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Coventry & Warwickshire Joint Green Belt Study

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

Stage 2 Final Report Appendices

Prepared by LUC
April 2016



Appendix 1

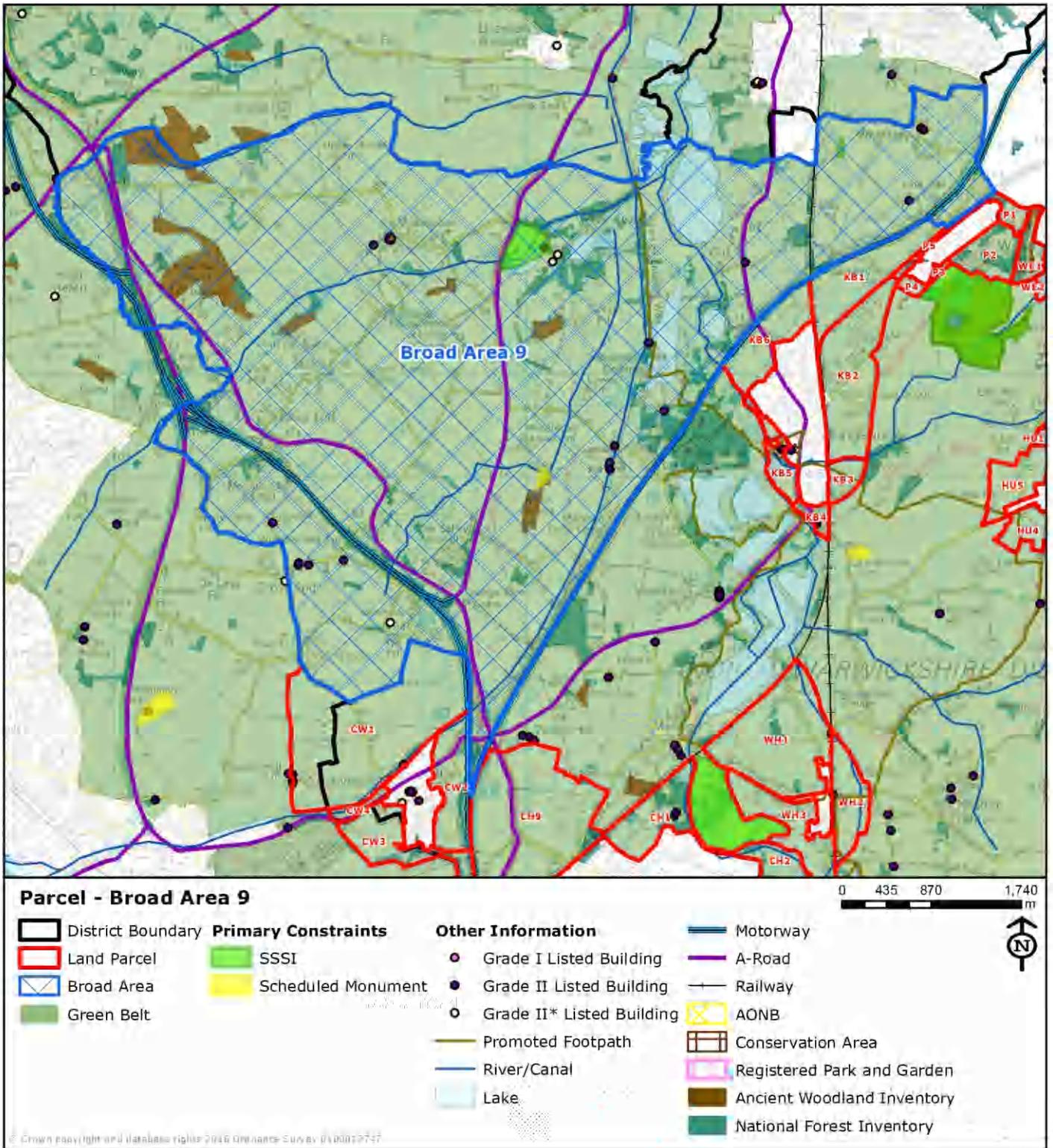
Green Belt Parcel Judgements

North Warwickshire Green Belt Assessment Sheets

Land Parcel Ref: Broad Area 9

Main Authority: North Warwickshire Borough Council

Parcel Type: Broad Area



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: Broad Area 9

Main Authority: North Warwickshire Borough Council

Parcel Type: Broad Area

General Notes

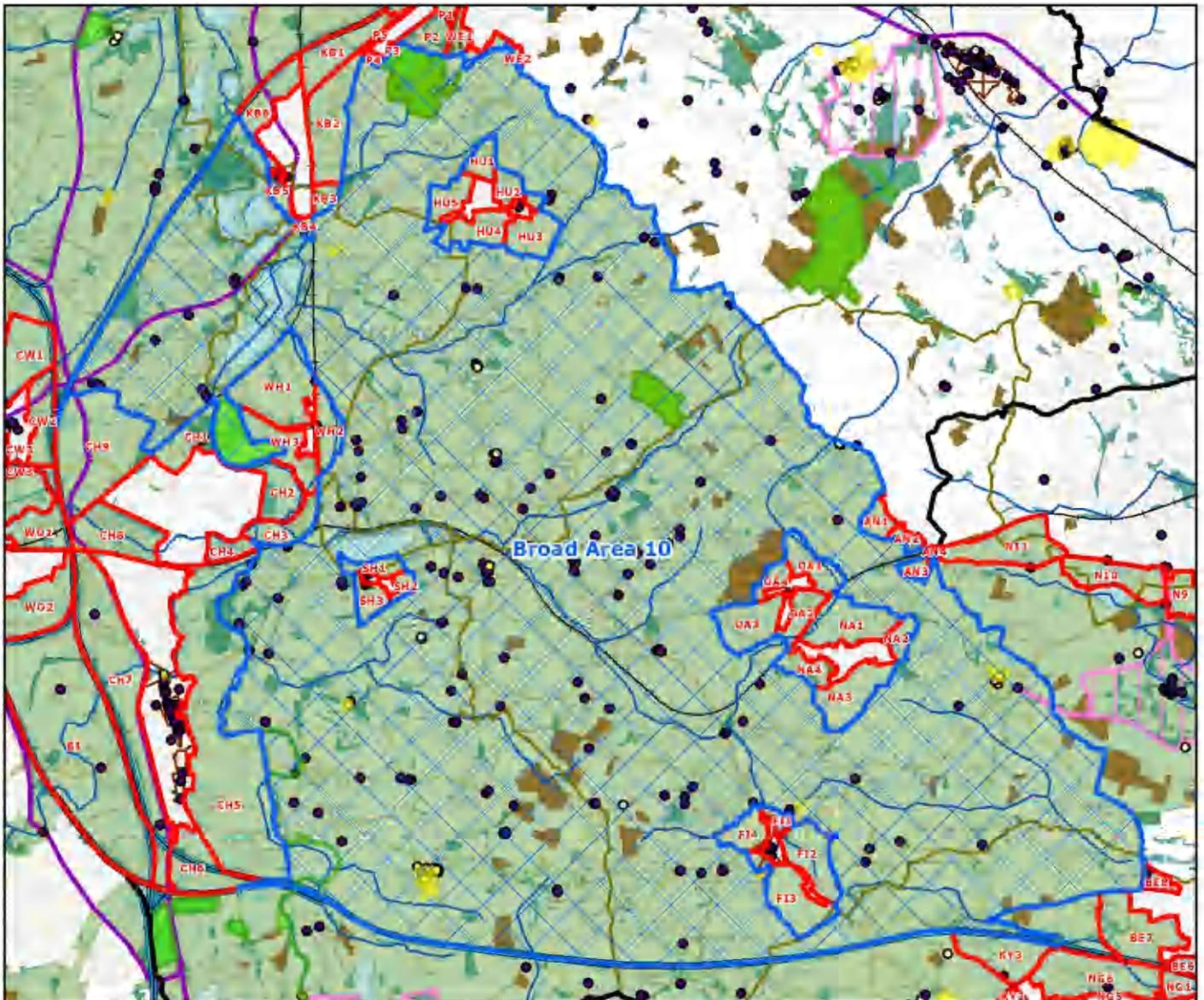
Broad area 9 lies between the historic town of Tamworth to the north and the smaller settlements of Kingsbury and Piccadilly to south of the M42 and Cudworth to the west of the M42 and M6 Toll. Sutton Coldfield lies further to the west on the other side of the M6 Toll motorway and A38. The area contains pockets of ancient woodland, a few small Scheduled Monuments and a SSSI at Middleton Pool adjacent to the Grade II* listed Middleton Hall. The broad area makes a considerable contribution to four of the five purposes of Green Belt:

- Checking the southern sprawl of Tamworth; however, the significant boundaries to the south, east and west of the area limit the role of this portion of the Green Belt in preventing the sprawl of Cudworth, Kingsbury, Piccadilly and Sutton Coldfield and preventing the merging of these neighbouring towns in the long term.
- Safeguarding the countryside, including a number of ancient woodlands.
- Preserving the setting of the historic town of Tamworth. Pockets of high ground in the eastern half of the parcel, to the south of Tamworth offer long-range views in to the historic core of this historic town, making some contribution to its wider setting in the landscape.
- Assisting urban regeneration by encouraging the recycling of derelict and other urban land across the West Midlands.

Land Parcel Ref: Broad Area 10

Main Authority: North Warwickshire Borough Council

Parcel Type: Broad Area



Parcel - Broad Area 10

- | | | | |
|-------------------|----------------------------|---------------------------|----------------------------|
| 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 | | 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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: Broad Area 10

Main Authority: North Warwickshire Borough Council

Parcel Type: Broad Area

General Notes

Broad area 10 lies between Nuneaton and Bedworth to the east, Kingsbury and Piccadilly to the north, Coventry to the south east and Coleshill in the west. In between these larger settlements are a number of villages – Fillongley, Old Arley, New Arley, Hurley and Shustoke. The broad area contains several Scheduled Monuments and pockets of ancient woodland, two of which are designated as SSSIs: Hoar Park Wood and Kingsbury Wood. There are two other SSSIs within the broad area: Whitacre Heath and the River Blythe. Broad Area 10 makes a considerable contribution to all of the Green belt purposes, it:

- Checks the sprawl of Nuneaton and Bedworth, Kingsbury and Piccadilly, Coventry, Coleshill, Fillongley, Old Arley, New Arley, Hurley and Shustoke.
- Prevents the merging of these settlements.
- Safeguards the countryside, which contains several ancient woodlands, SSSIs, historic villages and scheduled monuments.
- Preserves the setting and special character of historic town of Coleshill, the historic core of which contains the prominent Grade I listed Church of St Peter and St Paul, which is visible across the western half 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 11

Main Authority: North Warwickshire Borough Council

Parcel Type: Broad Area

General Notes

Broad area 11 lies between the large urban areas of Birmingham to the west and Coventry to the east. The area contains the large Grade II* listed Packington Hall Registered Park and Garden which contains the Grade II* Old Packington Hall and Packington Hall and the Grade I Church of St James. Corley camp univallate hillfort Scheduled Monument sits in the eastern half of the area. There are several pockets of ancient woodland within the broad area. Two SSSIs sit within the broad area: Coleshill and Bannerly Pools and the River Blythe. Overall, the broad area is considered to make a considerable contribution to three of the four purposes of Green Belt:

-Checking the westwards sprawl of Coventry towards Birmingham and the eastwards sprawl of the Birmingham towards Coventry

-Preventing Birmingham and Coventry from merging in the long term.

-Safeguarding the countryside, including a number of ancient woodlands and the Packington Hall Registered Park & Garden.

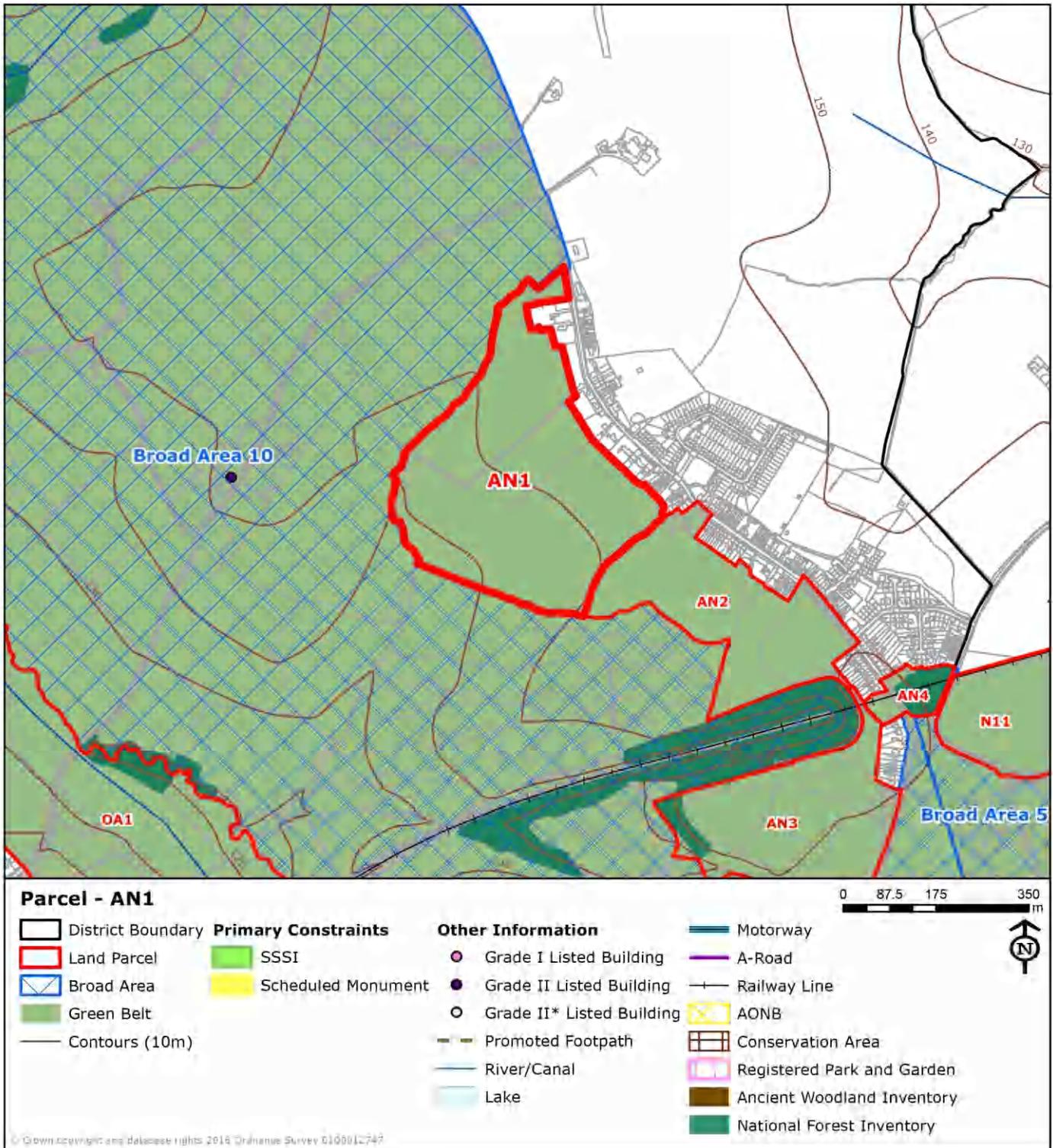
-Assisting urban regeneration by encouraging the recycling of derelict and other urban land across the West Midlands.

While the broad area sits between the historic towns of Birmingham and Coventry, it is considered to make a more limited contribution to their setting and special character due to the significant distance and lack of intervisibility between the parcel and their historic cores.

Land Parcel Ref: AN1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: AN1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a small role in preventing the continued northward sprawl of Ansley along Birmingham Road. Significant ribbon development has already occurred along the eastern and western sides of the parcel; however, there are small pockets of the roadside which remain undeveloped at the 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 comprised entirely of open farmland and contains no development. Therefore, the Green Belt within the parcel is open.

Land Parcel Ref: AN1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Ansley to the east and the village of Old Arley to the south west. Measured from the eastern corner of the parcel at the urban edge of Ansley, the distance to the north eastern corner of Old Arley is roughly 1.4km.

Land Parcel Ref: AN1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is comprised entirely of open farmland and contains no development. Therefore, the Green Belt within the parcel is open and there are no urbanising influences which represent encroachment of the countryside.

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

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

Score:

Notes:

A small brook follows the northern and western edge of the parcel flowing north-south. While the brook plays a less significant role in preventing the encroachment of the countryside to the north and west of the parcel, the brook plays no role in protecting the countryside within the parcel or directly to the south. There are no other 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: AN1

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: AN1

Main Authority: North Warwickshire 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.

Land Parcel Ref: AN1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

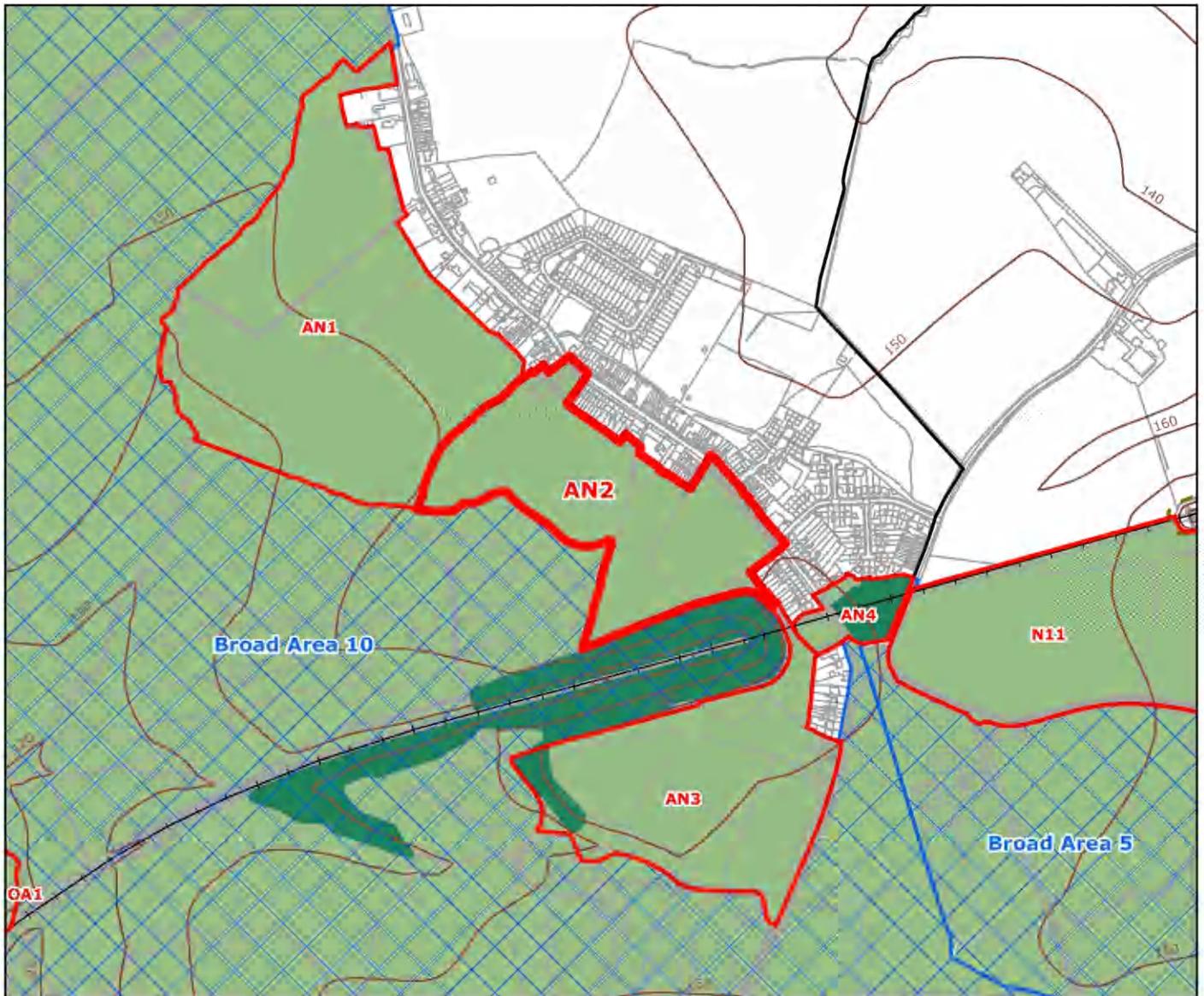
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: AN2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - AN2

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		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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: AN2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is considered to play a limited role in preventing the sprawl of Ansley. Although bordering Birmingham Road at its northern edge, this portion of the road links ribbon development to the north and south and is considered to part of the main body of the village of Ansley.

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 aligned with the existing urban edge of Ansley, the parcel is comprised entirely of open farmland and contains no development. Therefore, the Green Belt within the parcel is open.

Land Parcel Ref: AN2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Ansley to the east and the village of Old Arley to the south west. Measured from the north eastern corner of the parcel at the urban edge of Ansley, the distance to the north eastern corner of Old Arley is roughly 1.4km.

Land Parcel Ref: AN2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

With the exception of one building aligned with the existing urban edge of Ansley, the parcel is comprised entirely of open farmland and contains no development. Therefore, the Green Belt within the parcel is open and free of urbanising influences which represent encroachment on the countryside.

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

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

Score:

Notes:

A railway line follows the southern edge of the parcel preventing encroachment of the countryside to the south; however, the railway line plays no role in preventing the encroachment of the countryside within the parcel or directly to the west. There are no other 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: AN2

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: AN2

Main Authority: North Warwickshire 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.

Land Parcel Ref: AN2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

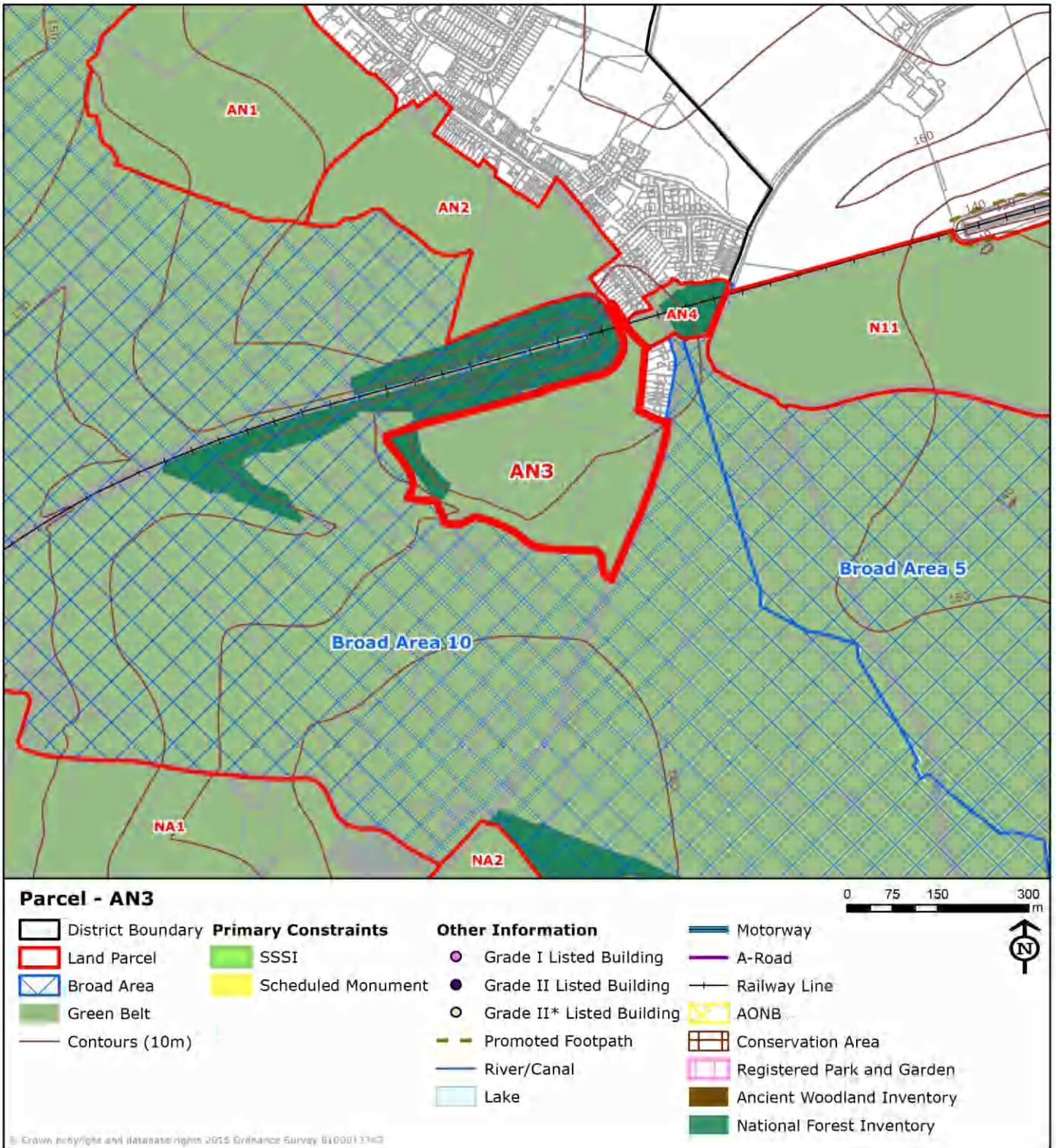
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: AN3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: AN3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing the continued southern sprawl of Ansley along the western side of Arley Lane at the eastern edge of 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 aligned with the existing urban edge of Ansley, the parcel is comprised entirely of open farmland and woodland and contains no development. Therefore, the Green Belt within the parcel is open.

Land Parcel Ref: AN3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Ansley to the north and the village of New Arley to the south. Measured from the southernmost point of Ansley along Arley Lane, the distance between the two settlements is roughly 1.2km.

Land Parcel Ref: AN3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

With the exception of one building aligned with the existing urban edge of Ansley, the parcel is comprised entirely of open farmland and woodland and contains no development. Therefore, the Green Belt within the parcel is open and free of urbanising influences which represent encroachment on the countryside.

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

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

Score:

Notes:

A railway line follows the northern edge of the parcel preventing encroachment of the countryside to the north; however, the railway line runs perpendicular to the existing urban edge of Ansley, limiting its role, and plays no role in preventing the encroachment of the countryside within the parcel or directly to the west. A small brook follows the southern edge of the parcel somewhat from the existing urban edge of Ansley. The parcel contains a small hill. While individually these features play relatively insignificant roles in safeguarding the countryside from encroachment, together they play a less significant role in safeguarding the countryside within the parcel and directly to the north and south from encroachment.

Land Parcel Ref: AN3

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: AN3

Main Authority: North Warwickshire 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.

Land Parcel Ref: AN3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

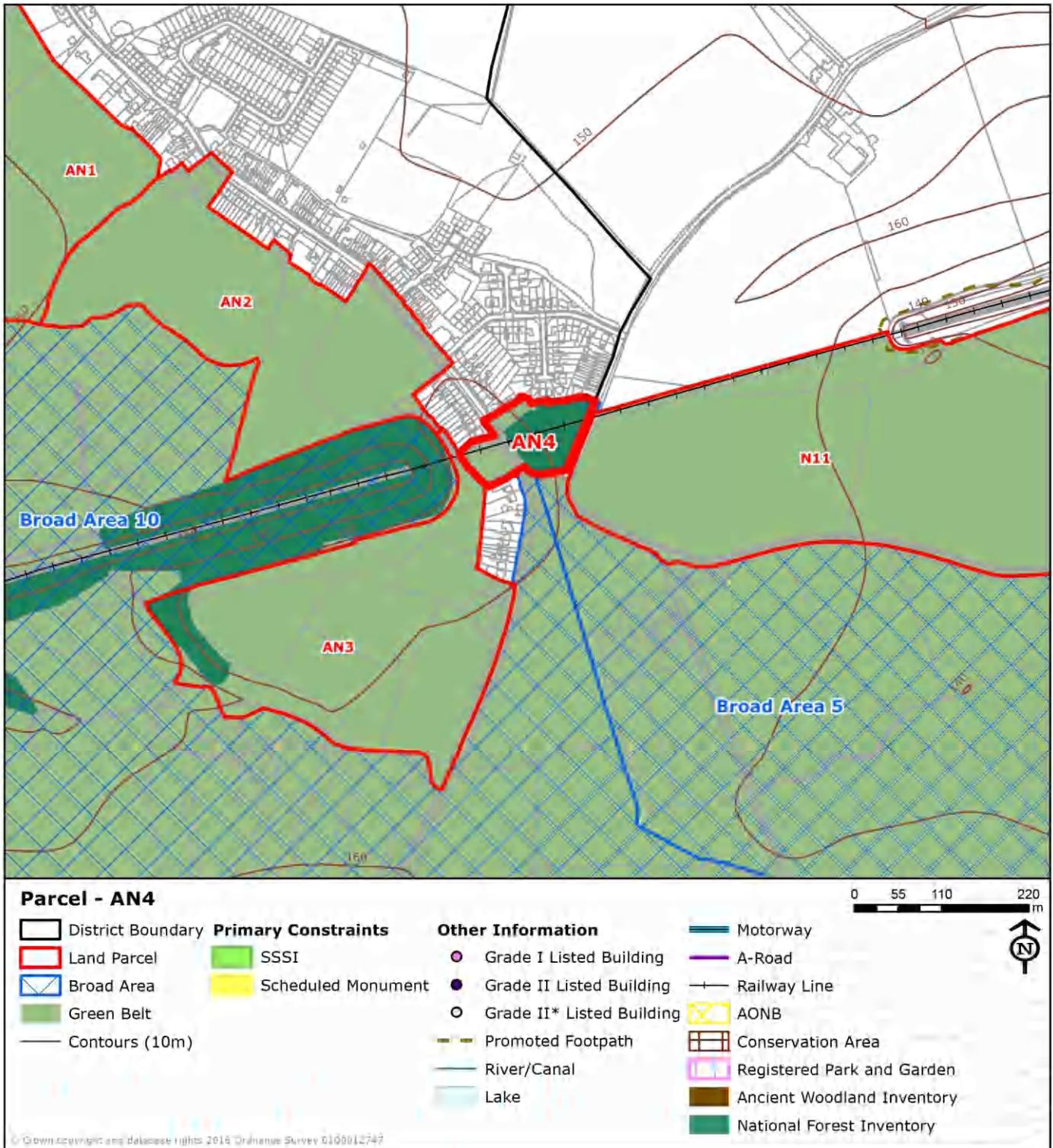
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: AN4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: AN4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is considered to play a limited role in preventing the sprawl of Ansley. Although Birmingham Road cuts through the parcel, the western side of the portion of the road within the parcel has been developed as a car park. Furthermore, a roundabout borders its southern boundary, connecting residential development at its northern edge to the southern end of the village.

Issue 1b - Openness

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

Score:

Notes:

This small parcel is made-up of two distinct areas – a carpark and a pocket of woodland. There are no buildings. Therefore, the Green Belt within the parcel is open.

Land Parcel Ref: AN4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits within the village of Ansley. Therefore, the parcel plays no role in preventing neighbouring towns from merging.

Land Parcel Ref: AN4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

This small parcel is made-up of two distinct areas – a carpark and a pocket of woodland. While there are no buildings within the parcel and the Green Belt is open, the car park does represent an urbanising influence on the countryside.

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

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

Score:

Notes:

The southern third of the parcel has been developed in to a carpark. The remaining two thirds of this relatively small parcel are retained against this existing urban edge of the Ansley by the junction of Tunnel Road and the B4112 which runs through the villages. Although the nature of these boundaries is less significant their close proximity to the existing urban edge of the village makes them significant.

Land Parcel Ref: AN4

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: AN4

Main Authority: North Warwickshire 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.

Land Parcel Ref: AN4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

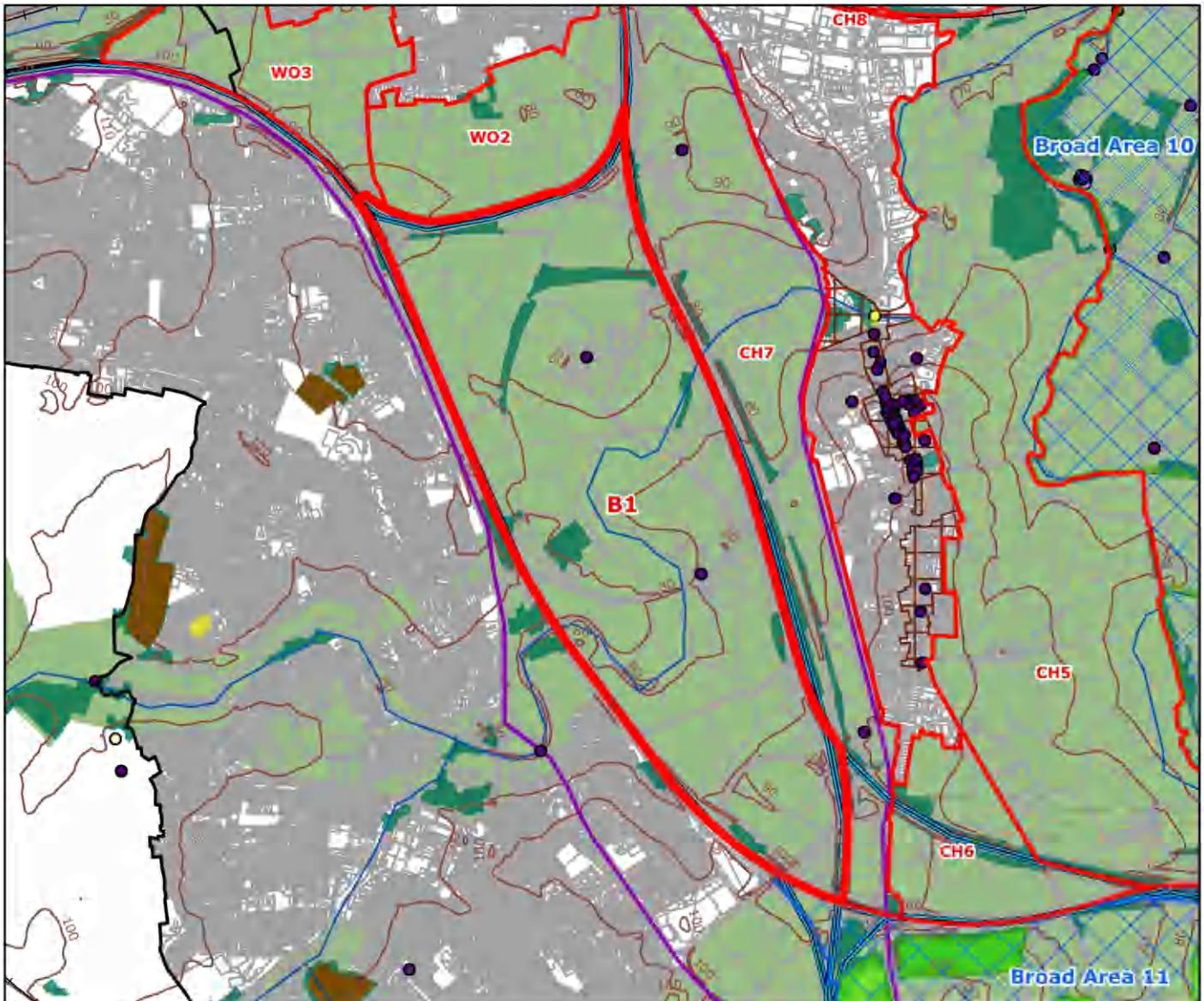
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: B1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - B1

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

- Primary Constraints**
- SSSI
 - Scheduled Monument

- 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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: B1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel contains two roads which emanate from the eastern edge of Birmingham – Birmingham Road through the centre of the parcel and Coleshill Heath Road at the southern edge of the parcel. Therefore, the parcel plays a significant role in preventing the eastwards sprawl of Birmingham along the northern and southern sides of Birmingham Road and the northern side of Coleshill Heath Road. Development has already occurred along the southern side of Coleshill Heath Road.

