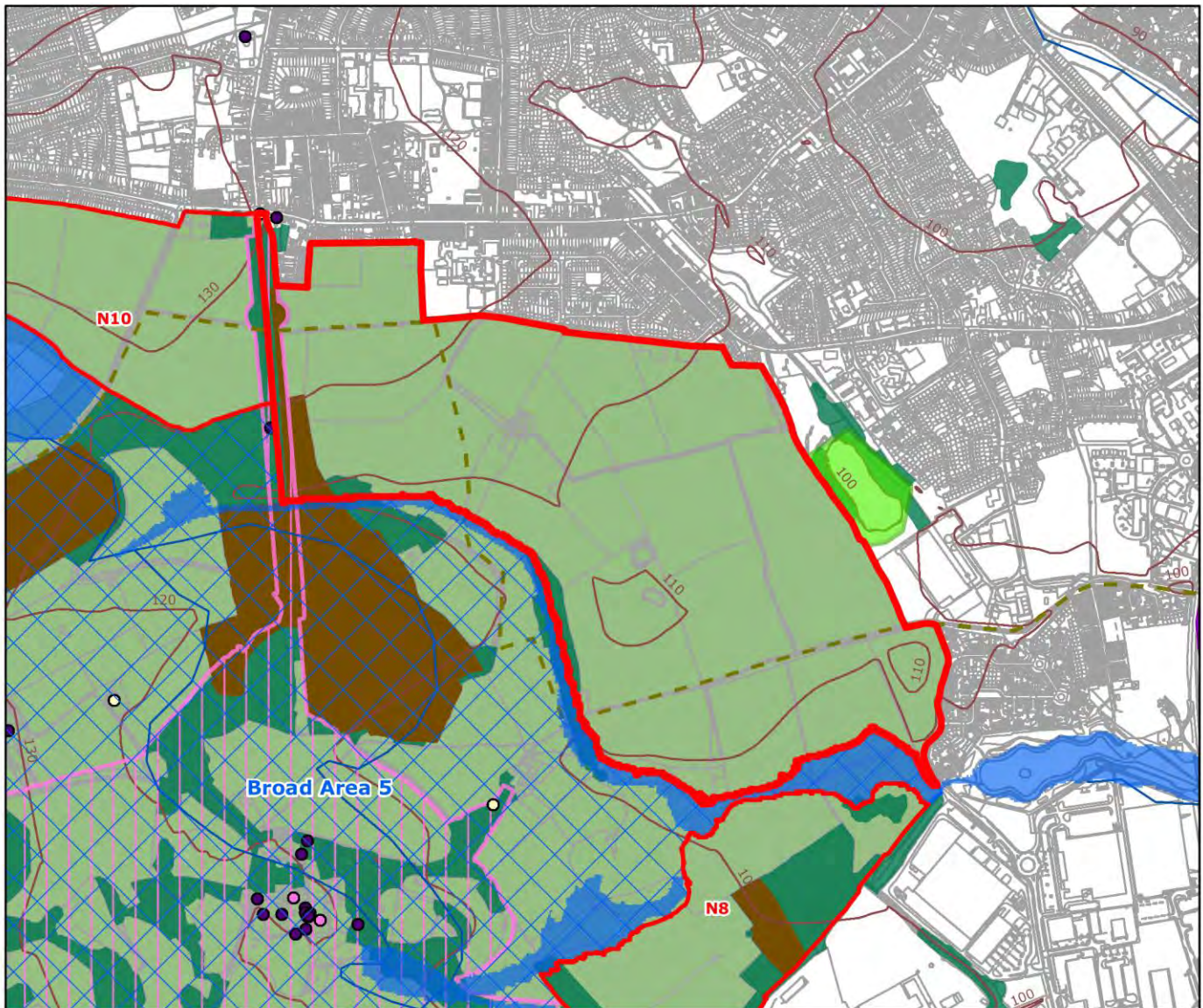
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: N9

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - N9

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

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: N9

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is bordered by and contains no roads suitable for sprawling ribbon development out of Nuneaton. Therefore, the parcel plays no role in preventing ribbon development.

