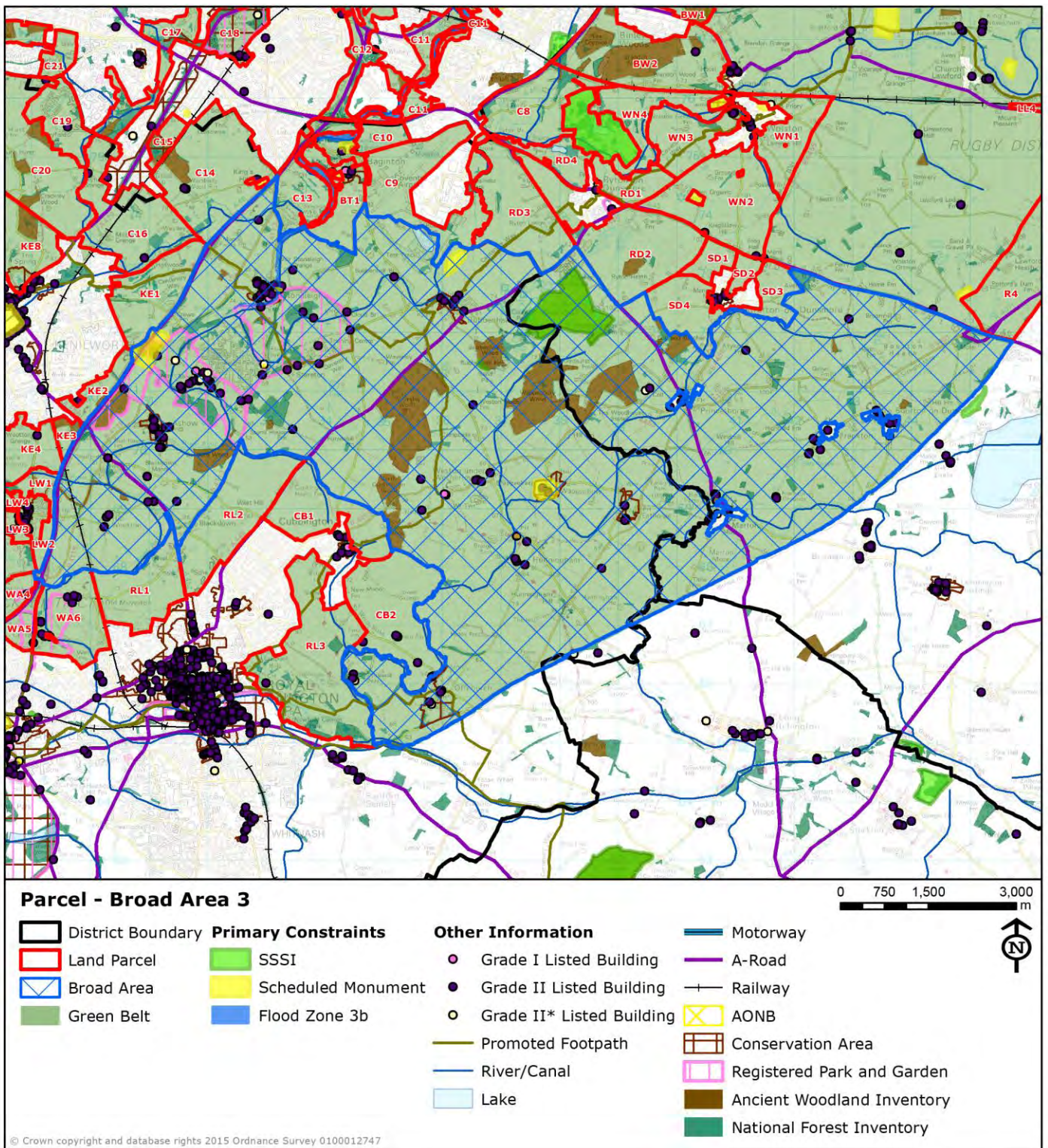


Warwick Green Belt Assessment Sheets

Land Parcel Ref: Broad Area 3

Main Authority: Warwick District Council

Parcel Type: Broad Area



Main Authority: Warwick District Council

Other Authorities: Rugby Borough Council

Land Parcel Ref: Broad Area 3

Main Authority: Warwick District Council

Parcel Type: Broad Area

General Notes

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

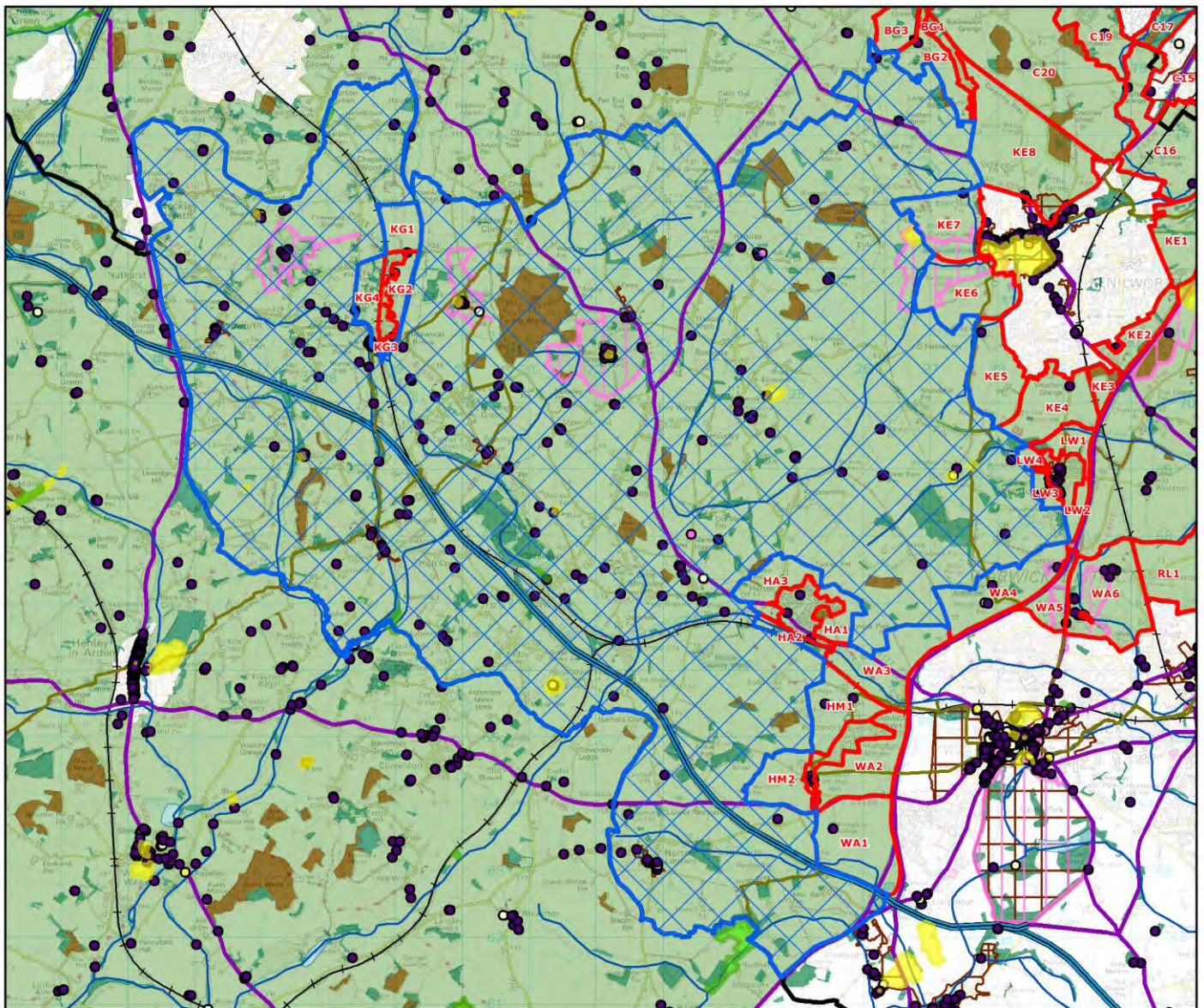
The area makes a considerable contribution to all the purposes of Green Belt:

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

Land Parcel Ref: Broad Area 4

Main Authority: Warwick District Council

Parcel Type: Broad Area



Parcel - Broad Area 4

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

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Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: Broad Area 4

Main Authority: Warwick District Council

Parcel Type: Broad Area

General Notes

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

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

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

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

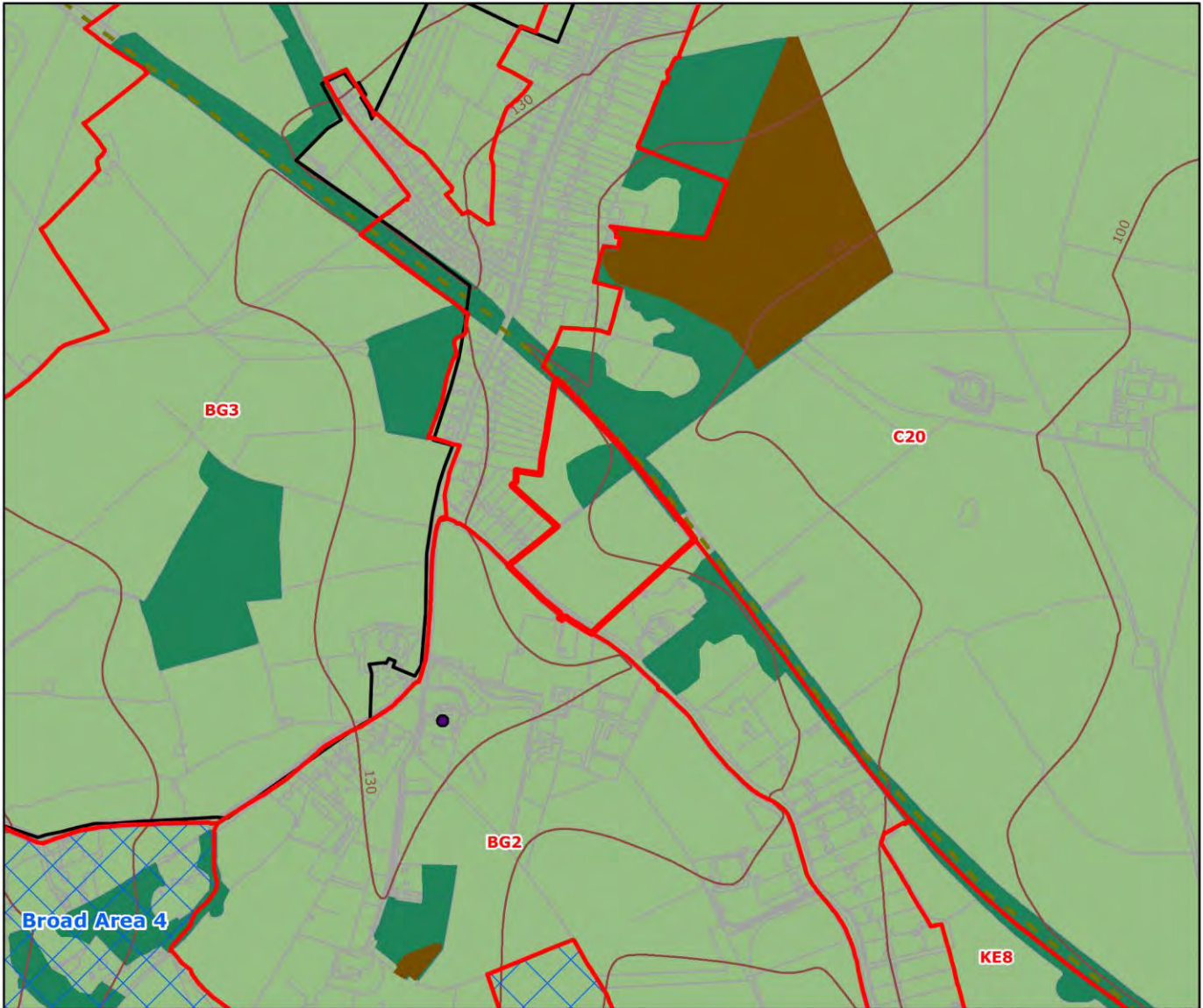
however, there are limited views in to the historic core of Coventry to the north.

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

Land Parcel Ref: BG1

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - BG1

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

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

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

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

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Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: BG1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays some role in preventing further ribbon development along Red Lane towards the centre of the village of Burton Green.

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: BG1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The development of Broadwell Woods residential park effectively means that this parcel forms part of the settlement of Burton Green.

Land Parcel Ref: BG1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains Broadwell Woods residential park.

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

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

Score:

Notes:

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

Land Parcel Ref: BG1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: BG1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: BG1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

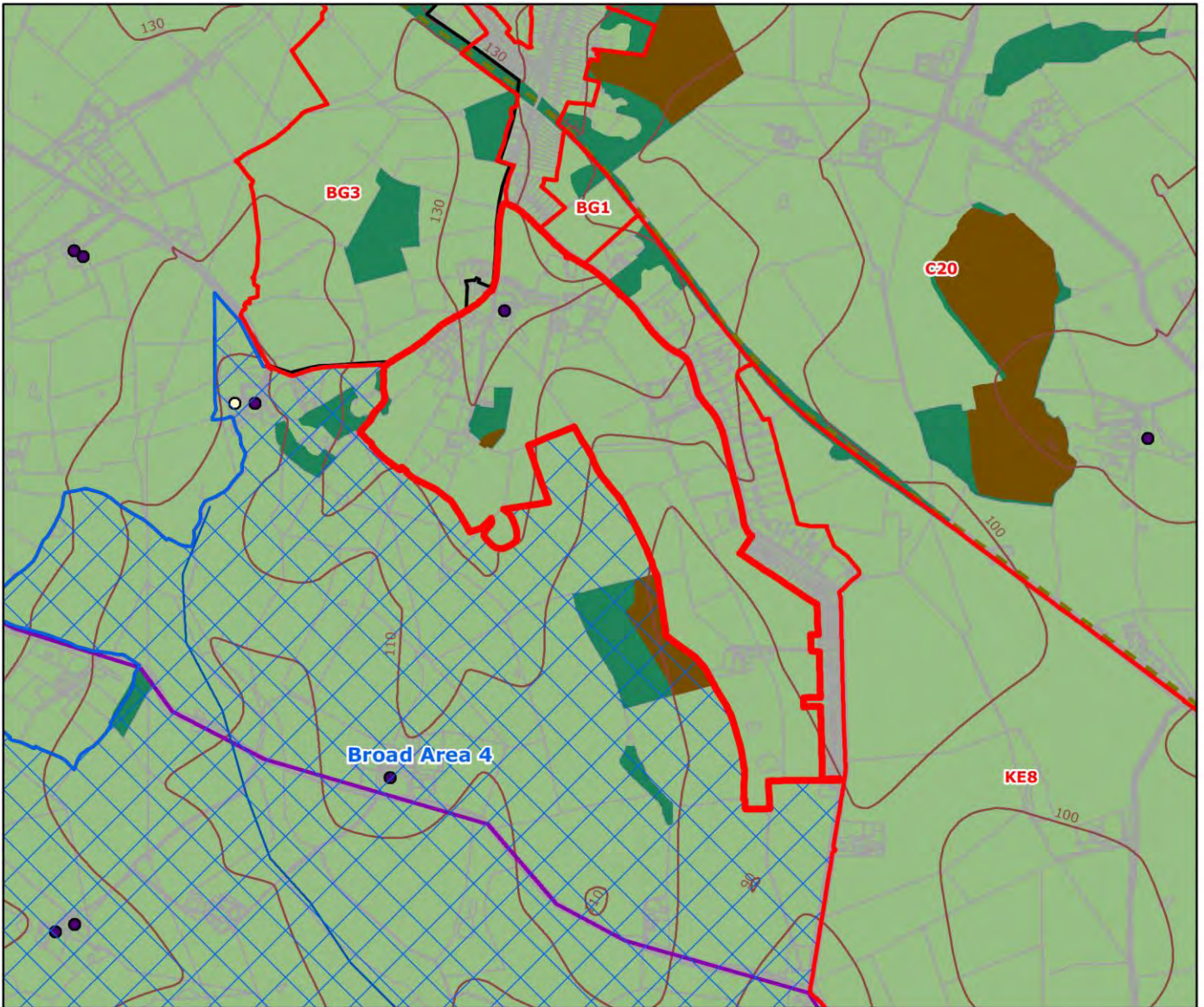
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: BG2

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - BG2

District Boundary	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: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: BG2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

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

Land Parcel Ref: BG2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel forms part of an important strategic gap between Coventry and Kenilworth. However, the value of this strategic gap in maintaining separation between the two settlements has been undermined by **the significant ribbon development that has occurred along Red Lane – a clear southern extension to the village of Burton Green** which is connected to Coventry. Due to the presence of this sprawl along the entire eastern edge of the parcel, it is considered that the parcel makes an equally, if not more important, contribution to maintaining separation between the village of Burton Green and the village of Honiley, which is roughly 4km to the south west.