Issue 1b - Openness

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

Score:

Notes:

This large parcel is largely comprised of open farmland and small copses in the floodplain of the river Cole. A business park containing a combination of large modern and period buildings sits in the centre of the parcel. In addition, the parcel contains several isolated dwellings, a small row of semi-detached dwellings in the north eastern corner, a small hotel (The Old Barn) and a cemetery. A large depot sits at the northern tip of the parcel. These disparate developments compromise the openness of the Green Belt within their immediate vicinity, although the vast majority of the land within the parcel is open and undeveloped.

Land Parcel Ref: B1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between Birmingham to the west and Coleshill to the east. Measured at the southern end of the parcel, the distance between the two settlements is less than 1km; however, the parcel is relatively large and the gap between the two settlements widens in the northern half of the parcel. Development in the northern half of the parcel would still reduce the gap between the two settlements. The M6 runs along the western edge of the parcel and the M42 runs along the eastern edge of the parcel. These two significant boundaries are likely to prevent the merging of the two settlements in the long term; however, development of all the countryside within the parcel would contribute significantly to the appearance of merging at the landscape scale. The planned route of HS2 cuts through the parcel; however, this has yet to be constructed.

Land Parcel Ref: B1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

This large parcel is largely comprised of open farmland and small copses in the floodplain of the river Cole. A business park containing a combination of large modern and period buildings sits in the centre of the parcel. In addition, the parcel contains several isolated dwellings, a small row of semi-detached dwellings in the north eastern corner, a small hotel (The Old Barn) and a cemetery. A large depot sits at the northern tip of the parcel. These disparate developments compromise the openness of the Green Belt within their immediate vicinity, although the vast majority of the land within the parcel is open and undeveloped. The depot and business park represent significant urbanising features on the countryside that surrounds them.

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

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

Score:

Notes:

The M6 Motorway retains the existing urban edge of Birmingham at the western edge of the parcel inhibiting the encroachment of the countryside within the parcel and to the east; however, development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the countryside within the parcel. The M6 Toll and M42 Motorways follow the long eastern edge of the parcel. However, these significant boundaries are a significant distance away from the urban edge of Birmingham. The River Cole meanders through the centre of the parcel; however, it does not protect the countryside to the north and south from encroachment. The planned route of HS2 cuts through the parcel; however, this has yet to be constructed. There are no other significant boundaries within the parcel which contribute to protecting the countryside within the parcel from encroachment.

Land Parcel Ref: B1

Main Authority: North Warwickshire 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 a historic town. However, from the open ground within the parcel it is possible to see into the historic core of Coleshill to the east. It is considered that this intervisibility is a factor in the contribution of the parcel to the setting of Coleshill.

Land Parcel Ref: B1

Main Authority: North Warwickshire 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.

Land Parcel Ref: B1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

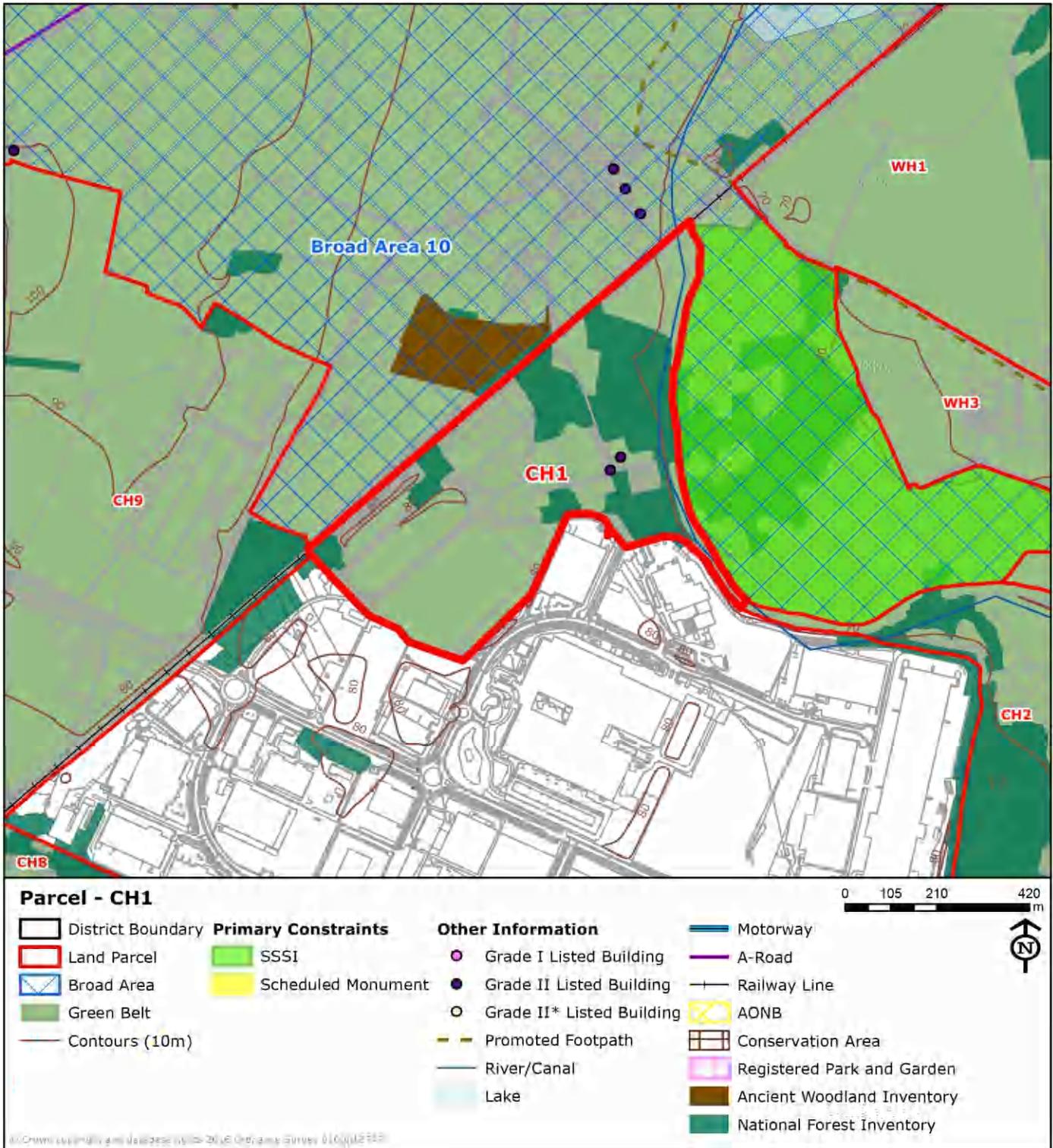
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: CH1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: CH1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by a railway line to the north and the River Tame to the east. Church Lane emanates from the village of Lea Marston to the north and connects the Hams Hall Distribution Park with the village by crossing over the railway line which separates them. However, Church Lane is a relatively minor road which is unlikely to be able to support the northwards sprawling of the distribution centre towards Lea Marston. Therefore, the parcel is considered to play a limited role in preventing sprawling ribbon development.

Issue 1b - Openness

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

Score:

Notes:

Roughly 60% of the parcel is covered in brownfield land previously used as a power station, with the remaining 40% covered in a combination of open grassland and woodland. However, only a few buildings remain on the previously developed site: an old substation sits in the eastern corner of the parcel; and another smaller building sits in the centre of the parcel. In addition, a church sits close to the eastern edge of the parcel. While the majority of the land within the parcel is open, these buildings compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: CH1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the Hams Hall Distribution Park to the north of Coleshill and the hamlet of Lea Marston to the north. Measured from the northernmost point of the distribution park to the southernmost point of Lea Marston, the distance between the two settlements is roughly 700m. A railway line separates the two settlements; however, the development of all the countryside between them would give the appearance of merging at the landscape scale.

Land Parcel Ref: CH1

Main Authority: North Warwickshire 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:

Roughly 60% of the parcel is covered in brownfield land previously developed and used as a power station, with the remaining 40% covered in a combination of open grassland and woodland. The majority of the brownfield land is hardstanding. Several power lines run through the parcel. These features in combination with the old substation in the eastern corner of the parcel act as a significant urbanising influence 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:

A railway line borders the parcels northern edge. The River Tame flows along the eastern edge of the parcel. Whitacre Heath is designated as a SSSI to the east. These are permanent defensible boundaries which inhibit the encroachment of the countryside to the north of the Hams Hall Distribution Park.

Land Parcel Ref: CH1

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: CH1

Main Authority: North Warwickshire 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.

Land Parcel Ref: CH1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

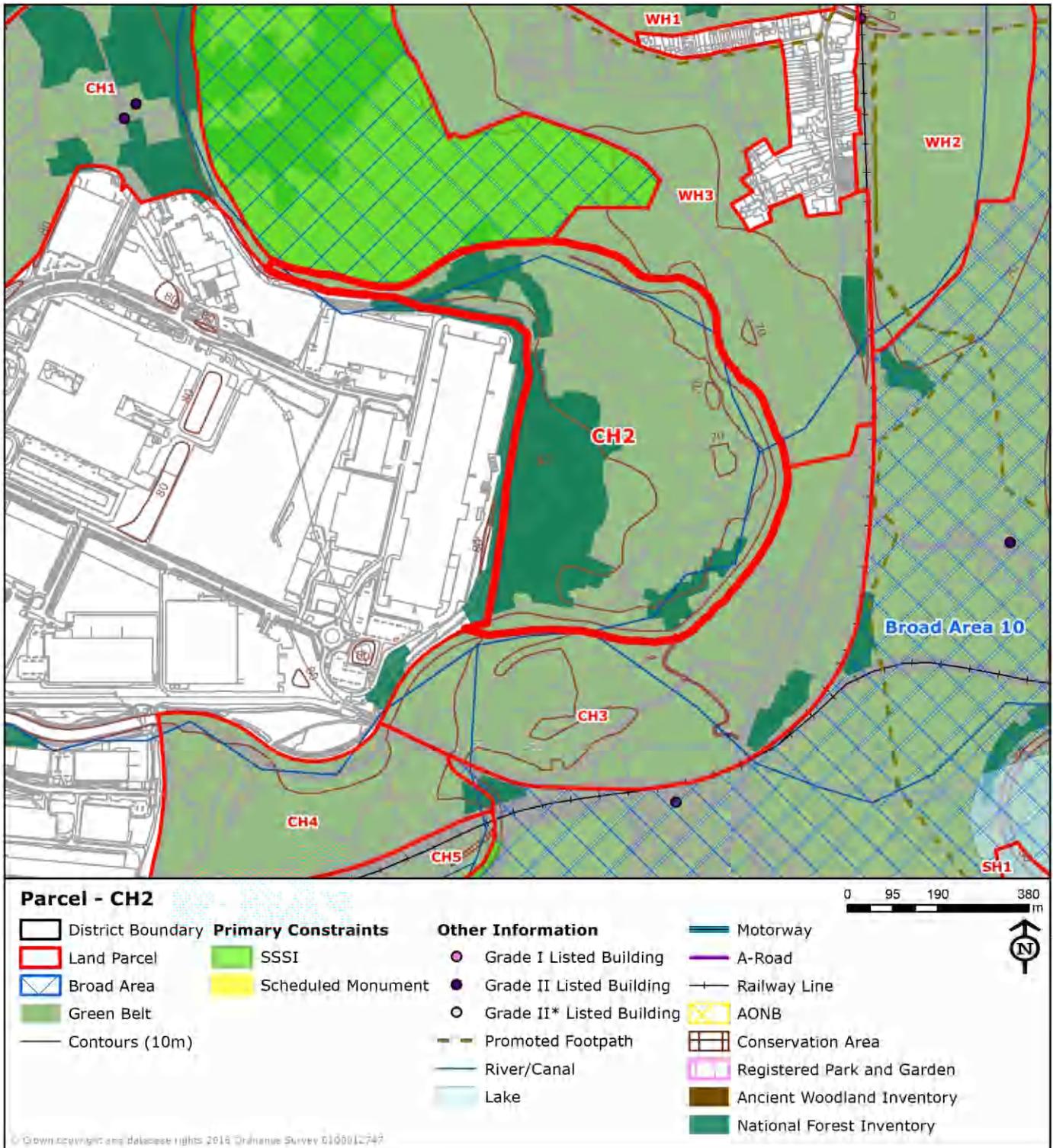
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: CH2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: CH2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by the River Tame to the north, east and south and there are no roads emanating from the urban edge of Hams Hall Distribution Park into the parcel. Therefore, the parcel is considered to play a limited role in preventing sprawling ribbon development.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains the Ladywalk Nature Reserve: wetland and woodland in the floodplain of the river Tame. There is no development within the parcel. Therefore, the Green Belt within the parcel is considered to be wholly open.

Land Parcel Ref: CH2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Whitacre Heath to the north east and the Hams Hall Distribution Park to the west. Measured through the northern corner of the parcel from the south western corner of Whitacre Heath to the north eastern corner of Hams Hall Distribution Park, the distance between the two settlements is roughly 500m. A cluster of ponds and the River Tame separate the two settlements; however, the development of all the countryside between them would give the appearance of merging at the landscape scale.

Land Parcel Ref: CH2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains the Ladywalk Nature Reserve: wetland and woodland in the floodplain of the river Tame. There is no development within the parcel. Therefore, the Green Belt within the parcel is considered to be wholly open and free from urbanising influences on the countryside.

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

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

Score:

Notes:

The parcel which contains the Ladywalk Nature Reserve is retained against the edge of the Hams Hall Distribution Park by a meander of the River Tame, which borders the parcels northern, eastern and southern edges.

Land Parcel Ref: CH2

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: CH2

Main Authority: North Warwickshire 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.

Land Parcel Ref: CH2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

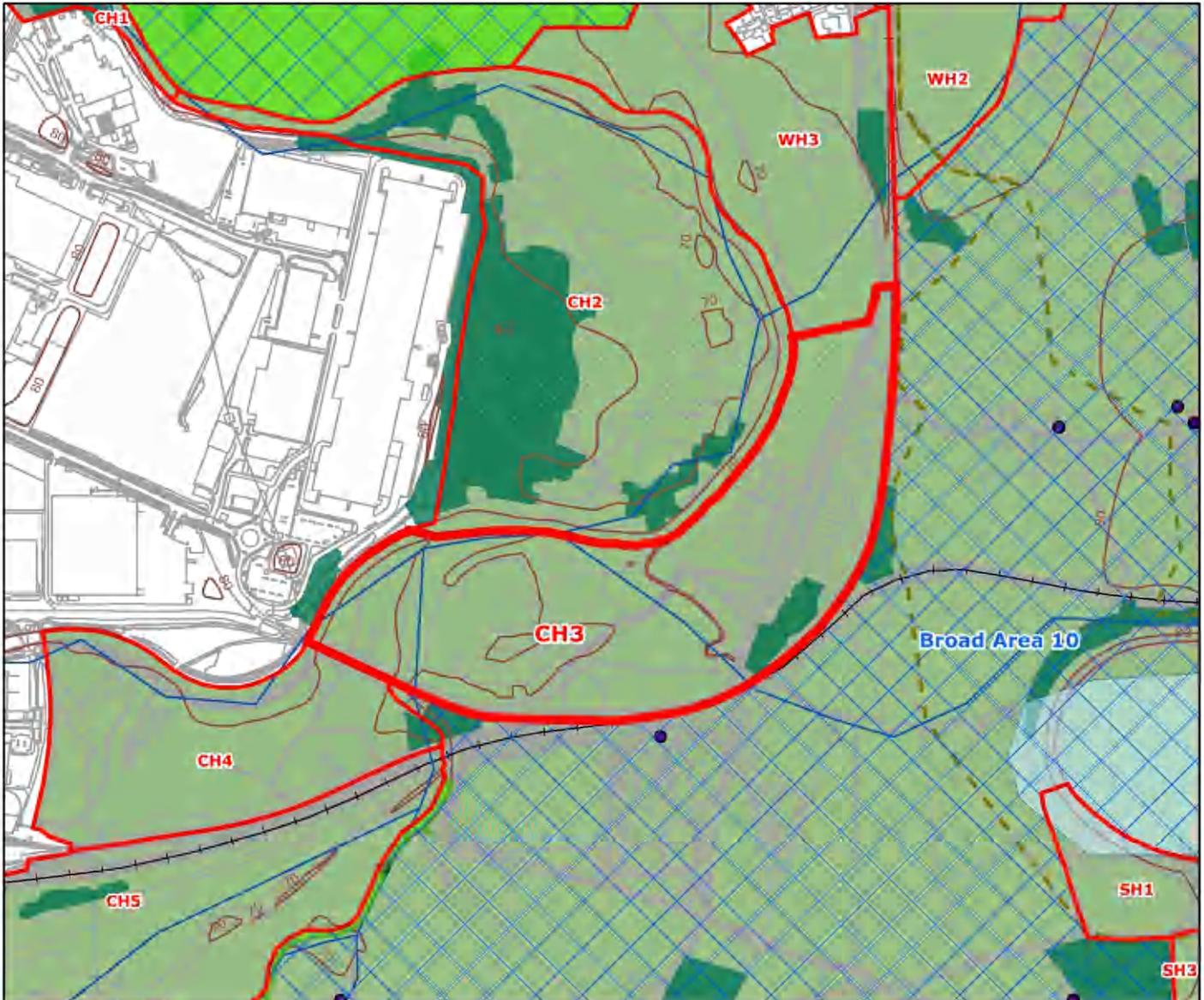
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: CH3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - CH3

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		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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: CH3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by a railway line to the south and the River Tame for the majority of its northern boundary. Fishery Lane emanates from the Hams Hall Distribution Park crossing over the river. However, the lane is a relatively minor road which is unlikely to be able to support the eastwards sprawling of the distribution centre. The eastern half of the parcel contains the linear hamlet of Hoggrill's End which has developed along Station Road. The parcel plays a significant role in preventing the northwards sprawl of the hamlet towards the village of Whitacre Heath. There is limited scope for ribbon development to the south due to the presence of the railway line and development directly to the south of it.

Issue 1b - Openness

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

Score:

Notes:

The eastern half of the parcel contains the linear hamlet of Hoggrill's End which has developed along the street lit Station Road. The detached residential dwellings that make-up this hamlet compromise the openness of the Green Belt within approximately half of the Green Belt within the parcel. The western half of the parcel is largely free from development and open, contain woodland and Whitacre pool.

Land Parcel Ref: CH3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel borders Coleshill Parkway to the west and contains the hamlet of Hoggrills End in the eastern half of the parcel. The distance between the two settlements is roughly s roughly 900m. The River Tame separates the two settlements; however, the development of all the countryside between them would give the appearance of merging at the landscape scale.

Land Parcel Ref: CH3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The eastern half of the parcel contains the linear hamlet of Hoggrill's End which has developed along the street lit Station Road. The detached residential dwellings that make-up this hamlet compromise the openness of the Green Belt within approximately half of the Green Belt and have an urbanising influence on the countryside. The western half of the parcel is largely free from development and open, contain woodland and Whitacre pool.

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 which contains Whitacre Pool and the small hamlet of Hoggrill's End is retained by railway lines at its eastern and southern borders. Furthermore, several small streams cut through the parcel within the flood plain of the River Tame, which follows the western edge of the parcel. The River Blythe cuts through the western half of the parcel in between Whitacre Pool and the River Tame and flows in to the River Tame at the northern edge of the parcel. Collectively, these boundaries protect the countryside within the parcel and to the south and east from encroachment from the Hams Hall Distribution Centre to the east.

Land Parcel Ref: CH3

Main Authority: North Warwickshire 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 a historic town. However, there is intervisibility between the historic core of the historic town of Coleshill and the parcel.

Land Parcel Ref: CH3

Main Authority: North Warwickshire 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.

Land Parcel Ref: CH3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

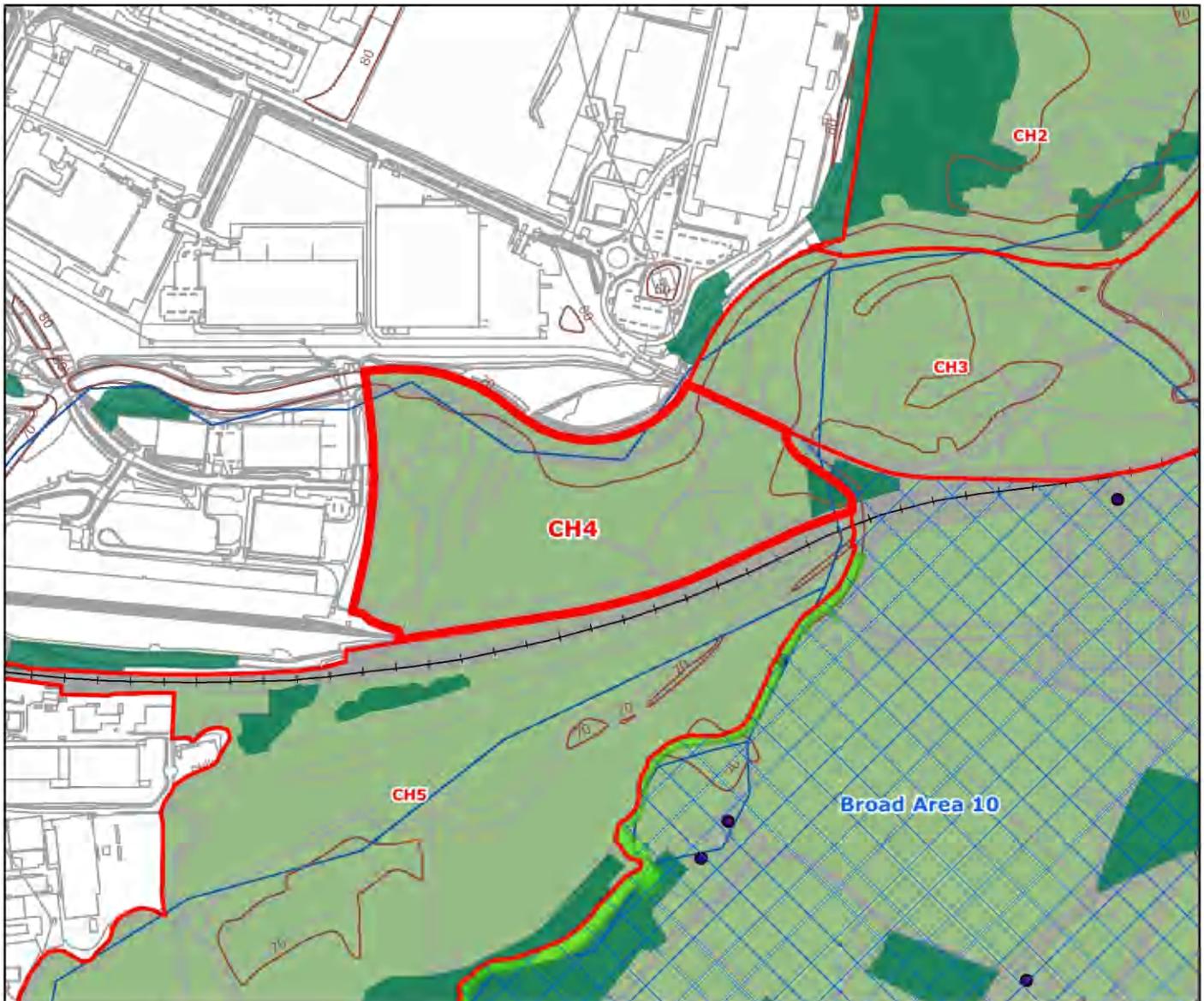
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: CH4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - CH4

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		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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: CH4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by a railway line to the south and the River Tame for the majority of its northern boundary. Fishery Lane emanates from the Hams Hall Distribution Park crossing over the river. However, the lane is a relatively minor road which is unlikely to be able to support the eastwards sprawling of the distribution centre. Therefore, the parcel is considered to make a limited contribution to preventing sprawl.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains open scrubland in the floodplain of the river Tame. There is no development within the parcel. Therefore the Green Belt within the parcel is wholly open.

Land Parcel Ref: CH4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel borders Coleshill Parkway to the north and west. The hamlet of Hoggrills End lies to the east. Measured from the south eastern corner of the distribution park at the northern border of the parcel, the distance between the two settlements is roughly 1.1km. The River Blythe separates the two settlements; however, the development of all the countryside between them would give the appearance of merging at the landscape scale.

Land Parcel Ref: CH4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains open scrubland in the floodplain of the river Tame. There is no development within the parcel. Therefore the Green Belt within the parcel is wholly open with no urbanising influences on the countryside.

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

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

Score:

Notes:

The River Tame forms the northern boundary of this parcel and represents a permanent defensible boundary inhibiting the encroachment of the countryside within the parcel and to the south and east. Development within the parcel would represent a breach of this defensible boundary and would constitute encroachment of the countryside within the parcel. However, the parcel is retained by a railway line at its southern border. Sitting relatively close to the existing urban edge of the Hams Hall Distribution Park, this railway line protects the wider countryside from encroachment.

Land Parcel Ref: CH4

Main Authority: North Warwickshire 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 a historic town. However, there is intervisibility between the historic core of the historic town of Coleshill and the parcel.

Land Parcel Ref: CH4

Main Authority: North Warwickshire 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.

Land Parcel Ref: CH4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

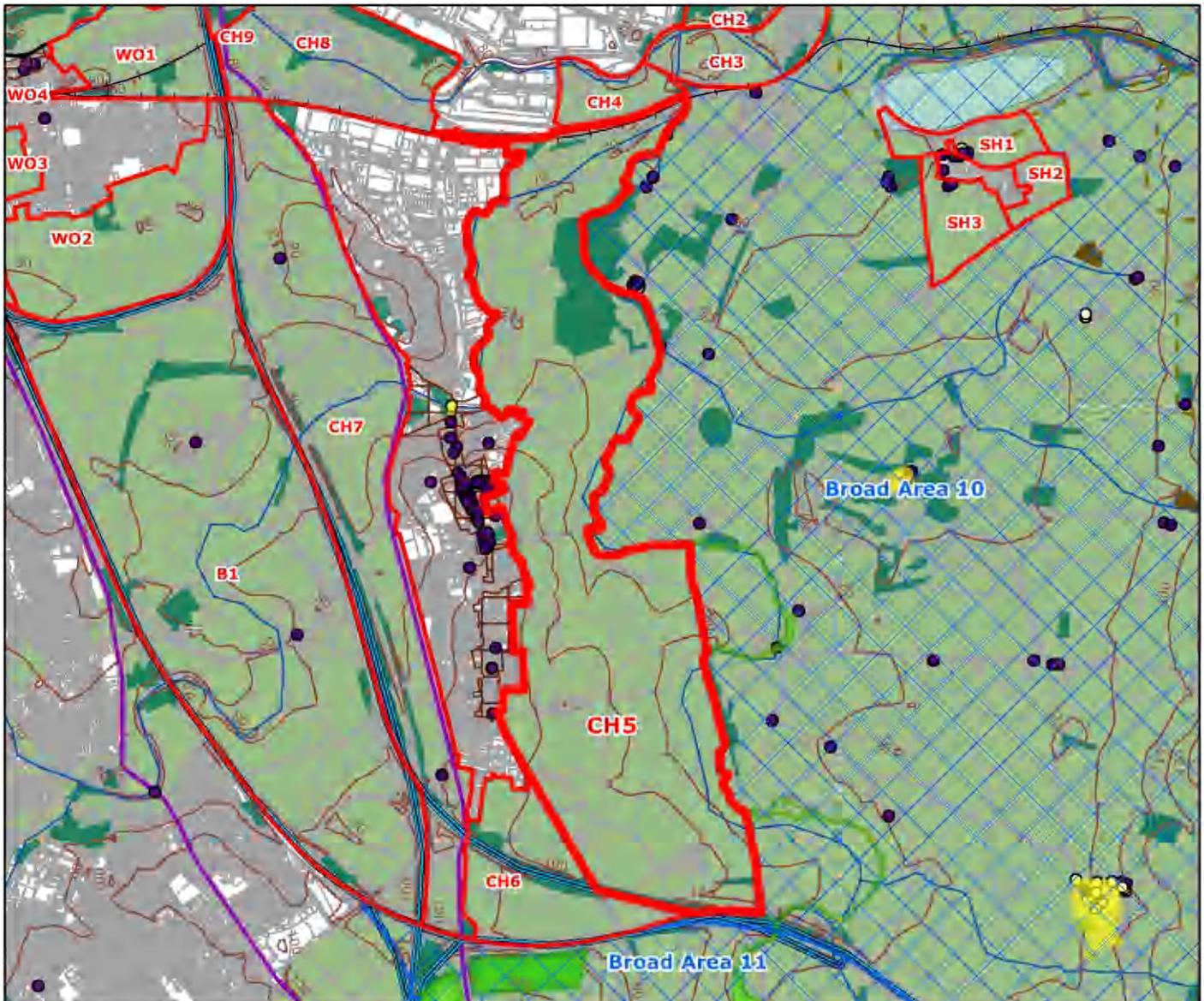
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: CH5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - CH5

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

Scale: 0 280 560 1,120 m

North Arrow

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Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: CH5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel contains two roads which emanate from the eastern edge of Coleshill – Blythe Road and Maxstoke Lane. Packington Lane runs along the western edge of the southern tip of the parcel. Therefore, the parcel plays some role in preventing the southwards sprawl of Coleshill along the eastern side of Packington Lane and a significant role of in preventing the eastwards sprawl of Coleshill along the northern and southern sides of Blythe Road and Maxstoke Lane.

Issue 1b - Openness

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

Score:

Notes:

The vast majority of this large parcel is free from development and is very open agricultural land. Some mineral extraction is being undertaken in the northern half of the parcel; a few farms sit in the southern half of the parcel; a few isolated dwellings sit within the parcel. The parcel also includes the cemetery of St Peter and St Paul Church. Neighbouring the cemetery sits a small floodlit tennis club. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however the vast majority of the parcel is open and free from development.

Land Parcel Ref: CH5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between Coleshill to the west and the villages of Shustoke and Maxstoke to the east. Measured due east from the urban edge of Coleshill in the northern third of the parcel to the westernmost tip of Shustoke, the distance between these two settlements is roughly 2.4km. Measured due east from the urban edge of Coleshill in the southern third of the parcel to the westernmost tip of Maxstoke, the distance between these two settlements is roughly 3.2km. The River Blythe separates Coleshill from both of the settlements to the east; however, the development of all the countryside between them would give the appearance of merging at the landscape scale.

Land Parcel Ref: CH5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The vast majority of this large parcel is free from development and is very open agricultural land. Some mineral extraction is being undertaken in the northern half of the parcel; a few farms sit in the southern half of the parcel; a few isolated dwellings sit within the parcel. The parcel also includes the cemetery of St Peter and St Paul Church. Neighbouring the cemetery sits a small floodlit tennis club, which represents the only urbanising influence within the parcel. Set adjacent to the existing urban edge of Coleshill, the courts and floodlights are not considered to have a significant urbanising influence on the countryside within the parcel. The vast majority of the parcel is rural in character, open and free from development.

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

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

Score:

Notes:

The River Blythe follows the parcel's eastern edge; however, in a number of locations along the length of the parcel the river is a significant distance away from the urban edge of Coleshill. Furthermore, there are no significant boundaries within the parcel which contribute to protecting the countryside within the parcel from encroachment. The M6 Toll borders the parcel's southern edge; however, this lies perpendicular to the urban edge of Coleshill and therefore provides little protection to the countryside. The River Cole borders the northern third of Coleshill's eastern urban edge and represents a permanent defensible boundary inhibiting the encroachment of the countryside within the portion of the parcel that lies due east of it.

Land Parcel Ref: CH5

Main Authority: North Warwickshire 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 sits directly adjacent to the Coleshill Conservation Area and the Coventry Road Coleshill Conservation Area both of which sit within the urban area of the historic town of Coleshill. A significant proportion of the land within the parcel is intervisible with historic features of the town, making this portion of the Green Belt an important component of its setting and special character.