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: N9

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: N9

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: N9

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: N9

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: N9

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

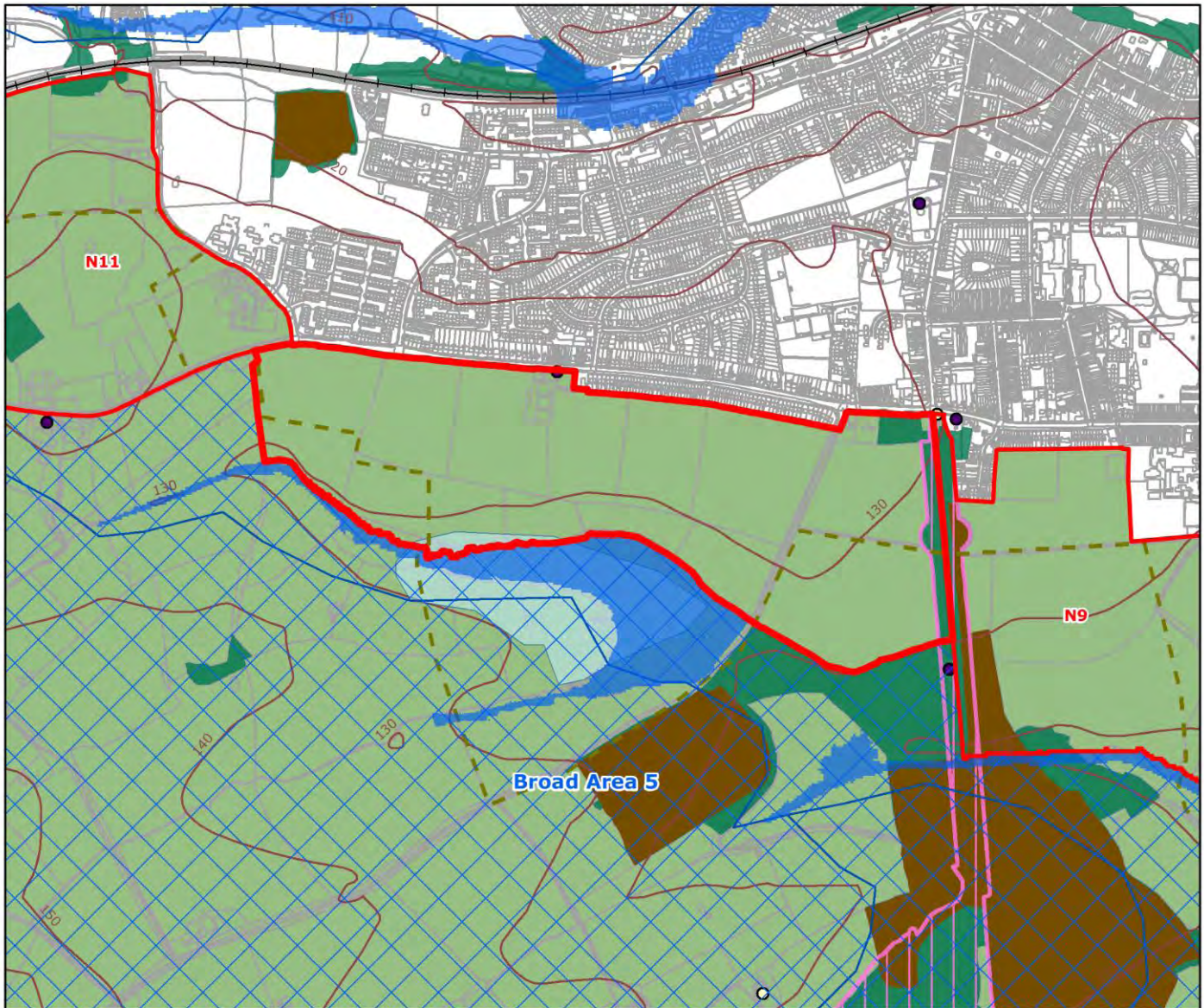
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: N10

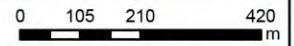
Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - N10

District Boundary	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: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: N10