Land Parcel Ref: BG2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The land parcel is lined by residential development along Hob Lane and Red Lane. This development compromises the openness of the Green Belt along its north western and north eastern edges. In addition, the parcel contains other development, including a farm, subterranean reservoir, a primary school, isolated dwellings and a plant nursery. However, none of these developments are considered to be urbanising influences.

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

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

Score:

Notes:

There are no significant or less significant boundaries within or in close proximity to the parcel which help to inhibit encroachment of the countryside within the parcel and immediately beyond it.

Land Parcel Ref: BG2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: BG2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: BG2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

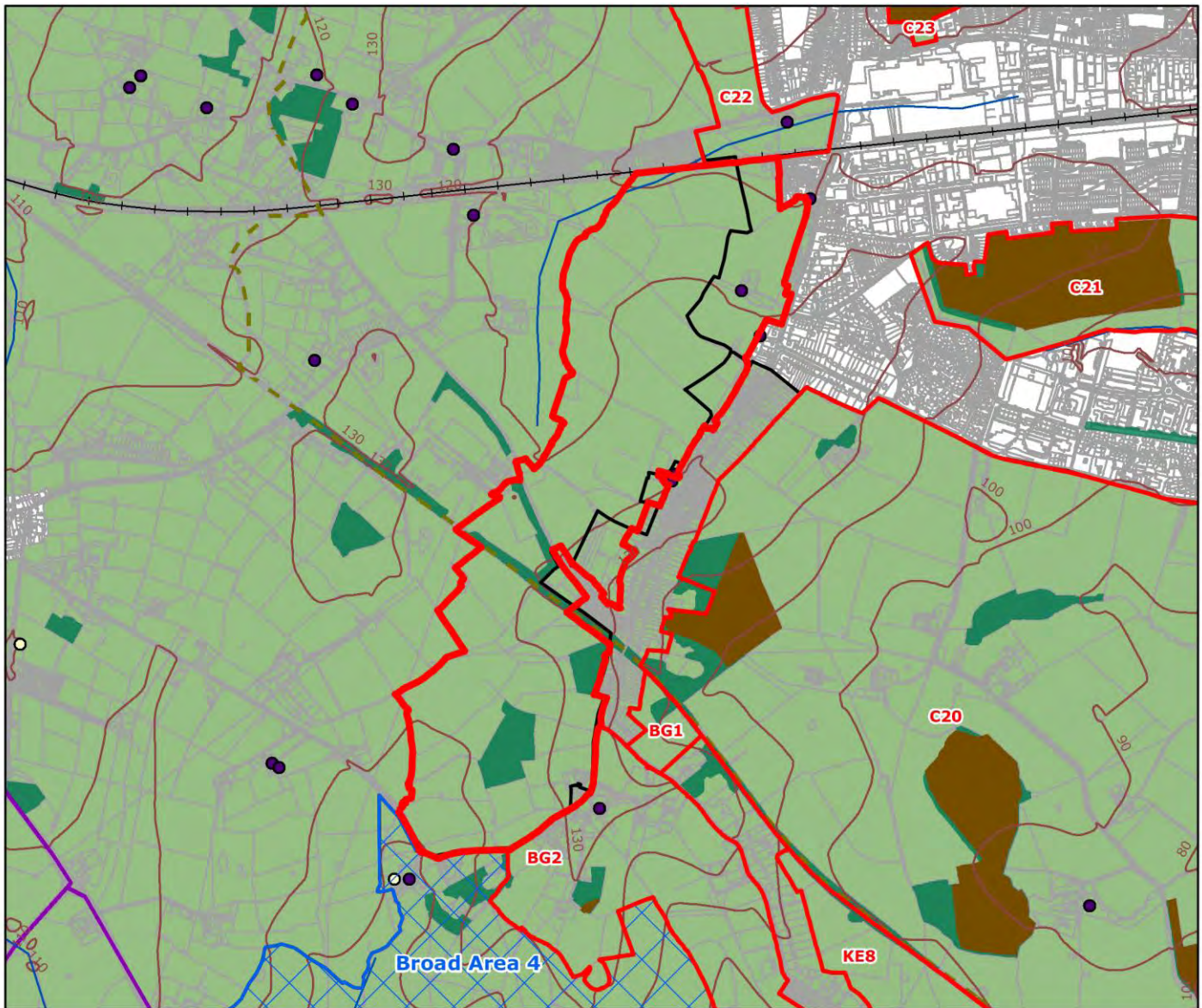
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: BG3

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel



Parcel - BG3

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: Solihull Borough Council

Other Authorities: Coventry City Council & Warwick District Council

Land Parcel Ref: BG3

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

This parcel helps prevent development along Hodgett's Lane, where some ribbon development has already occurred.

Issue 1b - Openness

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

Score:

Notes:

Openness is compromised by a farm in the southern corner of the parcel and Berkswell electricity substation; the remainder of the parcel contains no development and is comprises open agricultural land with pockets of woodland, large residential gardens and paddocks. In conjunction with the development on the eastern side of Hob Lane, the farm plays a more significant role in compromising the openness of the Green Belt within BG2 than BG3.

Land Parcel Ref: BG3

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

There is a distance of 1.7km between the westernmost point of Burton Green (which is connected to Coventry) and Balsall Common to the west.

Land Parcel Ref: BG3

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

Land within the parcel has the characteristics of countryside. There is one farm in the southern corner of the development; however this is not considered to be an urbanising influence. Most of the parcel has no development and is comprised of open farmland and copses but pylons cross the parcel and it contains Berkswell substation.

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

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

Score:

Notes:

The Kenilworth Greenway runs along an old railway line with an embankment through the southern half of the parcel. The Greenway roughly traces the proposed route of HS2 which is planned to cut through the parcel. Furthermore, the existing main railway line, at the parcel's northern border, represents a significant boundary. All these boundaries run perpendicular to the edge of Burton Green and therefore play no role in helping to protect the countryside within the parcel and in the wider area from encroachment.

Land Parcel Ref: BG3

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: BG3

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: BG3

Main Authority: Solihull Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

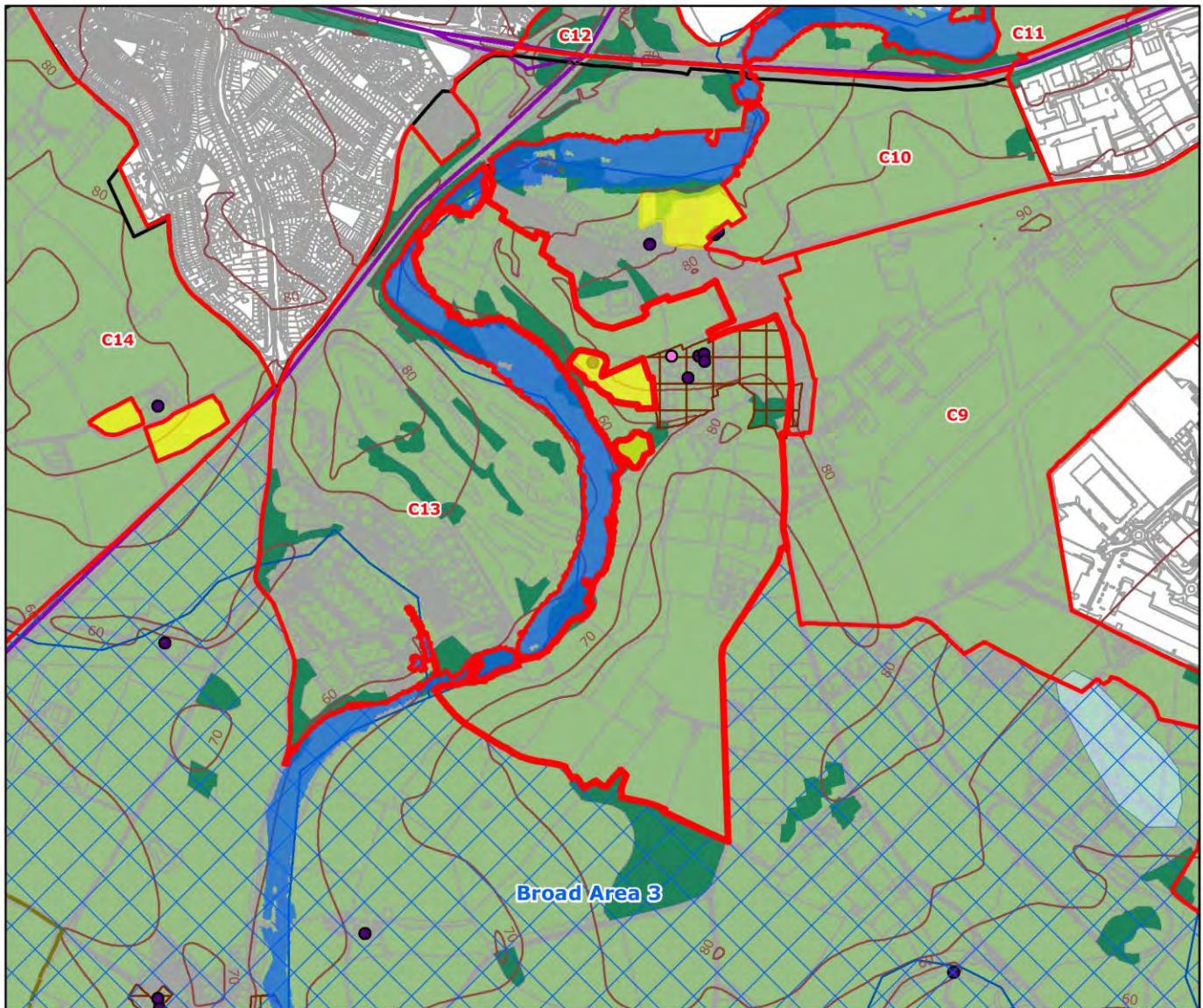
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: BT1

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - BT1

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: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: BT1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays some role in preventing ribbon development along the eastern side of both Coventry Road along the eastern edge of the parcel and Mill Hill near the northern tip 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 two garden centres and several buildings, including a church, associated with the village of Baginton. This development has compromised the openness of the Green Belt within its immediate vicinity; however, significant portions of the parcel remain open and are free from buildings.

Land Parcel Ref: BT1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel of Green Belt sits between the village of Baginton to the east and the city of Coventry to the north west. Measured across the centre of the garden centre in the north western half of the parcel, the distance between the two neighbouring settlements is less than 300m.

Land Parcel Ref: BT1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains two garden centres and several buildings, including a church, associated with the village of Baginton. This development has compromised the openness of the Green Belt within its immediate vicinity; however, much of this development is not considered to have an urbanising influence over the countryside within the parcel.

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

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

Score:

Notes:

The western border of the parcel is bordered by the River Sowe, which contains a wide floodplain that is unsuitable for the majority of development. This helps to prevent encroachment of the countryside to the west, including a golf course. However, this significant boundary does not help to prevent encroachment of the countryside directly to the south of the parcel and for the majority of its course the river sits close to the edge of Coventry thus protecting little countryside from encroachment. Similarly, the A46 dual carriageway which also sits on the northern border of the parcel does little to prevent encroachment of the countryside to the north of the parcel due to the fact that the City of Coventry lies on the other side of it.

Land Parcel Ref: BT1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel does not overlap with a Conservation Area within an historic town. However, there is some very long range intervisibility with the historic core of Coventry in the areas of high ground in the south of the parcel. It is considered that this intervisibility is a factor in the contribution of the parcel to the setting of Coventry.