Land Parcel Ref: CH5

Main Authority: North Warwickshire 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.

Land Parcel Ref: CH5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

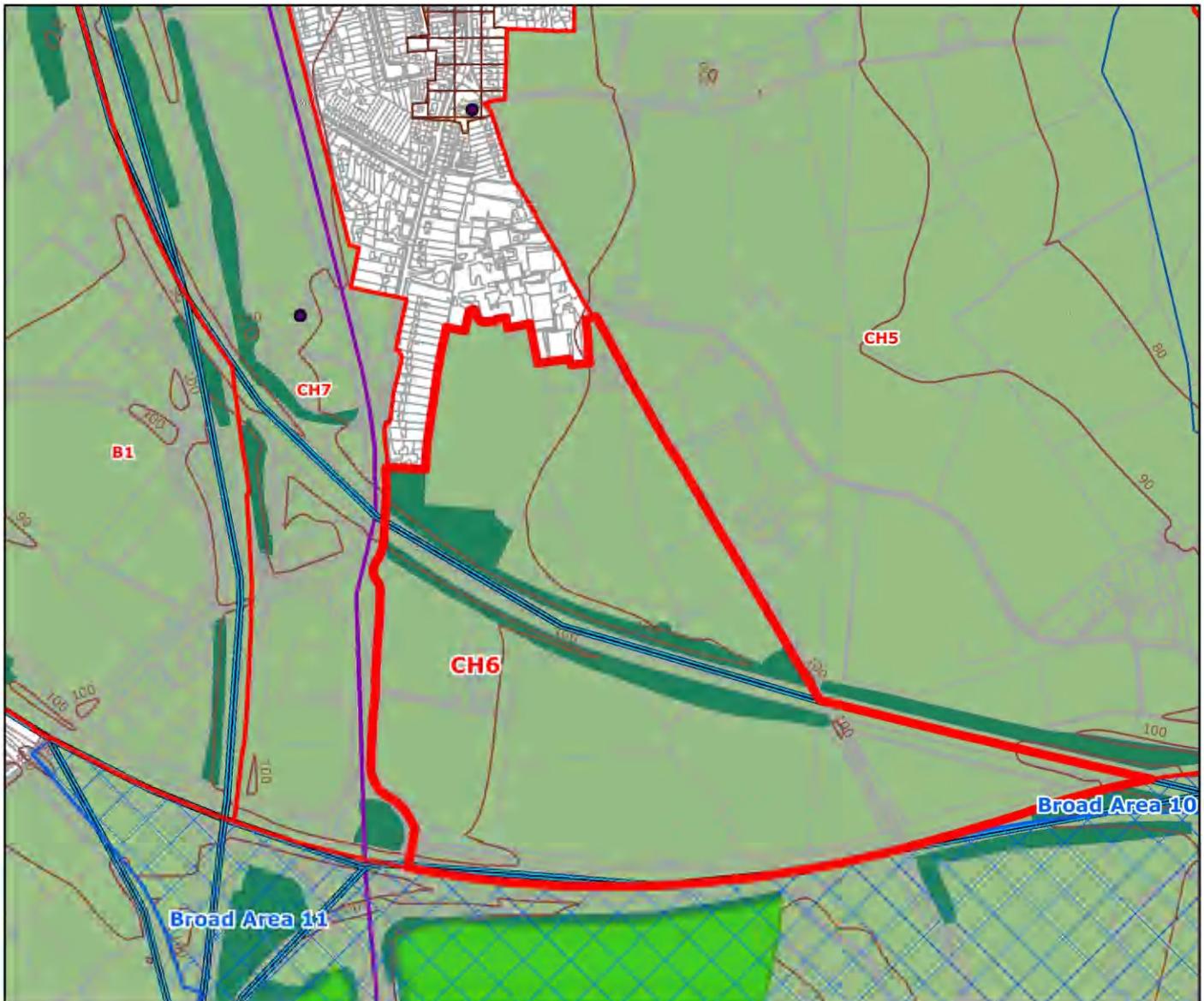
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: CH6

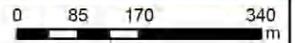
Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - CH6

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		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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: CH6

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by the M6 Toll at its southern edge. Coventry Road runs along its western edge. Packington Lane runs along its eastern edge. Ribbon development has already occurred along the full length of the western edge of the parcel; however, a significant proportion of the eastern edge of the parcel is free from development. Therefore the parcel plays a role in preventing the southwards sprawl of Coleshill along the western side Packington Lane.

Issue 1b - Openness

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

Score:

Notes:

The parcel is largely made-up of a patchwork of open agricultural fields. With the exception of one low-lying outbuilding within the grounds of St Edwards Primary School, the parcel is free from development and wholly open.

Land Parcel Ref: CH6

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between Coleshill to the north and Birmingham Business Park to the south west. Measured from the southern edge of Coleshill to the north eastern edge of the Birmingham Business Park, the distance between the two settlements is roughly 1.85km. There are several significant boundaries between the two settlements which make it unlikely that the two settlements will merge in the long term. The significant boundaries include the M42, M6 and M6 Toll motorways and the Coleshill Pools.

Land Parcel Ref: CH6

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is largely made-up of a patchwork of open agricultural fields. With the exception of one low-lying outbuilding within the grounds of St Edwards Primary School, the parcel is free from development and urbanising influences, and open.

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

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

Score:

Notes:

The M6 Toll cuts through the parcel east-west and the M6 borders the parcel's southern edge. Together they play a significant role in preventing encroachment of the countryside to the south of the parcel; however, there are no significant boundaries to the east of the parcel which would help to prevent encroachment of the countryside to the east.

Land Parcel Ref: CH6

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: CH6

Main Authority: North Warwickshire 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.

Land Parcel Ref: CH6

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

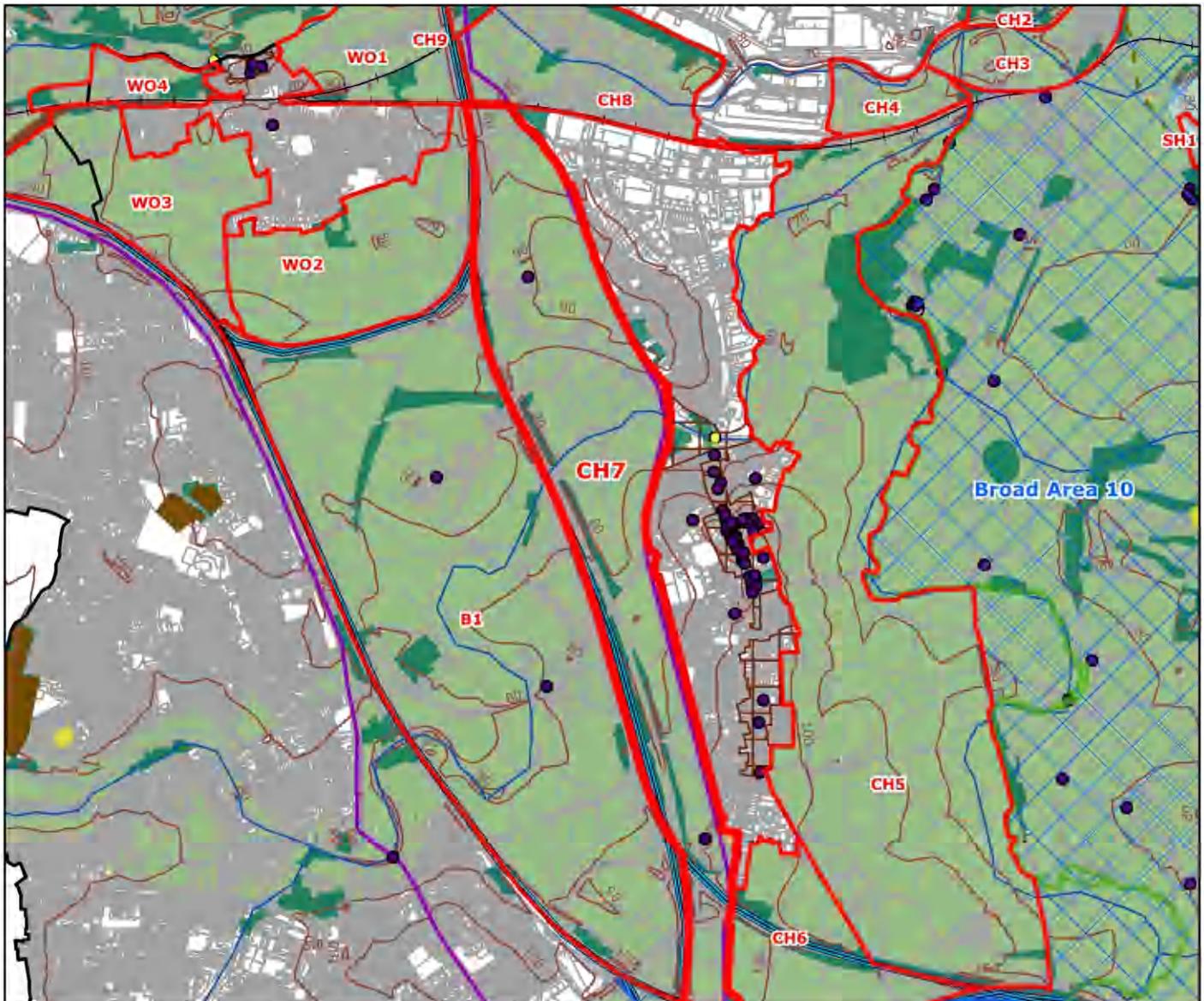
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: CH7

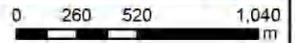
Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - CH7

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		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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: CH7

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel contains two roads which emanate from the western edge of Coleshill – Gilson Road and Birmingham Road. Therefore, the parcel plays a significant role in preventing the westwards sprawl of Coleshill along their northern and southern sides.

Issue 1b - Openness

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

Score:

Notes:

The parcel is largely made-up of a patchwork of open agricultural fields. A farm and a small derelict dwelling sit at the southern end of the parcel; several isolated dwellings are scattered throughout the parcel; the hamlet of Gilson sits at the northern end of the parcel; three power lines cut through the parcel; an allotment, Grimstock Country House Hotel and a petrol station sit close to the eastern edge of the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: CH7

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between Birmingham to the west and Coleshill to the east. Measured at the southern end of the parcel, the distance between the two settlements is less than 1km; however, the parcel is relatively large and the gap between the two settlements widens in the northern half of the parcel. Development in the northern half of the parcel would still reduce the gap between the two settlements. The M42 runs along the western edge of the parcel and the M6 runs along the urban edge of Birmingham to the west. These two significant boundaries are likely to prevent the merging of the two settlements in the long term; however, development of all the countryside within the parcel would contribute significantly to the appearance of merging at the landscape scale.

Land Parcel Ref: CH7

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is largely made-up of a patchwork of open agricultural fields. A large farm sits at the southern tip of the parcel; several isolated dwellings are scattered throughout the parcel. In addition, to these developments, the hamlet of Gilson sits at the northern end of the parcel; three power lines cut through the parcel; and Grimstock Country House Hotel and a petrol station sit close to the eastern edge of the parcel. These developments have an urbanising influence on the countryside within the parcel; however, the vast majority of the parcel is open, rural and free from development.

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

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

Score:

Notes:

The Stonebridge Road (A446) dual-carriageway retains the existing urban edge of Coleshill at the eastern edge of the parcel inhibiting the encroachment of the countryside within the parcel and to the west; however, development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the countryside within the parcel. The M6, M6 Toll and M42 Motorways follow the long western edge and southern tip of the parcel. These significant boundaries sit relatively close to the existing urban edge of Coleshill in the southern half of the parcel and play a significant role protecting the wider countryside in between Coleshill and Birmingham from encroachment from Coleshill; however, the distance between Coleshill and these two significant boundaries widens in the northern half of the parcel, exposing a significant area of countryside within the northern half of the parcel to encroachment from Coleshill to the east. Therefore, both boundaries are considered to play a less significant role in protecting the countryside within the parcel from encroachment. The River Cole cuts through this northern half of the parcel; however, it runs perpendicularly to the existing urban edge of Coleshill and therefore plays a no role in protecting this area of countryside from encroachment. The planned route of HS2 cuts through the parcel; however, this has yet to be constructed.

Land Parcel Ref: CH7

Main Authority: North Warwickshire 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 sits directly adjacent to the Coleshill Conservation Area and the Coventry Road Coleshill Conservation Area both of which sit within the urban area of the historic town of Coleshill. A significant proportion of the land within the parcel is intervisible with historic features of the town, making this portion of the Green Belt an important component of its setting and special character.

Land Parcel Ref: CH7

Main Authority: North Warwickshire 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.

Land Parcel Ref: CH7

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

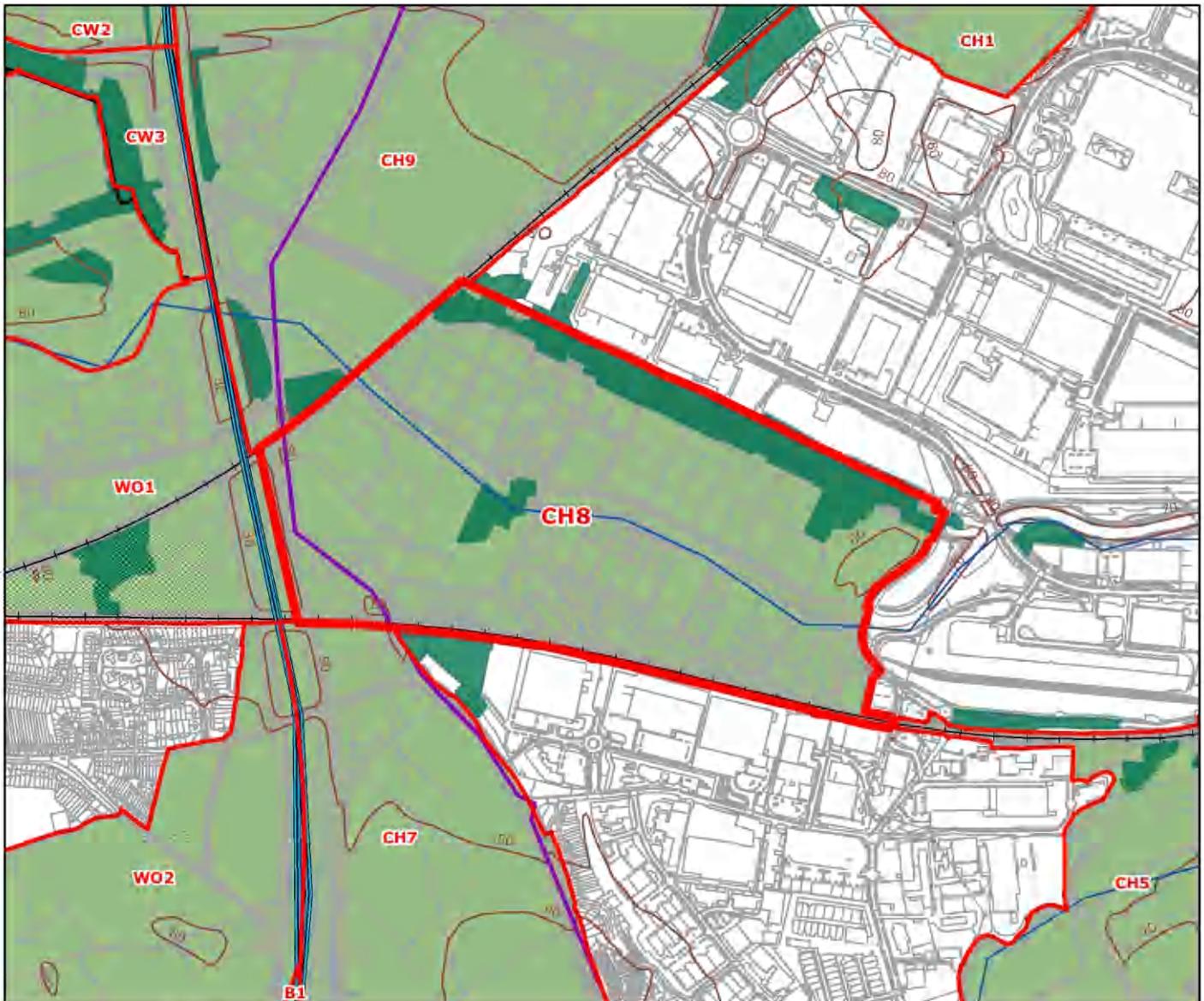
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: CH8

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - CH8

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		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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: CH8

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by a stream to the north, a railway line to the south, a railway line to the northwest and the M42 to the west. The River Tame runs through the centre of the parcel. The majority of the parcel is made-up of a sewage treatment works. Lichfield Road runs through the south western corner of the parcel; however, with the presence of the sewage treatment works, there is limited potential for ribbon development within the parcel.

Issue 1b - Openness

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

Score:

Notes:

The majority of the parcel is made-up of a sewage treatment works. Some commercial development sits in the south western corner of the parcel and a small row of semi-detached dwellings sits close to the southern edge of the parcel. Power lines run through the proportion of the parcel which has not been developed. These buildings and structures compromise the openness of the Green Belt within the parcel.

Land Parcel Ref: CH8

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Water Orton to the south west and Coleshill to the south, east and north. Measured from the north western corner of Coleshill at the southern edge of the parcel, the distance between the two settlements is roughly 350m. The M6 Toll and M42 motorways separate the settlements; however, a significant proportion of the parcel has already been developed in to a sewage treatment works and the development of the remaining countryside between the settlements would give the appearance of merging at the landscape scale.

Land Parcel Ref: CH8

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The majority of the parcel is made-up of a sewage treatment works. Some commercial development sits in the south western corner of the parcel and a small row of semi-detached dwellings sits close to the southern edge of the parcel. Power lines run through the proportion of the parcel which has not been developed. These buildings and structures compromise the openness of the Green Belt within the parcel and significantly urbanise what remains of 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 parcel is retained by a stream to the north, a railway line to the south, a railway line to the northwest and the M42 to the west. The River Tame runs through the centre of the parcel. Collectively, these significant boundaries help to protect the wider countryside from encroachment. Furthermore, the majority of the parcel is made-up of a sewage treatment works, reducing the area of countryside within the parcel. The planned route of HS2 cuts through the parcel; however, this has yet to be constructed.

Land Parcel Ref: CH8

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: CH8

Main Authority: North Warwickshire 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.

Land Parcel Ref: CH8

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

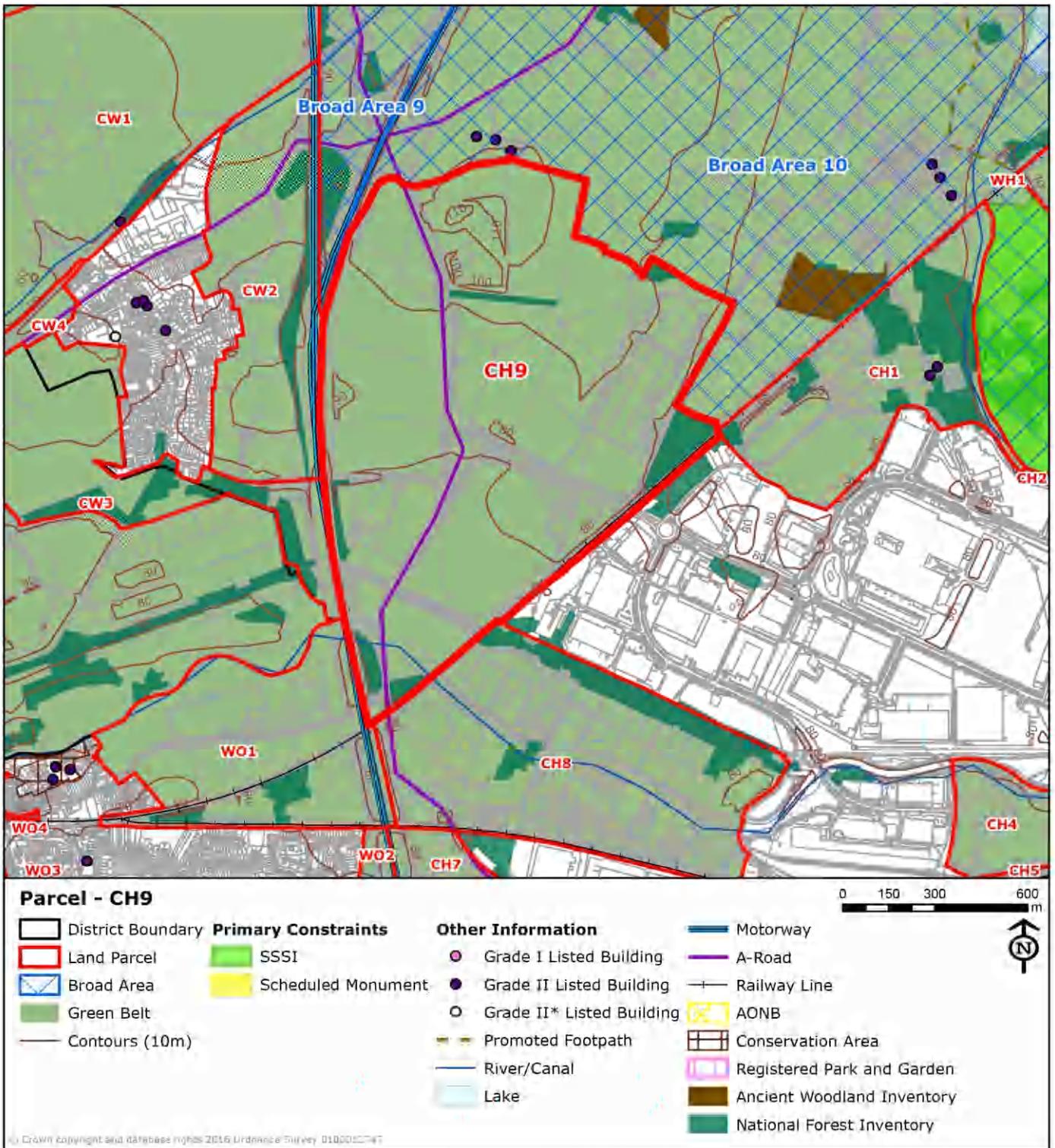
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: CH9

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: CH9

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by the M6 Toll at its western edge and a railway line at its southern edge. The River Tame runs through the southern corner of the parcel. Faraday Avenue emanates from the western edge of the Hams Hall Distribution Park. Development has already breached the defensible boundary of the railway line along the southern side of Faraday Avenue and along Hams Lane which runs in parallel with the railway line north of Faraday Avenue. A large substation sits along Hams Lane. The parcel plays a significant role in preventing further westwards sprawling development along both sides of Faraday Avenue. Lichfield Road runs through the southern corner of the parcel; however, with the presence of the sewage treatment works and the location of the River Tame limit the potential for ribbon development along this route way within the parcel.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains roads which connect the M6 and M42 to Coleshill and the Hams Hall Distribution Park. Several power lines cut through the parcel. There are three main pockets of development within the parcel: a large electricity substation sits in the eastern corner of the parcel, an open-air construction and demolition waste recycling facility sits close to the northern edge of the parcel and an industrial area sits close to the southern edge of the parcel. The buildings and structures associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the land within the parcel is open agricultural fields free from development.

Land Parcel Ref: CH9

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Curdworth to the west and the Hams Hall Distribution Park to the north of Coleshill. Measured along Marsh Lane which runs through the centre of the parcel, the distance between the two settlements is roughly 1.2km. The M6 Toll and M42 motorways separate the settlements; however, the development of all the countryside between them would give the appearance of merging at the landscape scale.

Land Parcel Ref: CH9

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains roads which connect the M6 and M42 to Coleshill and the Hams Hall Distribution Park. Several power lines cut through the parcel. There are three main pockets of development within the parcel: a large electricity substation sits in the eastern corner of the parcel, an open-air construction and demolition recycling facility sits close to the northern edge of the parcel and an industrial area sits close to the southern edge of the parcel. The buildings and structures associated with these developments urbanise the countryside within the parcel compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the land within the parcel is open agricultural fields free from development.

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

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

Score:

Notes:

A railway line runs along the south eastern border of the parcel and represents a permanent defensible boundary inhibiting the encroachment of the countryside from the Hams Hall Distribution Park, both within the parcel and to the north east. Further development within the parcel would represent a breach of this defensible boundary and would constitute encroachment of the countryside within the parcel. While the M42 follows the parcels western edge, it is a significant distance away from the urban edge of the Distribution Park. The planned route of HS2 cuts through the parcel; however, this has yet to be constructed. There are no significant boundaries to the north east to protect the countryside to the north east from encroachment.

Land Parcel Ref: CH9

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: CH9

Main Authority: North Warwickshire 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.

Land Parcel Ref: CH9

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

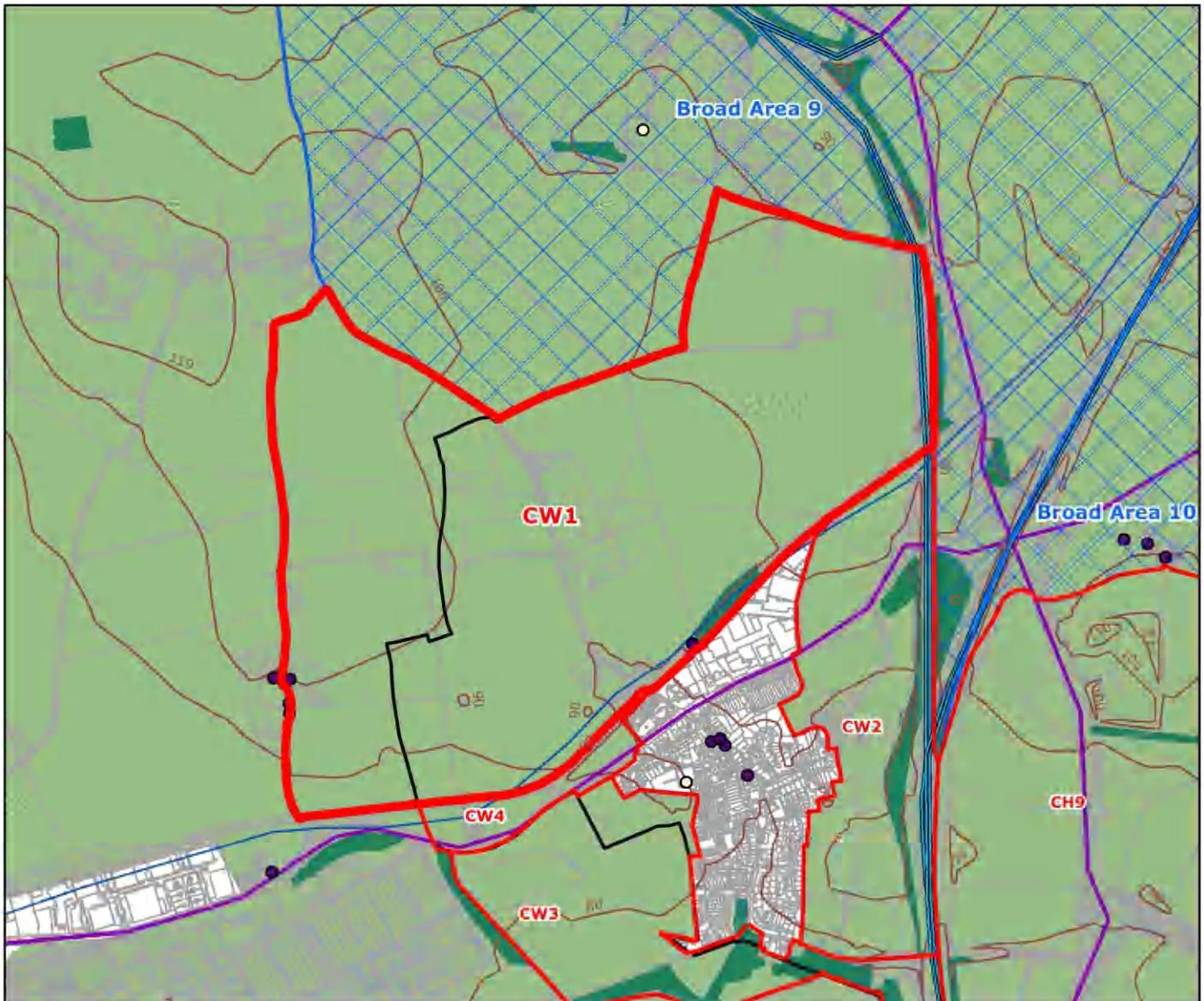
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: CW1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - CW1

Parcel - CW1		Other Information	
District Boundary	Primary Constraints	Grade I Listed Building	Motorway
Land Parcel	SSSI	Grade II Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II* Listed Building	Railway Line
Green Belt		Promoted Footpath	AONB
Contours (10m)		River/Canal	Conservation Area
		Lake	Registered Park and Garden
			Ancient Woodland Inventory
			National Forest Inventory

Main Authority: North Warwickshire Borough Council

Other Authorities: Birmingham City Council

Land Parcel Ref: CW1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a significant role in preventing the northwards sprawl of the village of Curdworth along the eastern and western sides of Wishaw Lane which cuts through the centre of the parcel. In addition the parcel plays a limited role in preventing the northwards sprawl of Sutton Coldfield along the eastern side of Wiggins Hill Road.

Issue 1b - Openness

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

Score:

Notes:

The parcel is made-up of open agricultural fields; two small ponds sit in the north eastern corner of the parcel. There are several isolated dwellings scattered throughout the parcel. A small farm sits on the western edge of the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however the rest of the parcel is open and free from development.

Land Parcel Ref: CW1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Curdworth to the south and the hamlets of Over Green and Wishaw to the north along Bulls Lane and Church Lane. Measured through the centre of the parcel along Wishaw Lane, the distance between the two settlements is roughly 1.2 km.

Land Parcel Ref: CW1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is made-up of open agricultural fields; two small ponds sit in the north eastern corner of the parcel. There are several isolated dwellings scattered throughout the parcel. A small farm sits on the western edge of the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, they do not 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 Birmingham and Fazeley Canal borders the parcels southern edge retaining the existing urban edge of the village of Curdworth and preventing encroachment of the countryside within the parcel. Development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the countryside within the parcel. The M6 Toll Motorway borders the parcel's eastern edge; however, the motorway is perpendicular to the existing urban edge of Curdworth and therefore plays no role in protecting the countryside within the parcel and to the north. There are no other significant boundaries within or in close proximity to the parcel that help to protect the countryside from encroachment.

Land Parcel Ref: CW1

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: CW1

Main Authority: North Warwickshire 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.

Land Parcel Ref: CW1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

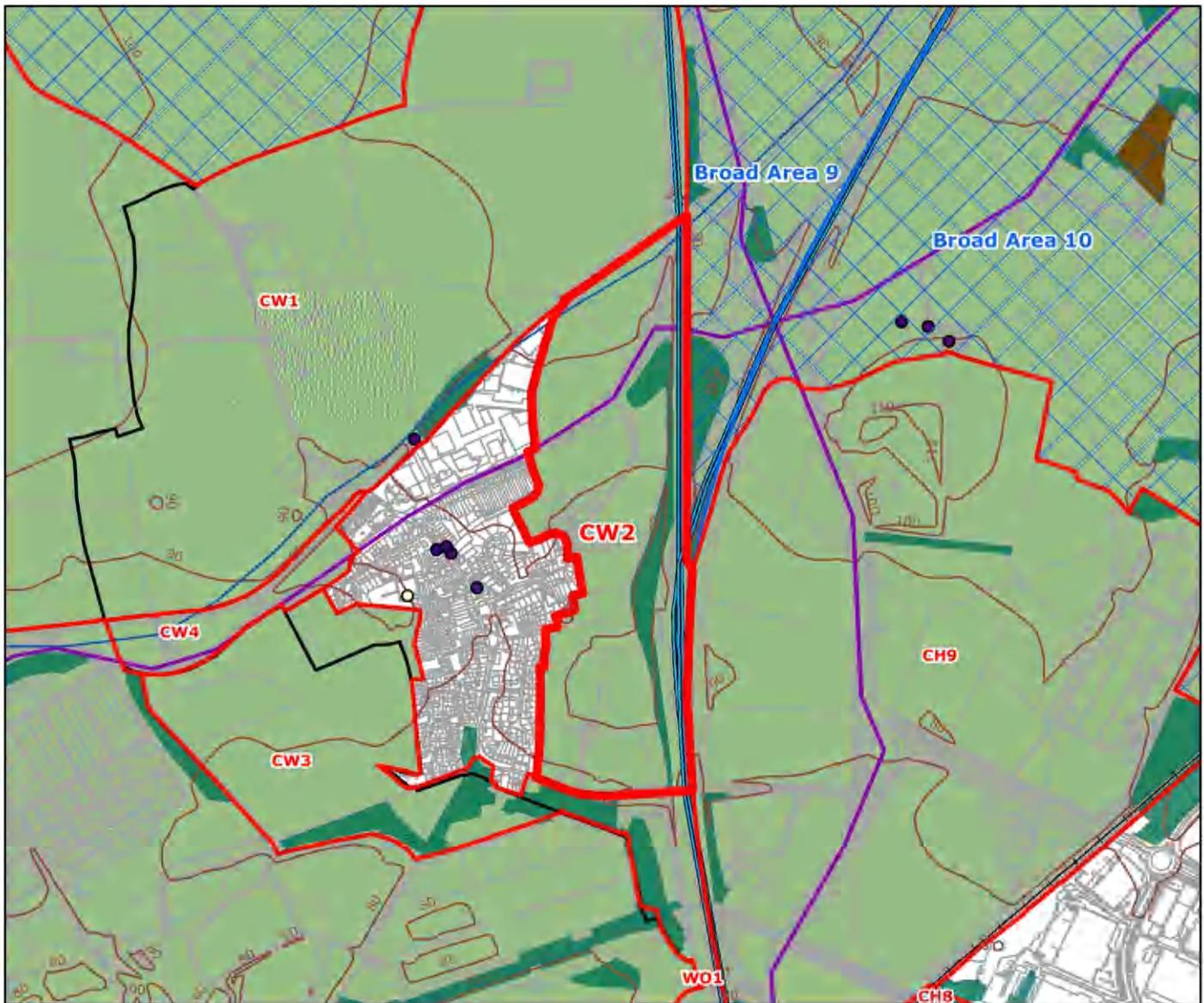
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: CW2

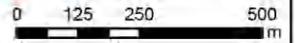
Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - CW2

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		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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: CW2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by the M6 Toll and M42 motorways at its eastern edge; however, Kingsbury Road cuts through the northern half of the parcel and connects with Junction 9 of the M42. In addition, Coleshill Road runs along the southern edge of the parcel and over the M42. Therefore, the parcel plays a significant role in preventing the eastwards sprawl of Curdworth along the northern and southern sides of Kingsbury Road and the northern side of Coleshill Road.