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: N10

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: N10

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: N10

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: N10

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: N10

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

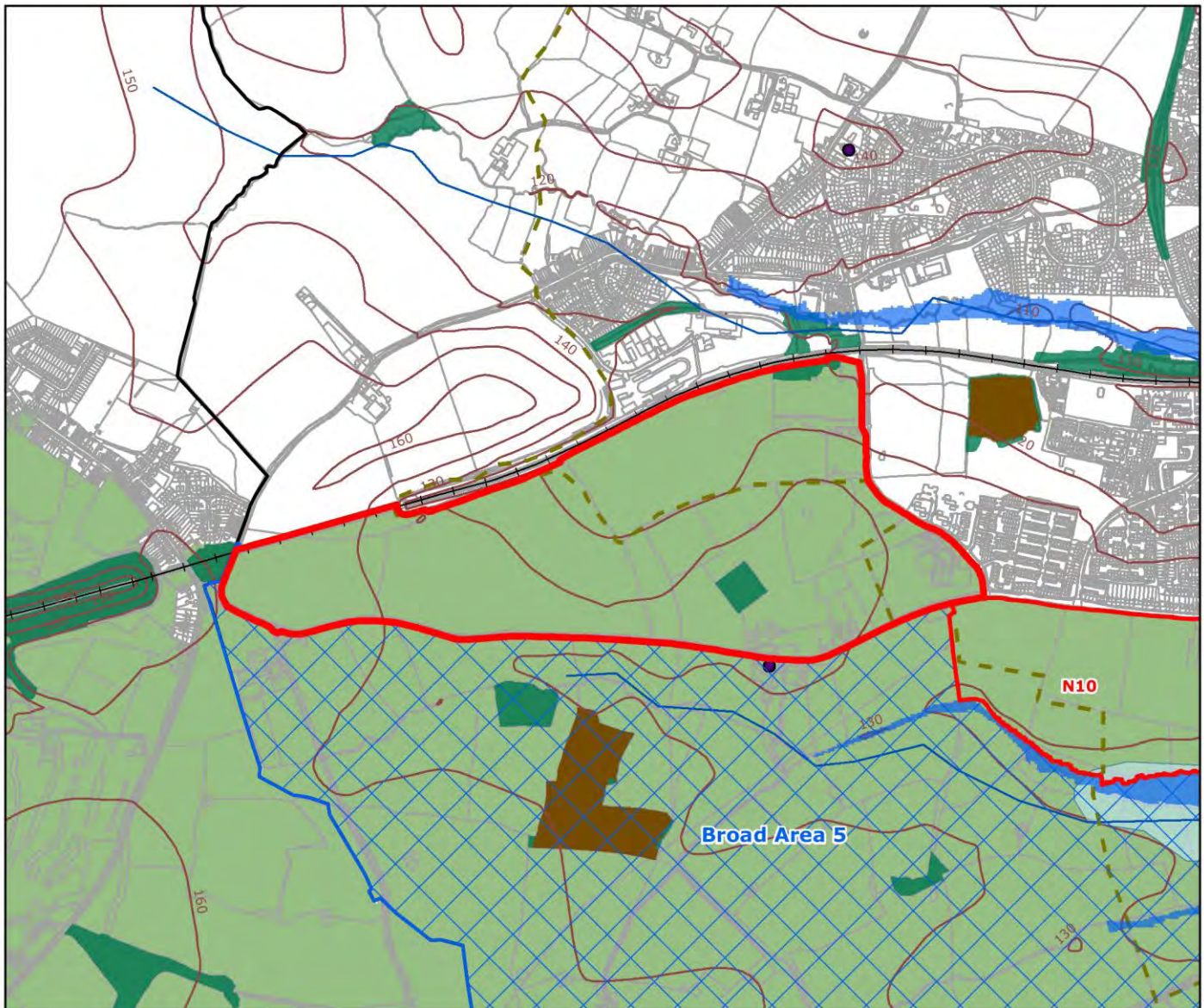
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: N11

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - N11

District Boundary	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: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: N11

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing ribbon development westwards along the northern edge of Ansley Road towards the village of Ansley.