Land Parcel Ref: BT1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: BT1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

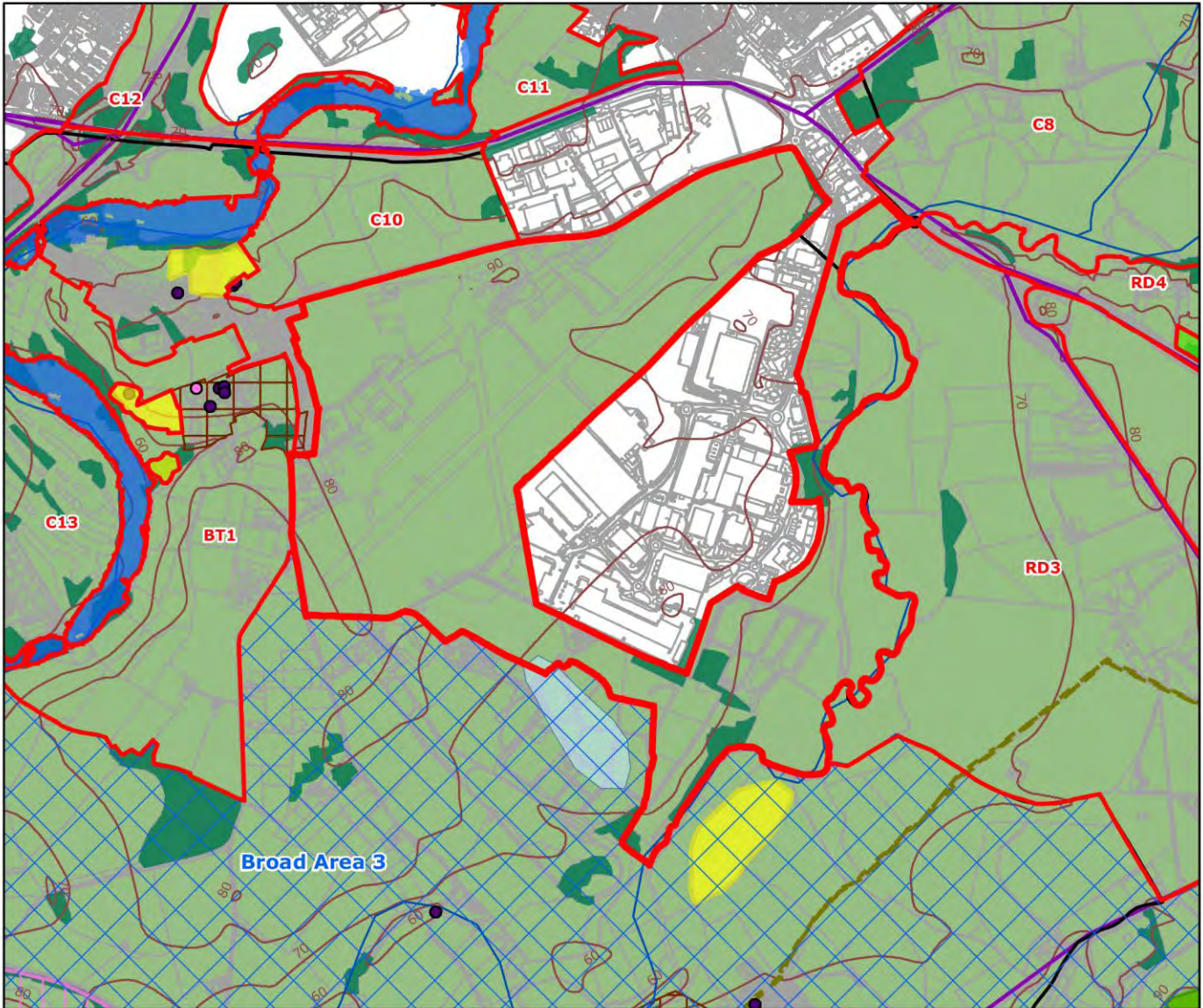
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C9

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - C9

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

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

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

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

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Main Authority: Warwick District Council

Other Authorities: Coventry City Council

Land Parcel Ref: C9

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

This parcel of Green Belt helps prevent ribbon development along one side of Rowley Road, where some ribbon development from Baginton has already occurred.

Issue 1b - Openness

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

Score:

Notes:

This land parcel contains significant development associated with Coventry Airport, including the main runway and several large hangars. The air museum near the northern edge of the parcel and adjacent to the Stonebridge Trading Estate is also intrusive development. Together, these developments significantly compromise the openness of the Green Belt.

Land Parcel Ref: C9

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured from the south western corner of the Stonebridge Highway Industrial Estate, the village of Baginton lies roughly 750m to the west of Coventry along Rowley Road which traces the northern border of the parcel.

Land Parcel Ref: C9

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

This land parcel contains significant development relating to Coventry Airport, including the main runway and several hangars; however much of the parcel is flat and open and retains some of the characteristics of countryside. The air museum near the northern edge of the parcel and adjacent to the Stonebridge Trading Estate is also has an urbanising influence on the parcel of Green Belt.

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

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

Score:

Notes:

There are no significant defensible boundaries to prevent the encroachment of development from Coventry or Baginton into the countryside. The runway acts as a permanent defensible boundary although its significance is diminished as it only forms a boundary between Baginton and the airport development.

Land Parcel Ref: C9

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel does not overlap with a Conservation Area within an historic town. However, there is some intervisibility with the historic core of Coventry which is located to the north. It is considered that this long range intervisibility is a factor in the contribution of the parcel to the setting of Coventry.

Land Parcel Ref: C9

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C9

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

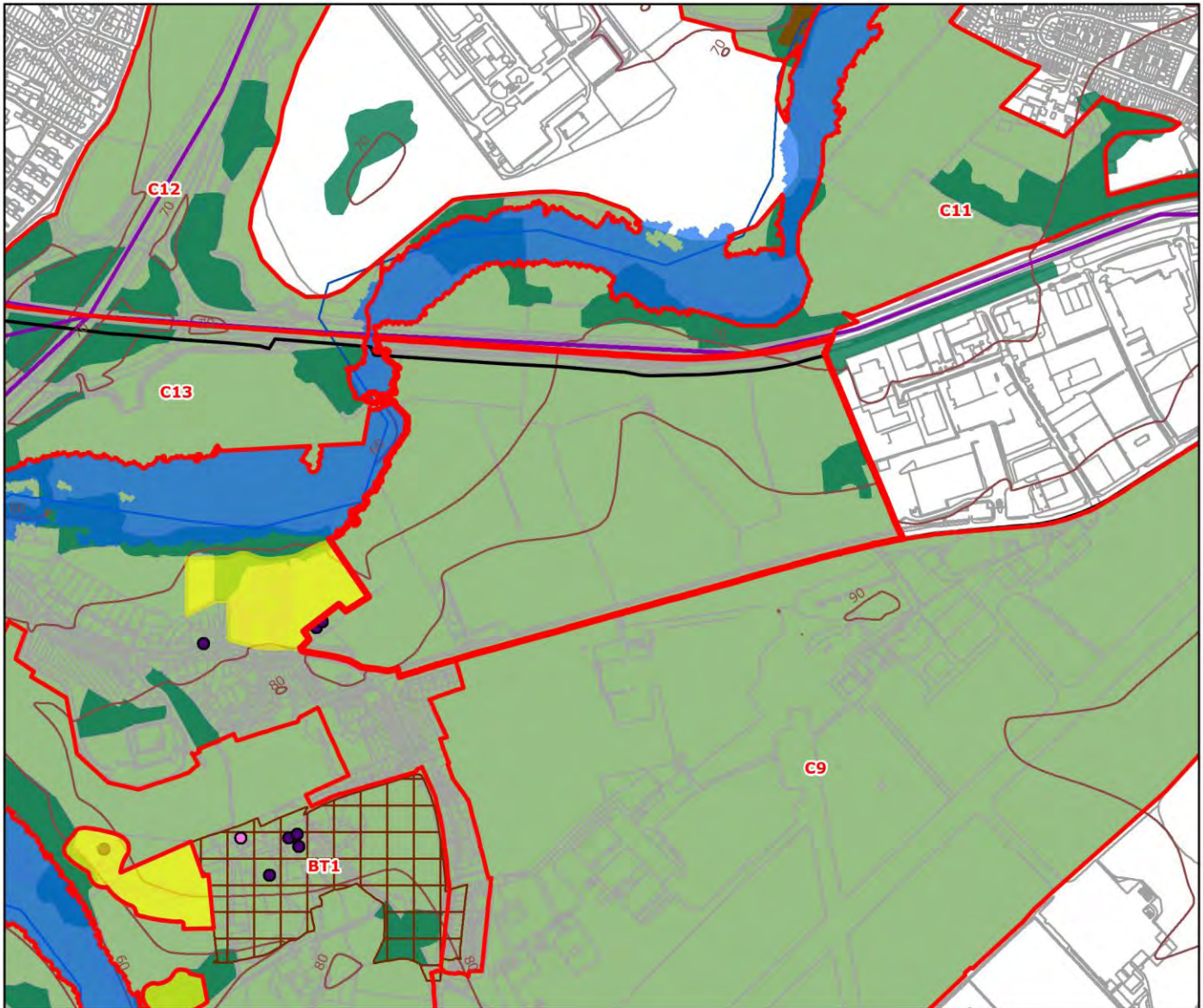
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C10

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - C10

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: Warwick District Council

Other Authorities: Coventry City Council

Land Parcel Ref: C10

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is bordered by two roads: the A45 (Stonebridge Highway) to the north and Rowley Road to the south. The A45 is a dual carriageway; however, the parcel helps prevent ribbon development along the northern side of Rowley Road, where some ribbon development from Baginton has already occurred.

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, flat and open. There are two listed detached dwellings on the western edge of the parcel and a small cluster of farm buildings on the southern border for the parcel. These buildings compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: C10

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured from the southernmost corner of the Jaguar Whitely Engineering Centre in the south of Coventry, the village of Baginton is located roughly 850m to the south through the western half of the parcel.

Land Parcel Ref: C10

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is largely free from development, flat and open. There are two listed detached dwellings on the western edge of the parcel and a small cluster of farm buildings on the southern border for the parcel; however, neither of these developments represent urbanising influences on the countryside within the parcel.

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

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

Score:

Notes:

The A45 (Stonebridge Highway) follows the northern border of the parcel. This dual carriageway represents a significant boundary helping to protect the countryside within the parcel from encroachment from Coventry to the north. In addition, the River Sowe forms the western edge of the parcel helping to prevent encroachment of the countryside to the west. However, the eastern edge of the parcel is bordered by the Stonebridge Highway Industrial Estate and the south western corner of the parcel borders the village of Baginton. Both of these boundaries are vulnerable to further encroachment of the countryside within the parcel. Therefore, it is considered that the Green Belt within the parcel represents the principal protector of the countryside within the parcel from further encroachment.

Land Parcel Ref: C10

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel does not overlap with a Conservation Area within an historic town. However, there is good intervisibility with the historic core of Coventry which lies 3.5km to the north. It is considered that this clear intervisibility is a factor in the contribution of the parcel to the setting of Coventry.

Land Parcel Ref: C10

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C10

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

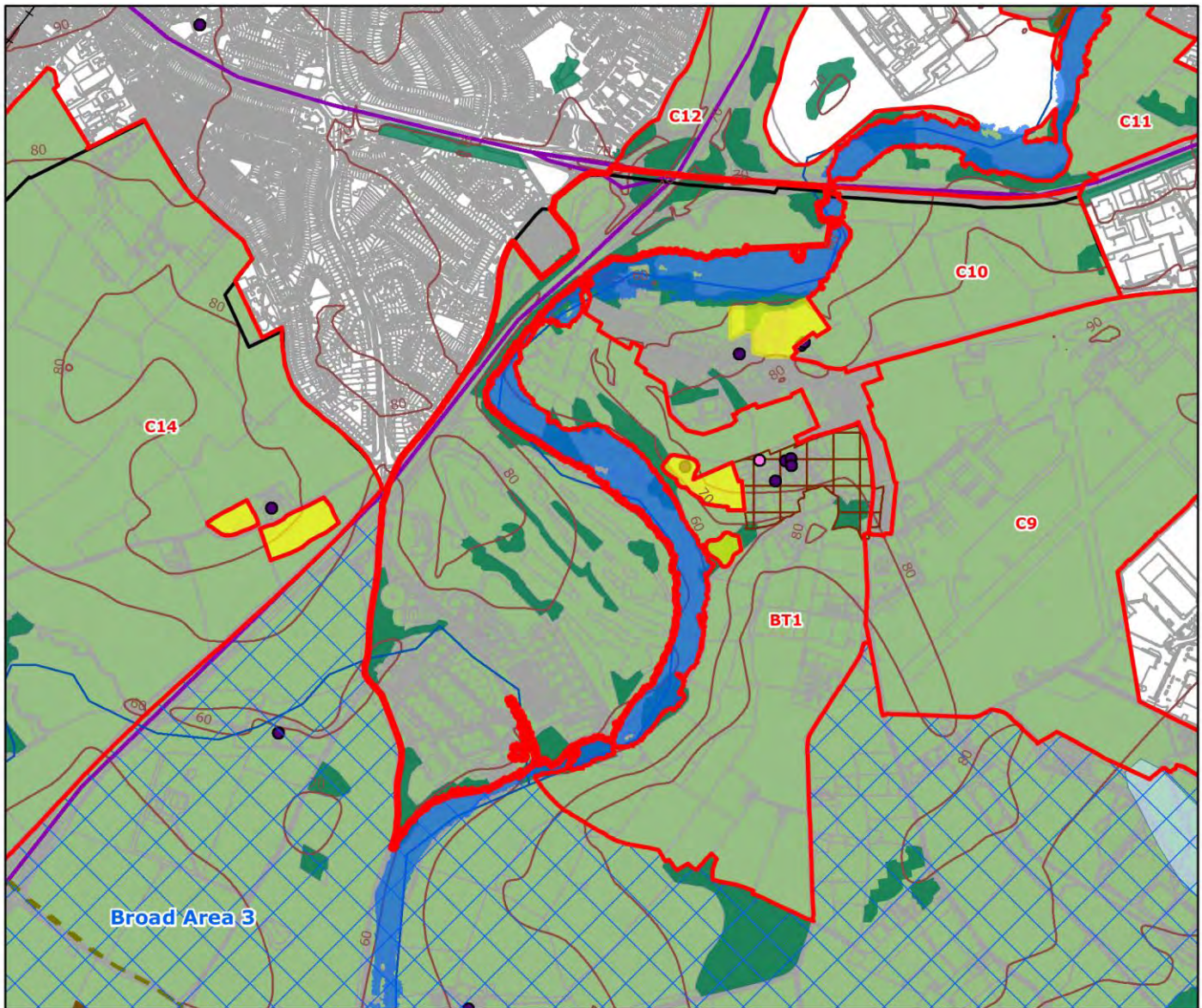
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C13

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - C13

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: Warwick District Council

Other Authorities: Coventry City Council

Land Parcel Ref: C13

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays no role in preventing sprawling ribbon development within the Green Belt within the parcel. This is largely due to two reasons. The northern border of the parcel follows the A46 dual carriageway which runs parallel with the edge of Coventry. In addition the only road that could facilitate ribbon development within the parcel (the B4113) which runs along the western edge of the parcel is already lined with development associated with the sewage treatment works in the southern third of the parcel.

Issue 1b - Openness

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

Score:

Notes:

The northern portion of the parcel is largely free from development with the exception of a single detached dwelling a few semi-permanent buildings associated with an allotment. The southern third of the parcel is developed for use as a large sewage treatment works. This has compromised the openness of the Green Belt within this portion of the parcel. Adjacent to the sewage treatment works is a clubhouse of the Coventry Golf Club which occupies the central area of the parcel. The Golf course itself retains the characteristics of countryside and is open.