Issue 1b - Openness

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

Score:

Notes:

The parcel is largely made-up of open agricultural fields. The parcel also contains the playing fields of Curdworth Primary School. There are several isolated dwellings within the parcel as well as a number of agricultural buildings. The buildings associated with these developments compromise the openness of the countryside within their immediate vicinity; however, the rest of the parcel is open and free from development.

Land Parcel Ref: CW2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Curdworth to the west and the Hams Hall Distribution Park to the north of Coleshill. Measured along Marsh Lane at the southern edge of the parcel, the distance between the two settlements is roughly 1.2km. The M6 Toll and M42 motorways separate the settlements; however, the development of all the countryside between them would give the appearance of merging at the landscape scale.

Land Parcel Ref: CW2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is largely made-up of open agricultural fields. The parcel also contains the playing fields of Curdworth Primary School. There are several isolated dwellings within the parcel as well as a number of agricultural buildings. The buildings associated with these developments compromise the openness of the countryside within their immediate vicinity; however, they do not 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 M6 Toll and M42 Motorways lie close to the existing urban edge of the village of Curdworth at the eastern edge of the parcel, protecting the wider countryside to the east from encroachment. The Birmingham and Fazeley Canal borders the parcels northern edge; however, the canal is perpendicular to the existing urban edge of Curdworth and therefore plays no role in protecting the countryside within the parcel from encroachment.

Land Parcel Ref: CW2

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: CW2

Main Authority: North Warwickshire 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.

Land Parcel Ref: CW2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

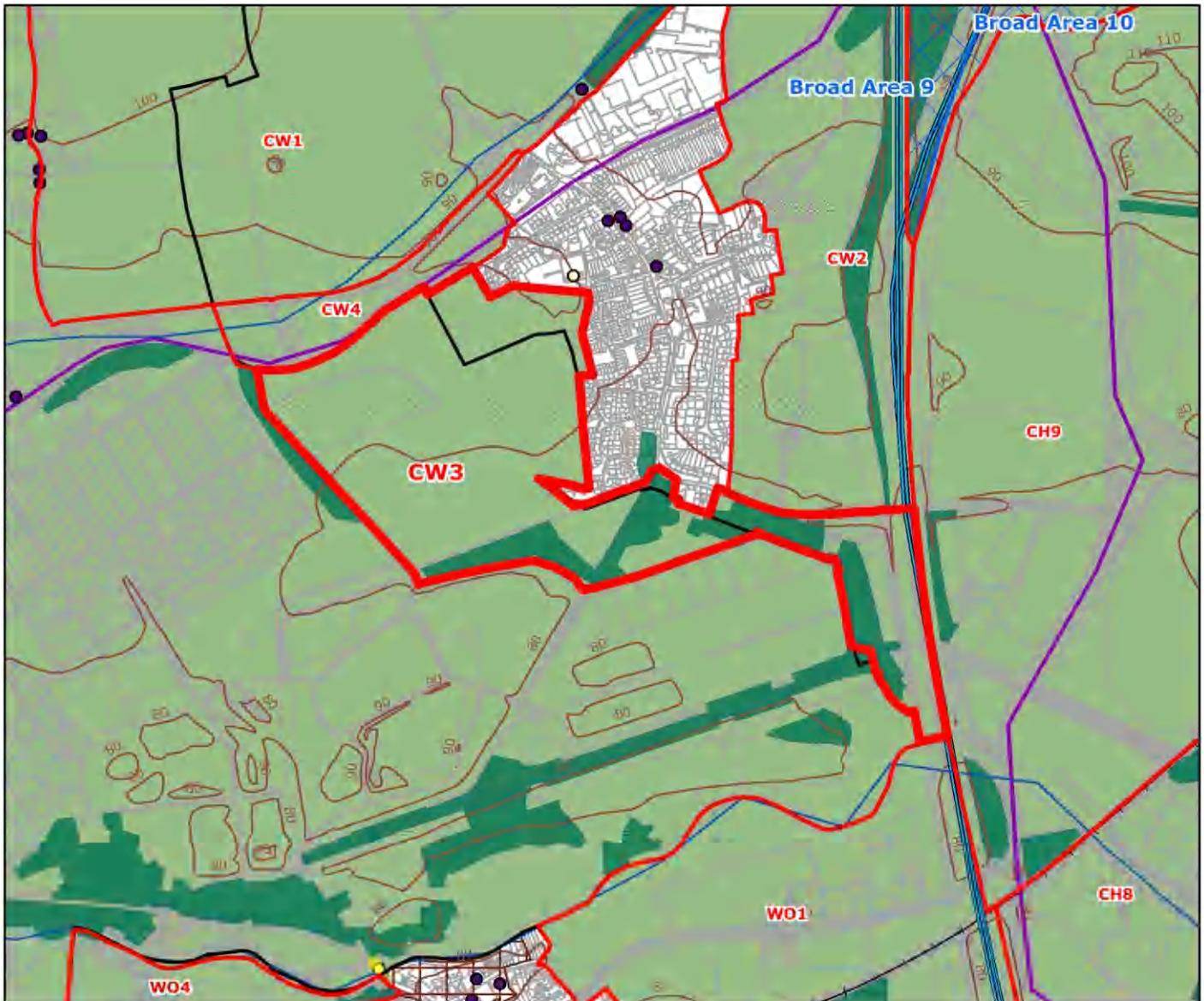
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: CW3

Main Authority: North Warwickshire Borough Council

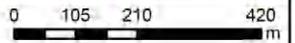
Parcel Type: Land Parcel



Parcel - CW3

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		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: North Warwickshire Borough Council

Other Authorities: Birmingham City Council

Land Parcel Ref: CW3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing the eastwards sprawl of Curdworth along the southern side of Coleshill Road to the east and a role in preventing the westwards sprawl of Curdworth along the southern side of Kingsbury Road to the west.

Issue 1b - Openness

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

Score:

Notes:

This parcel is comprised of open farmland, sports fields and small copses. With the exception of two isolated dwellings close to the M6 Toll Motorway at the eastern end of the parcel, the parcel is free from development. These dwellings are surrounded by trees and are not considered to compromise the openness of the Green Belt within the parcel.

Land Parcel Ref: CW3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Curdworth to the north and east and the edge of a large sewage treatment works attached to Sutton Coldfield to the west. Measured along Kingsbury Road at the northern edge of the parcel, the distance between the westernmost point of Curdworth and the sewage treatment works is roughly 550m.

Land Parcel Ref: CW3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

This parcel is comprised of open farmland, sports fields and small copses. With the exception of two isolated dwellings close to the M6 Toll Motorway at the eastern end of the parcel, the parcel is free from development. These dwellings are surrounded by trees and are not considered to compromise the openness of the Green Belt within the parcel. The dwellings are not considered to 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 parcel sits between the village of Curdworth and the edge of a large sewage treatment works attached to Sutton Coldfield to the west. 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.

Land Parcel Ref: CW3

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: CW3

Main Authority: North Warwickshire 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.

Land Parcel Ref: CW3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

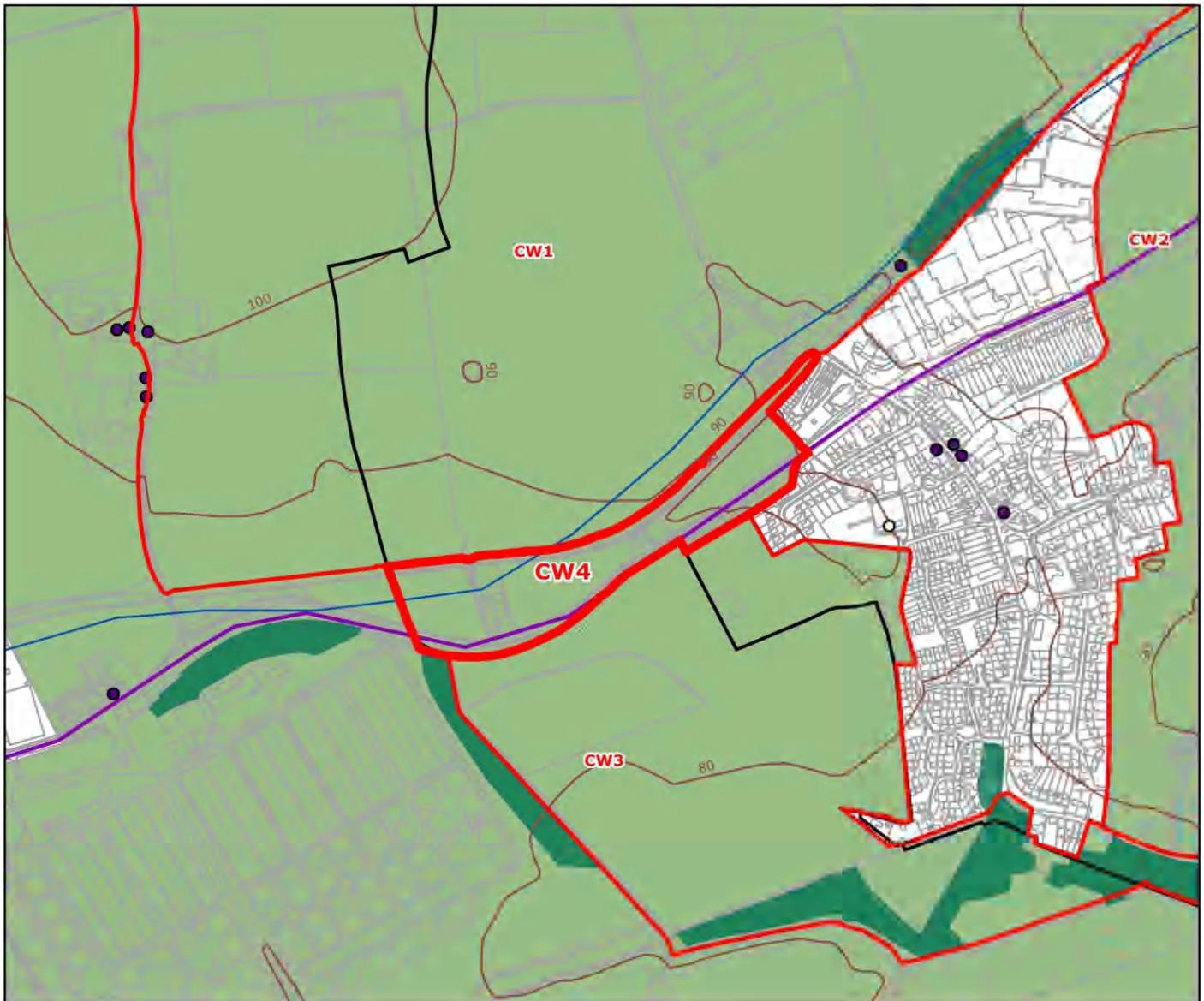
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: CW4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - CW4

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		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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: CW4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by the Birmingham and Fazeley Canal along its northern edge; however, the southern edge of the parcel follows Kingsbury Road. Therefore, the parcel plays a limited role in preventing the westwards sprawl of Curdworth towards Birmingham in east.

Issue 1b - Openness

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

Score:

Notes:

This parcel is comprised of three thin agricultural fields. Two pockets of development sits within the parcel, compromising the openness of the Green Belt within their immediate vicinity. They include a small cluster of mews houses and a small hotel. Overall, the majority of the land within the parcel is open and free from development.

Land Parcel Ref: CW4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Curdworth to the east and the edge of a large sewage treatment works attached to Sutton Coldfield to the west. Measured along Kingsbury Road at the southern edge of the parcel, the distance between the westernmost point of Curdworth and the sewage treatment works is roughly 550m.

Land Parcel Ref: CW4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

This parcel is comprised of three thin agricultural fields. Two pockets of development sits within the parcel, compromising the openness of the Green Belt within their immediate vicinity. They include a small cluster of mews houses and a small hotel. The dwellings and small hotel are not considered to 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 parcel borders the Birmingham and Fazeley Canal to the north and Kingsbury Road to the south. Both boundaries are perpendicular to the existing urban edges of Water Orton to the east and Sutton Coldfield to the west and therefore play no role in protecting what remains of the countryside between the two settlements.

Land Parcel Ref: CW4

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: CW4

Main Authority: North Warwickshire 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.

Land Parcel Ref: CW4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

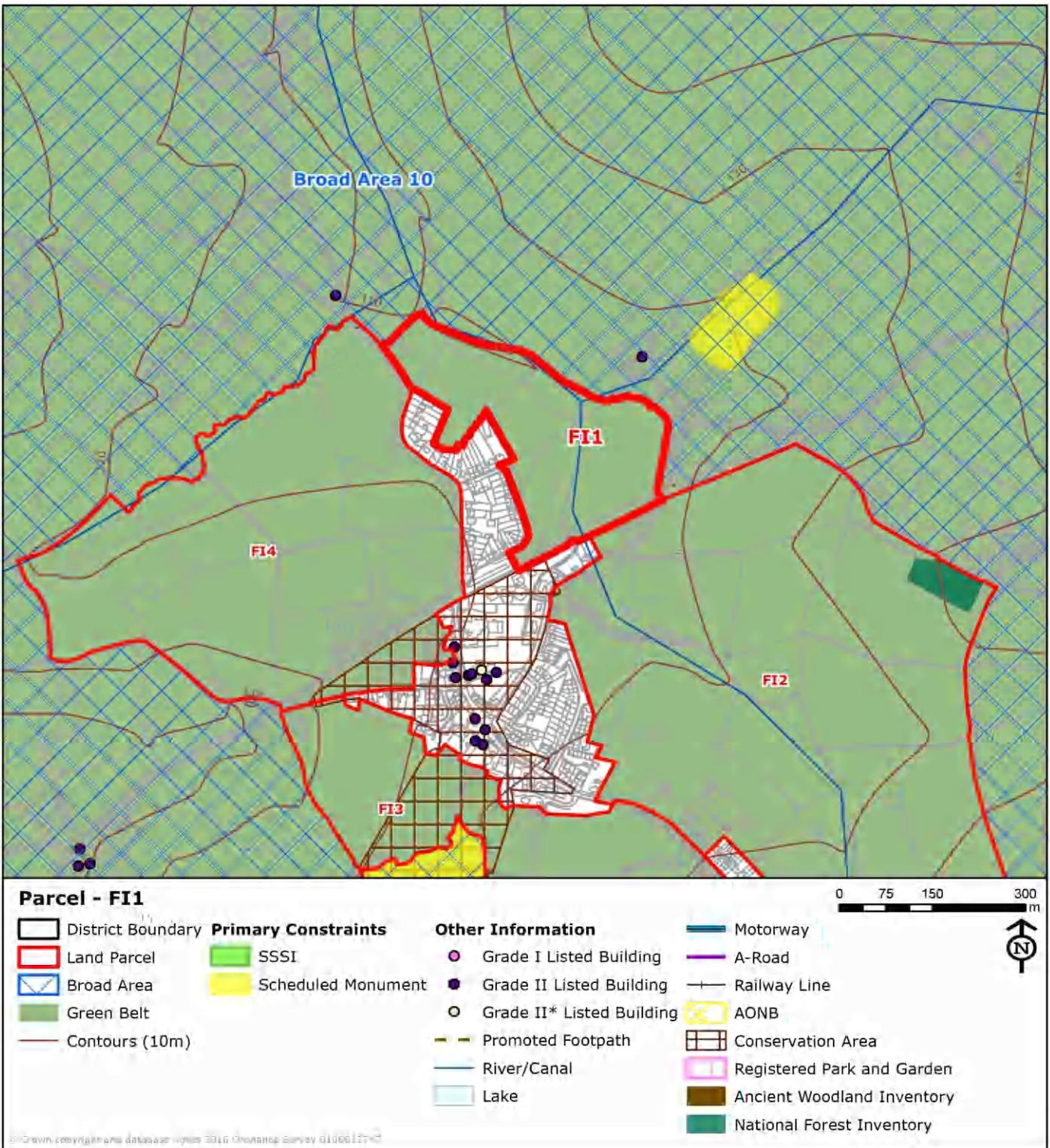
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: FI1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: FI1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by a small stream at its northern edge and borders a small cul-de-sac (St Mary's Road) at its western edge; however, the parcel plays a role in preventing the eastward and northward sprawl of Fillongley along the northern side of Nuneaton Road at the southern edge of the parcel and along the eastern side of Tamworth Road at the western 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 contains open agricultural fields. It contains one isolated dwelling which in isolation is not considered to compromise the openness of the Green Belt within the parcel.

Land Parcel Ref: FI1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Fillongley to the south and New Arley to the north. Measured from the northernmost tip of Fillongley to the southernmost tip of New Arley, the distance between the settlements is roughly 1.9km.

Land Parcel Ref: FI1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains open agricultural fields. It contains one isolated dwelling which in isolation is not considered to compromise the openness of the Green Belt within the parcel. There are no urbanising influences 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:

A small brook follows the northern edge of the parcel and cuts through the eastern half of the parcel. This is considered to be a boundary of less significance, playing some role in assisting in safeguarding the encroachment of the countryside to the north and east of the parcel.

Land Parcel Ref: FI1

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: FI1

Main Authority: North Warwickshire 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.

Land Parcel Ref: FI1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

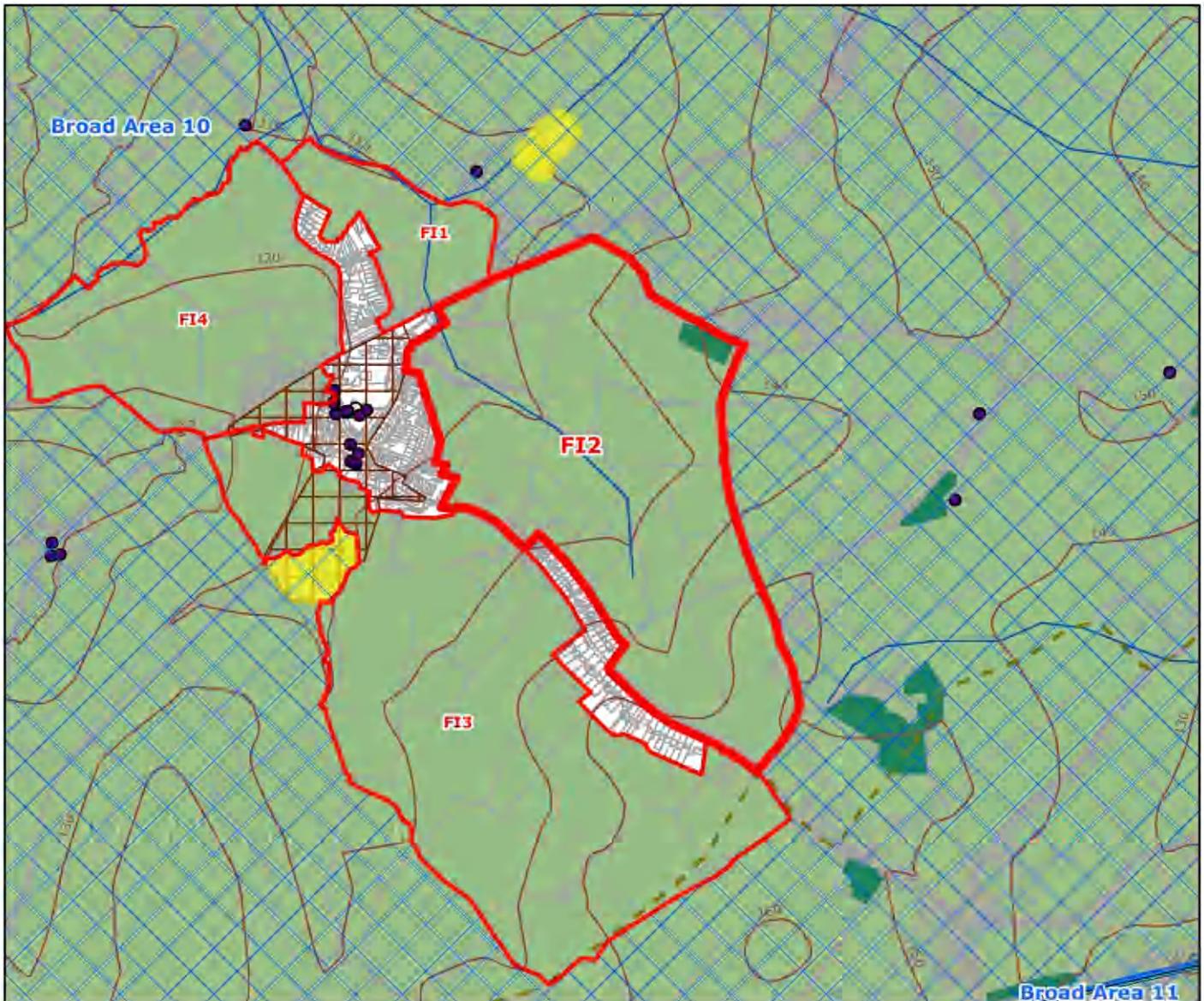
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: FI2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - FI2

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		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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: FI2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing the eastward and southward sprawl of Fillongley along the southern sides of Church Lane and Nuneaton Road at the northern edge of the parcel and along the eastern side of Coventry Road at the western edge of the parcel. It is noted that a significant amount of ribbon development has already occurred along Coventry Road.

Issue 1b - Openness

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

Score:

Notes:

The vast majority of the parcel is made-up of open agricultural fields with no development. Several isolated dwellings, a building associated with some sports fields and a farm are scattered around the edges of the parcel. The buildings associated with these developments compromise the openness of the Green belt within their immediate vicinity.

Land Parcel Ref: FI2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Fillongley to the south and west and the hamlet of Wood End to the north east. The parcel extends down the eastern side of Coventry Road. There is a significant amount of ribbon development along Coventry Road with intermittent gaps. The largest of these gaps separates the village of Fillongley from the village of Corely Ash. Measured from the southernmost point of Fillongley along Coventry Road to the northernmost point of Corely Ash, the distance between the two settlements is less than 250m.

Land Parcel Ref: FI2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The vast majority of the parcel is made-up of open agricultural fields with no development. Several isolated dwellings, a building associated with some sports fields and a farm are scattered around the edges of the parcel. The buildings associated with these developments compromise the openness of the Green belt within their immediate vicinity. There are no urbanising influences 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:

A small brook cuts through the parcel; however, this brook does not assist in safeguarding all the countryside in the eastern half of the parcel from encroachment. Therefore its significance is considered to be relatively insignificant in relation to this purpose. There are no other 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: FI2

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: FI2

Main Authority: North Warwickshire 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.

Land Parcel Ref: FI2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

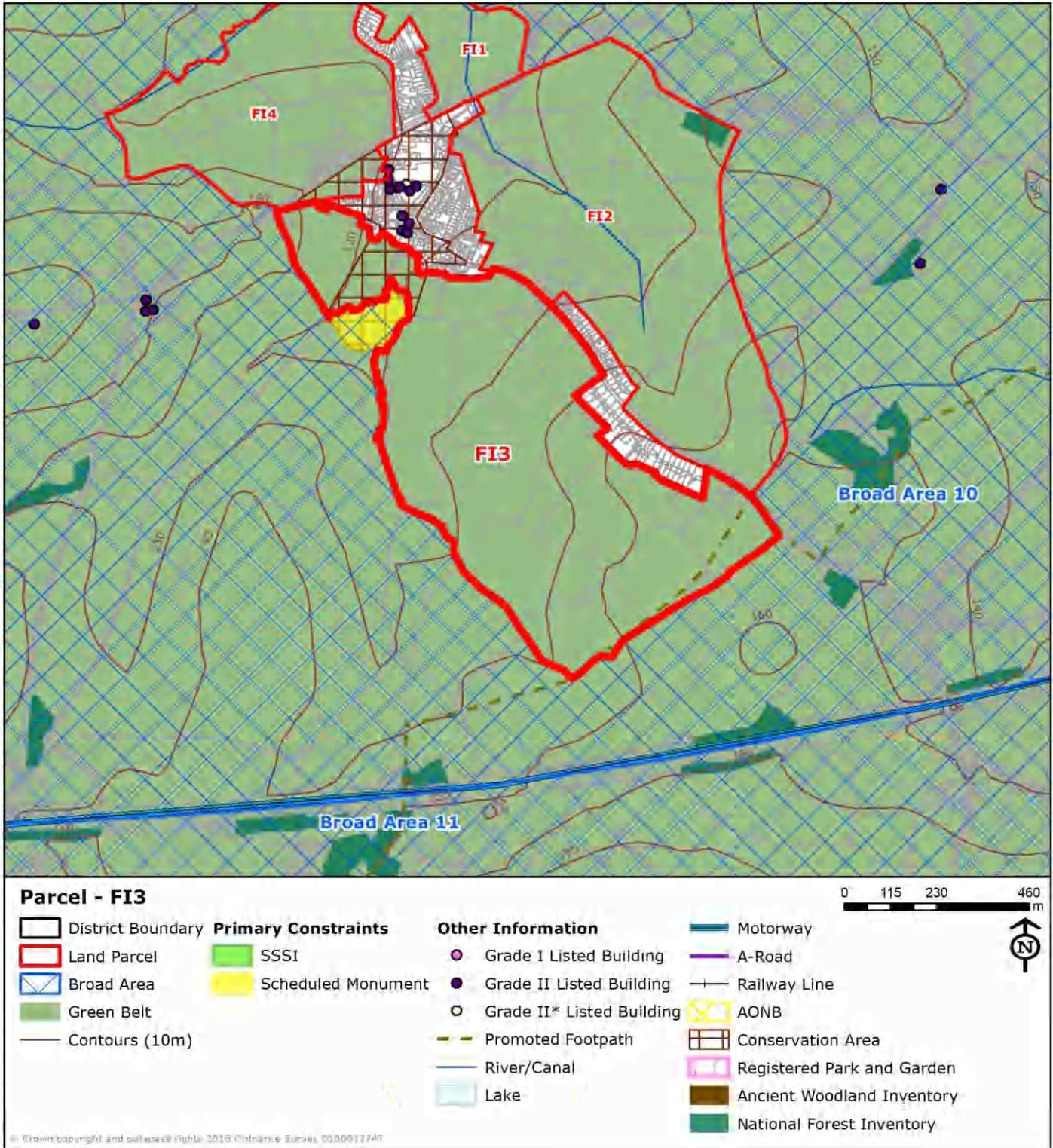
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: FI3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: FI3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing the southward sprawl of Fillongley along the southern side of Coventry Road at the eastern edge of the parcel. It is noted that a significant amount of ribbon development has already occurred along Coventry Road. In addition, the parcel plays some role in preventing the westward sprawl of Fillongley along the southern side of Ousterne Lane at the northern 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 contains three buildings adjacent to the existing urban edge of Fillongley – the village hall and two isolated dwellings. The proximity of these buildings to the existing urban edge of the village significantly reduces their role in compromising the openness of the surrounding Green Belt. The vast majority of the parcel is made-up of open agricultural fields with no development.

Land Parcel Ref: FI3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel extends down the western side eastern side of Coventry Road. There is a significant amount of ribbon development along Coventry Road with intermittent gaps. The largest of these gaps separates the village of Fillongley from the village of Corely Ash. Measured from the southernmost point of Fillongley along Coventry Road to the northernmost point of Corely Ash, the distance between the two settlements is less than 250m.

Land Parcel Ref: FI3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains three buildings adjacent to the existing urban edge of Fillongley – the village hall and two isolated dwellings. The proximity of these buildings to the existing urban edge of the village significantly reduces their role in compromising the openness of the surrounding Green Belt. The vast majority of the parcel is made-up of open agricultural fields with no development. There are no urbanising influences within the parcel.

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

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

Score:

Notes:

There are no 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: FI3

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: FI3

Main Authority: North Warwickshire 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.

Land Parcel Ref: FI3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

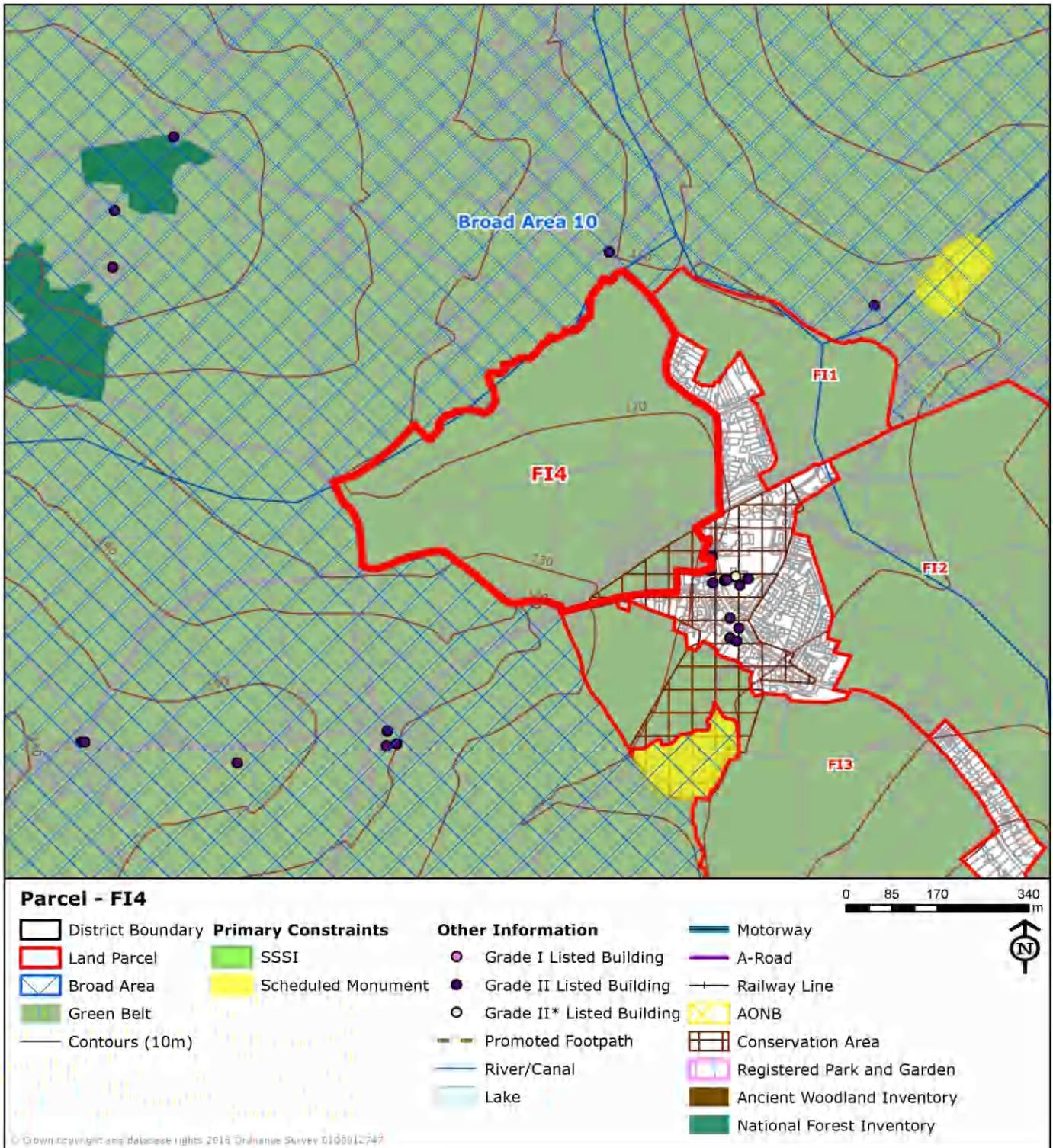
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: FI4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: FI4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing the westward and northward sprawl of Fillongley along the northern sides of Meriden Road and Pump Lane at the southern edge of the parcel and along the western edge of Tamworth Road at the eastern 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 contains several detached dwellings and a farm close to the existing urban edge of Fillongley. While the proximity of these buildings to the existing urban edge of the village reduces their role in compromising openness, the number of buildings does compromise the openness of the Green Belt within their immediate vicinity. The vast majority of the parcel is made-up of open agricultural fields with no development.

Land Parcel Ref: FI4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Fillongley to the east and the village of Maxstoke to the west. Measured from the westernmost point of Fillongley to the easternmost point of Maxstoke in parallel with the Pump Lane, the distance between the two settlements is roughly 4.2km.

Land Parcel Ref: FI4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The vast majority of the parcel is made-up of open agricultural fields with no development; however, the row of nine detached dwellings along the street lit portion of Meriden Road do have an urbanising influence on a portion of 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:

Didgley Brook follows the northern edge of the parcel. This is considered to be a boundary of less significance, playing some role in assisting in safeguarding the encroachment of the countryside to the north parcel. There are no other 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: FI4

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: FI4

Main Authority: North Warwickshire 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.