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: N11

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: N11

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: N11

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: N11

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: N11

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

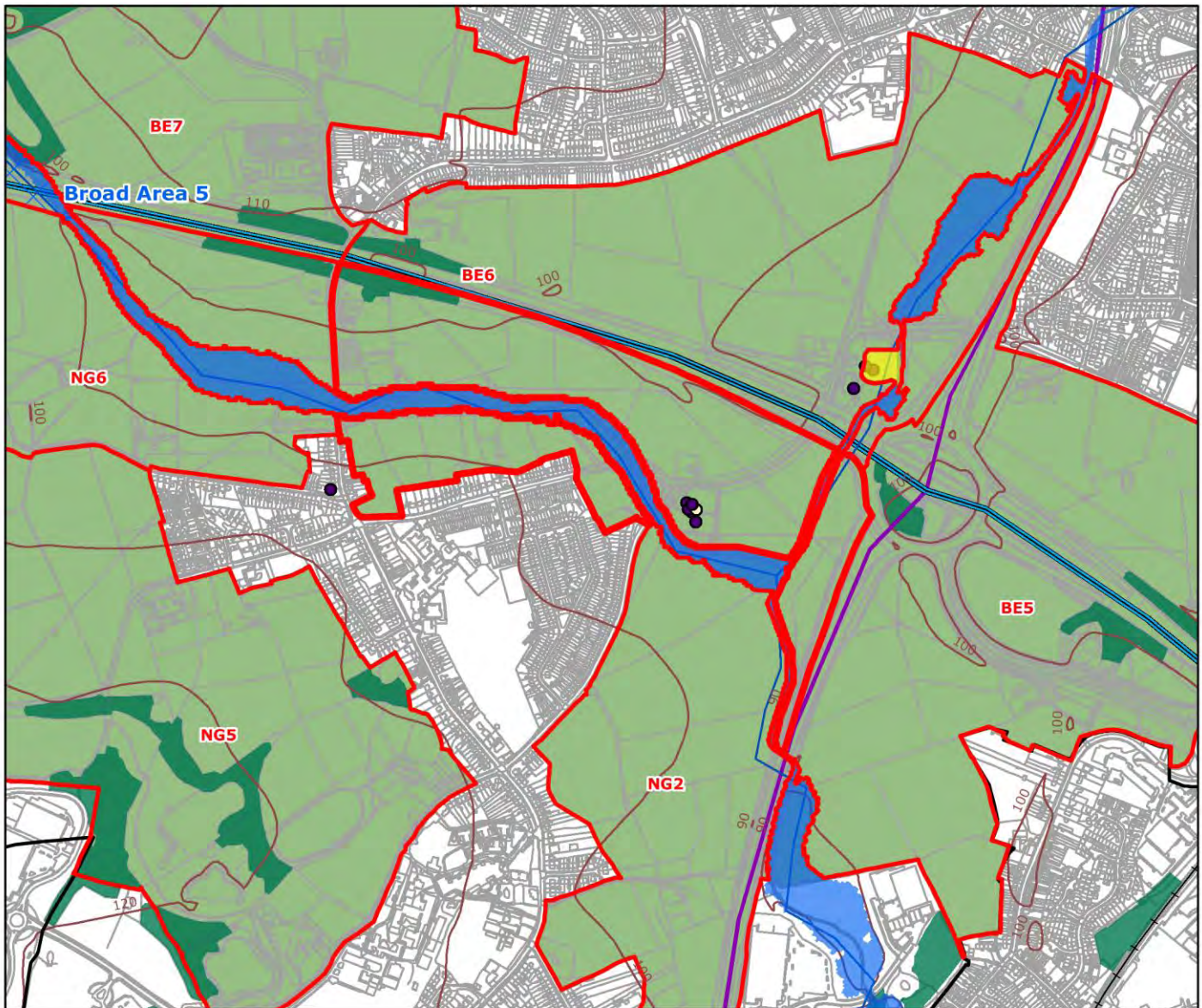
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: NG1

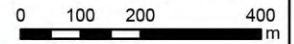
Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - NG1

District Boundary	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: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: NG1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing ribbon development along Church Lane and Royal Oak Lane.

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: NG1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Ash Green in the south and Bedworth to the north. The settlements are unlikely to merge due to the presence of significant boundaries between them; however, the development of all the countryside between them would give the appearance of merging at the landscape scale. Measured along Royal Oak Lane, which runs through the centre of the parcel, the distance between Ash Green and Bedworth is roughly 400m.

Land Parcel Ref: NG1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

Two significant boundaries assist in safeguarding the countryside directly to the north, south and east of the parcel: the M6 motorway and the River Sowe. However, encroachment of the countryside to the north and east of the significant boundaries in parcels BE5 and BE6 would significantly increase the importance of the Green Belt in the parcel in preventing encroachment of the remaining countryside between Ash Green and Bedworth.