Land Parcel Ref: C13

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel borders the city of Coventry to the north and the village of Baginton to the east. These two settlements would be merged if it was not for the A45 dual carriageway and the River Sowe which prevent merging near the bridges to the north west of the village along Mill Hill. Therefore, the Green Belt land within this portion of the parcel plays no role in maintaining separation between these two settlements. The next closest settlement to Coventry is the village of Stoneleigh located roughly 1.7km to the south of the Coventry along Coventry Road. However, the southern third of the parcel has already been developed for use as a large sewage treatment. So any role the land within the parcel played in maintaining separation between these two settlements has been undermined by this development. Therefore, the parcel is considered to play no role in preventing merging.

Land Parcel Ref: C13

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The northern portion of the parcel is largely free from development with the exception of a single detached dwelling a few semi-permanent buildings associated with an allotment. The southern third of the parcel is developed for use as a large sewage treatment works. This has compromised the openness of the Green Belt within this portion of the parcel. Adjacent to the sewage treatment works is a clubhouse of the Coventry Golf Club which occupies the central area of the parcel. The land in the north of the parcel and Golf course itself retain the characteristics of countryside; however, the Green Belt land in and around the sewage treatment works and the clubhouse in the south of the parcel no longer retain the characteristics of countryside and are considered to have been encroached upon by these two 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 and is bordered by two significant boundaries which prevent encroachment of the countryside within and directly beyond the parcel. The A45 forms much of the north western edge of the parcel and cuts through the northern tip of the parcel. This dual carriageway represents a significant boundary helping to protect the countryside within the parcel from encroachment from Coventry to the north. In addition, the River Sowe forms the western and southern edges of the parcel helping to prevent encroachment of the countryside to the west and south.

Land Parcel Ref: C13

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel does not overlap with a Conservation Area within an historic town. However, from the high ground around the clubhouse associated with the golf course within the parcel there is good intervisibility with the historic core of Coventry which lies to the north.

Land Parcel Ref: C13

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C13

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

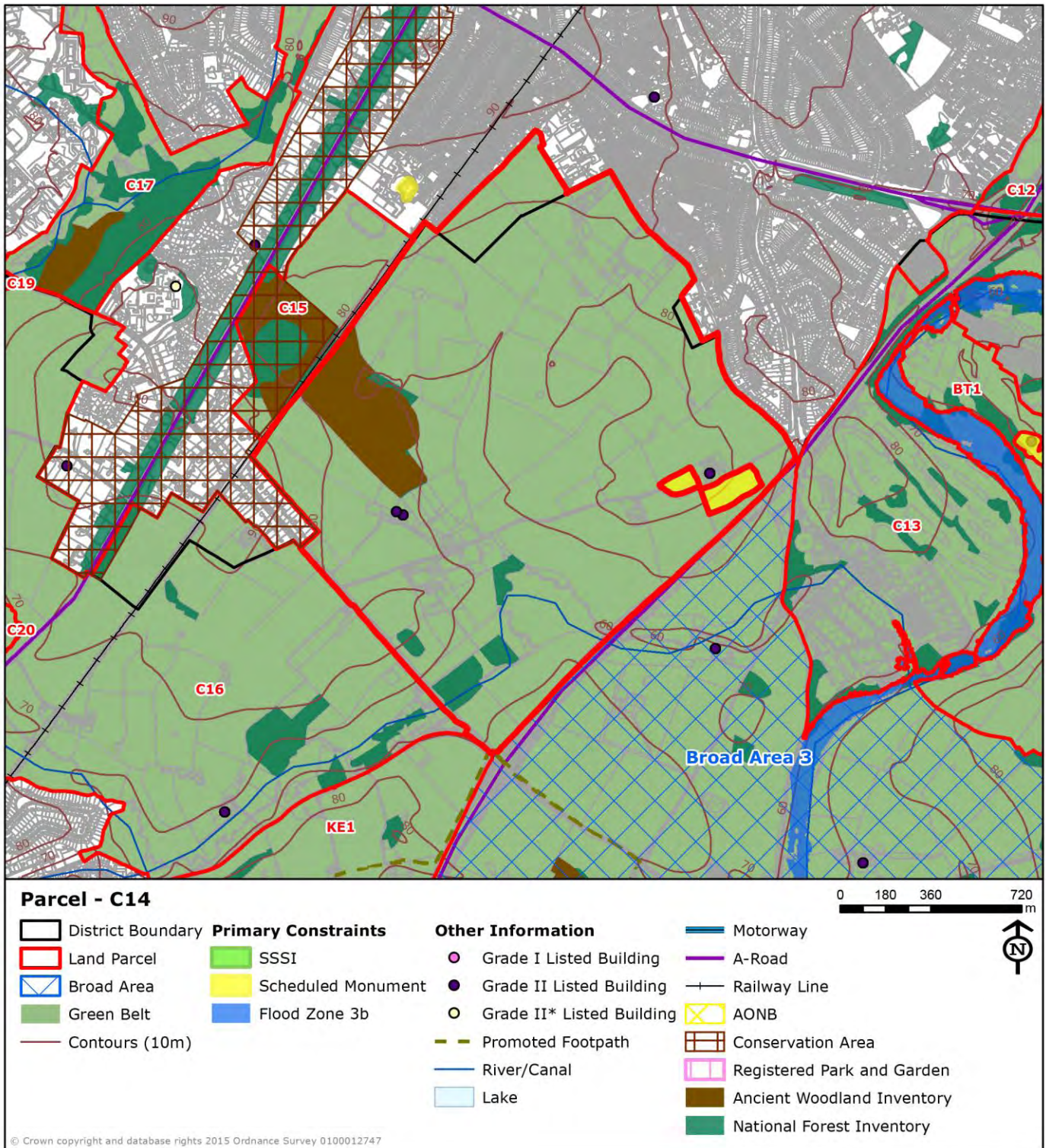
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C14

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Main Authority: Warwick District Council

Other Authorities: Coventry City Council

Land Parcel Ref: C14

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing ribbon development along Stoneleigh Road along the south western border of the site and along Kings Hill Lane that runs through the southern half of the parcel.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains several agricultural farms/nurseries, some playing fields along the edge of Coventry and a couple of clusters of isolated residential properties which compromise the openness of the Green belt within their immediate vicinity; however, the majority of the land within the parcel is open.

Land Parcel Ref: C14

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along the south western edge of the parcel, along Stoneleigh Road, the village of Stoneleigh is locate 2.1km to the south of Coventry.

Land Parcel Ref: C14

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

Land within the parcel has the characteristics of countryside. The parcel contains several farms/nurseries, some playing fields along the edge of Coventry and a couple of clusters of isolated residential properties. However, none of these developments are considered to be urbanising development encroaching 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 A46 follows the south eastern border of the parcel acting as a strong defensible boundary. Finham Brook runs through the south of the parcel and represents a less significant boundary. As both of these boundaries are located in the south of the parcel, their role in protecting the countryside within the parcel from encroachment from Coventry is diminished. Therefore, the boundaries are considered to not be significant for this criterion.

Land Parcel Ref: C14

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

A small portion of the north western border of the parcel runs along the Kenilworth Road Conservation Area which sits within the historic city of Coventry and a band of ancient woodland that starts in the Conservation Area enters the parcel. Therefore the parcel is part of the setting of the historic city of Coventry. In addition, there is good intervisibility with the historic core of Coventry to the north. It is considered that this long range but clear intervisibility is a factor in the contribution of the parcel to the setting of Coventry.

Land Parcel Ref: C14

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C14

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

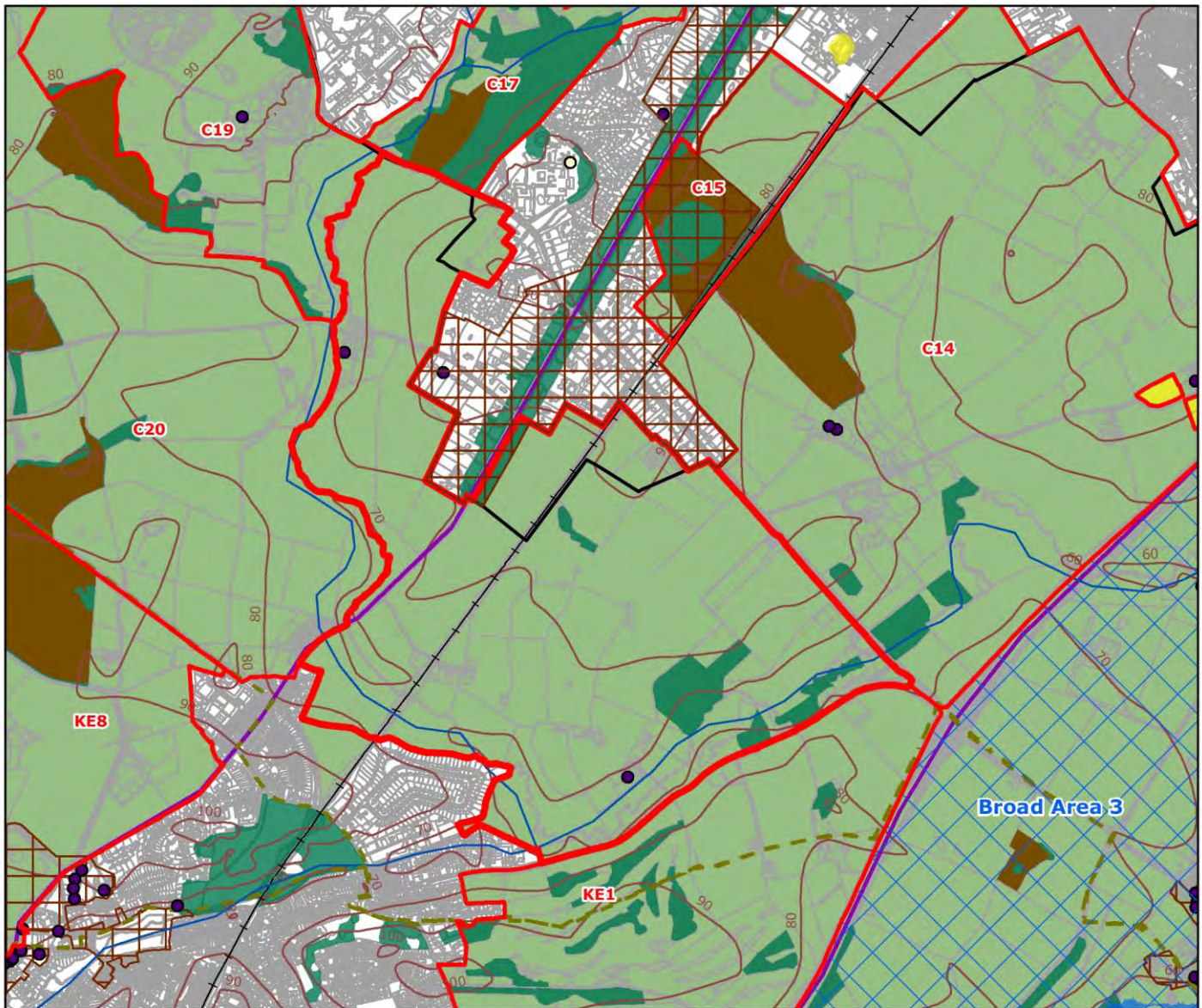
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C16

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - C16

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: Warwick District Council

Other Authorities: Coventry City Council

Land Parcel Ref: C16

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

This parcel helps prevent ribbon development along both Kenilworth Road and Cryfield Grange Road, where some ribbon development has already occurred.

Issue 1b - Openness

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

Score:

Notes:

There is a band of residential development along Dalehouse Lane in the southeast of the parcel and along Coventry Road in the western corner of the parcel. Both bands of development compromise the openness of the Green Belt within their immediate vicinity; however the vast majority of the parcel is free from development and is open.

Land Parcel Ref: C16

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along Kenilworth Road, there is approximately 780m between Coventry and Kenilworth to the south.

Land Parcel Ref: C16

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

Land within the parcel has the characteristics of countryside. There is some urbanising development associated with the houses along Dalehouse Lane and Coventry Road and a car park for buildings located just off of Stoneleigh Road, however the vast majority of this large parcel consists of open farmland so this encroachment has a more limited effect.

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 small Finham Brook runs within the parcel near to its southern and south eastern edges. However, the Kenilworth to the south of the parcel has extended north and abuts the brook's southern side. Therefore, this boundary plays a more limited role in protecting what remains of the wider countryside to the south of the parcel from encroachment. Furthermore, a railway line runs through the parcel; however this runs perpendicular to the urban edges of Coventry and Kenilworth, connecting the two, and therefore plays no role in preventing encroachment of the countryside within the parcel.

Land Parcel Ref: C16

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

This parcel partially contains some of the Kenilworth Road Conservation Area which sits within the historic city of Coventry. Therefore, the parcel is part of the setting of the historic city of Coventry. However, it is not possible to see the historic core of Coventry to the north or Kenilworth to the south west from the parcel.

Land Parcel Ref: C16

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C16

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

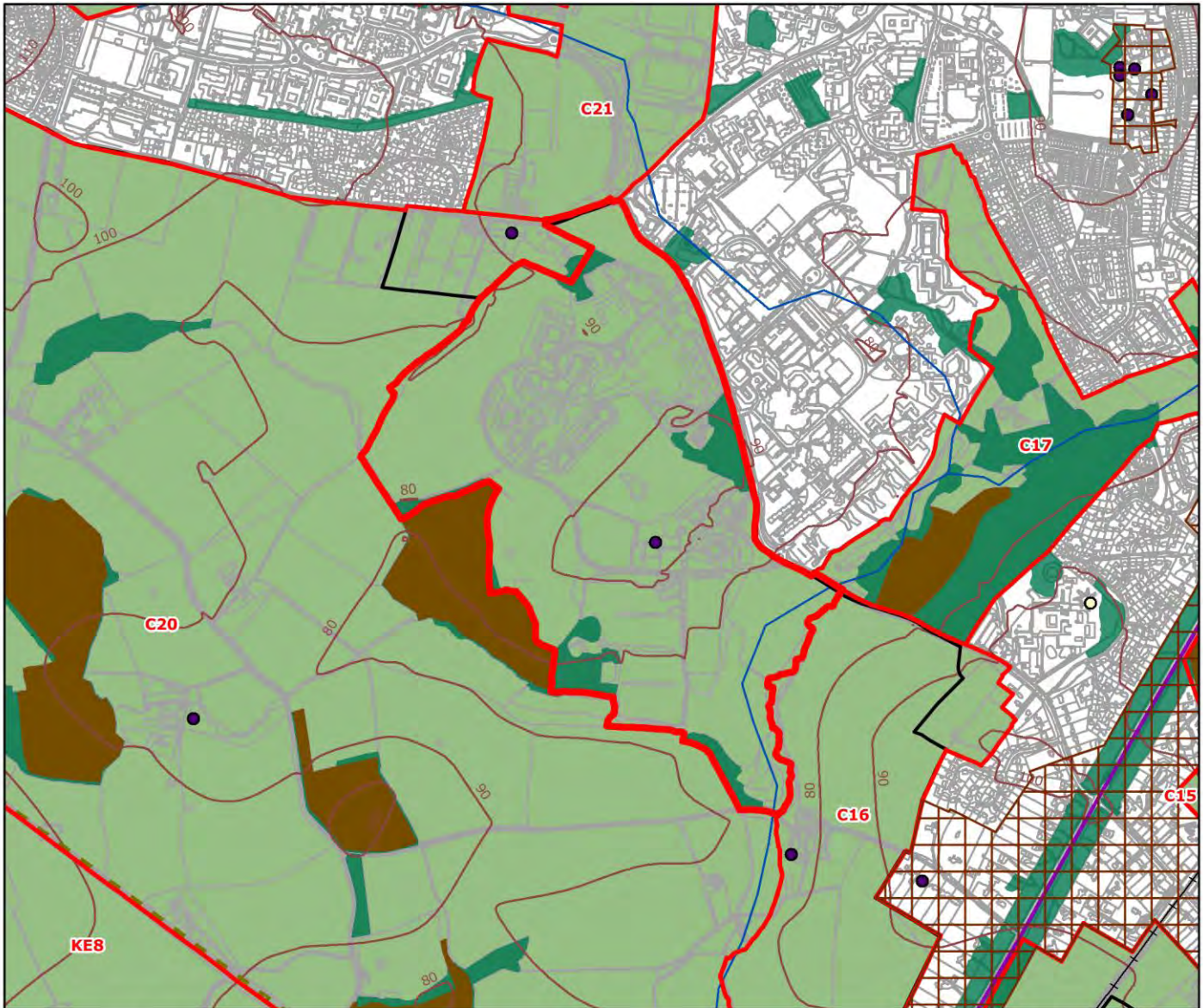
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C19

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - C19

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: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: C19

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays 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 buildings and sports fields associated with the University of Warwick. This represents a significant development in the Green Belt which compromises the openness of the Green Belt within the majority of the parcel. The southern areas of the parcel are still relatively open and free from buildings; however, these areas are downhill from the university buildings and therefore visible in parts. A masterplan for much of the undeveloped parts of the parcel has been approved. However, this has not been considered in the assessment as the development has not been built and openness has not yet been compromised.