Land Parcel Ref: FI4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

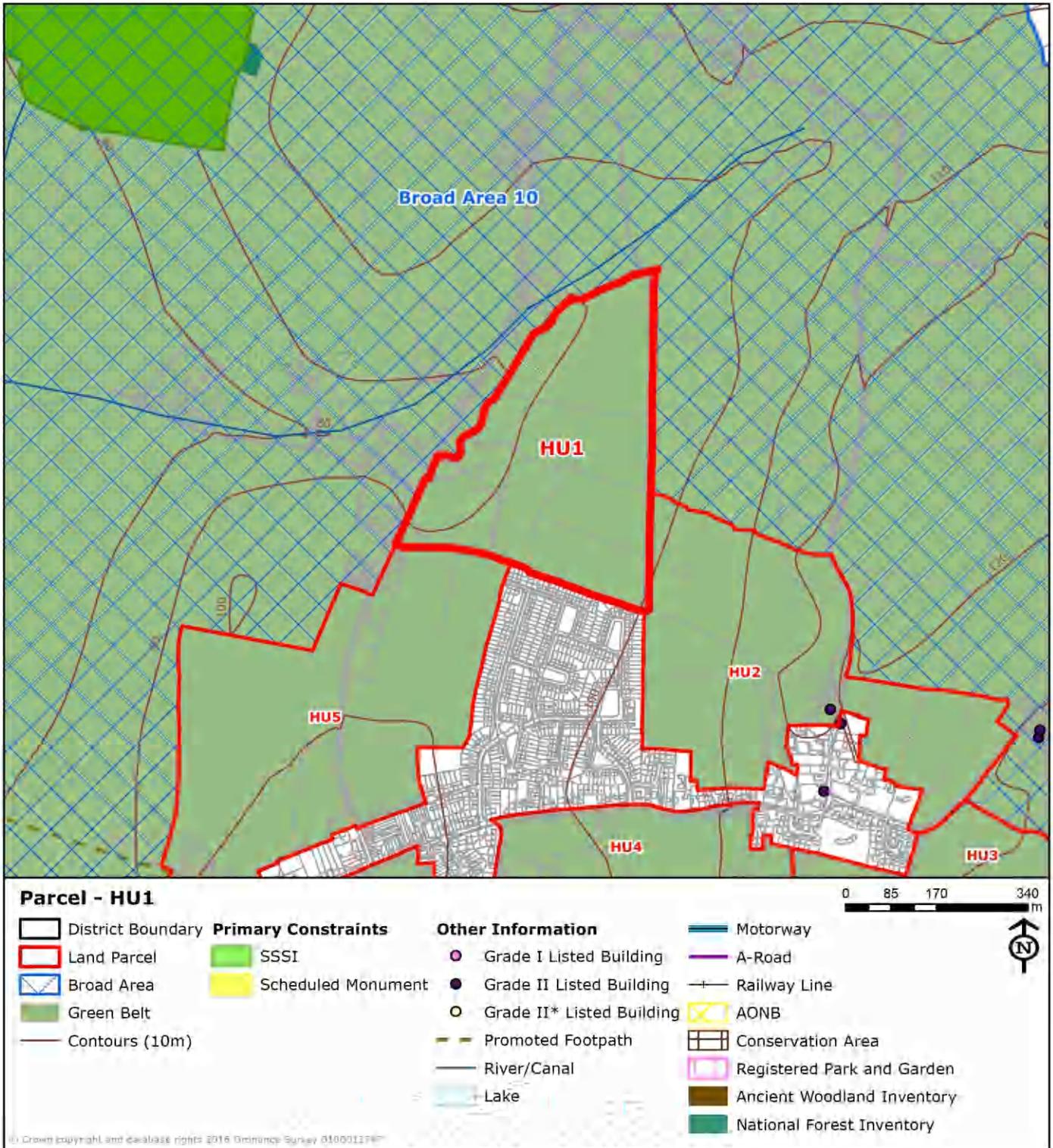
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: HU1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: HU1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays some role in preventing the northern sprawl of Hurley along the eastern edge of Brick Kiln Lane, although some ribbon development has already occurred along the road.

Issue 1b - Openness

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

Score:

Notes:

This parcel is comprised entirely of open farmland, sports fields and small copses. There is an area of hardstanding used for parking and access to the sports fields; however, there are no buildings within the parcel which compromise the openness of the Green Belt.

Land Parcel Ref: HU1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Hurley to the south and the linear hamlet of Hurley Common to the northwest. Measured from the northern tip of Hurley along the southern border of the parcel to the west, the distance between the two settlements is roughly 200m.

Land Parcel Ref: HU1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

This parcel is comprised entirely of open farmland, sports fields and small copses. There is an area of hardstanding used for parking and access to the sports fields; however, there are no buildings within the parcel which compromise the openness of the Green Belt, and this area is not considered large enough to represent an urbanising influence on the countryside.

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

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

Score:

Notes:

A small brook follows the northern edge of the parcel and two more cut through the middle of the parcel orientated east-west. Individually, these relatively insignificant boundaries are considered to play a less significant role in safeguarding the countryside in the northern half of the parcel and further to the north from encroachment. There are no other 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: HU1

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: HU1

Main Authority: North Warwickshire 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.

Land Parcel Ref: HU1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

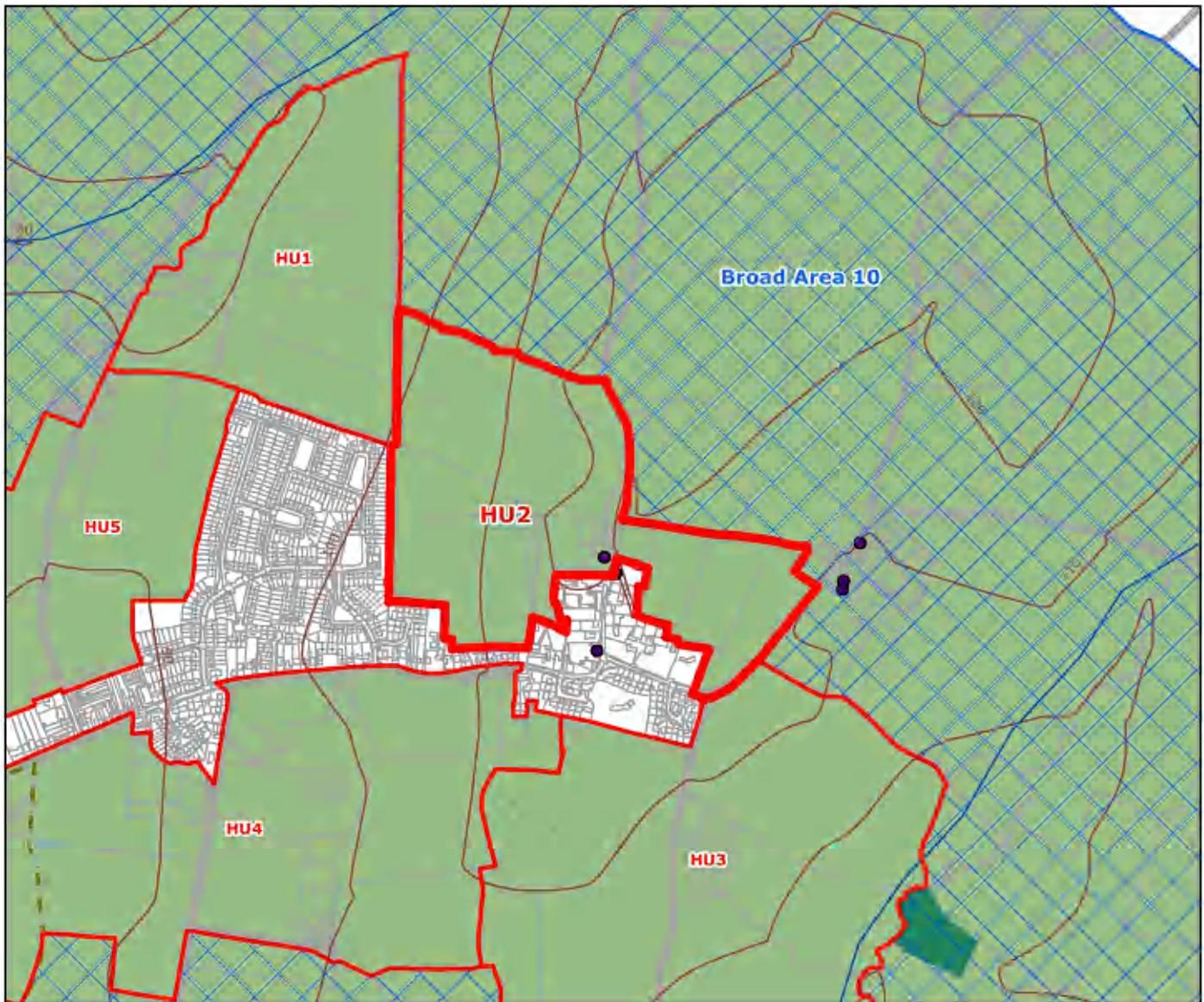
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: HU2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - HU2

Parcel - HU2		Other Information	
District Boundary	Primary Constraints	Grade I Listed Building	Motorway
Land Parcel	SSSI	Grade II Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II* Listed Building	Railway Line
Green Belt		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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: HU2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing the northern sprawl of Hurley along the eastern and western sides of Heanley Lane, which runs through the centre of the parcel and the western side of Atherstone Lane which runs along the eastern 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 almost wholly made-up of open agricultural land. This parcel contains two detached dwellings adjacent to Hurley Primary School and a small building in the eastern half of the parcel. All three buildings lie adjacent to the existing urban edge of Hurley. Therefore, they are not considered to have an effect on the openness of the Green Belt within the immediate vicinity of the buildings or indeed on the wider Green Belt. The Green Belt within the parcel is open.

Land Parcel Ref: HU2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Hurley to the south and west and the village of Baddesley Ensor to the north east. Measured from the easternmost tip of the village of Hurley, the distance between the two settlements is roughly 3km.

Land Parcel Ref: HU2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is almost wholly made-up of open agricultural land. This parcel contains two detached dwellings adjacent to Hurley Primary School and a small building in the eastern half of the parcel. All three buildings lie adjacent to the existing urban edge of Hurley. Therefore, there are no urbanising influences within the Green Belt parcel which represent encroachment of the countryside.

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

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

Score:

Notes:

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: HU2

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: HU2

Main Authority: North Warwickshire 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.

Land Parcel Ref: HU2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

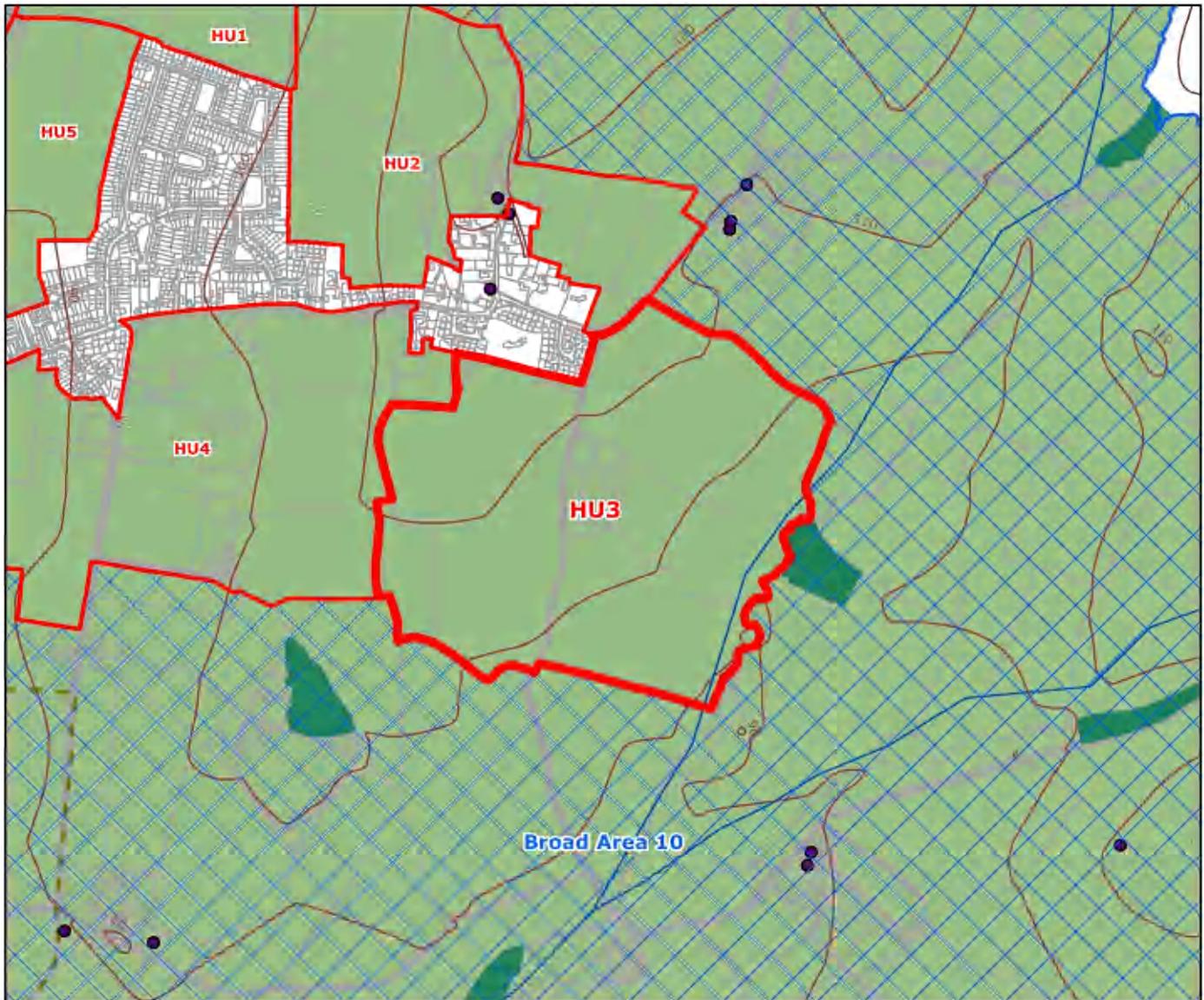
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: HU3

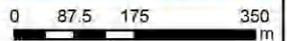
Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - HU3

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		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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: HU3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing the southern sprawl of Hurley along the eastern and western sides of Hurley Lane, which cuts through the centre of the parcel. In addition, the parcel plays a role in preventing the northern sprawl of Hurley along a small portion of the eastern side of Atherstone Lane.

Issue 1b - Openness

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

Score:

Notes:

A small farm sits in the centre of the parcel surrounded by open agricultural fields. The buildings associated with the farm compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: HU3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Hurley to the north and the small village of Furnace Heath to the south. Measured from the south eastern corner of the parcel, the distance between the settlement is roughly easternmost tip of the village of Hurley in parallel with Hurley Lane, the distance between the two settlements is roughly 4.2km.

Land Parcel Ref: HU3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

A small farm sits in the centre of the parcel surrounded by open agricultural fields. The buildings associated with the farm compromise the openness of the Green Belt within their immediate vicinity; however the farm does not represent an urbanising influence 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:

A small brook follows the eastern edge of the parcel flowing north-south. While the brook plays some role in preventing the encroachment of the countryside to the east of the parcel, the brook is a significant distance away from the urban edge of Hurley and plays no role in protecting the countryside within the parcel or directly to the south and west. Therefore, it is considered that 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: HU3

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: HU3

Main Authority: North Warwickshire 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.

Land Parcel Ref: HU3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

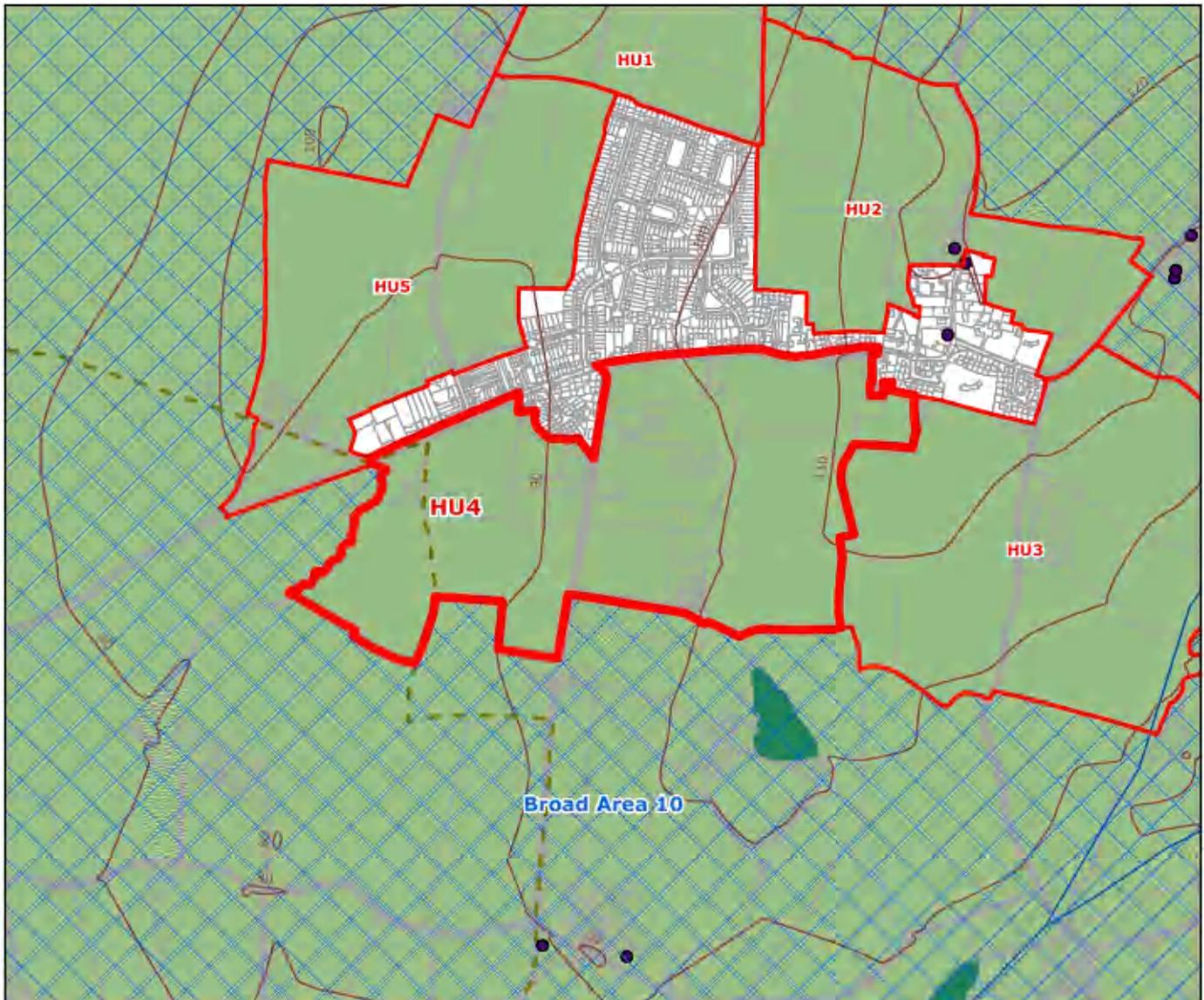
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: HU4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - HU4

Primary Constraints		Other Information	
District Boundary	SSSI	Grade I Listed Building	Motorway
Land Parcel	Scheduled Monument	Grade II Listed Building	A-Road
Broad Area		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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: HU4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing the southward sprawl of Hurley along the eastern and western sides of Dexter Lane, which cuts through the centre of the parcel. In addition, the parcel plays a role in preventing the westward sprawl of Hurley along a portion of the southern side of Knowle Hill at the northern edge of the parcel.

Issue 1b - Openness

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

Score:

Notes:

The vast majority of the land within the parcel is open agricultural land. The parcel contains a few isolated dwellings and an area of sheds and hardstanding in the south eastern corner. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: HU4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Hurley to the north and the village of Nether Whitacre to the south. Measured from the southernmost tip of the village of Hurley in parallel with Dexter Lane, the distance between the settlements is roughly 2.6km.

Land Parcel Ref: HU4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The vast majority of the land within the parcel is open agricultural land. The parcel contains a few isolated dwellings and an area of sheds and hardstanding in the south eastern corner. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, none of them are considered to have an urbanising influence on the countryside within the parcel.

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

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

Score:

Notes:

There are no 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: HU4

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: HU4

Main Authority: North Warwickshire 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.

Land Parcel Ref: HU4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

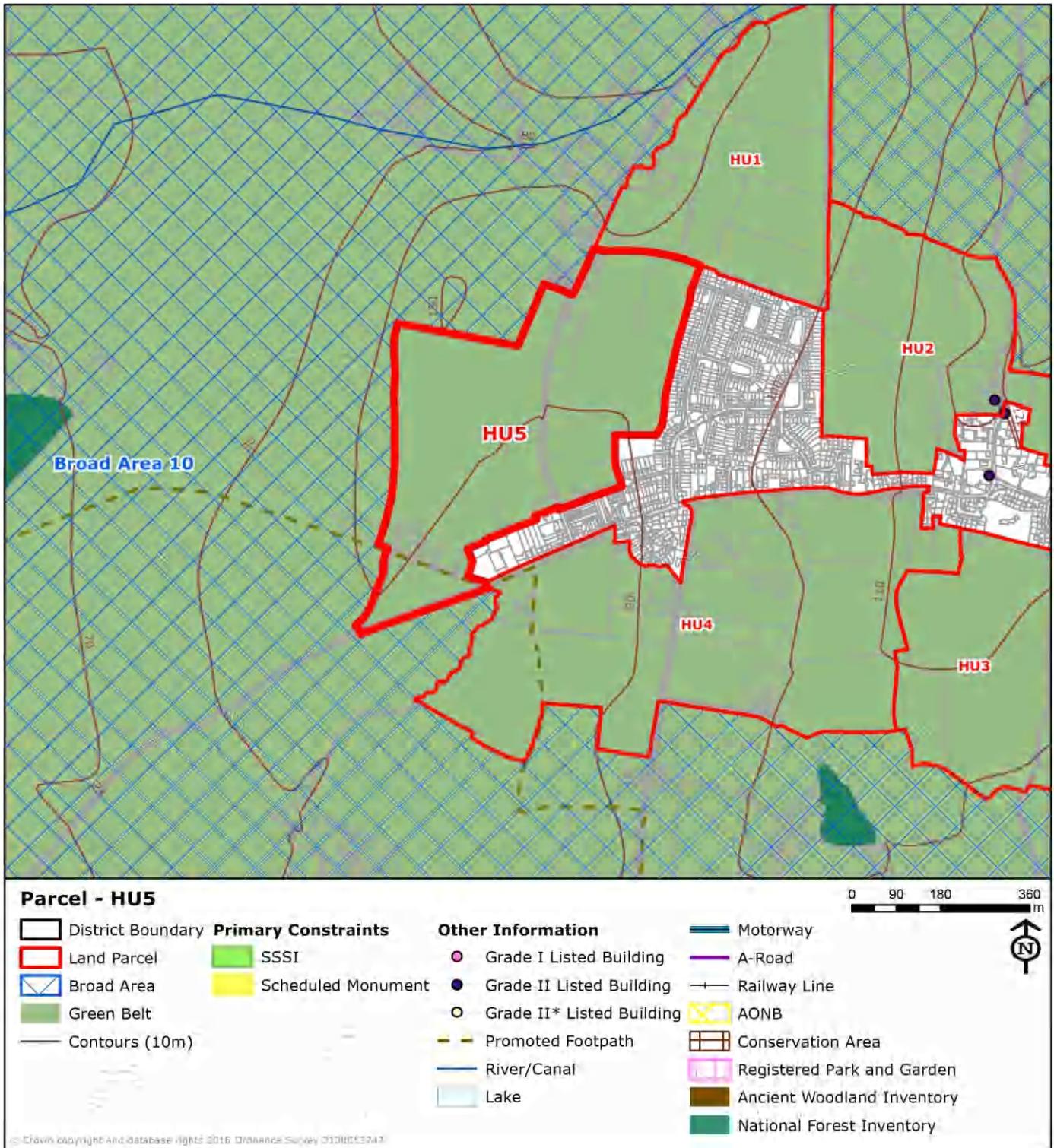
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: HU5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: HU5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing the northward sprawl of Hurley along the eastern and western sides of Brick Kiln Lane, which cuts through the centre of the parcel. In addition, the parcel plays a role in preventing the westward sprawl of Hurley along a portion of the northern side of Knowle Hill 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 vast majority of the land within the parcel is open agricultural land. The parcel contains a few isolated dwellings, a playground and a collection of farm buildings. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: HU5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Hurley to the east and the linear hamlet of Hurley Common to the north and west. Measured from the northern half of the parcel in parallel with the public right of way which connects the two settlements, the distance between the two settlements is roughly 200m.

Land Parcel Ref: HU5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The vast majority of the land within the parcel is open agricultural land. The parcel contains a few isolated dwellings, a playground and a collection of farm buildings. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, none of them are considered to have an urbanising influence on the countryside within the parcel.

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

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

Score:

Notes:

There are no 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: HU5

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: HU5

Main Authority: North Warwickshire 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.

Land Parcel Ref: HU5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

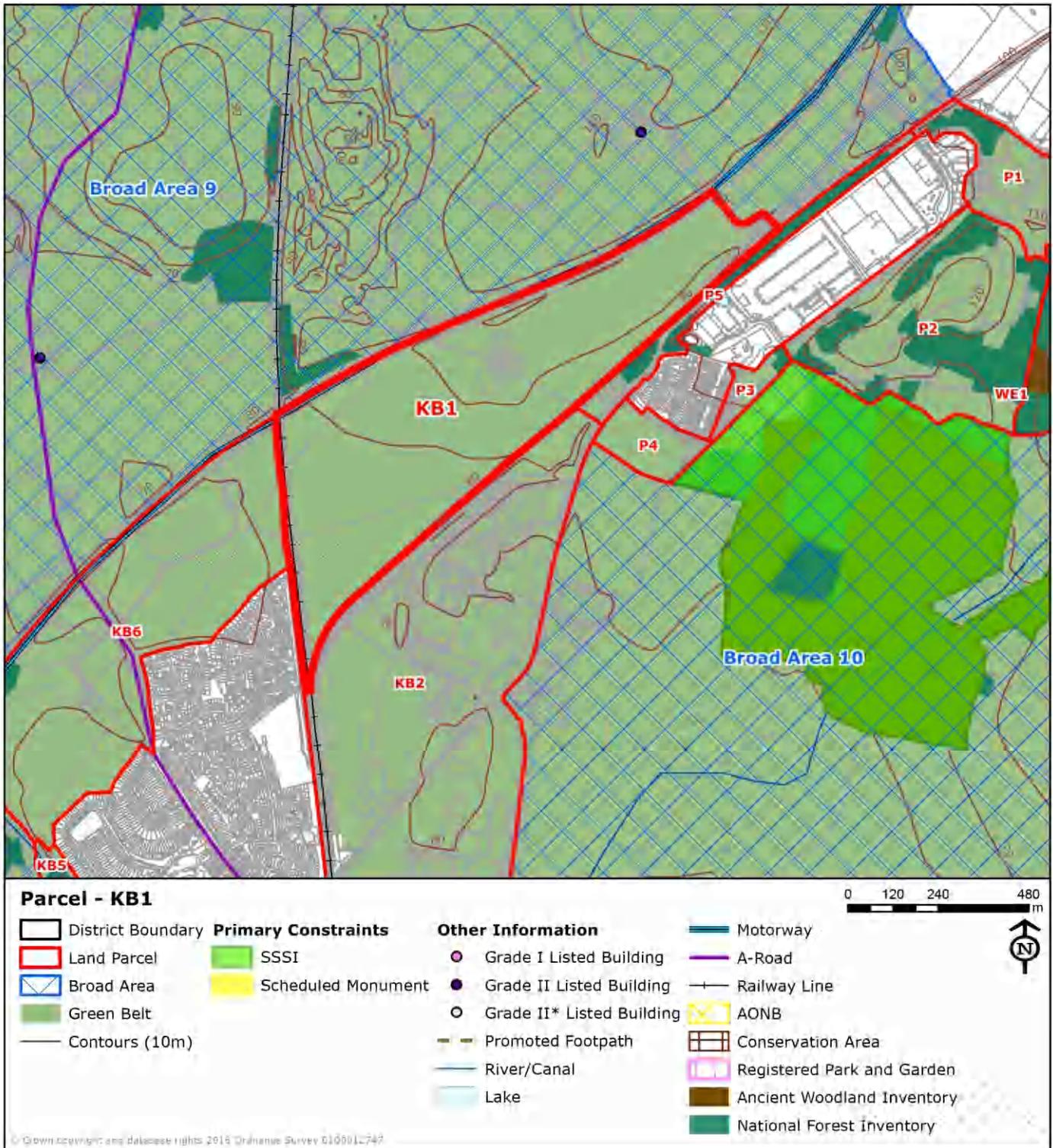
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KB1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: KB1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by railway lines to the west and south and the M42 motorway to the north. Therefore, the parcel plays no role in preventing sprawling ribbon development.

Issue 1b - Openness

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

Score:

Notes:

The centre of the parcel contains a cluster of dwellings. These buildings compromise the openness of the Green Belt within their immediate vicinity; however, the vast majority of the parcel is made-up of open farmland.

Land Parcel Ref: KB1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the small village of Piccadilly to the north and the large village of Kingsbury to the south. Two significant boundaries – the M42 and a railway line – follow the parcel's southern and northern boundaries, respectively. Measured along the railway line, the distance between the two settlements is roughly 1km. While the railway line is likely to maintain separation between the two settlements in the long term, development of all the land within the parcel would give the appearance of merging at the landscape scale.

Land Parcel Ref: KB1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The centre of the parcel contains a cluster of dwellings. These buildings compromise the openness of the Green Belt within their immediate vicinity; however, in isolation they are not considered to be urbanising influences. While the parcel sits in between the M42 motorway to the north and some significant urbanising developments to the south – notably the Kingsbury Link Distribution Centre and the Kingsbury Terminal – these urbanising influences are not considered to effect the integrity of 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:

A railway line runs along the western border of the parcel and represents a permanent defensible boundary inhibiting the encroachment of the countryside from Kingsbury, both within the parcel and to the north east. Development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the countryside within the parcel. While another railway line borders the parcels southern edge and the M42 follows the parcels northern edge, both significant boundaries are perpendicular to the urban edge of Kingsbury and therefore provide little protection to the countryside within the parcel and to the north east.

Land Parcel Ref: KB1

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: KB1

Main Authority: North Warwickshire 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.

Land Parcel Ref: KB1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

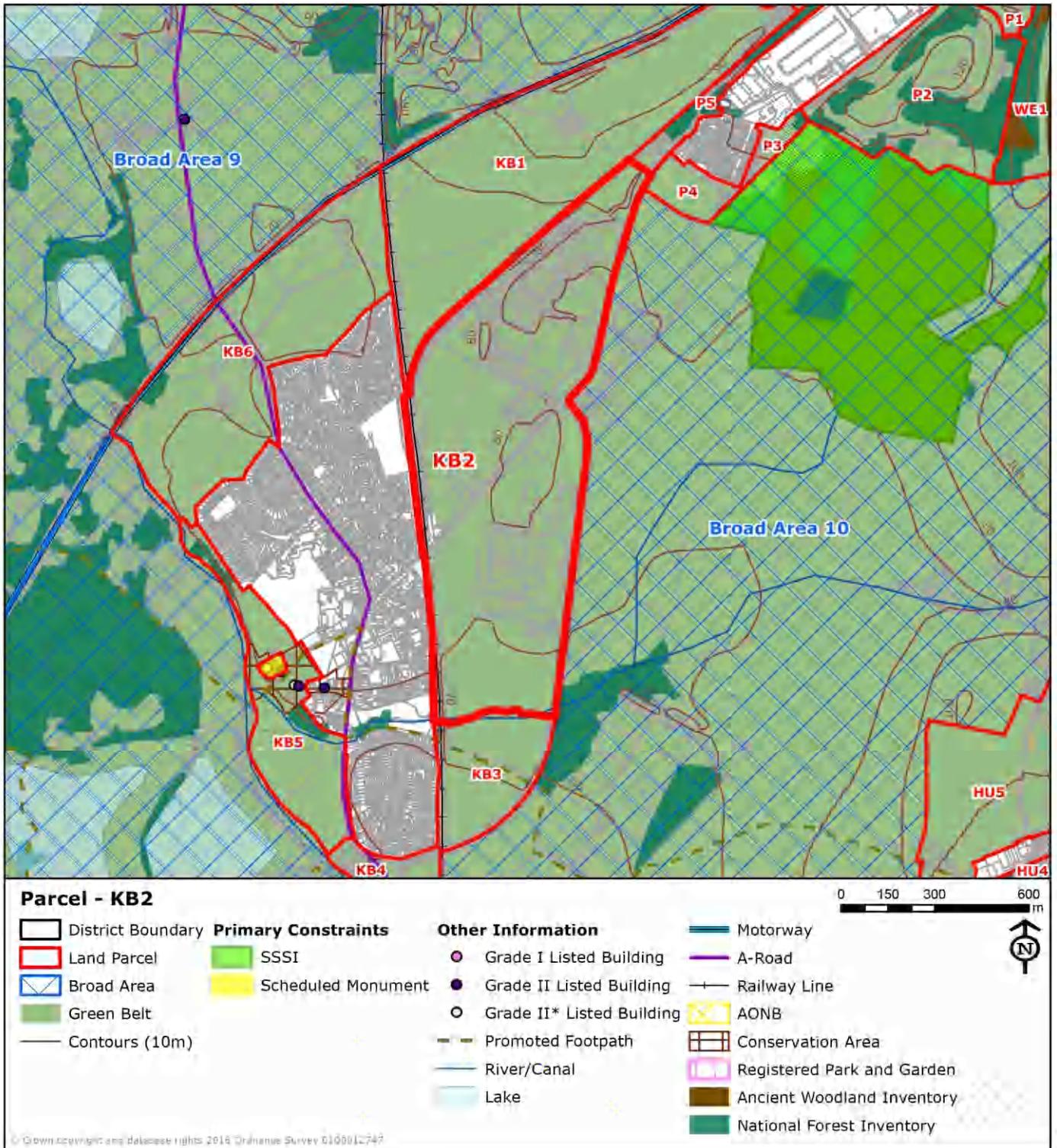
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KB2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: KB2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a significant role in preventing the eastwards sprawling on Kingsbury along the northern and southern sides on Tamworth Road, which cuts through the centre of the parcel.