Land Parcel Ref: NG1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: NG1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: NG1

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

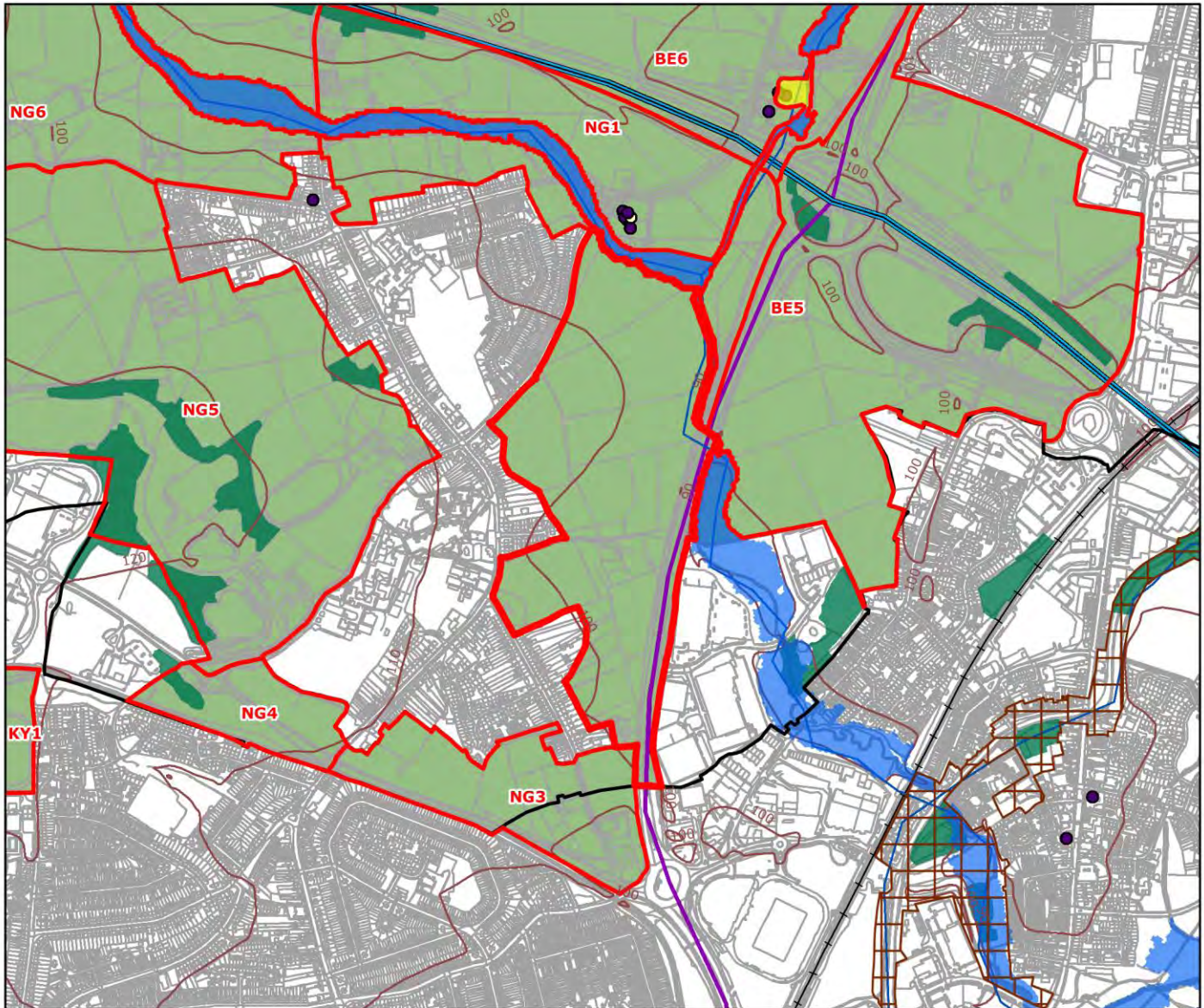
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: NG2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - NG2

District Boundary	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: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: NG2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: NG2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: NG2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: NG2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: NG2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: NG2