Land Parcel Ref: C19

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured from the roundabout at the edge of the parcel on Gibbet Hill Road, Kenilworth is roughly 1.9km to the south.

Land Parcel Ref: C19

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

This parcel contains significant urbanising development as a result of the University of Warwick campus. However, there are portions of the parcel which are open agricultural fields that still retain the characteristics of countryside. A masterplan for much of the undeveloped parts of the parcel has been approved; however, this has not been considered in the assessment as it has yet to be constructed and its encroaching effects on the countryside yet to be fully realised.

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:

Approximately half of the parcel has already been developed, which constitutes existing encroachment on the countryside. This development limits the role of this portion of Green Belt in preventing encroachment of the countryside. The southern boundary of the parcel follows a small stream which represented a less significant boundary helping to prevent encroachment of the countryside to the south.

Land Parcel Ref: C19

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C19

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C19

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

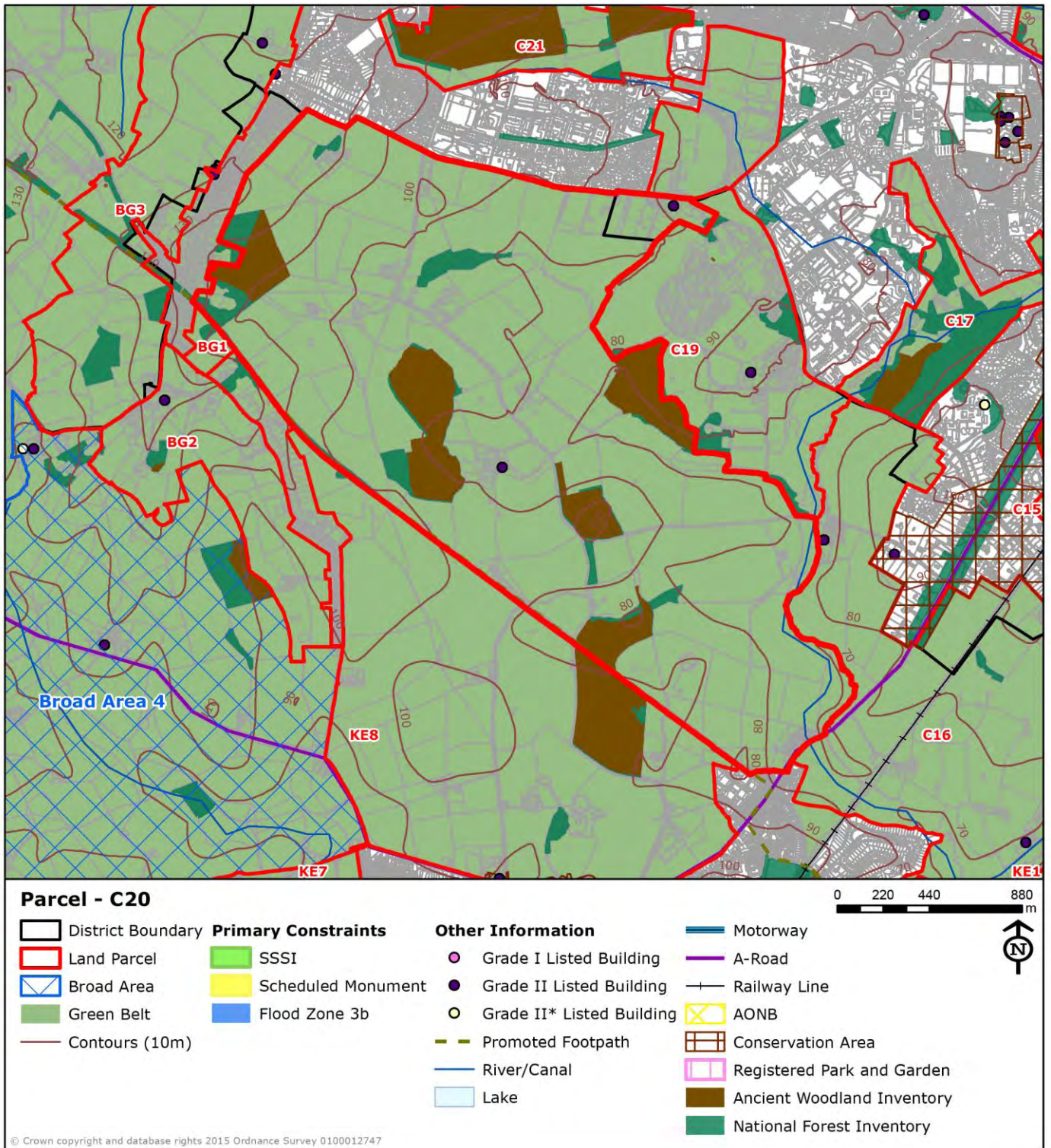
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: C20

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Main Authority: Warwick District Council

Other Authorities: Coventry City Council

Land Parcel Ref: C20

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

Ribbon development has already occurred along Cromwell Lane (in Burton Green) to the west of the parcel and along Kenilworth Road in the south eastern corner of the parcel. However, the parcel is playing some role in preventing sprawling ribbon development southwards in to the centre of the parcel along both sides of Bockendon Road.

Issue 1b - Openness

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

Score:

Notes:

This parcel primarily contains open farmland and pockets of ancient woodland with a few scattered farmhouses and dwellings which compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: C20

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along the eastern edge of the parcel, Kenilworth is 1.8km to the south of Coventry.

Land Parcel Ref: C20

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

This parcel primarily contains open farmland and pockets of ancient woodland with a few scattered farmhouses and isolated dwellings which compromise the openness of the Green Belt within the immediate vicinity. However, none of the development within the parcel constitutes urbanising influences. Therefore, the land within the parcel is considered to retain 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 Kenilworth Greenway (a disused railway line) runs along the southern edge of the parcel. Furthermore, Finham Brook runs close to the western side of the parcel. The Greenway runs close to and parallel with the proposed route of HS2 which is planned to cut through the parcel close to its southern border. However, HS2 has yet to be constructed and neither of the other boundaries are considered to play a significant role in helping to prevent the encroachment of Coventry southwards in to the countryside.

Land Parcel Ref: C20

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: C20

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: C20

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

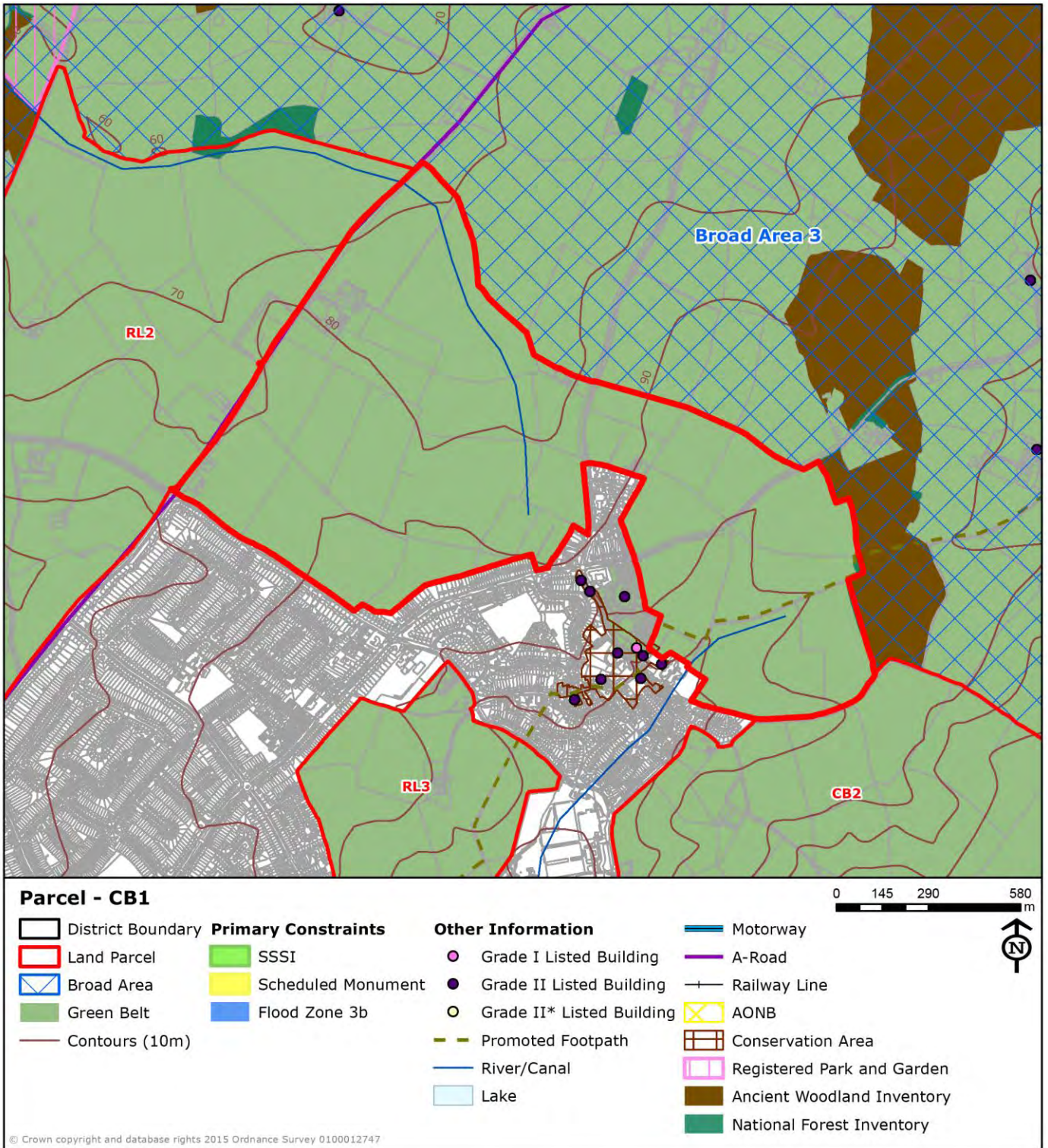
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: CB1

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: CB1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing ribbon development along Mill Road, Rugby Road, Coventry Road and Leicester Lane.

Issue 1b - Openness

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

Score:

Notes:

The majority of the parcel is free from development and open. There are a handful of pockets of development, including a handful of isolated dwellings and clusters of farm/equestrian buildings within the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, the openness of the wider Green Belt remains uncompromised.

Land Parcel Ref: CB1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The village of Weston under Wetherly lies 1.75km to the north east of the Cubbington on the other side of Cuggington Wood.

Land Parcel Ref: CB1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The majority of the parcel is rural in character, free from development and open. There are a handful of pockets of development, including a isolated dwellings and clusters of farm/equestrian buildings within the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity but they are not considered to be urbanising influences that encroach upon the countryside within the parcel.

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

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

Score:

Notes:

Cubbington Wood which runs along the eastern edge of the parcel helps to prevent encroachment of the countryside to the east of the parcel; however, this is not considered to be a significant boundary in isolation. Furthermore, there are no boundaries to the north and west of the parcel which help to prevent encroachment of the countryside within and immediately beyond the parcel.