Issue 1b - Openness

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

Score:

Notes:

A significant proportion of the parcel has been developed and industrialised. The parcel contains the Kingsbury Terminal, an oil storage depot and meal recycling facility, which has largely compromised the openness of the Green Belt within the parcel. Furthermore, during the site visits, a new reservoir servicing the oil depot was identified.

Land Parcel Ref: KB2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the small village of Piccadilly to the north east and the large village of Kingsbury to the west. Measured from the northern tip of Kingsbury through the norther half of the parcel, the distance between the two settlements is roughly 1km; however, there are some significant areas of industrialised development within the parcel (the Kingsbury Terminal, an oil storage depot and meal recycling facility), leaving very little undeveloped land separating the two settlements. These developments make the undeveloped land within the parcel significantly more important in maintaining separation between these two neighbouring settlements.

Land Parcel Ref: KB2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

A significant proportion of the parcel has been developed and industrialised. The parcel contains the Kingsbury Terminal, an oil storage depot and meal recycling facility, which has largely compromised the openness of the Green Belt and represent significant urbanising influences on what remains of the countryside within the parcel. Furthermore, during the site visits, a new reservoir servicing the oil depot was identified.

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

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

Score:

Notes:

A railway line runs along the western border of the parcel and represents a permanent defensible boundary inhibiting the encroachment of what remains of the countryside within the parcel from Kingsbury and to the north east and east. Development within the parcel would represent a breach of this defensible boundary; however the existing industrialised development within the parcel, notably, the Kingsbury Terminal, an oil storage depot and meal recycling facility, limit the significant of further encroachment within the parcel. While there are no other significant boundaries within or immediately adjacent to the parcel, the tree-lined road which borders the parcel's eastern edge plays some role in preventing encroachment of the countryside to the east.

Land Parcel Ref: KB2

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: KB2

Main Authority: North Warwickshire 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.

Land Parcel Ref: KB2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

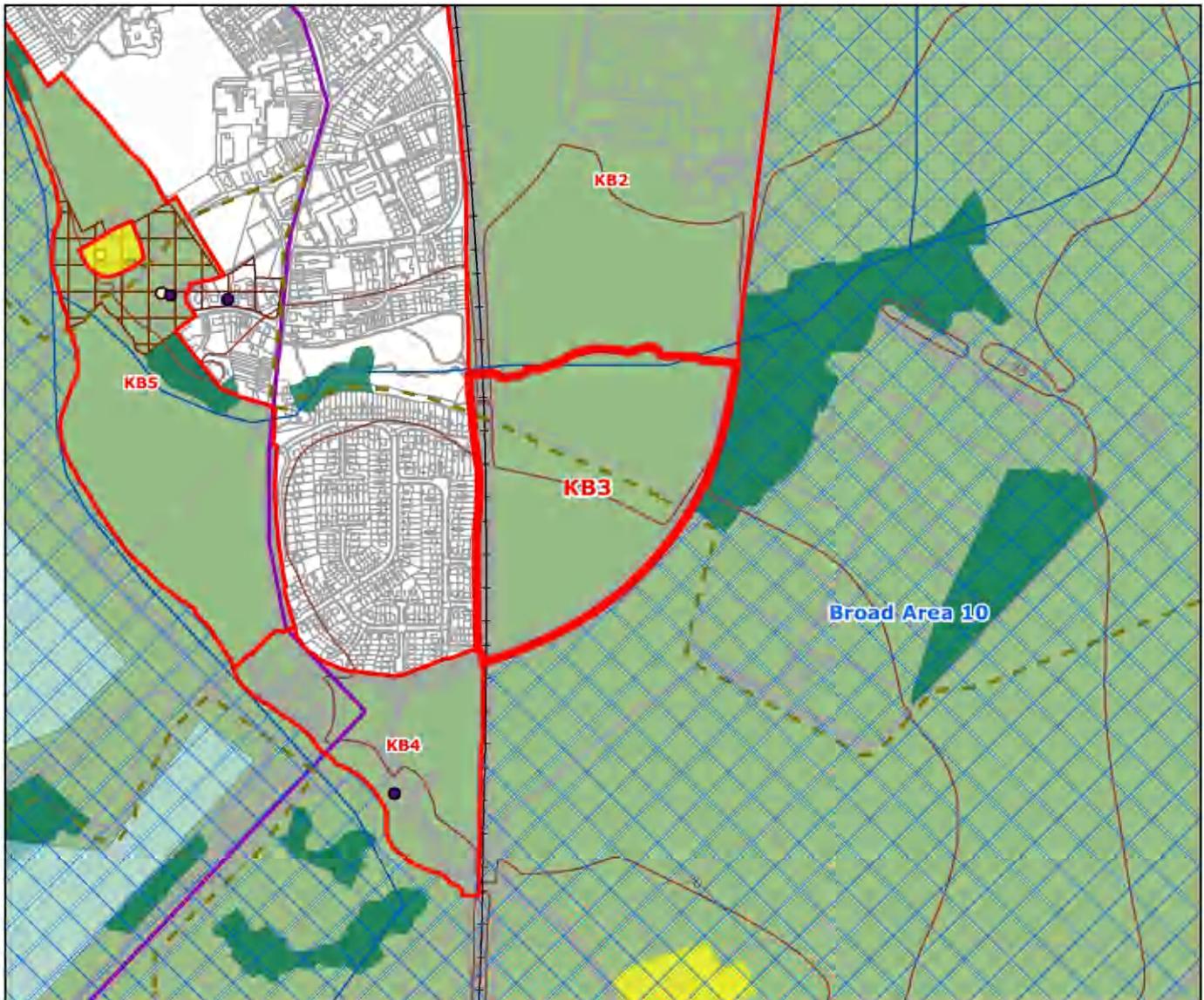
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KB3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - KB3

Primary Constraints		Other Information	
District Boundary	SSSI	Grade I Listed Building	Motorway
Land Parcel	Scheduled Monument	Grade II Listed Building	A-Road
Broad Area		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

Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: KB3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a limited role in preventing the eastwards sprawl of Kingsbury along the northern side of Piccadilly Way 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:

This parcel is comprised entirely of open farmland and contains no development.

Land Parcel Ref: KB3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Kingsbury to the west and the village of Hurley to the east. Measured from the southern tip of the parcel at the south eastern corner of Kingsbury, the distance between the two settlements is roughly 1.7km.

Land Parcel Ref: KB3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

This parcel is comprised entirely of open farmland and contains no development. Therefore, there are no urbanising influences within the Green Belt parcel which represent encroachment of the countryside.

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

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

Score:

Notes:

A railway line runs along the western border of the parcel and represents a permanent defensible boundary inhibiting the encroachment of what remains of the countryside within the parcel from Kingsbury and to the north east and east. Development within the parcel would represent a breach of this defensible boundary. While there are no other significant boundaries within or immediately adjacent to the parcel, the tree-lined road which borders the parcel's eastern edge plays some role in preventing encroachment of the countryside to the east.

Land Parcel Ref: KB3

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: KB3

Main Authority: North Warwickshire 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.

Land Parcel Ref: KB3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

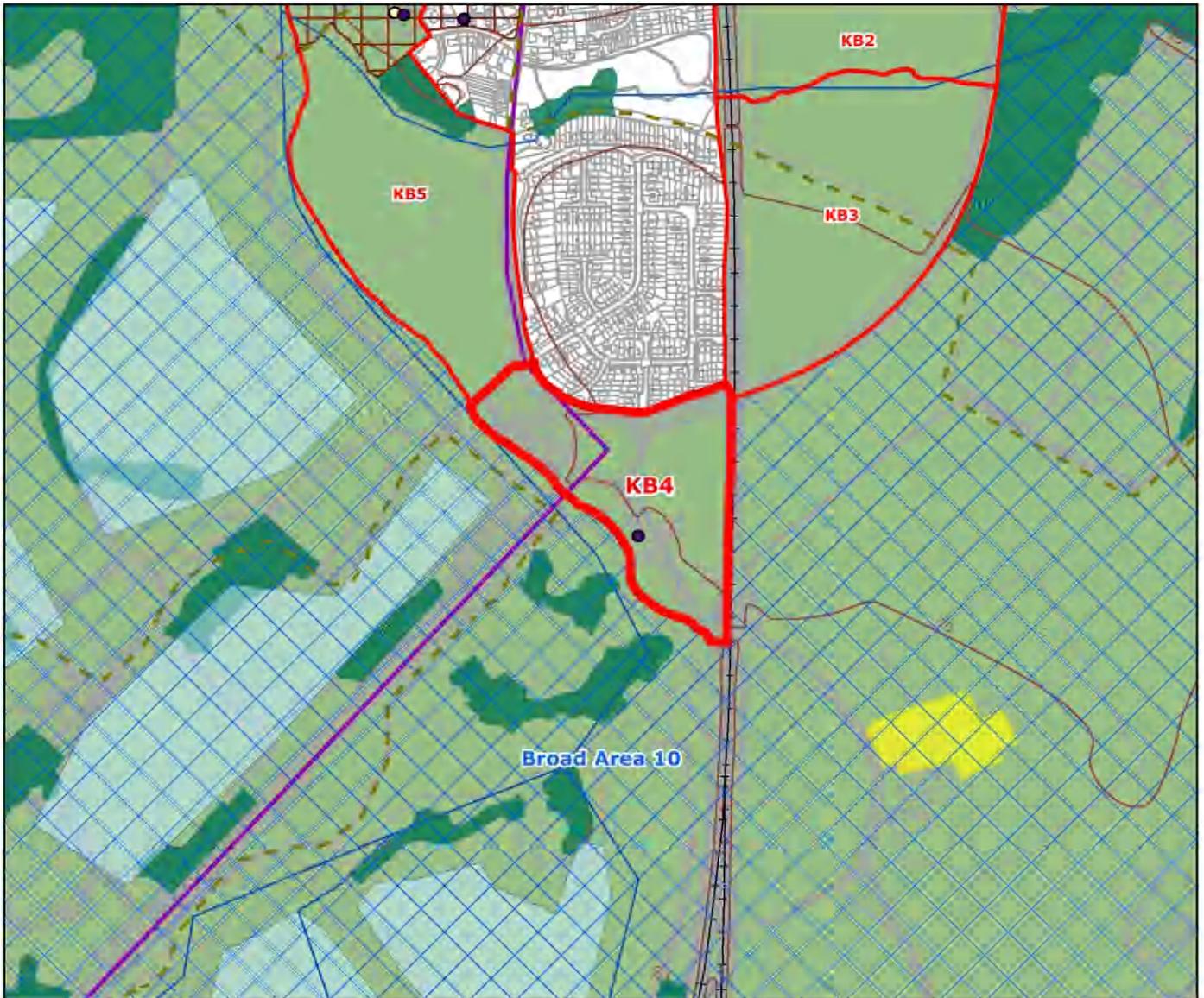
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KB4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - KB4

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

0 70 140 280 m



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Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: KB4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by railway line to the east and the River Tame at the southern edge of the parcel. A small portion of Coventry Road runs through the parcel; however ribbon development has already occurred along the majority of this section of the route way. Therefore, the parcel plays no role in preventing sprawling ribbon development.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains relatively open farmland and scrubland on the northern bank of the River Tame. The parcel contains two distinct pockets of development: a relatively new mixed-use development and some isolated dwellings in the eastern half of the parcel. These developments compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: KB4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Kingsbury to the north and the village of Marston to the south west. Measured through the centre of the parcel along Kingsbury Road, the distance between the two settlements is roughly 1.2km. Several large ponds separate the two settlements preventing them from merging in the long term.

Land Parcel Ref: KB4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains relatively open farmland and scrubland on the northern bank of the river Tame. The parcel contains two distinct pockets of development: a relatively new office development and some isolated dwellings in the eastern half of the parcel. The new mixed-use development represents the principle urbanising influence within the parcel; however, the centre of the parcel contains a large roundabout lined by streetlights, which also represents an urbanising influence 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 parcel is retained against the edge of Kingsbury by the River Tame which borders the parcel's south western edge. A railway line borders the parcel's eastern edge. Beyond the river a series of large ponds prevent encroachment of the countryside to the south west.

Land Parcel Ref: KB4

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: KB4

Main Authority: North Warwickshire 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.

Land Parcel Ref: KB4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

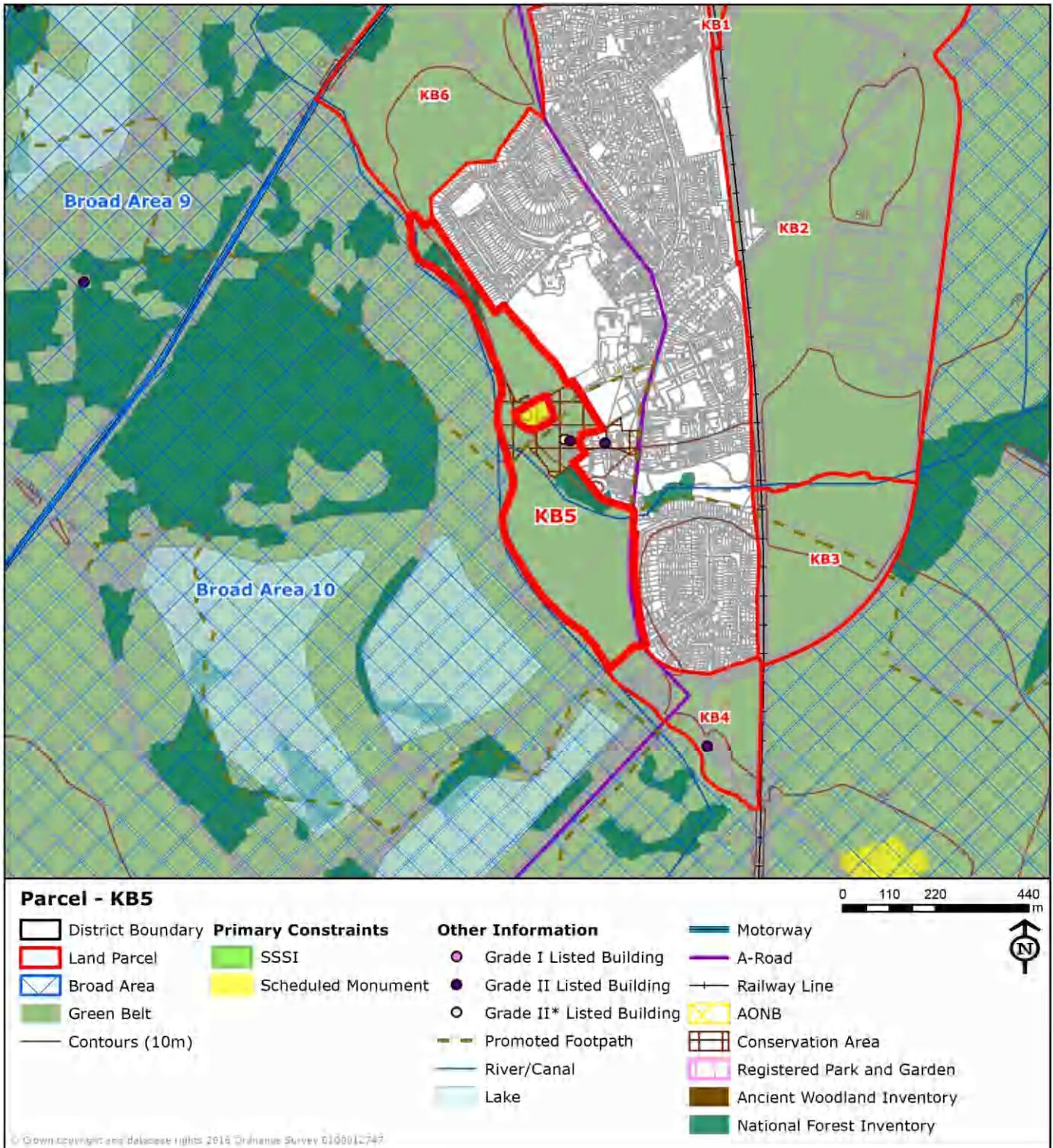
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KB5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: KB5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by the river Tame along its western edge and contains no route ways emanating from the urban edge of Kingsbury. Therefore, the parcel plays no role in preventing sprawling ribbon development.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains relatively open farmland and woodland on the north eastern bank of the river Tame. The parcel contains Kingsbury Church and an isolated dwelling in the curtilage of the church. The parcel also contains Hall Farm. The buildings associated with these developments compromise the openness of the countryside within their immediate vicinity.

Land Parcel Ref: KB5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Kingsbury to the east and the village of Marston to the south. Measured from the southern tip of the parcel close to the south western tip of Kingsbury, the distance between the two settlements is roughly 1.2km. Several large ponds separate the two settlements preventing them from merging in the long term.

Land Parcel Ref: KB5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains relatively open farmland and woodland on the north eastern bank of the river Tame. The parcel contains Kingsbury Church and an isolated dwelling in the curtilage of the church. The parcel also contains Hall Farm. The buildings associated with these developments compromise the openness of the countryside within their immediate vicinity; however, these developments are not considered to be 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 parcel is retained against the edge of Kingsbury by the River Tame which borders the parcel's south western edge. This significant boundary plays a more significant role in the northern half of the parcel where it lies closer to the urban edge of Kingsbury; in the southern half, the distance between Kingsbury and the river is greater, reducing the significance of the river in protecting the Green Belt from encroachment in this portion of the parcel. Beyond the river a series of large ponds prevent encroachment of the countryside to the south west.

Land Parcel Ref: KB5

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: KB5

Main Authority: North Warwickshire 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.

Land Parcel Ref: KB5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

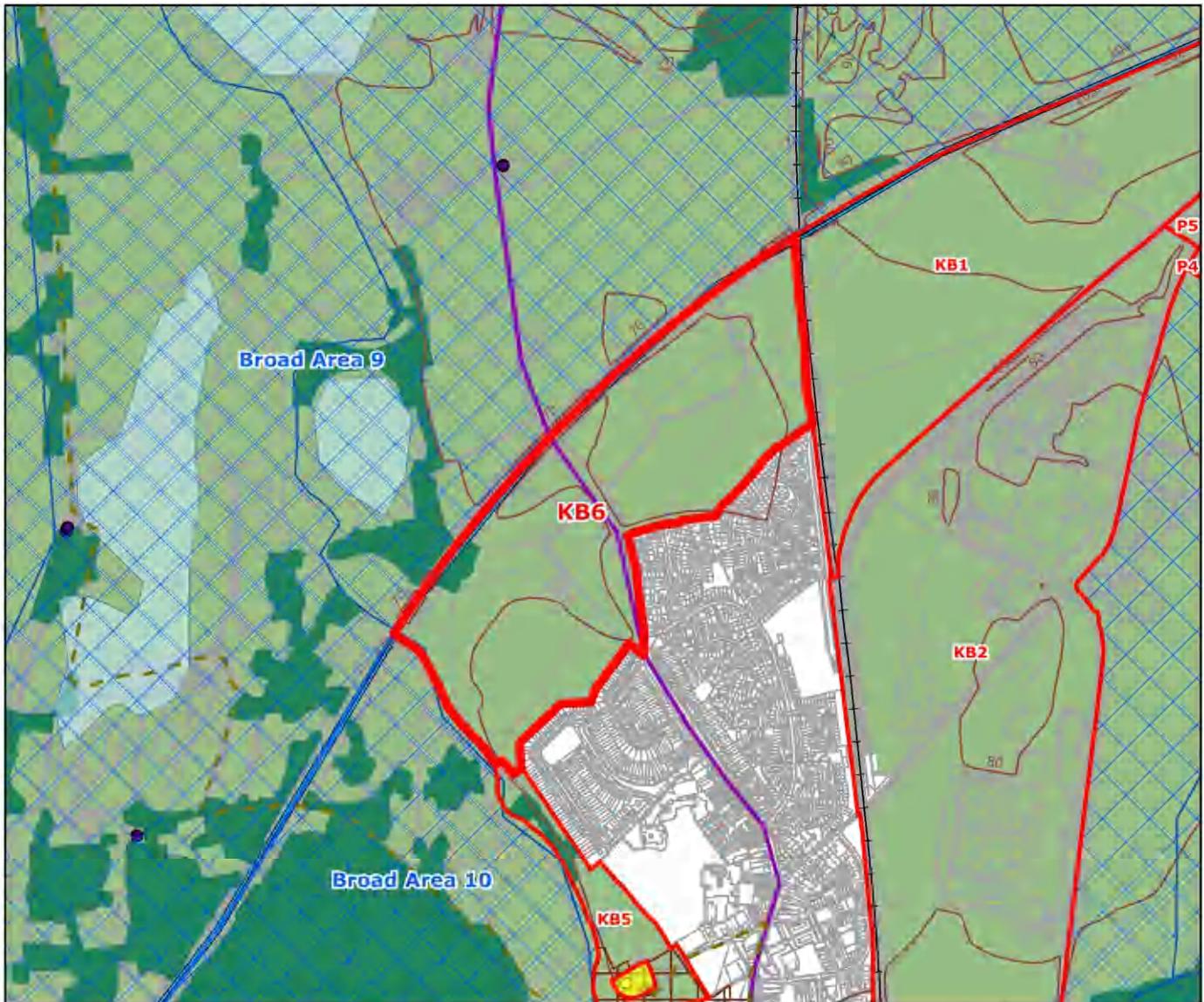
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KB6

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - KB6

Primary Constraints		Other Information	
District Boundary	SSSI	Grade I Listed Building	Motorway
Land Parcel	Scheduled Monument	Grade II Listed Building	A-Road
Broad Area		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

Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: KB6

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by the M42 at the northern boundary of the parcel; however, Tamworth Road emanates from the northern edge of Kingsbury and cuts through the centre of the parcel and under the M42. Therefore, the parcel plays a significant role in preventing the northwards sprawl of Kingsbury along the eastern and western side of Tamworth Road.

Issue 1b - Openness

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

Score:

Notes:

The vast majority of the parcel is open farmland and woodland. The parcel contains a garden supplies area and a small building surrounded by fields in the eastern half of the parcel. The garden centre has no substantial buildings. These relatively minor developments are not considered to significantly affect the openness of the Green Belt within the parcel.

Land Parcel Ref: KB6

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Kingsbury in the south and the town of Tamworth to the north. Measured along the railway line which forms the eastern edge of the parcel, the distance between the two settlements is roughly 2km. However, the M42 motorway crosses through the centre of the parcel and represents a significant boundary between the two settlements. The settlements are unlikely to merge due to the presence of the M42; however, the development of all the countryside between them would give the appearance of merging at the landscape scale.

Land Parcel Ref: KB6

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The vast majority of the parcel is open farmland and woodland. The parcel contains a garden supplies area and a small building surrounded by fields in the eastern half of the parcel. The garden centre has no substantial buildings and is rural in nature. These developments are not considered to represent urbanising influences on the countryside and do not significantly affect the openness of the Green Belt 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 parcel is retained against the edge of Kingsbury by the M42 motorway to the north. The River Tame borders the parcel's south western edge. Beyond the river a series of large ponds prevent encroachment of the countryside to the south west. A railway line borders the parcel's north eastern edge. The planned route of HS2 cuts through the parcel; however, this has yet to be constructed.

Land Parcel Ref: KB6

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: KB6

Main Authority: North Warwickshire 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.

Land Parcel Ref: KB6

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

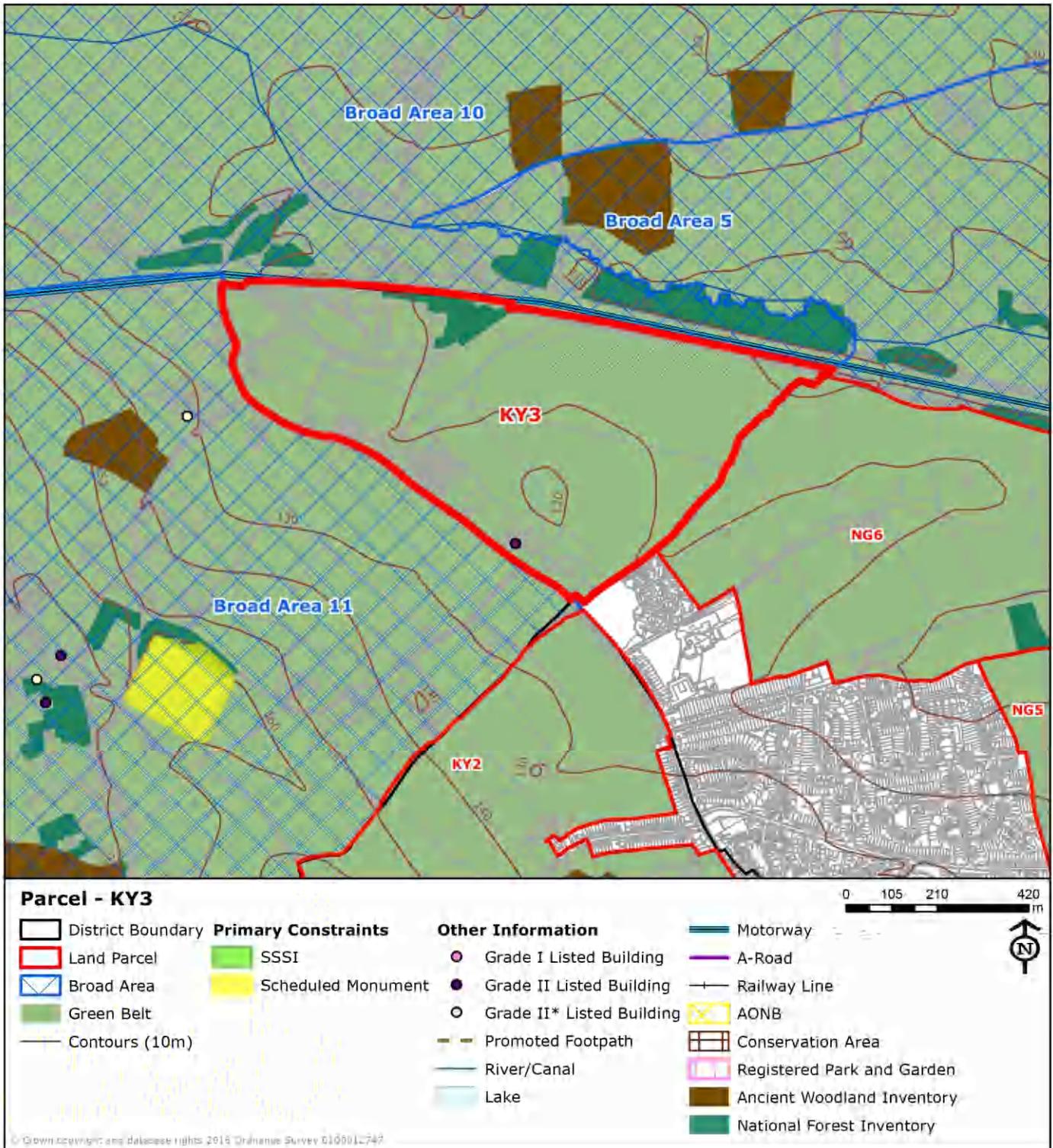
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KY3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: KY3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The M6 follows the parcel's northern edge. Bennetts Road North emanates from the north western edge of Keresley Newlands and follows the southern edge of the parcel. A significant amount of ribbon development has already occurred along the northern edge of Bennetts Road North reducing the significance of the parcel's role in preventing the north eastwards sprawl of Coventry within the parcel. However, there are gaps in the ribbon development along the northern side of Bennetts Road North. Furthermore, there is a small agricultural lane (Grove Lane), which sits within the parcel. This would generally be considered to be too small to feed sprawling ribbon development, but some ribbon development has already occurred along the lane; however the parcel is playing some role in preventing further developments towards Newland House Farm.

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 open agricultural land; however, the parcel contains some significant developments, most notably the southbound side of the Corley Services on the M6 motorway. In addition, several farm/equestrian buildings and the Littlehurst Garden centre are located in the southern corner of the parcel, and there are several residential dwellings on the north side of Bennetts Road. The buildings associated with these developments compromise the openness of the Green Belt within the parcel.

Land Parcel Ref: KY3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between Keresley Newlands on the edge of Coventry and the village of Corley and Corley Motorway Services to the west and northwest respectively. Measured along Bennetts Road North, the distance between them is less than 1km.

Land Parcel Ref: KY3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The majority of the parcel is open agricultural land; however, the parcel contains some significant urbanising influences, most notably the southbound side of the Corley Services on the M6 motorway. A line of pylons cuts through the parcel. In addition, the Littlehurst Garden centre is located in the southern corner of the parcel, and there are several residential dwellings on the north side of Bennetts Road. The buildings associated with these developments urbanise the countryside and compromise the openness of the Green Belt within their immediate vicinity.

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

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

Score:

Notes:

The northern border of the parcel follows the M6 Motorway; however, there are no significant or less significant boundaries to the east or west that assist in safeguarding the countryside from encroachment.

Land Parcel Ref: KY3

Main Authority: North Warwickshire 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: KY3

Main Authority: North Warwickshire 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.

Land Parcel Ref: KY3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

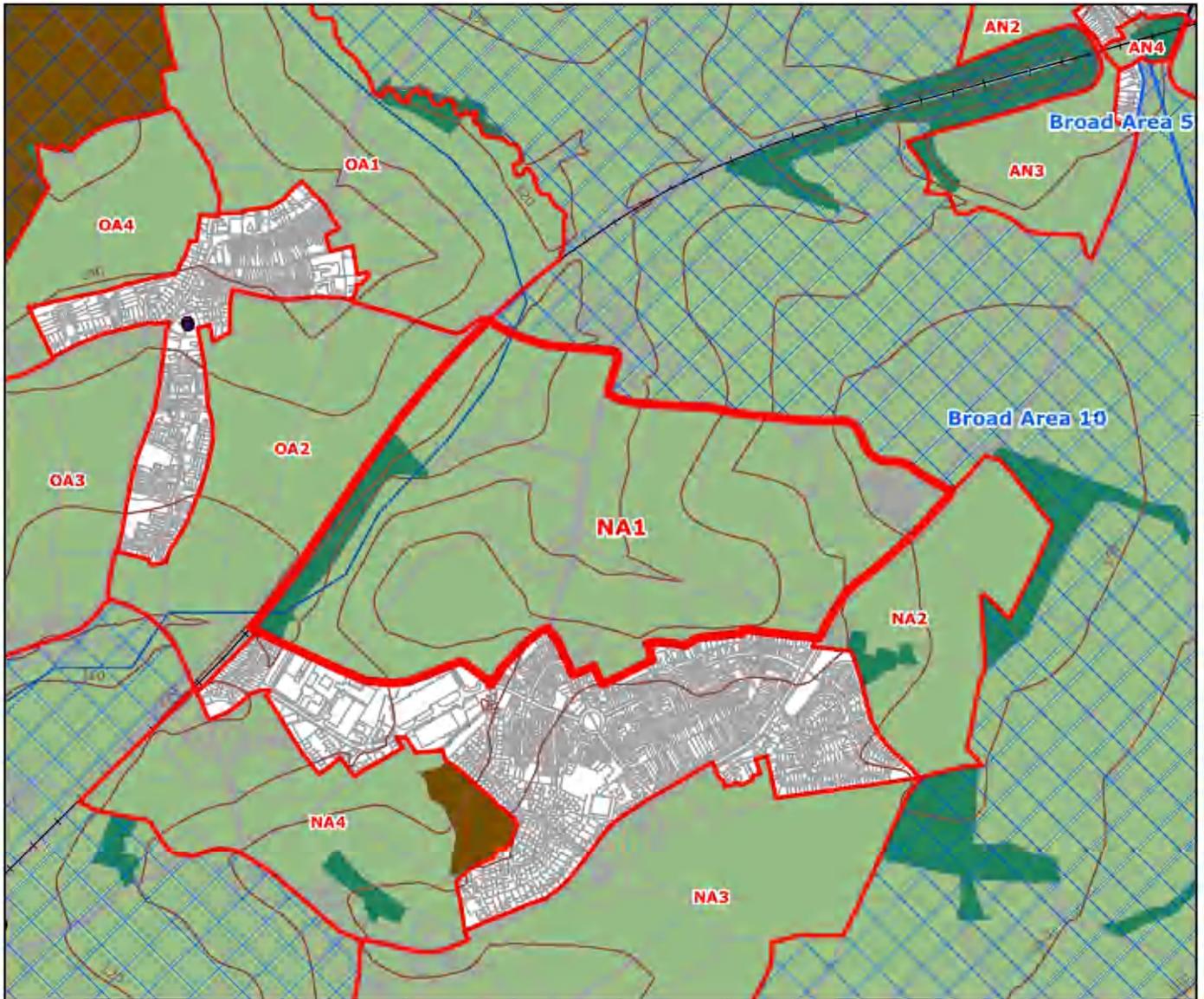
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: NA1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - NA1

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

Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: NA1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a significant role in preventing the northern sprawl of New Arley along the western and eastern sides of Firtree Lane, which cuts through the centre of the parcel, and the western side of Arley Lane which follows the eastern edge of the parcel.

Issue 1b - Openness

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

Score:

Notes:

The vast majority of the parcel is open agricultural land. An isolated residential street off Gun Hill sits in the eastern corner of the parcel. This street lit terraced road compromises the openness of the Green Belt within its immediate vicinity.

Land Parcel Ref: NA1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of New Arley to the south and the village of Ansley to the north. Measured along Arley Lane from the urban edge of New Arley to the southernmost point of Ansley, the distance between the two settlements is roughly 1.2km.

Land Parcel Ref: NA1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The vast majority of the parcel is open agricultural land. An isolated residential street off Gun Hill sits in the eastern corner of the parcel. This street lit terraced road compromises the openness of the Green Belt within its immediate vicinity and represents an urbanising influence on this portion of the parcel.