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

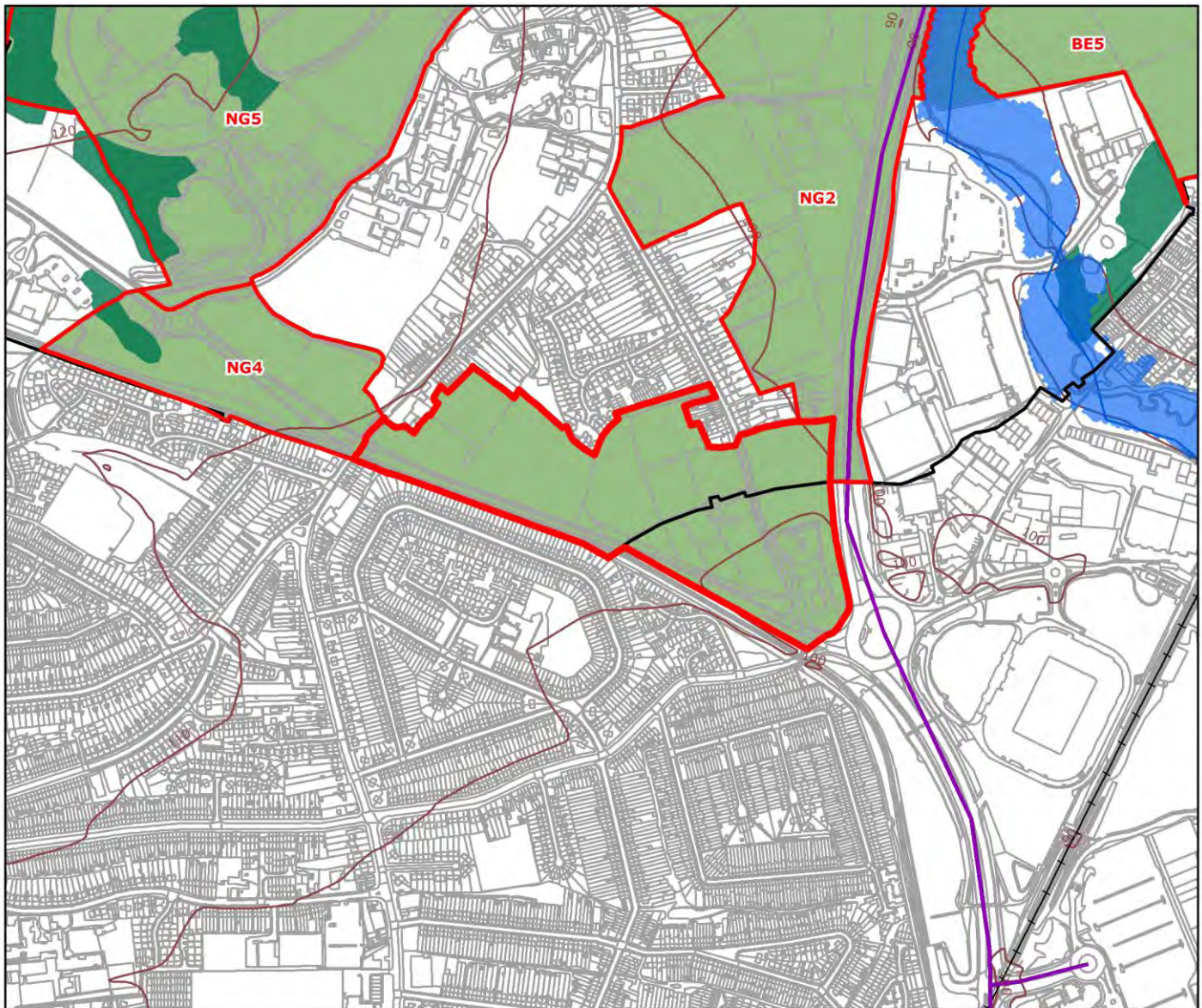
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: NG3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - NG3

Parcel - NG3		Other Information	
District Boundary	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: Nuneaton and Bedworth Borough Council

Other Authorities: Coventry City Council

Land Parcel Ref: NG3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: NG3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: NG3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: NG3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: NG3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: NG3

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: NG4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - NG4

District Boundary	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

0 65 130 260 m



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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: NG4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing ribbon development along Winding House Lane and Wheelwright Lane.