Land Parcel Ref: CB1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: CB1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: CB1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

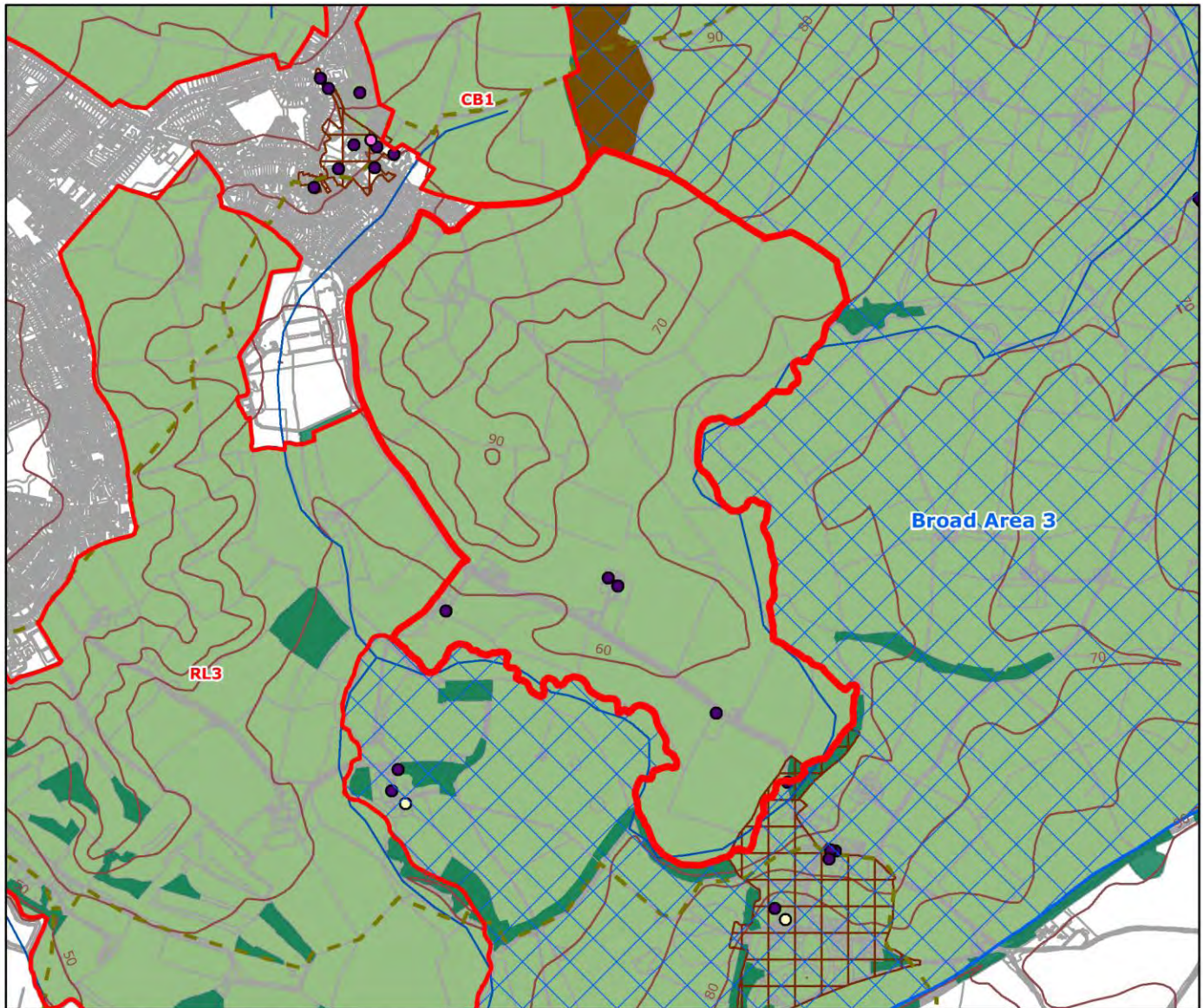
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: CB2

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - CB2

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: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: CB2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays some role in preventing further ribbon development along Welsh Road towards the village of Offchurch and Mill Lane to the north.

Issue 1b - Openness

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

Score:

Notes:

The majority of the parcel is free from development and open. There are a handful of pockets of development, including farm buildings and isolated dwellings. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, the openness of the wider Green Belt remains uncompromised.

Land Parcel Ref: CB2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Cubbington and the village of Offchurch to the south east. Measured along Welsh Road at the western edge of the parcel, the distance between the two settlements is roughly 2km.

Land Parcel Ref: CB2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The majority of the parcel is free from development and open. There are a handful of pockets of development, including farm buildings and isolated dwellings. However, none of the developments are considered to be urbanising influences that encroach upon the countryside within the parcel.

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

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

Score:

Notes:

The southern and eastern edges of the parcel are bordered by the River Leam, which contains a wide floodplain that is unsuitable for the majority of development. This helps to prevent encroachment of the countryside to the south and east. However, this significant boundary is a significant distance from the existing urban edge of Cubbington, meaning that the Green Belt within the parcel is contributing to protecting a significant area of countryside from encroachment. Furthermore, this significant boundary does not help to prevent encroachment of the countryside to the north and west.

Land Parcel Ref: CB2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel does not overlap with a Conservation Area within an historic town. However, on the highest points of the parcel, there is some limited intervisibility with the historic core of Royal Leamington Spa to the west.

Land Parcel Ref: CB2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: CB2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

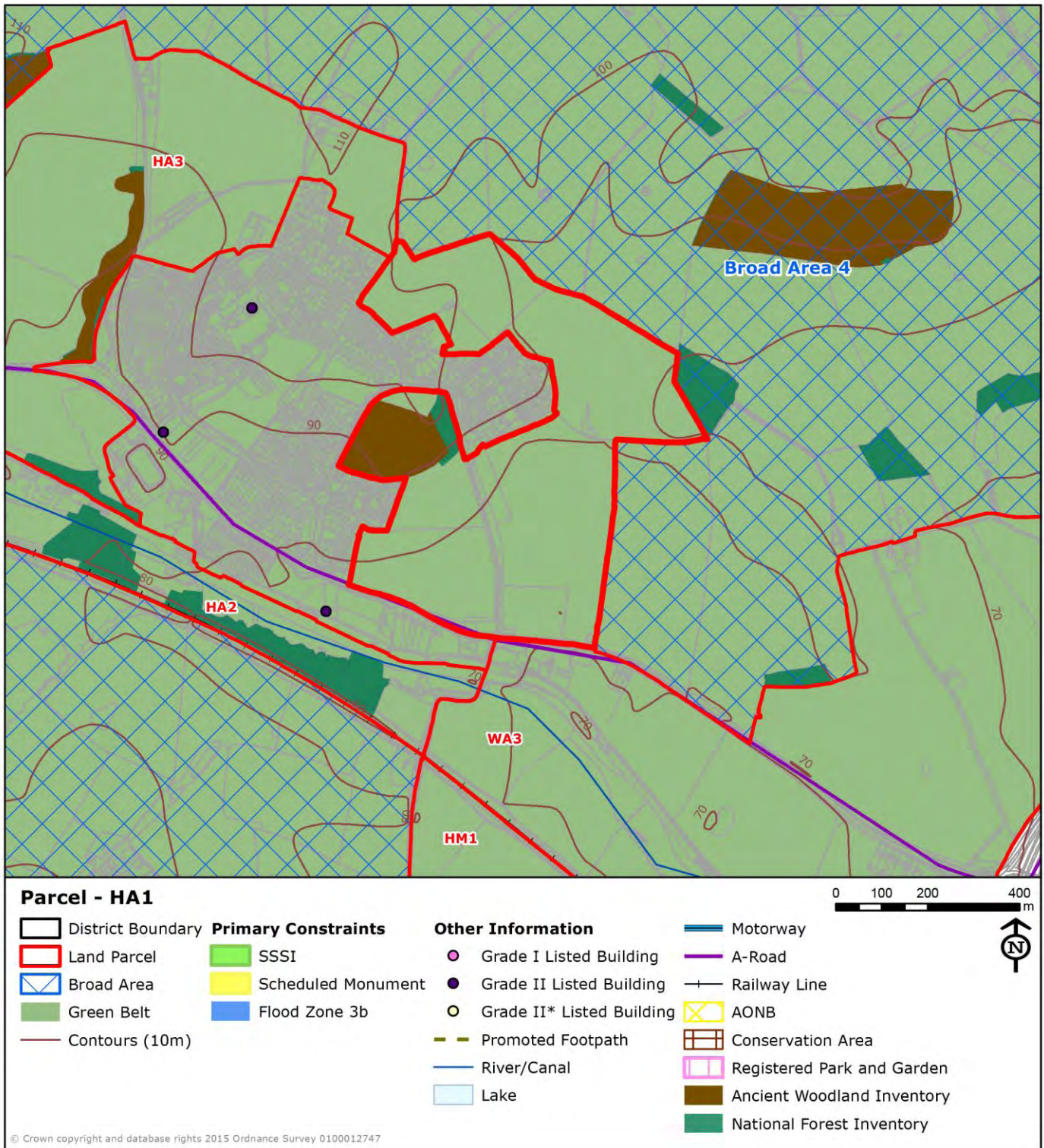
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: HA1

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: HA1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays some role in preventing ribbon development along the northern side of Birmingham Road at 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:

The parcel is free from development. Therefore, the Green Belt within the parcel is considered to be open.

Land Parcel Ref: HA1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along Birmingham Road which runs along the southern edge of the parcel, the village of Hatton Park is located roughly 1.4km away from the urban edge of Warwick on the eastern side of the A46.

Land Parcel Ref: HA1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is free from development. Therefore, the Green Belt within the parcel is considered to be open and 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:

There are no significant boundaries within or immediately beyond the parcel which help to protect the countryside within the Green Belt from encroachment.

Land Parcel Ref: HA1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel does not overlap with a Conservation Area within an historic town. However, on higher ground within northern half of the parcel, there is some intervisibility with the historic core of Warwick which lies to the south east. It is considered that this long range intervisibility is a factor in the contribution of the parcel to the setting of Warwick.

Land Parcel Ref: HA1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: HA1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

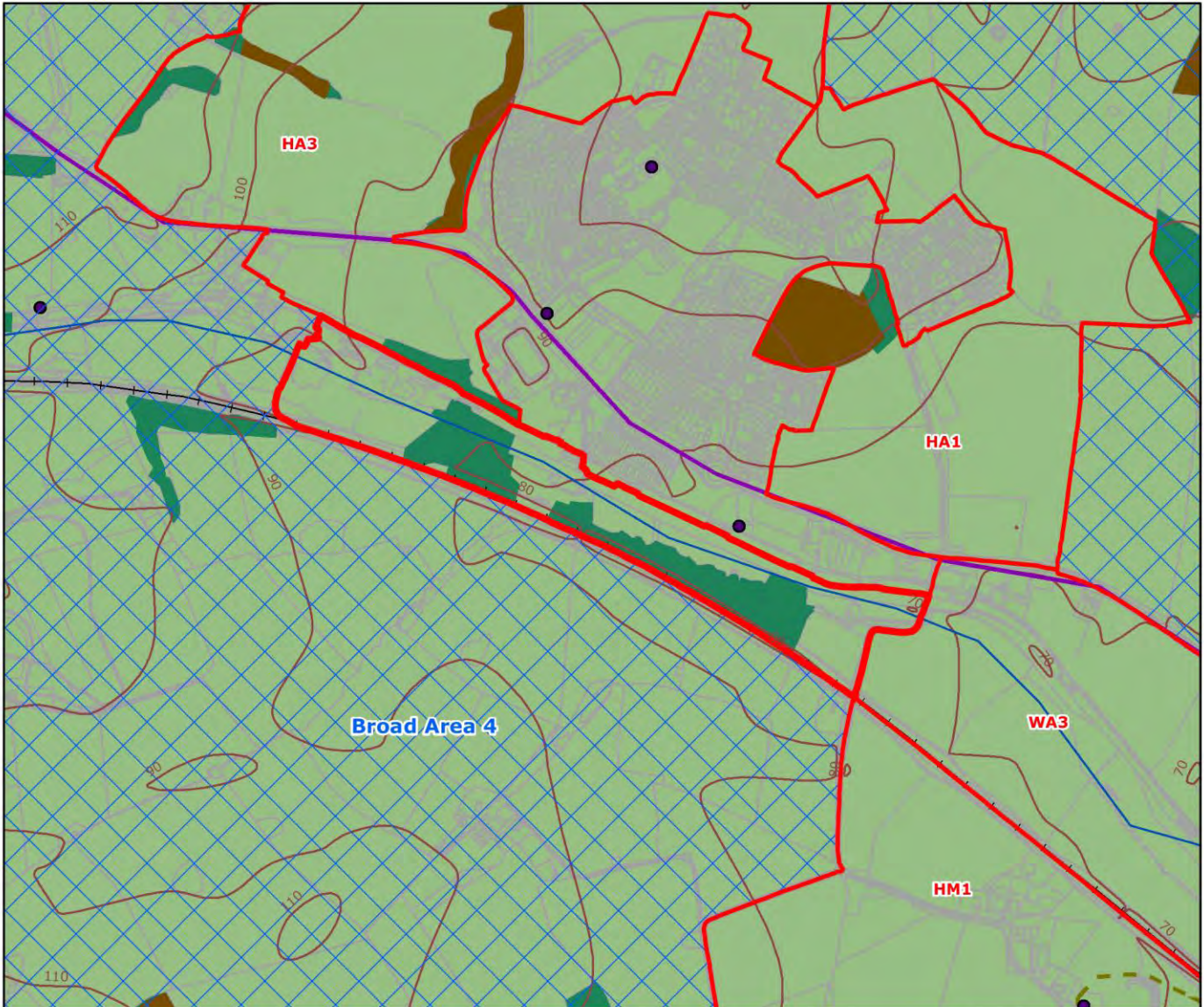
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: HA2

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - HA2

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: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: HA2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is sandwiched between the Grand Union Canal and a railway line. Therefore, it plays no role in preventing sprawling ribbon development southwards from the village of Hatton Park.

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. There are a couple of detached residential buildings in the far eastern end of the parcel and a couple of agricultural sheds in the centre of the parcel. These buildings compromise the openness of the Green Belt within the immediate vicinity. However, as the majority of the parcel is undeveloped, most of the Green Belt within the parcel is open.

Land Parcel Ref: HA2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured from the eastern end of the parcel, roughly along the line of the roads which connect Hatton Park to Hampton Magna, the village of Hatton Park lies roughly 1.1km away from Hampton Magna, on the other side of the Grand Union Canal and the a railway line.

Land Parcel Ref: HA2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is largely free from development. There are a couple of detached residential buildings in the far eastern end of the parcel and a couple of agricultural sheds in the centre of the parcel. These buildings compromise the openness of the Green Belt within the immediate vicinity. However, neither of the areas of development represent urbanising influences which are considered to encroach upon the countryside within 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 parcel sits between the Grand Union Canal at its northern edge and a railway line at its southern edge. These two route ways represent significant boundaries which help to protect the Green Belt within the parcel and immediately to the south from encroachment, reducing the need for the Green Belt designation to fulfil this purpose.

Land Parcel Ref: HA2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel does not overlap with a Conservation Area within an historic town. Looking down the Grand Union Canal, there is good, albeit distant intervisibility with the historic core of Warwick which lies to the south east. It is considered that this long range intervisibility is a factor in the contribution of the parcel to the setting of Warwick.