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

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

Score:

Notes:

A railway line runs along the western edge of the parcel in between the villages of Old Arley to the west and New Arley to the east, safeguarding the countryside directly to the east from encroachment. Bourne Brook runs parallel to the railway line within the parcel close to the western edge of the parcel and a smaller tributary stream of the brook flows through the parcel. The railway line and brook are perpendicular to the urban edge of New Arley adjacent to the parcel and therefore play no role in preventing encroachment of the countryside within the parcel and to the north and east. Encroachment of the countryside to the west of the railway line would significantly increase the importance of the Green Belt in the parcel in preventing encroachment of the remaining countryside between Old and New Arley.

Land Parcel Ref: NA1

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: NA1

Main Authority: North Warwickshire 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.

Land Parcel Ref: NA1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

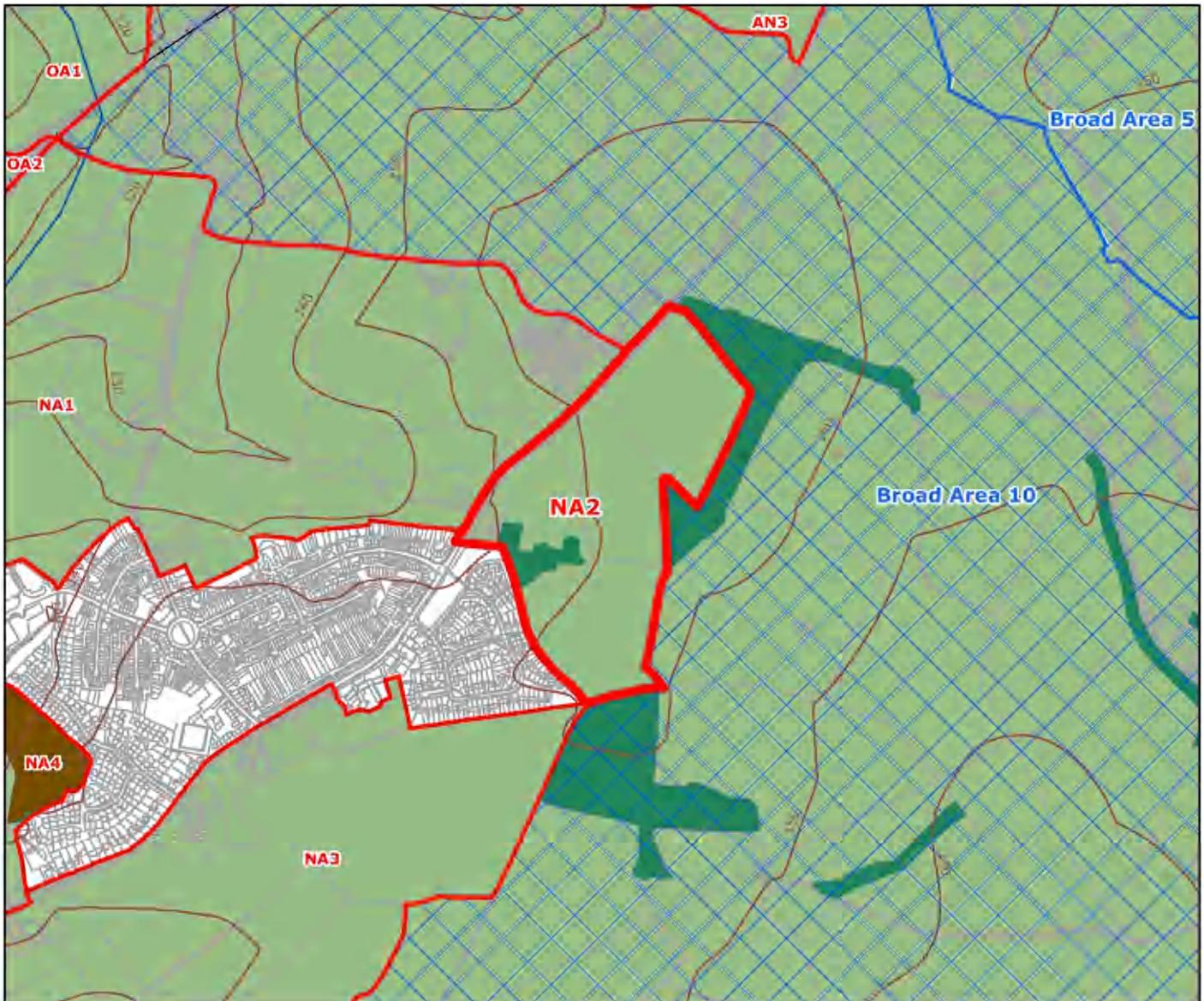
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: NA2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - NA2

0 87.5 175 350 m

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

Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: NA2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays some role in preventing the north eastern sprawl of New Arley along the south eastern side of Arley Lane which follows the north western edge of 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 aligned with the existing urban edge of Ansley, the parcel is comprised entirely of open farmland and woodland and contains no development. Therefore, the Green Belt within the parcel is open.

Land Parcel Ref: NA2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of New Arley to the south and the village of Ansley to the north. Measured along Arley Lane from the urban edge of New Arley to the southernmost point of Ansley, the distance between the two settlements is roughly 1.2km.

Land Parcel Ref: NA2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

With the exception of one building aligned with the existing urban edge of Ansley, the parcel is comprised entirely of open farmland and woodland and contains no development. Therefore, the Green Belt within the parcel is open and free from urbanising influences.

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

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

Score:

Notes:

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. Gorsy Spinney follows the eastern edge of the parcel; however, in isolation this is not considered to play a role in safeguarding the countryside from encroachment.

Land Parcel Ref: NA2

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: NA2

Main Authority: North Warwickshire 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.

Land Parcel Ref: NA2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

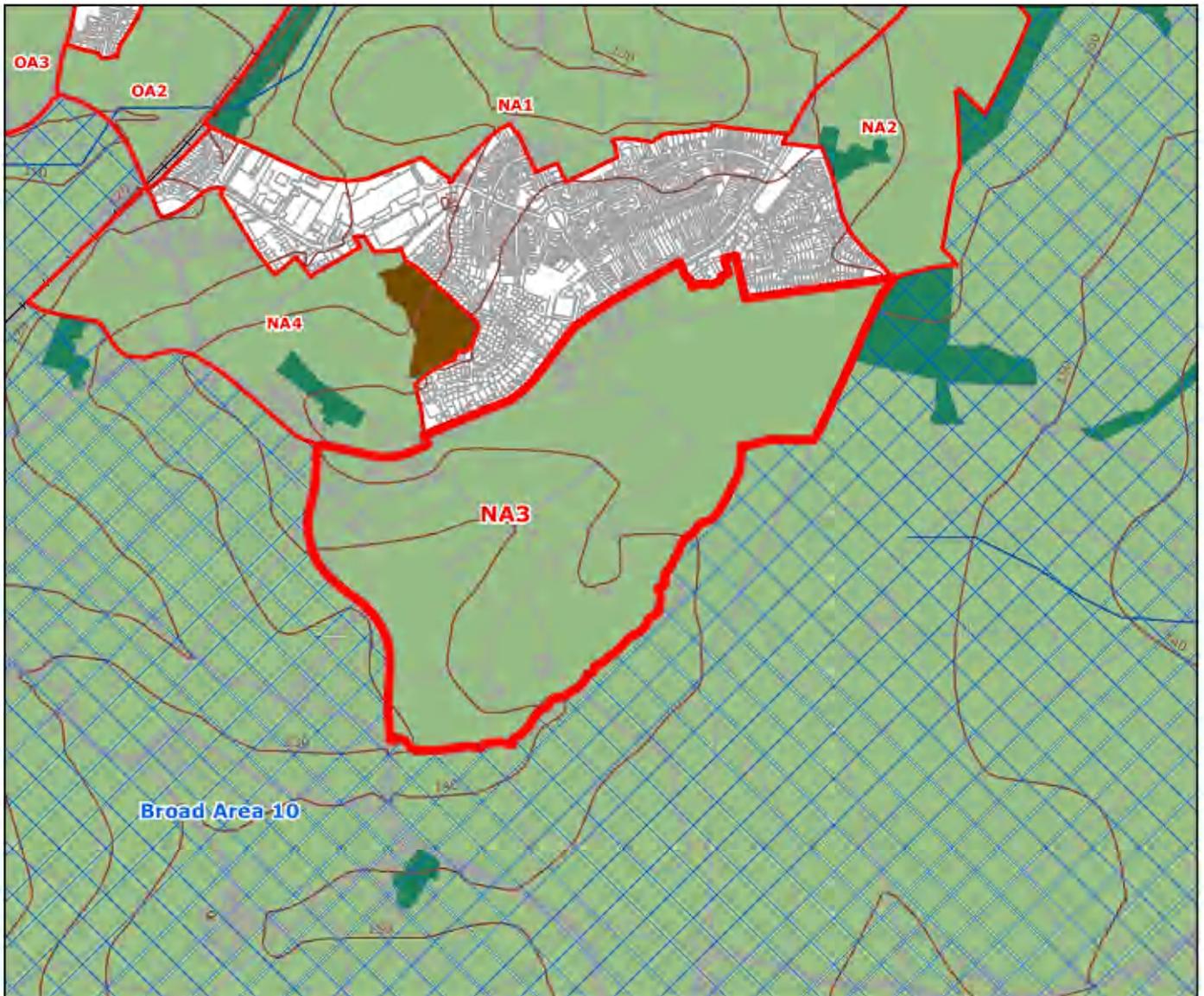
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: NA3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - NA3

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

Scale: 0 105 210 420 m

North Arrow

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Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: NA3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays some role in preventing the western and southern sprawl of New Arley along a small portion of the southern side of Spring Hill in the north western corner of the parcel and along Lamp Lane at the western edge of the parcel. Much of this portion of the Spring Hill has already been development, connecting the village with further ribbon development along the northern side of Spring Hill and buildings at the junction between Spring Hill and Lamp Lane.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains several dwellings and some large derelict buildings along the southern side of Spring Hill Road. In addition, the parcel contains Arley and St Michaels Community Centre. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the land within the parcel is made-up of open agricultural fields.

Land Parcel Ref: NA3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of New Arley to the north and the hamlet of Wood End to the south. Measured from the southernmost point of New Arley the distance between the two settlements is roughly 1.2km.

Land Parcel Ref: NA3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains several dwellings and some large derelict buildings along the southern side of the street lit Spring Hill Road. This ribbon development has an urbanising influence on the countryside within the parcel. In addition, the parcel contains Arley and St Michaels Community Centre. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the land within the parcel is made-up of open agricultural fields.

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

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

Score:

Notes:

Two relatively small streams flow through the parcel – one along the majority of the southern edge of the parcel, albeit a significant distance from the urban edge of New Arley, and the other close to the existing urban edge of New Arley within the western half of the parcel. As neither boundary plays a role in safeguarding the countryside in the eastern half of the parcel and to the east and west, both are considered to play an insignificant role in safeguarding the countryside from encroachment.

Land Parcel Ref: NA3

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: NA3

Main Authority: North Warwickshire 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.

Land Parcel Ref: NA3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

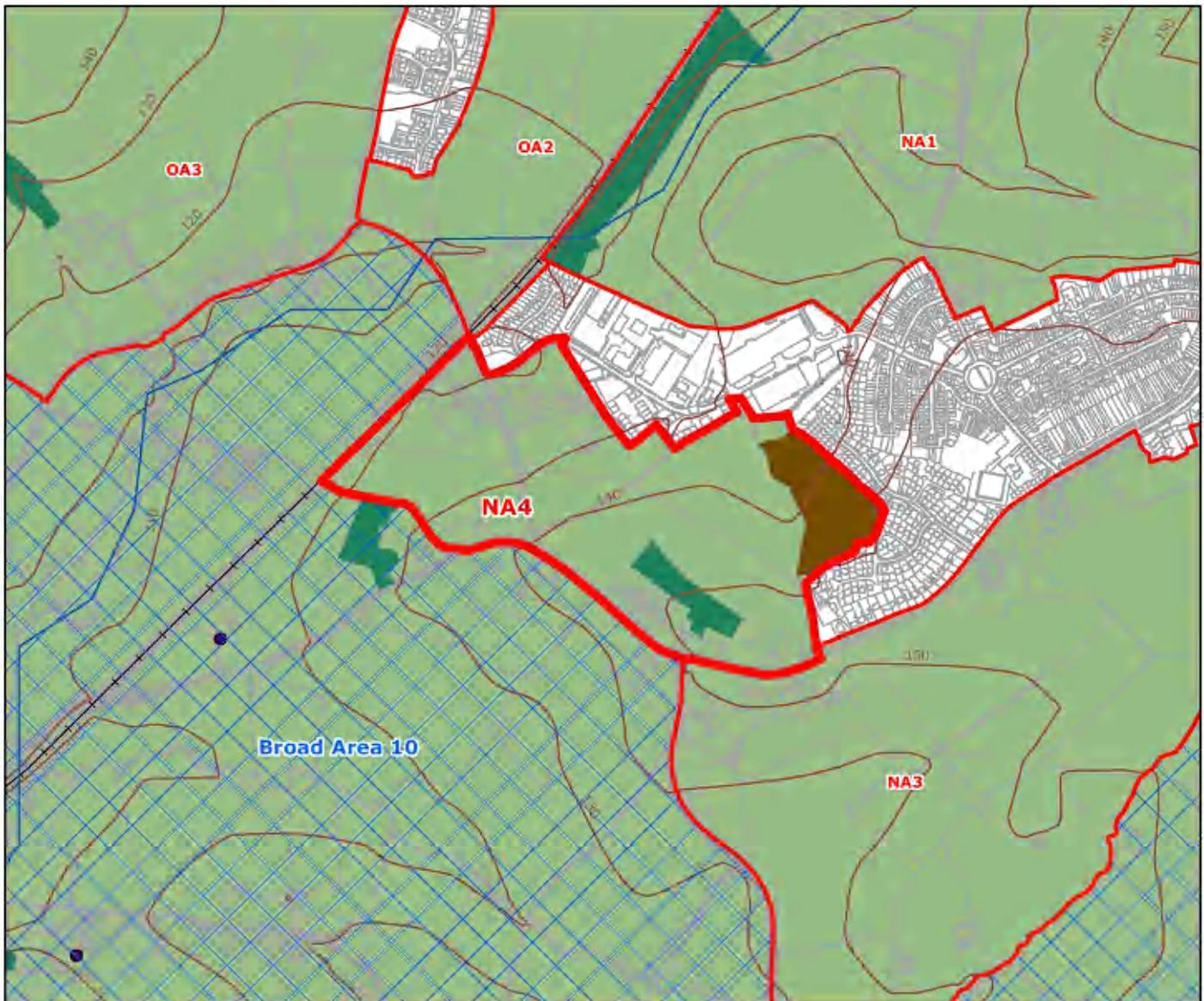
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: NA4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - NA4

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		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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: NA4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing the western sprawl of New Arley along the northern side of Spring Hill at the southern edge of the parcel. Spring Hill also cuts through the parcel, connecting the southern parts of the village with the north western parts of the village. Therefore, the parcel also plays a role in preventing the southwards sprawl of the village along the eastern and western sides of Spring Hill which cuts through the western 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 dwellings and a conferencing centre along the street lit Spring Hill Road. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the land within the parcel is made-up of open agricultural fields.

Land Parcel Ref: NA4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of New Arley to the north and the village of Fillongley to the south. Measured from the southernmost point of New Arley the distance between the two settlements is roughly 2km.

Land Parcel Ref: NA4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains several dwellings and a conferencing centre along the street lit Spring Hill Road. This ribbon development has an urbanising influence on the countryside within the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the land within the parcel is made-up of open agricultural fields.

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

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

Score:

Notes:

There are no significant or less significant boundaries within or in close proximity to the parcel. A railway line runs along the western edge of the parcel; however, the railway line runs perpendicular to the urban edge of New Arley arching away to the west and therefore provides little protection to the countryside within the parcel and directly to the south east, south and south west.

Land Parcel Ref: NA4

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: NA4

Main Authority: North Warwickshire 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.

Land Parcel Ref: NA4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

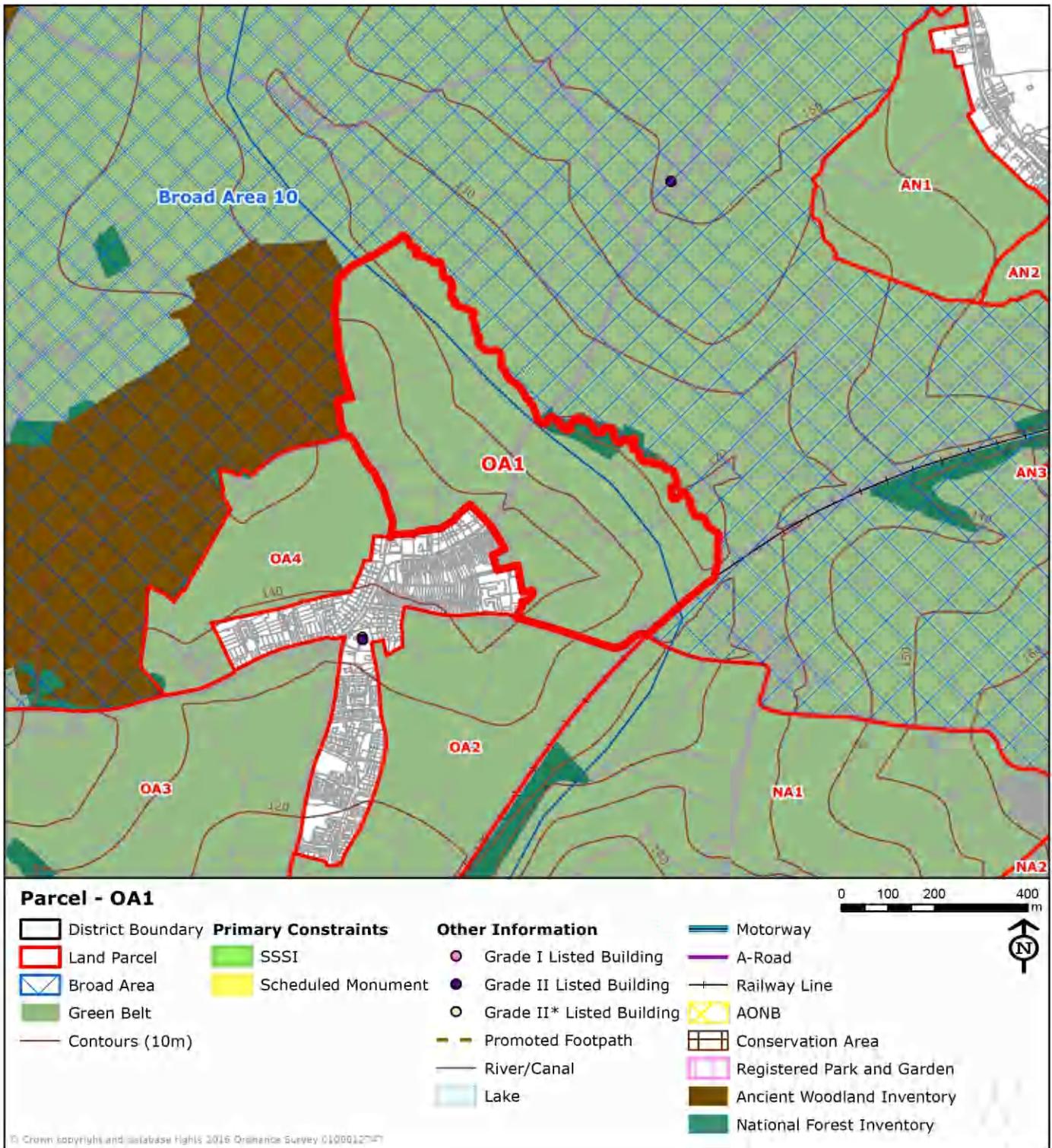
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: OA1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: OA1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing the northern and eastern sprawl of Old Arley along the western and eastern sides of Ansley Lane, which cuts through the centre of the parcel, and Church Lane which follows the southern edge of the parcel.

Issue 1b - Openness

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

Score:

Notes:

A small cluster of farm buildings sits on the western edge of the parcel. The buildings associated with the farm compromise the openness of the Green Belt within their immediate vicinity; however, the farm sits on a slope, significantly reducing this effect. Given the location of the building and lack of development in the rest of the parcel, the farm buildings are not considered to affect the openness of the Green Belt within the parcel, which is largely made-up of open agricultural fields.

Land Parcel Ref: OA1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of and the village of Old Arley to the south west Anseley to the north east. Measured from the north easternmost point of the village of Old Arley, the distance to Anseley is roughly 1.4km.

Land Parcel Ref: OA1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

A farm sits on the western edge of the parcel. The buildings associated with the farm compromise the openness of the Green Belt within their immediate vicinity; however, they are not considered to have an urbanising influence 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:

A brook flows along the north eastern edge of the parcel, although it is relatively small and some distance from the existing urban edge of Old Arley. A railway line follows the south eastern edge of the parcel. These relatively insignificant boundaries are considered to play a less significant role in safeguarding the countryside to the north east and south east from encroachment. There are no other 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: OA1

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: OA1

Main Authority: North Warwickshire 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.

Land Parcel Ref: OA1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

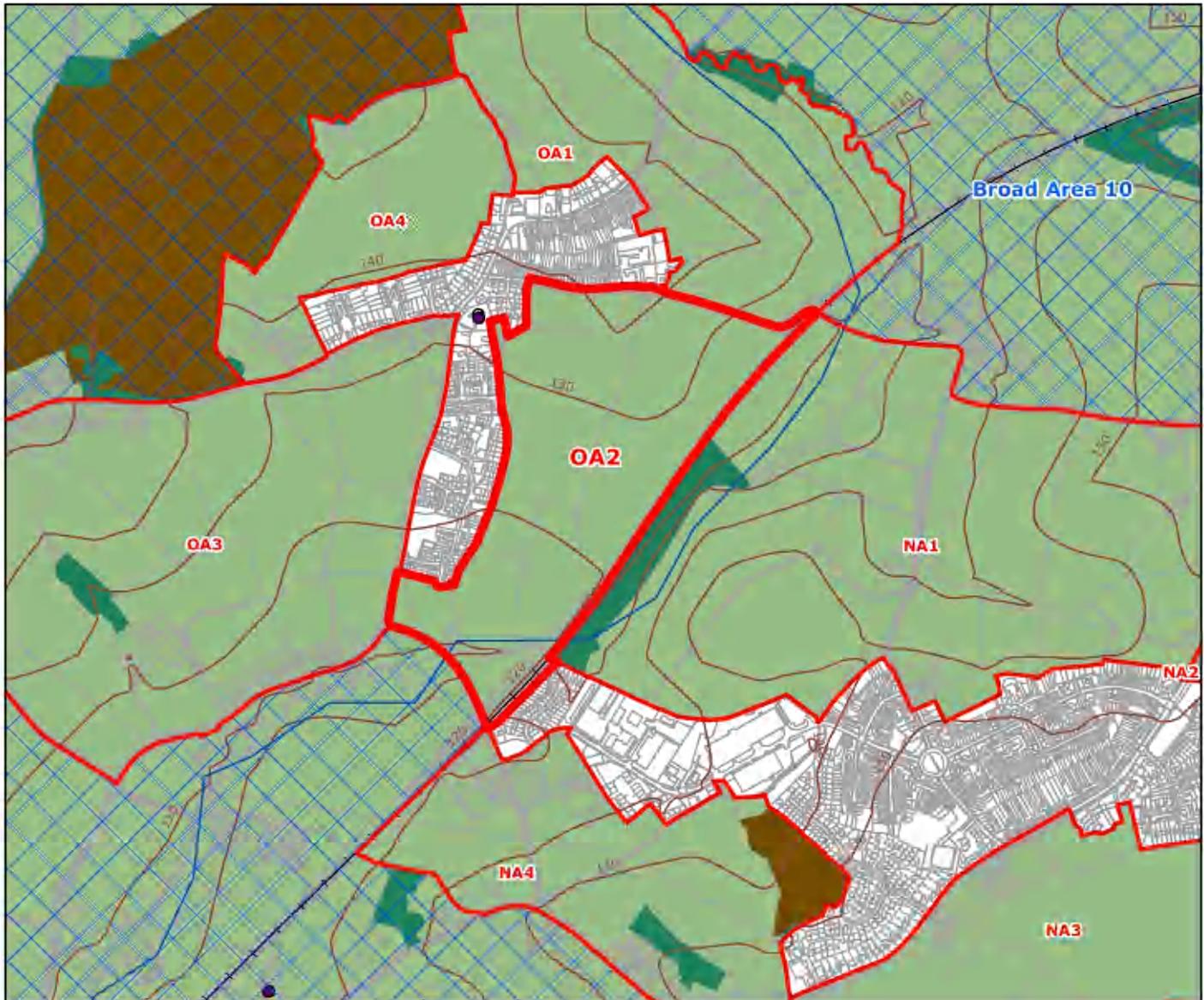
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: OA2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - OA2

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

- Primary Constraints**
- SSSI
 - Scheduled Monument

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

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

0 95 190 380 m



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Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: OA2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing the southern and eastern sprawl of Old Arley along the southern side of Church Lane, which follows the northern edge of the parcel and along the eastern side of Rectory Road and Spring Hill which follow the south western and 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 contains no permanent development and is comprised entirely of open farmland. Therefore, the Green Belt within the parcel is open.

Land Parcel Ref: OA2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Old Arley to the north and the village of New Arley to the south. The settlements are unlikely to merge due to the presence of a railway line between them; however, the development of all the countryside between them would give the appearance of merging at the landscape scale. Measured from the southernmost point of the Old Arley, the distance between the two settlements is roughly 250m.

Land Parcel Ref: OA2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains no permanent development and is comprised entirely of open farmland. Therefore, the Green Belt within the parcel is open and there are no urbanising influences.

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

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

Score:

Notes:

A railway line runs along the eastern edge of the parcel in between the villages of Old Arley to the west and New Arley to the east, safeguarding the countryside directly to the east from encroachment. The railway line is some distance from the existing urban edge of Old Arley limiting its significance as a boundary contributing to safeguarding the countryside from encroachment. Encroachment of the countryside to the east of the railway line would significantly increase the importance of the Green Belt in the parcel in preventing encroachment of the remaining countryside between Old and New Arley.

Land Parcel Ref: OA2

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: OA2

Main Authority: North Warwickshire 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.

Land Parcel Ref: OA2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

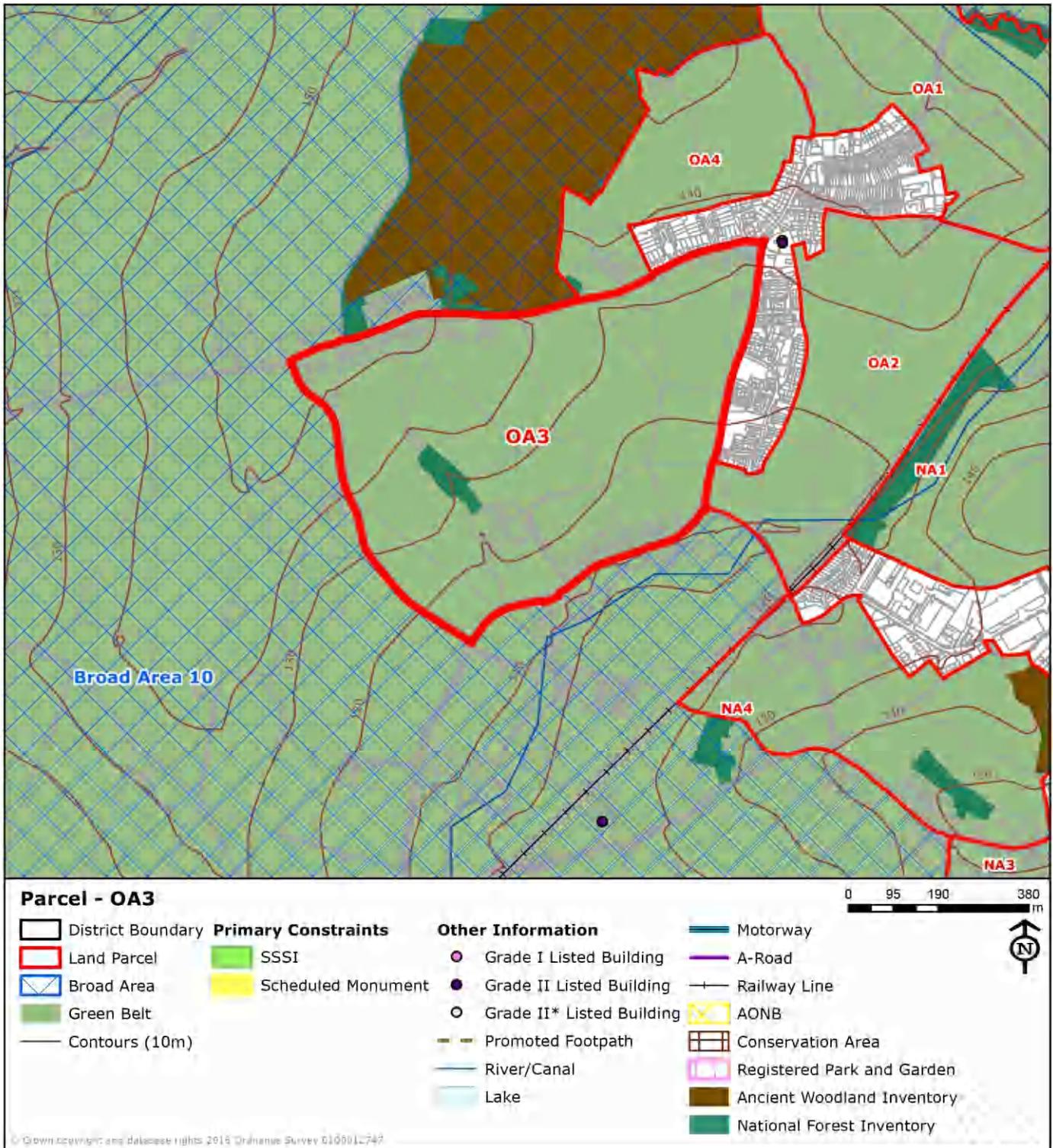
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: OA3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: OA3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing the western and southern sprawl of Old Arley along the southern side of Woodside at the northern edge of the parcel and along the western side of Rectory Road at the eastern edge of the parcel. Further ribbon development along these roads would connect the village with Devitts Green and the ribbon development along Station Road to the west.

Issue 1b - Openness

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

Score:

Notes:

A farm sits in the centre of the parcel. A row of residential ribbon development lies along the northern side of Station Road at the southern edge of the parcel. A row of residential ribbon development (approximately half of the hamlet of Devitt's Green) lies along the southern side of Woodside at the northern edge of the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity. The rest of the parcel is made-up of open and undeveloped agricultural fields.

Land Parcel Ref: OA3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Old Arley to the east and the hamlet of Devitts Green to the west. Measured along woodside at the northern edge of the parcel, the distance between the two settlements is roughly 350m.

Land Parcel Ref: OA3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

A row of street lit residential ribbon development lies along the northern side of Station Road at the southern edge of the parcel. A row of street lit residential ribbon development (approximately half of the hamlet of Devitt's Green) lies along the southern side of Woodside at the northern edge of the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity and have an urbanising influence on the countryside within the parcel. The rest of the parcel is made-up of open and undeveloped agricultural fields.

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

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

Score:

Notes:

Two small streams connected to Bourne Brook, which flows close to the southern edge of the parcel, flow through the parcel. These brooks play a less significant role in safeguarding the countryside within the western half of the parcel from encroachment.

Land Parcel Ref: OA3

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: OA3

Main Authority: North Warwickshire 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.

Land Parcel Ref: OA3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

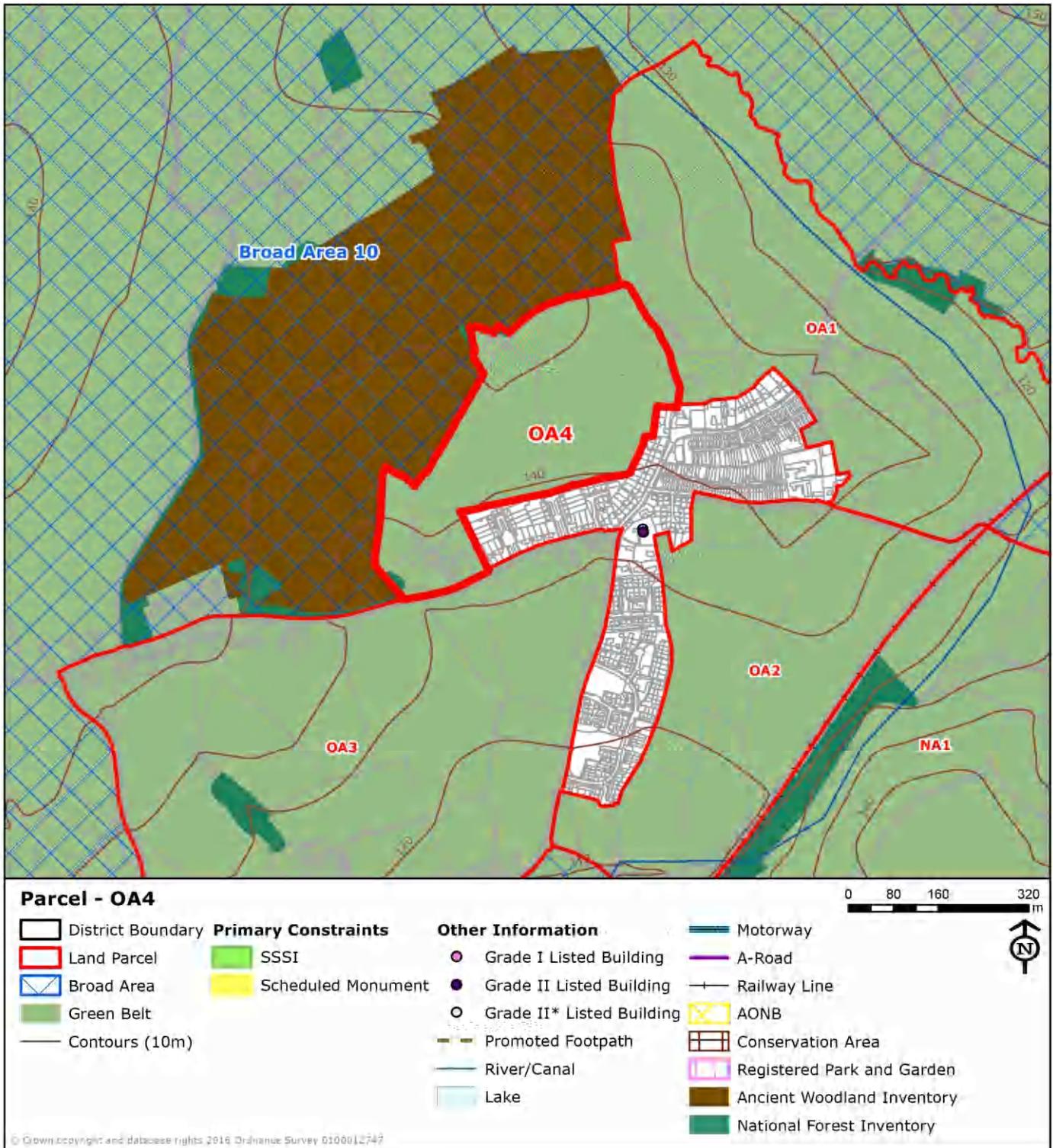
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: OA4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: OA4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a small role in preventing the western sprawl of Old Arley along a small portion of the northern side of Woodside at the south western corner of the parcel. In addition, three residential cul-de-sacs emanate from the northern side of Woodside. While these roads currently have clearly defined ends, it is noted that there is potential for these residential roads to be extended northwards in to the parcel.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains a few isolated dwellings and some large derelict buildings. The buildings compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the land within the parcel is made-up of open agricultural fields.