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: NG4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: NG4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: NG4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: NG4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: NG4

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

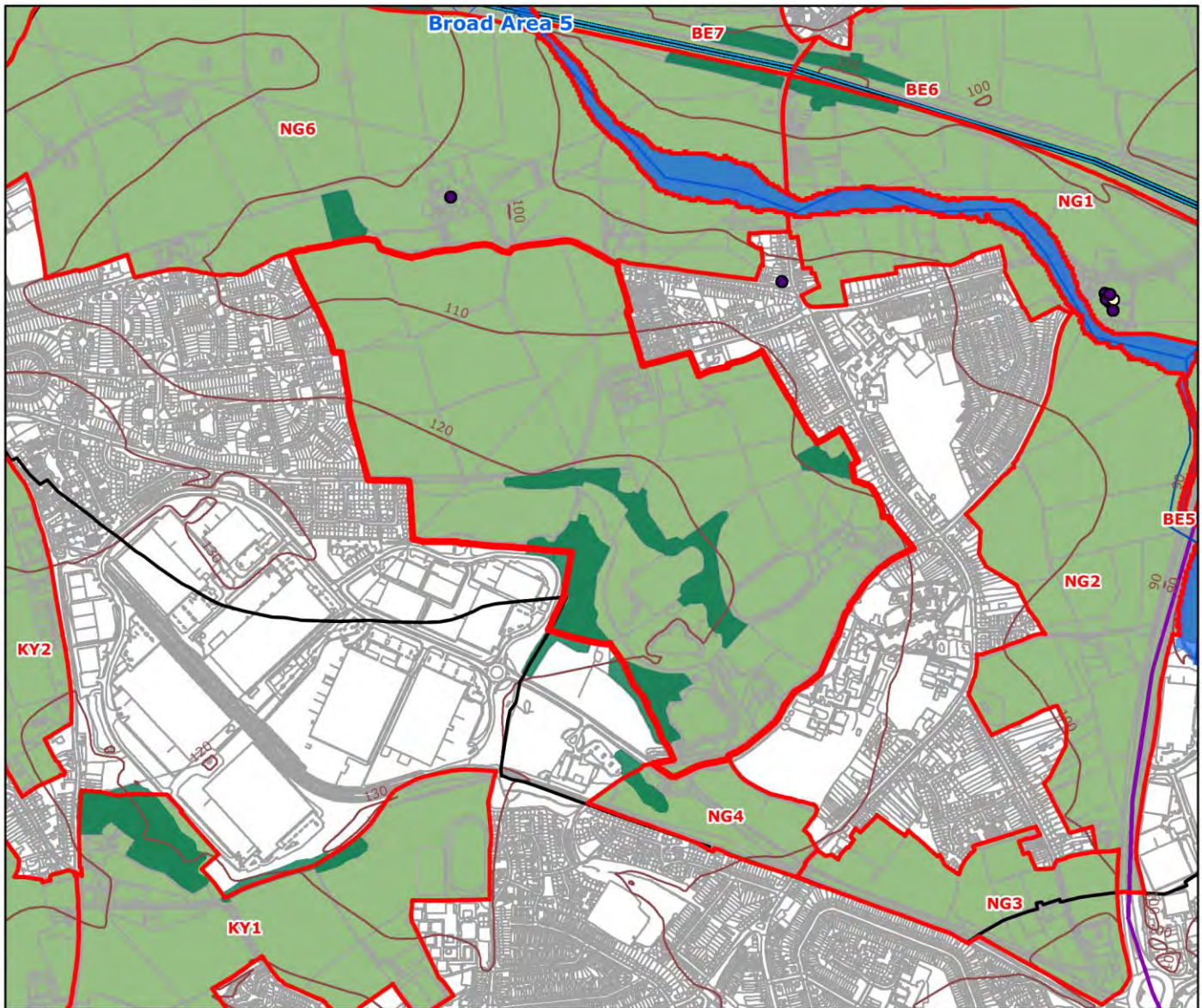
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: NG5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Parcel - NG5

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

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Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: NG5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing ribbon development along Blackberry Lane, New Road and Newland Lane.