Land Parcel Ref: HA2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: HA2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

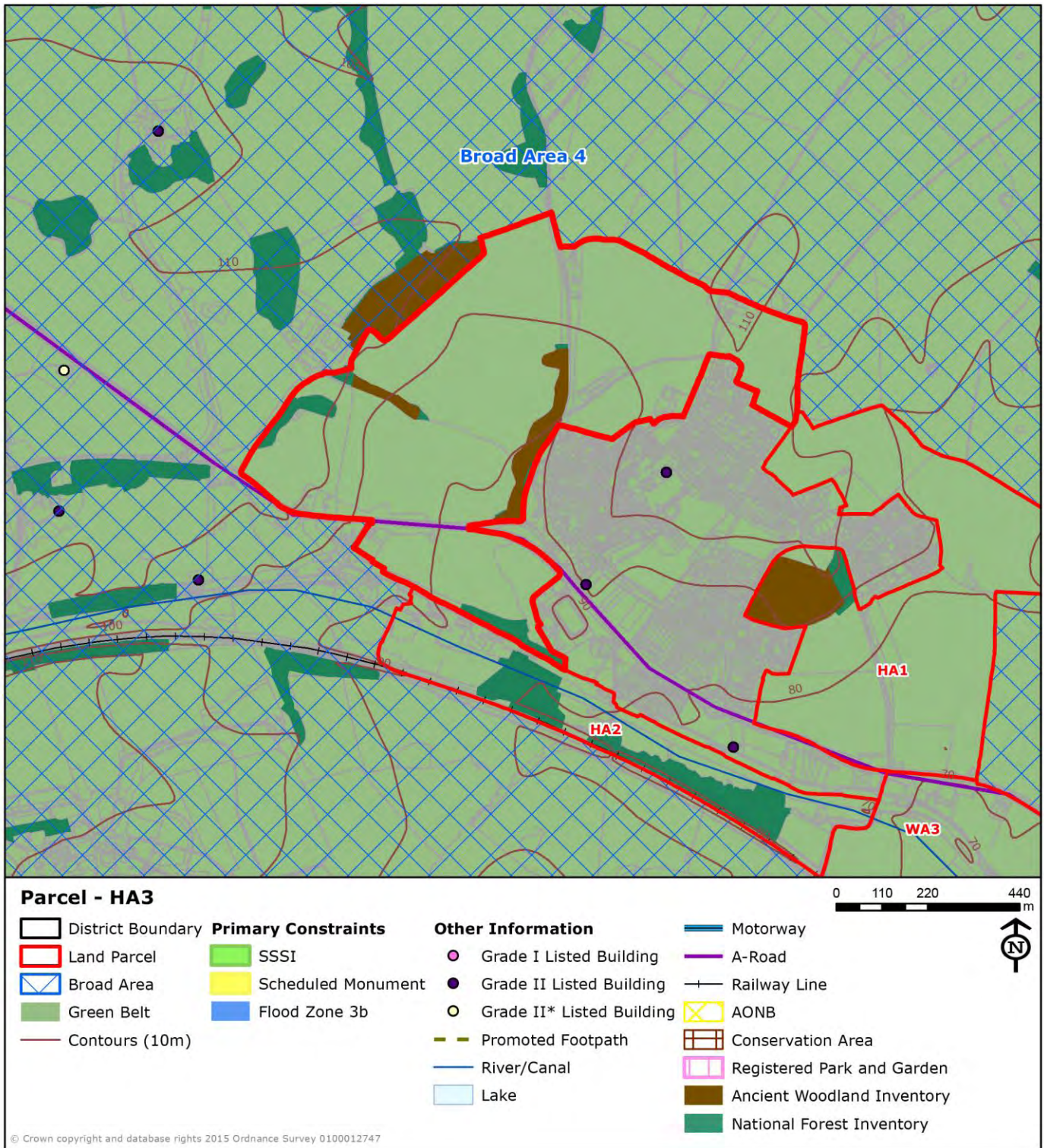
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: HA3

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: HA3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing further ribbon development along Brownley Green Lane and the northern side of Birmingham Road.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains two clusters of detached residential dwellings off Birmingham Road and Brownley Green Road. In addition, a single storey office building and community hall with associated car parks sit within the parcel at the southern edge of the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity. However, the office buildings are well screened by vegetation and the majority of the parcel is undeveloped and made up of open agricultural fields.

Land Parcel Ref: HA3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along Hockley Road, the village of Hatton Green is located roughly 1.1km to the west of Hatton Park.

Land Parcel Ref: HA3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains two clusters of detached residential dwellings on Birmingham Road and Brownley Green Road. Such development is common in the surrounding countryside; therefore, neither of these developments are considered to be encroachment on the countryside. However, a single storey office building and community hall with associated car parks sit at the southern edge of the parcel. Both of these developments represent the northward encroachment of the countryside from Hatton Park. The majority of the parcel is undeveloped and made up of open agricultural fields with 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:

A portion of the southern border of the parcel is bordered by the Grand Central Canal preventing encroachment of the countryside to the south; however this protects a relatively small portion of the countryside adjacent to the parcel. There are no other significant boundaries either within or in close proximity to the parcel which protect the countryside from encroachment.

Land Parcel Ref: HA3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: HA3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: HA3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

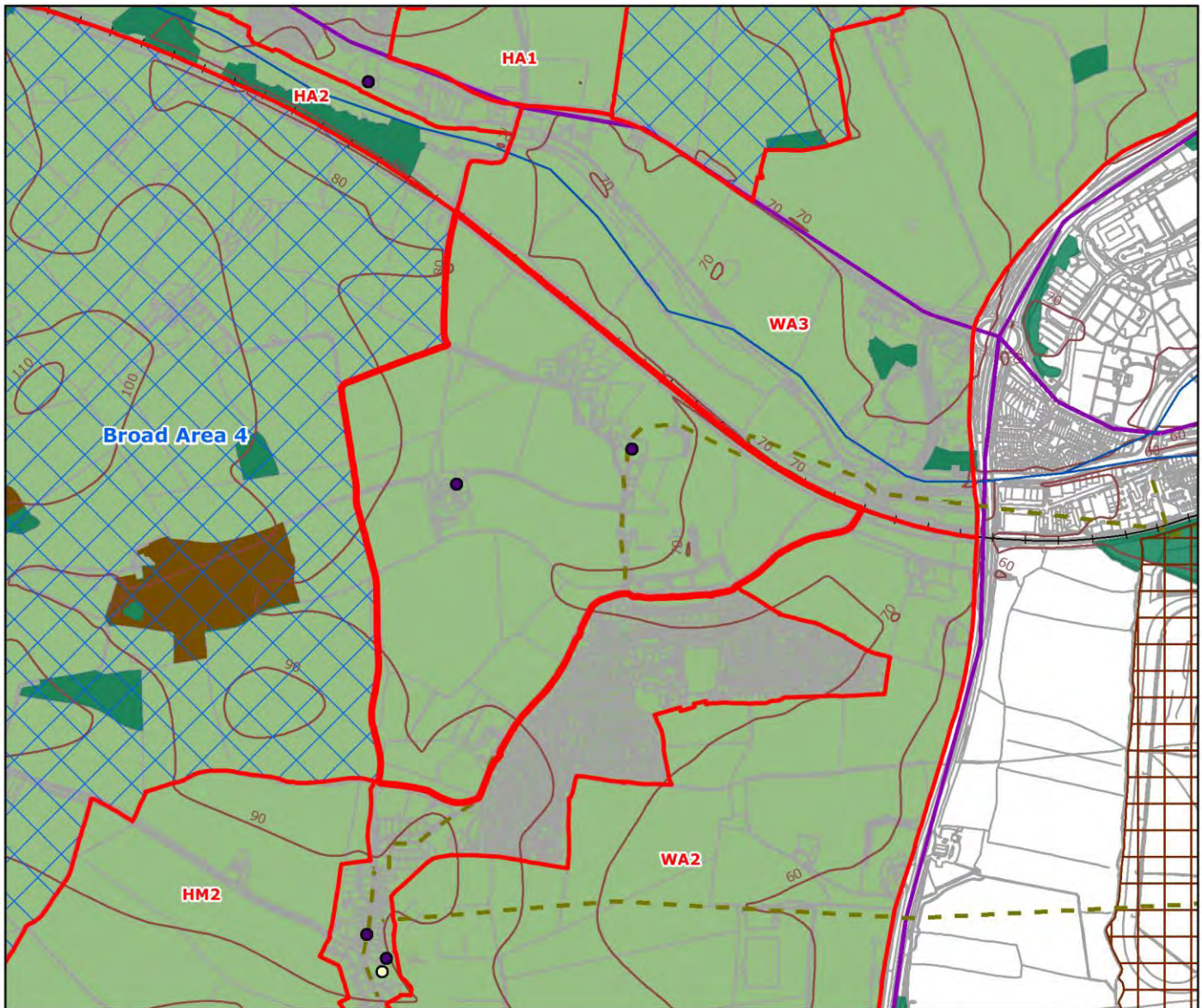
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: HM1

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - HM1

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: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: HM1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing ribbon development to the east and west along old Budbrooke Road.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains the small hamlet of Budbrook, which is made up of a small collection of detached dwellings and a church. In addition, there are two farms and a large barn within the parcel. The buildings associated with these developments have compromised the openness of the Green Belt within their immediate vicinity. However, the majority of the land within the parcel is open and free from development.

Land Parcel Ref: HM1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along Old Budbrooke Road, the urban edge of Warwick (in between Old Budbrooke Road and the A46) is roughly 500m to the north east. A railway line lies between the two settlements; however the expansion of Hampton Magna northwards would give the appearance of merging between the two settlements.

Land Parcel Ref: HM1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains the small hamlet of Budbrook, which is made up of a small collection of detached dwellings and a church. In addition, there are two farms and a large barn within the parcel. None of the development within the parcel is considered to have an urbanising influence on the countryside within the parcel and thus constitute encroachment. All the land within the parcel is considered to be rural in character and therefore 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 northern edge of the parcel is bordered by a railway line which helps to protect encroachment of the countryside to the north and southwards into the parcel from Warwick. Further to the north, the Grand Union Canal runs parallel to the railway line. The railway line does not prevent encroachment of the countryside to the north west and west of the parcel, and there are no boundaries that do. Therefore, the Green Belt designation represents the principle means of the protection of the countryside within the parcel.

Land Parcel Ref: HM1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: HM1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: HM1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

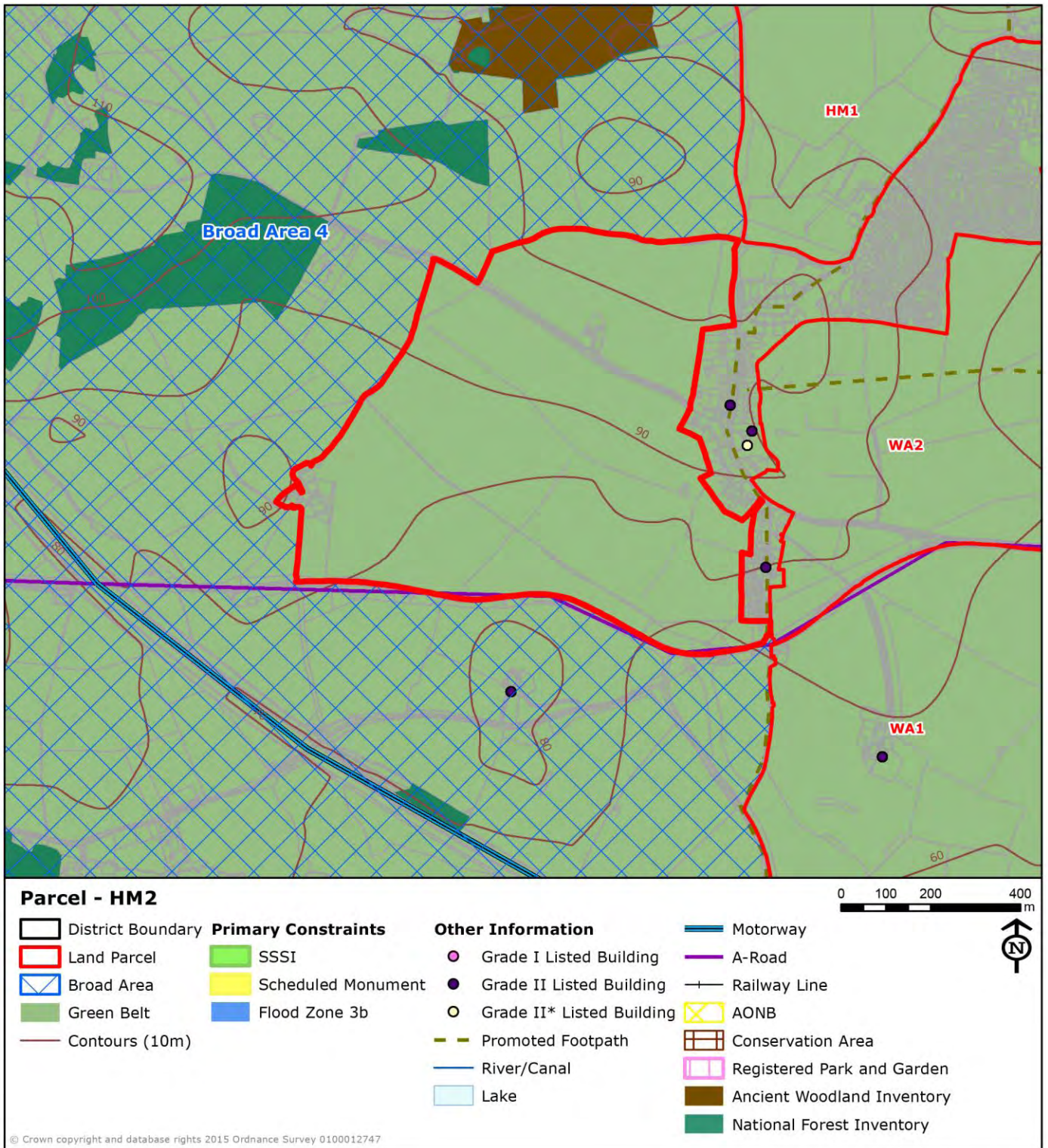
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: HM2

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: HM2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing ribbon development westwards from Hampton Magna along Henley Road and Grove Park.

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. The only buildings within the parcel are associated with one or two clusters of agricultural buildings. The buildings associated with these agricultural areas have compromised the openness of the Green belt within the immediate vicinity; however the vast majority of the parcel is undeveloped and remains open.

Land Parcel Ref: HM2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along Warwick Road, the village of Norton Lindsey is located roughly 2.3km to the south west of the village of Hampton Magna on the other side of the M40.

Land Parcel Ref: HM2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is largely free from development. The only buildings within the parcel are associated with one or two clusters of agricultural buildings neither of which are considered to be urbanising influences on the countryside. Therefore, the land within the parcel is considered to 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:

There are no significant boundaries within or immediately beyond the parcel which help to protect the countryside within the Green Belt from encroachment.

Land Parcel Ref: HM2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: HM2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: HM2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

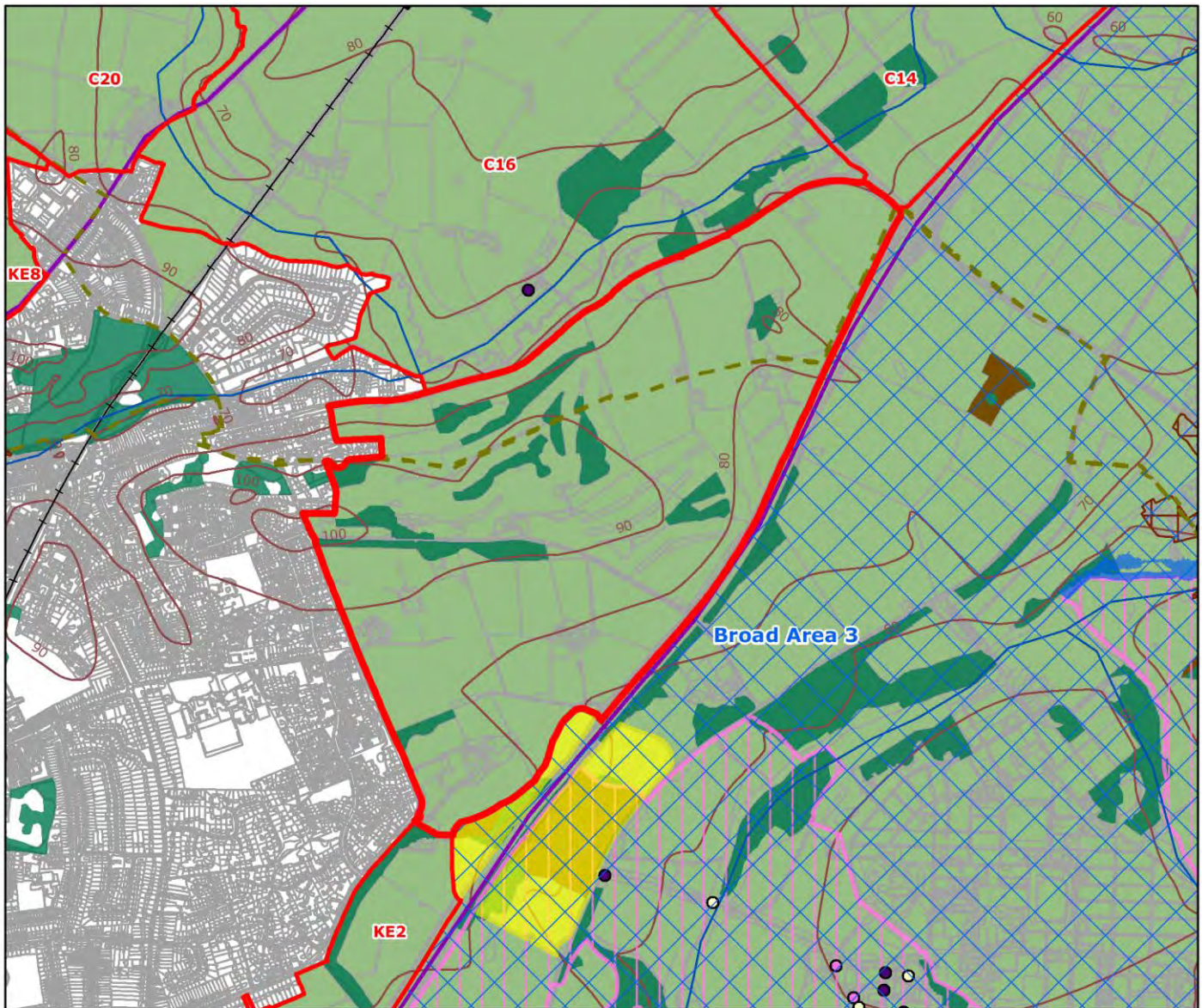
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KE1

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - KE1

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

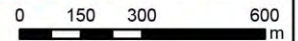
Primary Constraints

- SSSI
- Scheduled Monument
- Flood Zone 3b

Other Information

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

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



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Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: KE1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing ribbon development north eastwards along Dalehouse Lane and Crew Lane.

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 farms, small clusters of isolated dwellings and two large facilities - Woodside and the Kenilworth Golf Course Club house. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity. However, the majority of the parcel is undeveloped and open, including open agricultural fields and the golf course.

Land Parcel Ref: KE1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along Crewe Lane, the village of Stoneleigh is located roughly 2.4km to the north east on the other side of the A46. Measured along Dalehouse Lane, the City of Coventry lies roughly 3.1km to the north.

Land Parcel Ref: KE1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains a couple of farms, small clusters of isolated dwellings and two large facilities - Woodside and the Kenilworth Golf Course Club House. The farms and the dwellings are common in the surrounding countryside and are not considered to urbanising influences; however Woodside and the Kenilworth Golf Course Club House, with their associated car parks and modern buildings, are. While both these developments have encroached upon the countryside within the parcel, the majority of the parcel retains the characteristics of countryside, including open agricultural fields and the golf course.

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

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

Score:

Notes:

The A46 dual carriageway forms the south eastern edge of the parcel preventing encroachment of the countryside to the east; Finham Brook follows the northern border of the parcel preventing encroachment of the countryside to the north. However, both significant boundaries are perpendicular to the existing urban edge of Kenilworth and play no role in protecting the countryside within the parcel from encroachment. Therefore, both boundaries are considered to be less significant.

Land Parcel Ref: KE1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: KE1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: KE1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

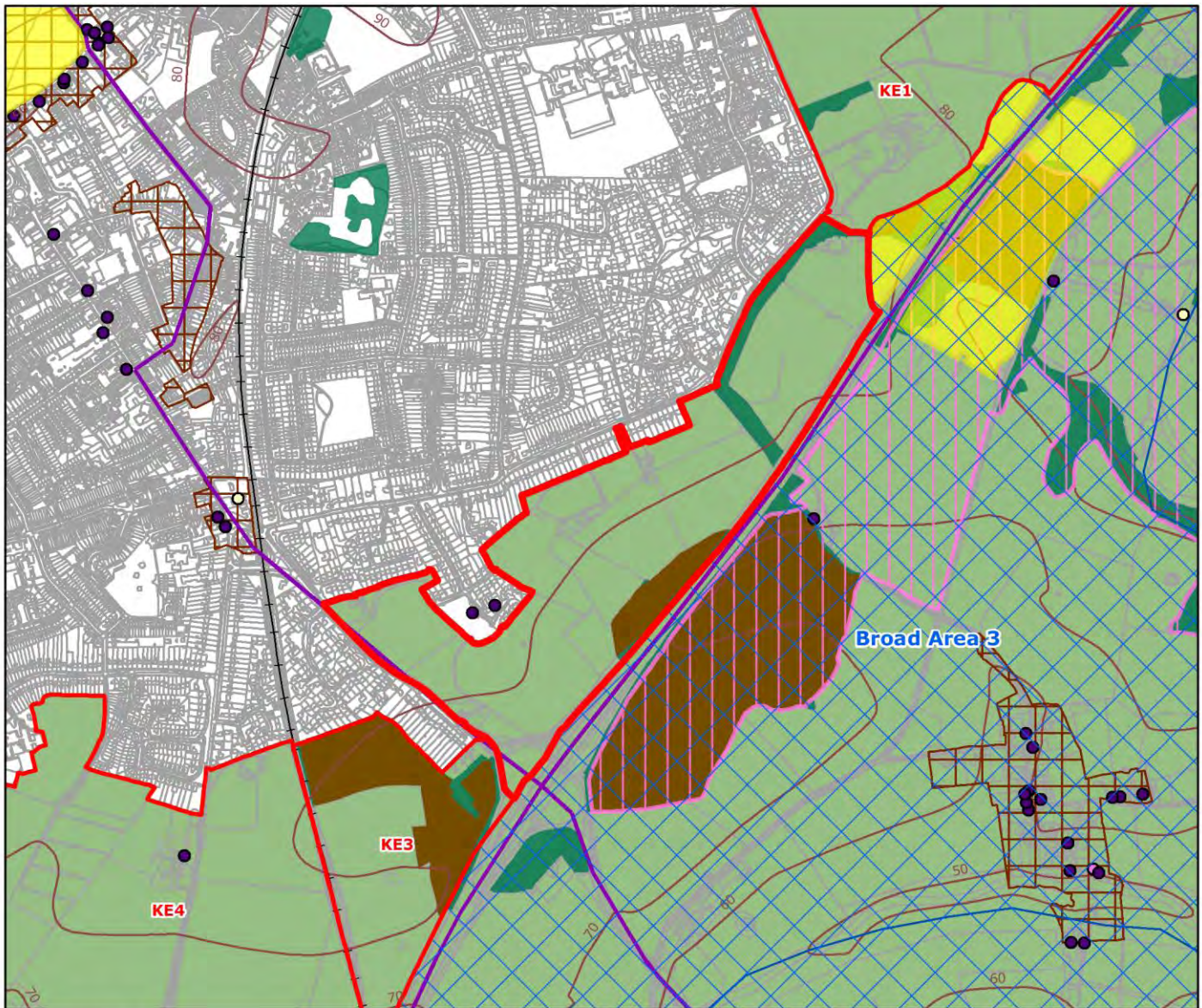
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KE2

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - KE2

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: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: KE2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays some role in preventing ribbon development southwards along the eastern side of Leamington Road.

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 isolated dwellings and two pavillions, one associated with a Rugby Club, and the other associated with a Cricket Ground and Football Club. The pavillions are slightly set away from south eastern edge of Kenilworth meaning that their effects of the openness are greater than the pavillions in parcel KE4 to the south. The dwellings have a similar effect the openness of the Green Belt within their immediate vicinity. Overall, there are still large areas of the parcel which are undeveloped and open.

Land Parcel Ref: KE2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured from the end of Thickthorn Close, the small village of Ashow is located just over 1km to the south east on the other side of the A46.

Land Parcel Ref: KE2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains a couple of isolated dwellings and two pavillions, one associated with a Rugby Club, and the other associated with a Cricket Ground and Football Club. The pavillions are slightly set away from south eastern edge of Kenilworth meaning that their effects of the openness are greater than the pavillions in parcel KE4 to the south. The dwellings have a similar effect the openness of the Green Belt within their immediate vicinity. None of the developments are considered to have an urbanising effect on the countryside within the parcel.

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

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

Score:

Notes:

The A46 dual carriageway lies close to the urban edge of Kenilworth on the south eastern edge of the parcel. This significant boundary prevents encroachment of the wider countryside.

Land Parcel Ref: KE2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: KE2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: KE2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

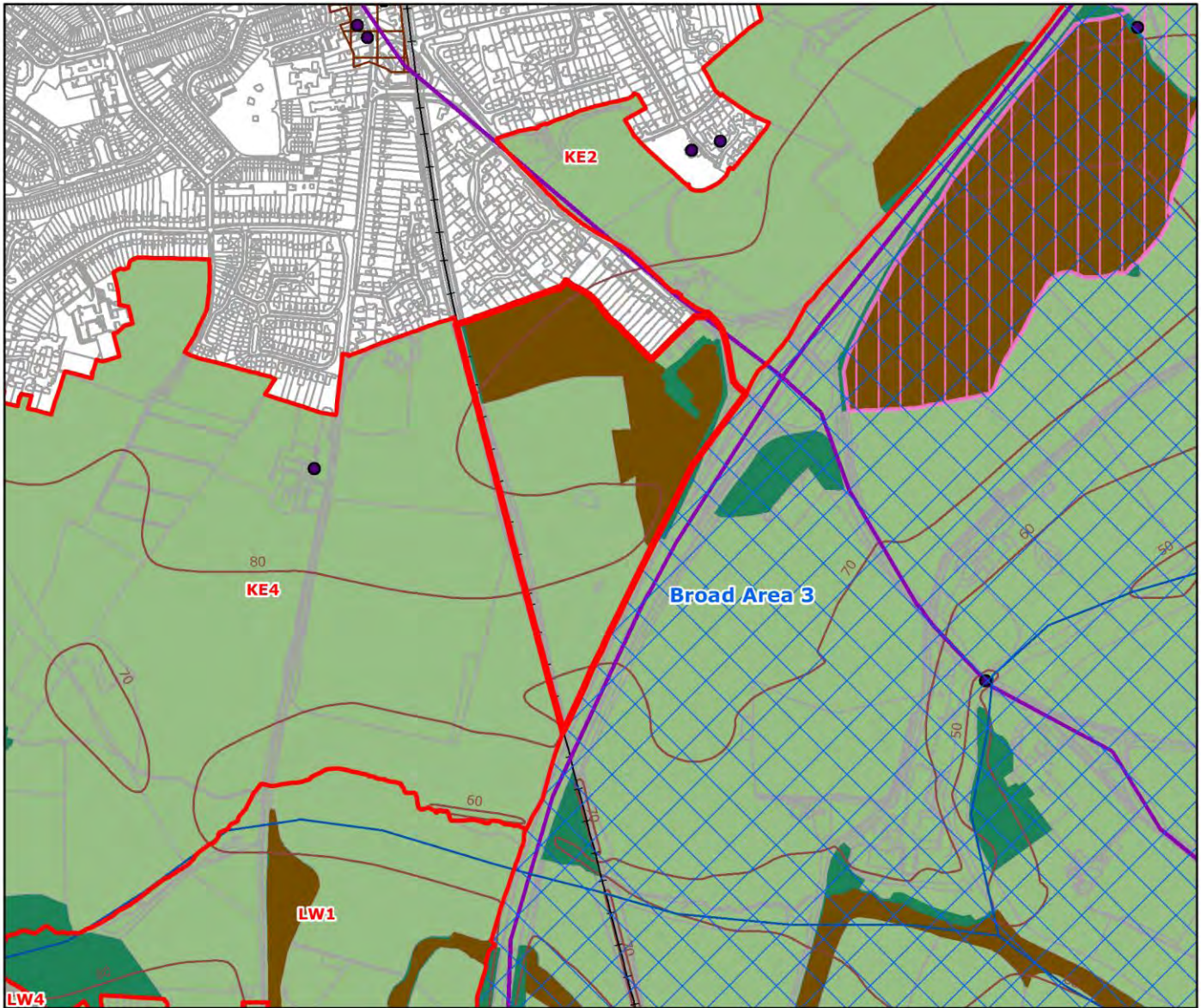
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KE3

Main Authority: Warwick District Council

Parcel Type: Land Parcel



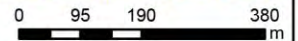
Parcel - KE3

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

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

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

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



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Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: KE3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

Ribbon development has already occurred along the Leamington Road at the northern edge of the parcel. The Kenilworth Road bypass runs along the south eastern border of the parcel and a railway runs along the south western border of the parcel inhibiting further ribbon development within the parcel.

Issue 1b - Openness

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

Score:

Notes:

With the exception of one building surrounded by woodland in the north eastern corner of the parcel, the parcel is free from development and open. Due to the fact that this single building is surrounded by woodland, it is not considered to have an adverse effect on the parcel of Green Belt.

Land Parcel Ref: KE3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel is located to the south of Kenilworth. Measured from the edge of the residential development along Leamington Road at the northern edge of the parcel, the village of Leek Wooton lies 1.4km to the south of the parcel.

Land Parcel Ref: KE3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

With the exception of one building surrounded by woodland in the north eastern corner of the parcel, the parcel is free from development and open. Due to the fact that this single building is surrounded by woodland, it is not considered to have an urbanising influence on the parcel of 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 Kenilworth Road bypass runs along the south eastern border of the parcel and a railway runs along the south western border of the parcel. Together these two significant boundaries prevent encroachment of the countryside directly to the south, west and east of the parcel.

Land Parcel Ref: KE3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: KE3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: KE3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20