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: NG5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: NG5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

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

Land Parcel Ref: NG5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: NG5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: NG5

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

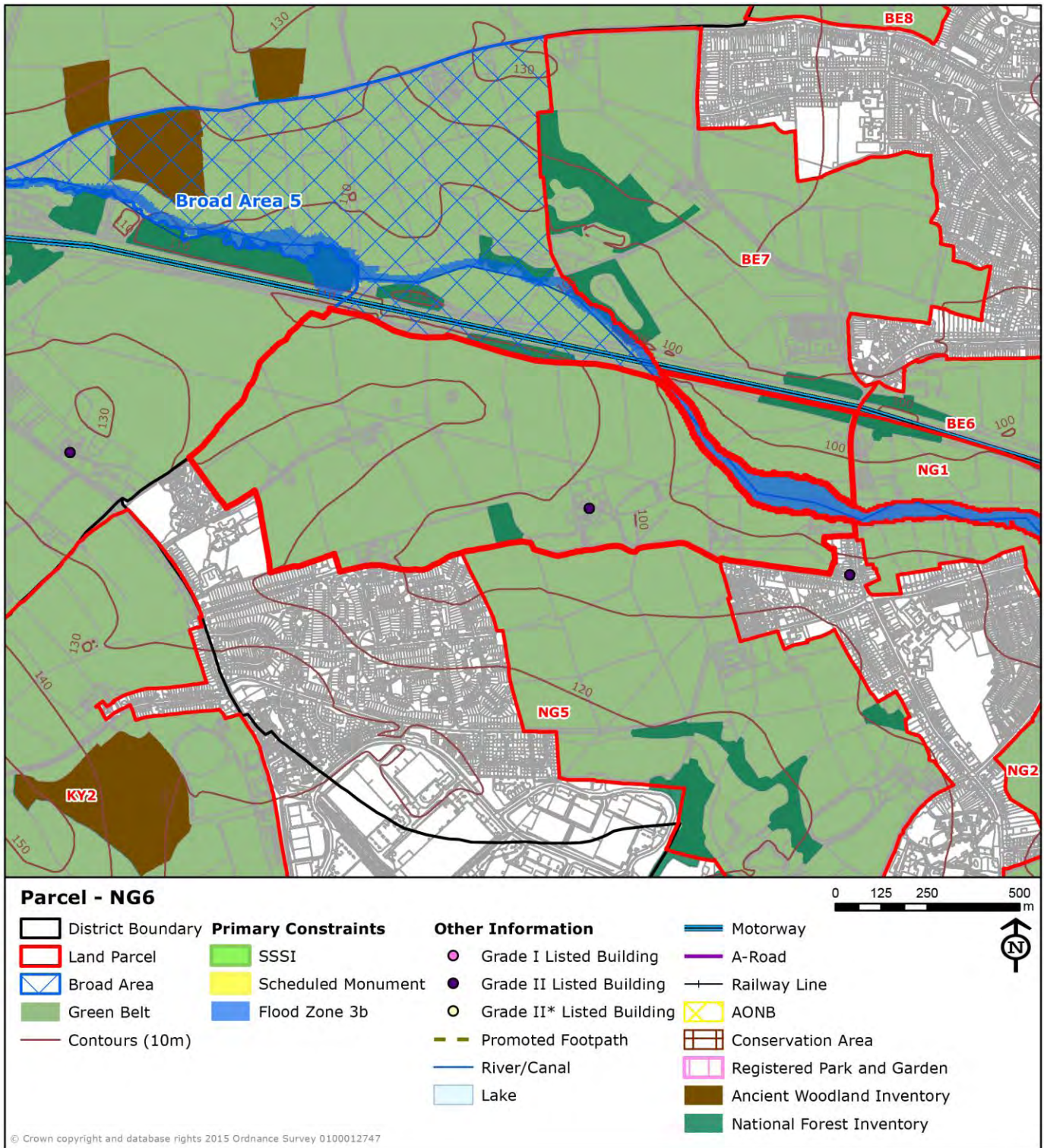
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: NG6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel



Main Authority: Nuneaton and Bedworth Borough Council

Other Authorities: N/A

Land Parcel Ref: NG6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing ribbon development along Grove Lane and Royal Oak Lane.

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: NG6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

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

Land Parcel Ref: NG6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

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

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

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

Score:

Notes:

Two significant boundaries assist in safeguarding the countryside directly to the north of the parcel: the M6 motorway and the Breach Brook/River Sowe. However, there are no boundaries along the east/west axis of the parcel, along or immediately beyond the western boundary which would help to prevent encroachment of the countryside within the parcel and to the west. However, encroachment of the countryside to the north of the significant boundaries in parcel BE7 would significantly increase the importance of the Green Belt in the parcel in preventing encroachment of the remaining countryside between Ash Green and Keresley Newlands in the south from Bedworth in the north.

Land Parcel Ref: NG6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: NG6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: NG6

Main Authority: Nuneaton and Bedworth Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20