Land Parcel Ref: OA4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Old Arley to the south east and the hamlet of Devitts Green to the west. Measured along woodside at the southern edge of the parcel, the distance between the two settlements is roughly 350m.

Land Parcel Ref: OA4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains a few isolated dwellings and some large derelict buildings. The buildings compromise the openness of the Green Belt within their immediate vicinity but do not have an urbanising influence on the countryside within the parcel.

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

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

Score:

Notes:

There are no 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. Arley Wood follows the northern edge of the parcel; however, in isolation this is not considered to play a role in safeguarding the countryside from encroachment.

Land Parcel Ref: OA4

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: OA4

Main Authority: North Warwickshire 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.

Land Parcel Ref: OA4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

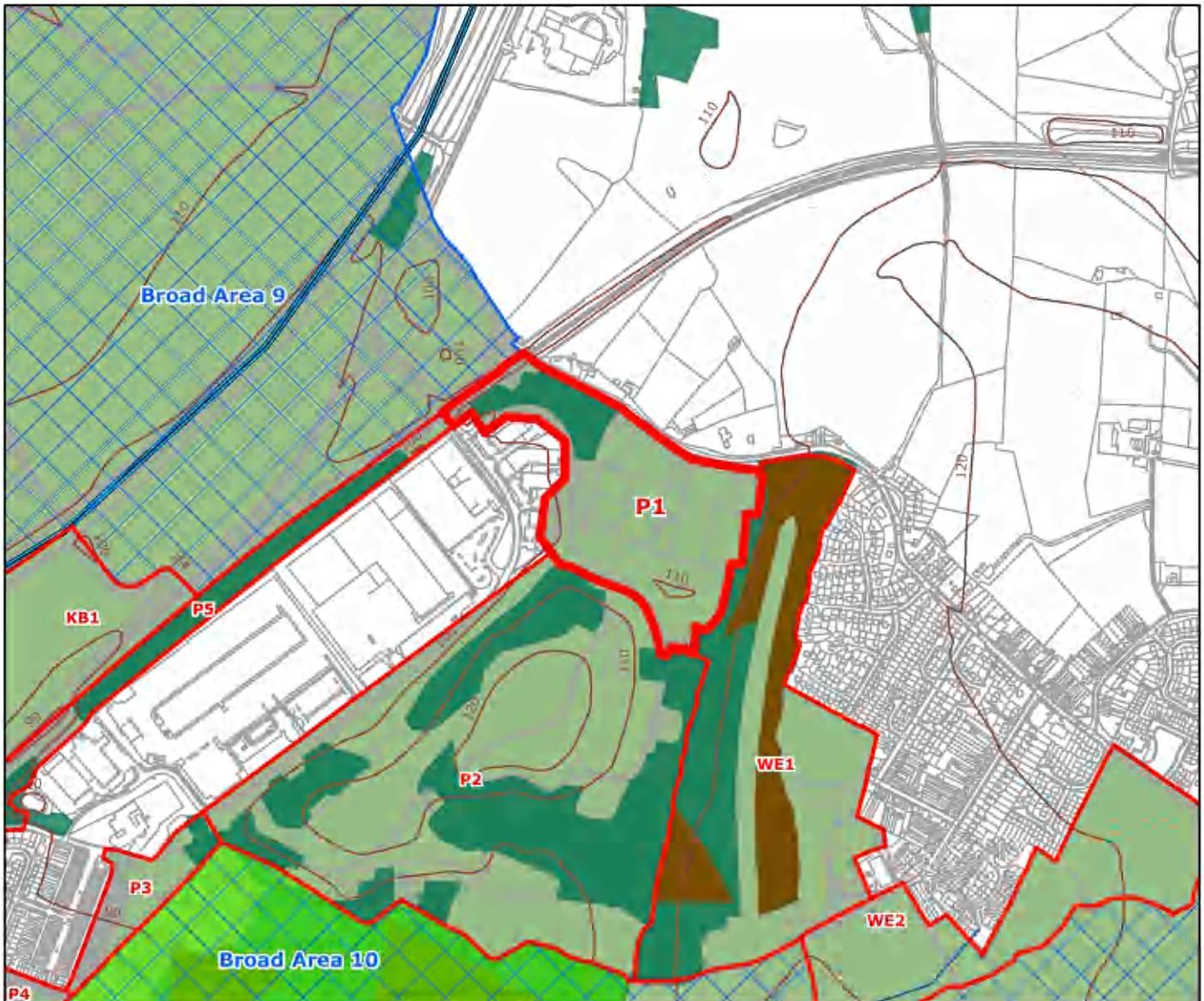
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: P1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - P1



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: P1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a limited role in preventing ribbon development along the southern side of Edge Hill at the northern edge of the parcel, helping to inhibit the western sprawl of Wood End to the east.

Issue 1b - Openness

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

Score:

Notes:

The parcel is largely made-up of open farmland and woodland; however, there are three isolated dwellings and a stable block which compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: P1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the Kingsbury Link industrial site connected to the village of Piccadilly to the south and the village of Wood End to the east. Measured through the centre of the parcel, the distance between the settlements is less than 400m.

Land Parcel Ref: P1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is largely made-up of open farmland and woodland. There are three isolated dwellings and a stable block which compromise the openness of the Green Belt within their immediate vicinity; however, these developments are not considered to be urbanising influences which represent encroachment of the countryside.

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

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

Score:

Notes:

A railway line runs along the north western edge of the parcel, perpendicularly to the existing urban edge of Kingsbury Link Estate. Therefore, this defensible boundary provides little protection to the countryside within and beyond the parcel.

Land Parcel Ref: P1

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: P1

Main Authority: North Warwickshire 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.

Land Parcel Ref: P1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

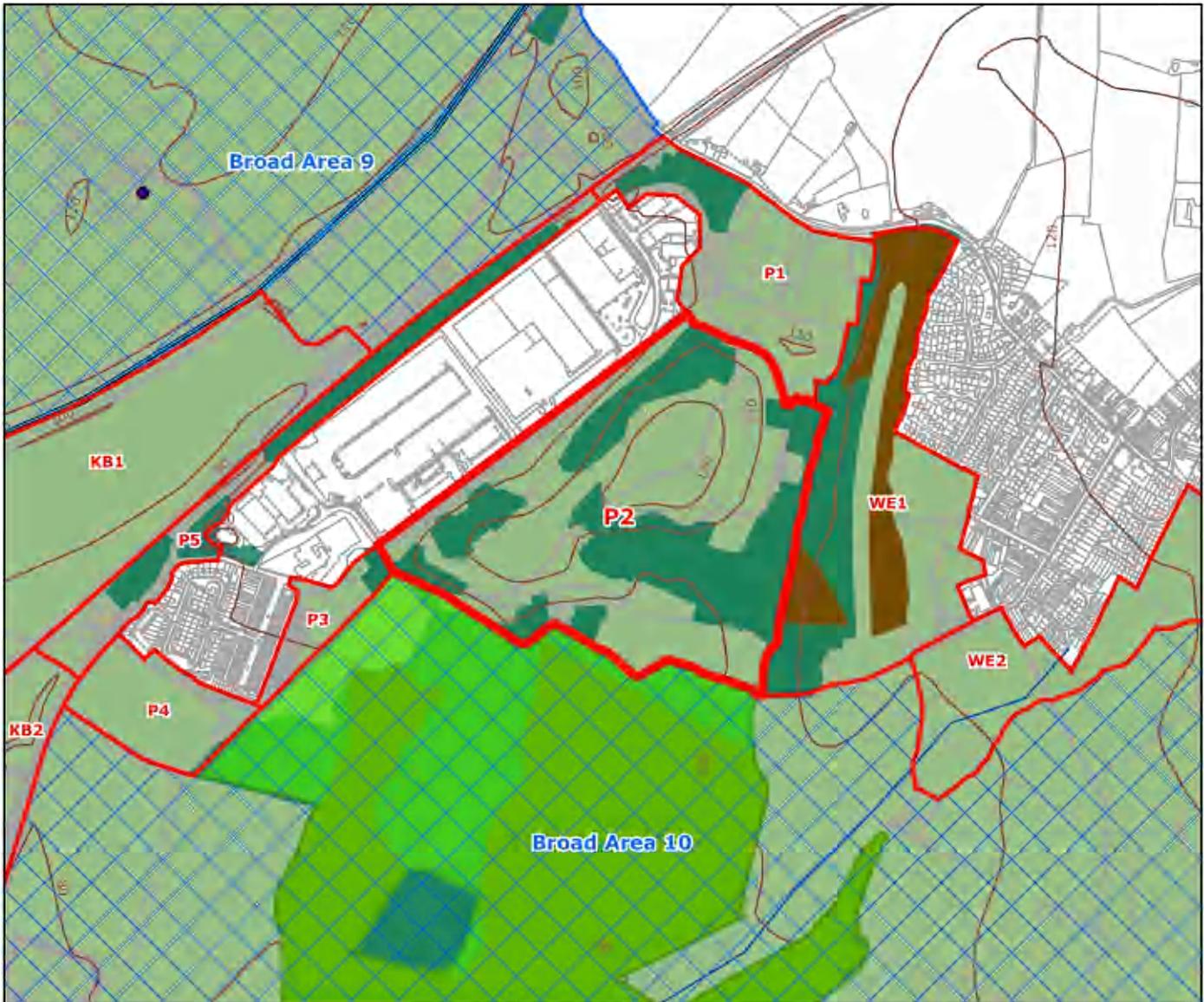
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: P2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



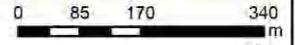
Parcel - P2

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

- Primary Constraints**
- SSSI
 - Scheduled Monument

- 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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: P2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is largely made-up of a small hill and contains no roads emanating from the urban edge of the Kingsbury Link to the north of Piccadilly. Therefore, the parcel plays no role in preventing sprawling ribbon development.

Issue 1b - Openness

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

Score:

Notes:

The parcel is made-up of a small hill containing open grassland and woodland. There is no development within the parcel. Therefore, the Green Belt within the parcel is open.

Land Parcel Ref: P2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the Kingsbury Link industrial site connected to the village of Piccadilly to the south and the village of Wood End to the east. Measured along the northern edge of the parcel, the distance between the settlements is less than 400m. However, the majority of the parcel is made-up of a small hill. The development of the lower slopes of the hill would not significantly reduce the perceived gap between the two settlements.

Land Parcel Ref: P2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is made-up of a small hill containing open grassland and woodland. There is no development within the parcel. Therefore, there are no urbanising influences within the Green Belt parcel which represent encroachment of the countryside.

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

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

Score:

Notes:

The parcel is largely made-up of a wooded hill. This topographic feature makes some contribution to protecting the countryside directly beyond it from encroachment.

Land Parcel Ref: P2

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: P2

Main Authority: North Warwickshire 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.

Land Parcel Ref: P2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

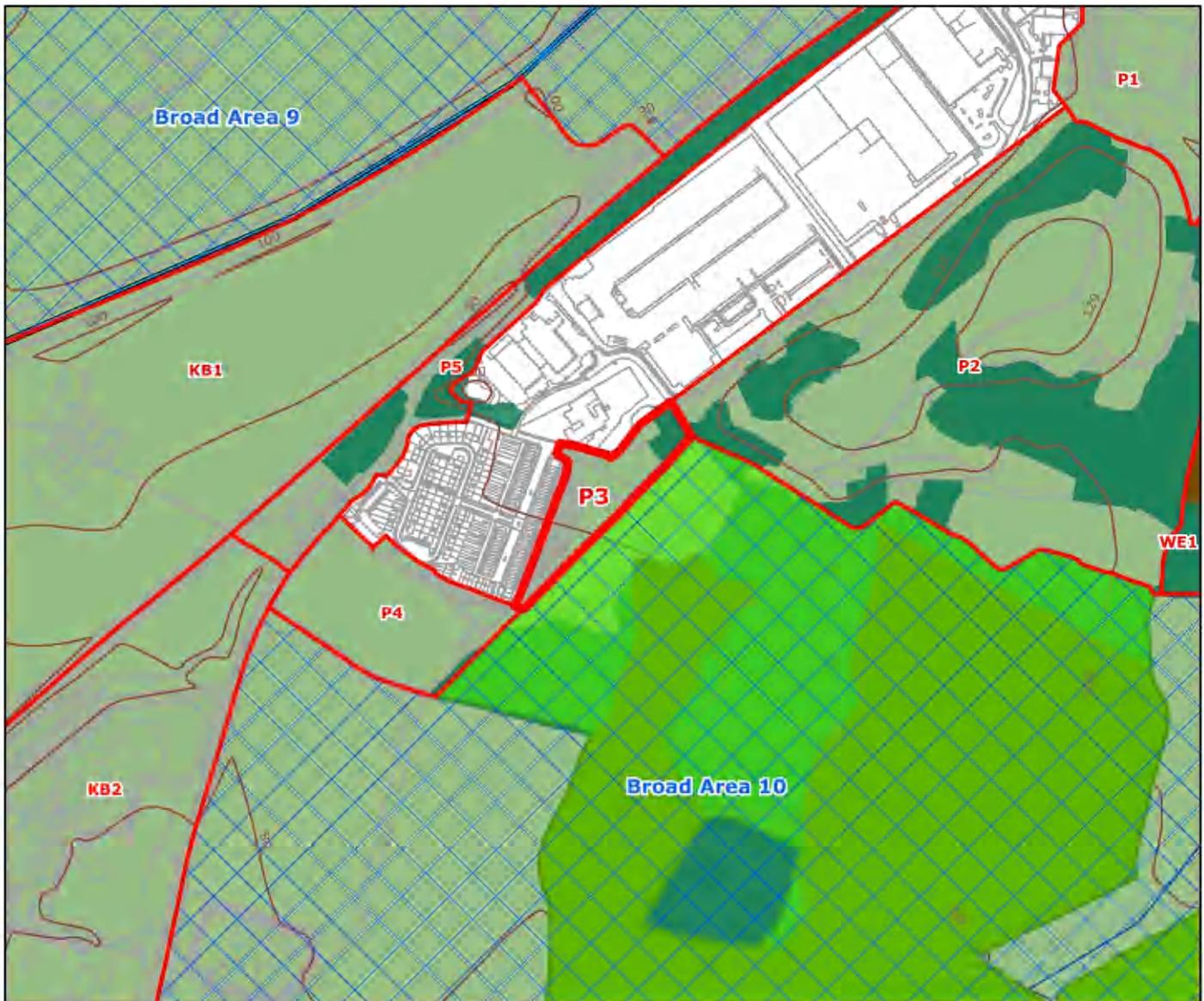
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: P3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - P3

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

0 65 130 260 m

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Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: P3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by Kingsbury Wood and contains no roads emanating from the urban edge of Piccadilly. Therefore, the parcel plays no role in preventing sprawling ribbon development.

Issue 1b - Openness

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

Score:

Notes:

The small parcel contains portions of the back gardens of dwellings on the neighbouring residential street to the west, pockets of grassland and scrubland and one building at the northern tip. These gardens contain some relatively large sheds and garages which in combination with the development directly to the west and north compromise the openness of the countryside in the western half of the parcel. However, the rest of the land within the parcel is considered to be open.

Land Parcel Ref: P3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the small village of Piccadilly to the west and the village of Wood End to the east. Measured across the norther half of the parcel, the distance between the settlements is less than 1km. However, a small hill sits between the two settlements and development within the parcel, on the lower slopes would not significantly reduce the perceived gap between the two settlements.

Land Parcel Ref: P3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The small parcel contains the back gardens of dwellings on the neighbouring residential street to the west, pockets of grassland and scrubland and one building at the northern tip. The development directly to the west and north of the parcel represent urbanising influences which compromise the openness of the countryside in the western half of the parcel. However, the rest of the land 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:

The parcel is retained by Kingsbury Wood to the west; however, in isolation, this is not considered to be a feature which can prevent encroachment of the countryside. Therefore, 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: P3

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: P3

Main Authority: North Warwickshire 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.

Land Parcel Ref: P3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

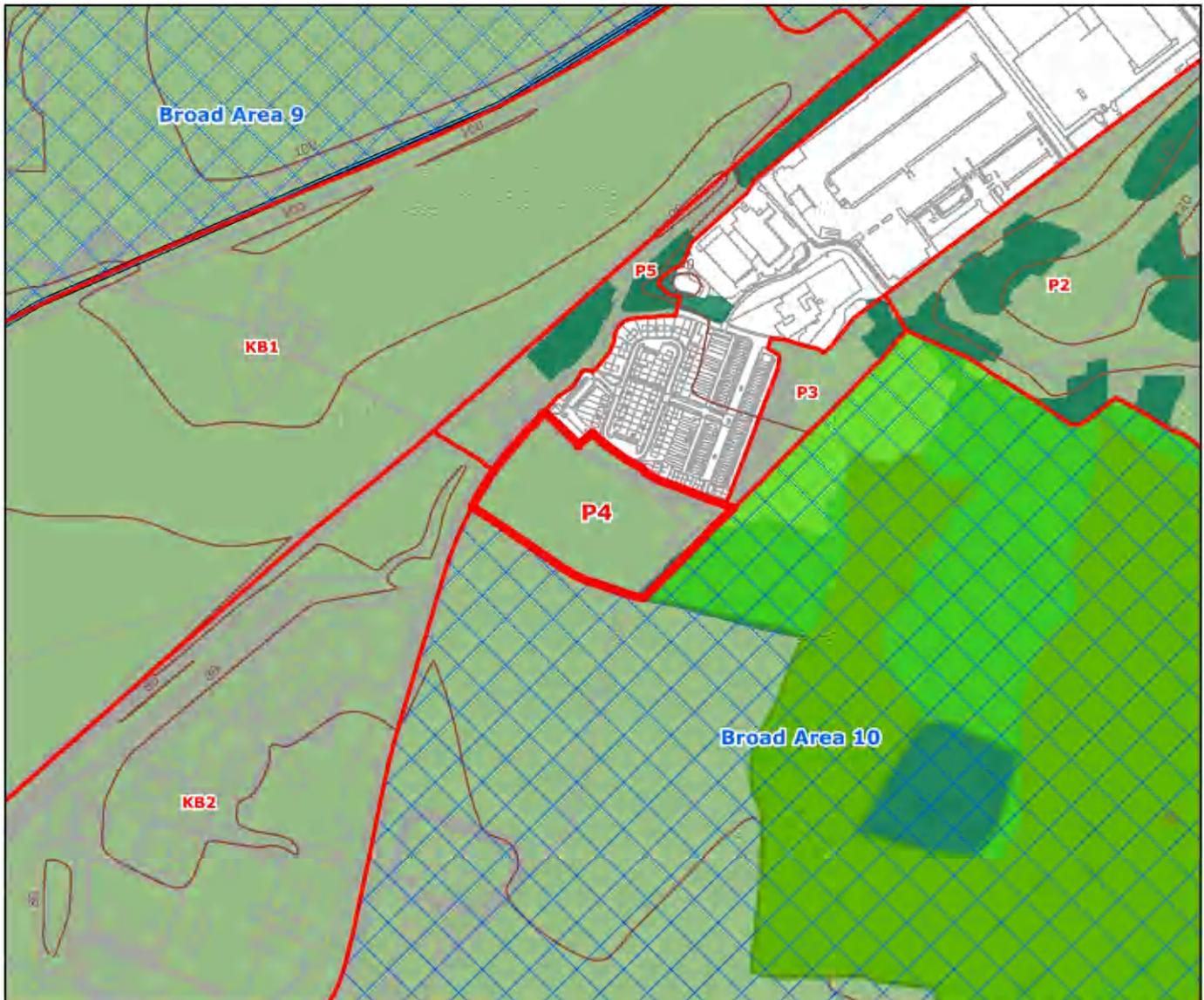
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: P4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - P4

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		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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: P4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a limited role in preventing ribbon development along the eastern side of Trinity Road at the western edge of the parcel, helping to inhibit the southern sprawl of Piccadilly.

Issue 1b - Openness

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

Score:

Notes:

The parcel is comprised of a sports field and associated facility building. While the small building and its associated carpark do represent development which compromises the openness of the Green Belt the single low-lying building sits directly adjacent to the existing urban edge of Piccadilly and is not considered to have an effect on the openness of the Green Belt within the immediate vicinity or indeed on the wider Green Belt. The Green Belt within the parcel is open.

Land Parcel Ref: P4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the small village of Piccadilly to the north and the large village of Kingsbury to the south. Measured from the northern tip of the parcel to the northern tip Kingsbury, the distance between the two settlements is roughly 1km; however, there are some significant areas of industrialised development within this gap (the Kingsbury Terminal, an oil storage depot and meal recycling facility), leaving very little undeveloped land in between the two settlements. These developments make the undeveloped land within the parcel significantly more important in maintaining separation between these two neighbouring settlements.

Land Parcel Ref: P4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is comprised of a sports field and associated facility building. The small building and its associated carpark do represent urbanising influences on the countryside within the parcel. The Green Belt within the parcel is open.

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

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

Score:

Notes:

A railway line lies to the north west of the parcel; however 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: P4

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: P4

Main Authority: North Warwickshire 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.

Land Parcel Ref: P4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

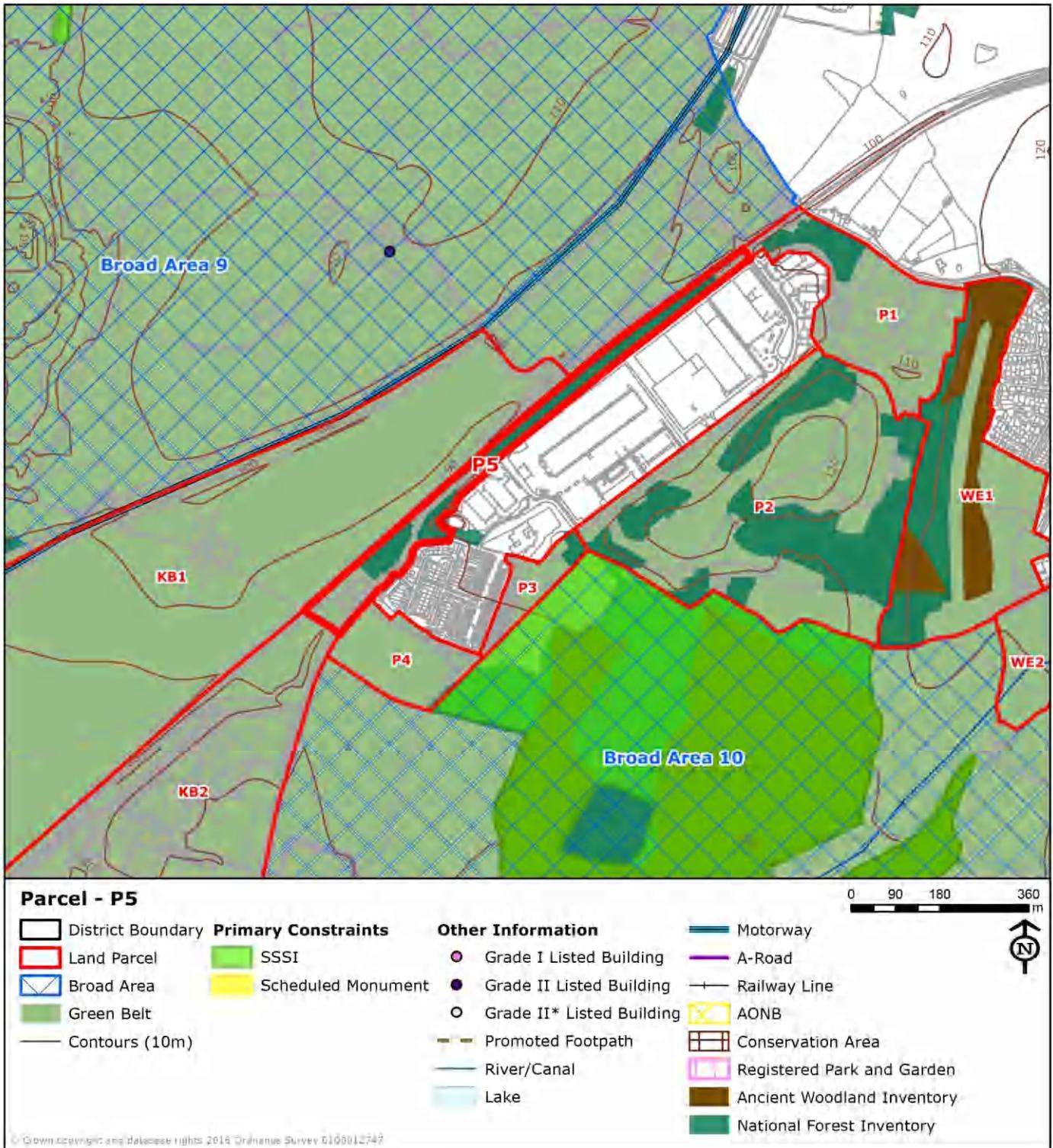
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: P5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: P5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a limited role in preventing ribbon development along the western side of Trinity Road at the southern edge of the parcel, helping to inhibit the southern sprawl of Piccadilly.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains no development; however this thin strip of woodland and scrubland sits directly adjacent to the densely developed Kingsbury Link Distribution Centre. The large buildings affect the openness of the Green Belt within the parcel.

Land Parcel Ref: P5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the Kingsbury Link industrial site connected to the village of Piccadilly to the south and the town of Tamworth to the north. Measured through the centre of the parcel in parallel with the lane which connects Holt Hall Farm to Trinity Road, the distance between the settlements is roughly 1.8km. However, there are significant boundaries between the two settlements, which are likely to prohibit merging in the long-term, namely a railway line and the M42 motorway. However, the development of all the countryside between them would give the appearance of merging at the landscape scale.

Land Parcel Ref: P5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains no development; however this thin strip of woodland and scrubland sits directly adjacent to the developed and urbanised Kingsbury Link Distribution Centre. The buildings and infrastructure associated with this development represent urbanising influences on the thin strip of 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 parcel represents a thin strip of woodland in between the Kingsbury Link Industrial Estate and the a railway line. The parcel is retained against the edge of the estate by the railway line. Two minor roads flank the parcels north eastern and south western edges.

Land Parcel Ref: P5

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: P5

Main Authority: North Warwickshire 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.

Land Parcel Ref: P5

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

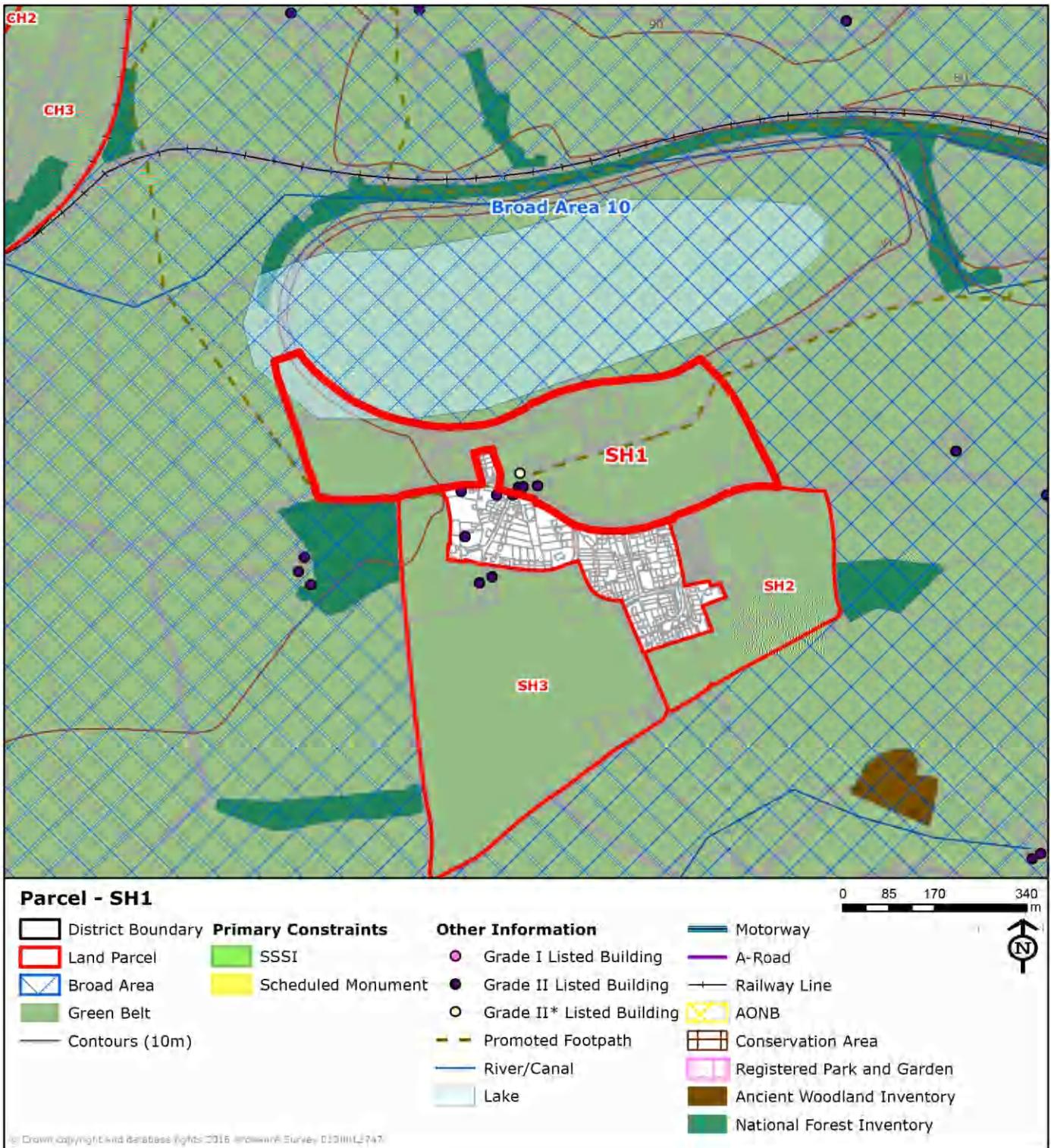
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: SH1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: SH1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing the eastward and westward sprawl of Shustoke along the northern side of Coleshill/Church Road at the southern edge of the parcel. Therefore, although the parcel only sits on only one side of a road corridor, the parcel's role inhibiting sprawl in two directions (east and west) is considered to be significant.

Issue 1b - Openness

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

Score:

Notes:

The parcel is predominantly made-up of open agricultural fields and a few pockets of woodland. In between the woodland and fields sit a few isolated dwellings, a boating centre associate with Shustoke Reservoir to the north and a large car park. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however the majority of the land is still open.

Land Parcel Ref: SH1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between Shustoke to the south and Coleshill Parkway and the hamlet of Hogrills End to the northwest. Measured for the north western corner of the village of Shustoke, the distance between Shustoke and Coleshill Parkway is roughly 1.7km and distance between Shustoke and Hogrills End is roughly 950m. There are several significant boundaries in between the settlements which suggest that is unlikely that these neighbouring settlements will ever merge – a railway line and the main river channel and associated ponds of the River Tame – however, the development of all the countryside between them would give the appearance of merging at the landscape scale.

Land Parcel Ref: SH1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is predominantly made-up of open agricultural fields and a few pockets of woodland. In between the woodland and fields sit a few isolated dwellings, a boating centre associate with Shustoke Reservoir to the north and a large car park. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity and the hardstanding associated with Shustoke Reservoir Visitor Carpark and Sailing Club 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 northern border of the parcel follows the southern edge of the Shustoke Reservoir. At the northern edge of the Shustoke Reservoir is a railway line. However, there are no significant boundaries to the east or west that assist in safeguarding the countryside to the north east and north west of the village from encroachment.

Land Parcel Ref: SH1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel does not overlap with a Conservation Area within an historic town. However, there is good intervisibility with the historic core of Coleshill which lies 3km to the west. It is considered that this clear intervisibility is a factor in the contribution of the parcel to the setting of Coleshill.

Land Parcel Ref: SH1

Main Authority: North Warwickshire 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.

Land Parcel Ref: SH1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

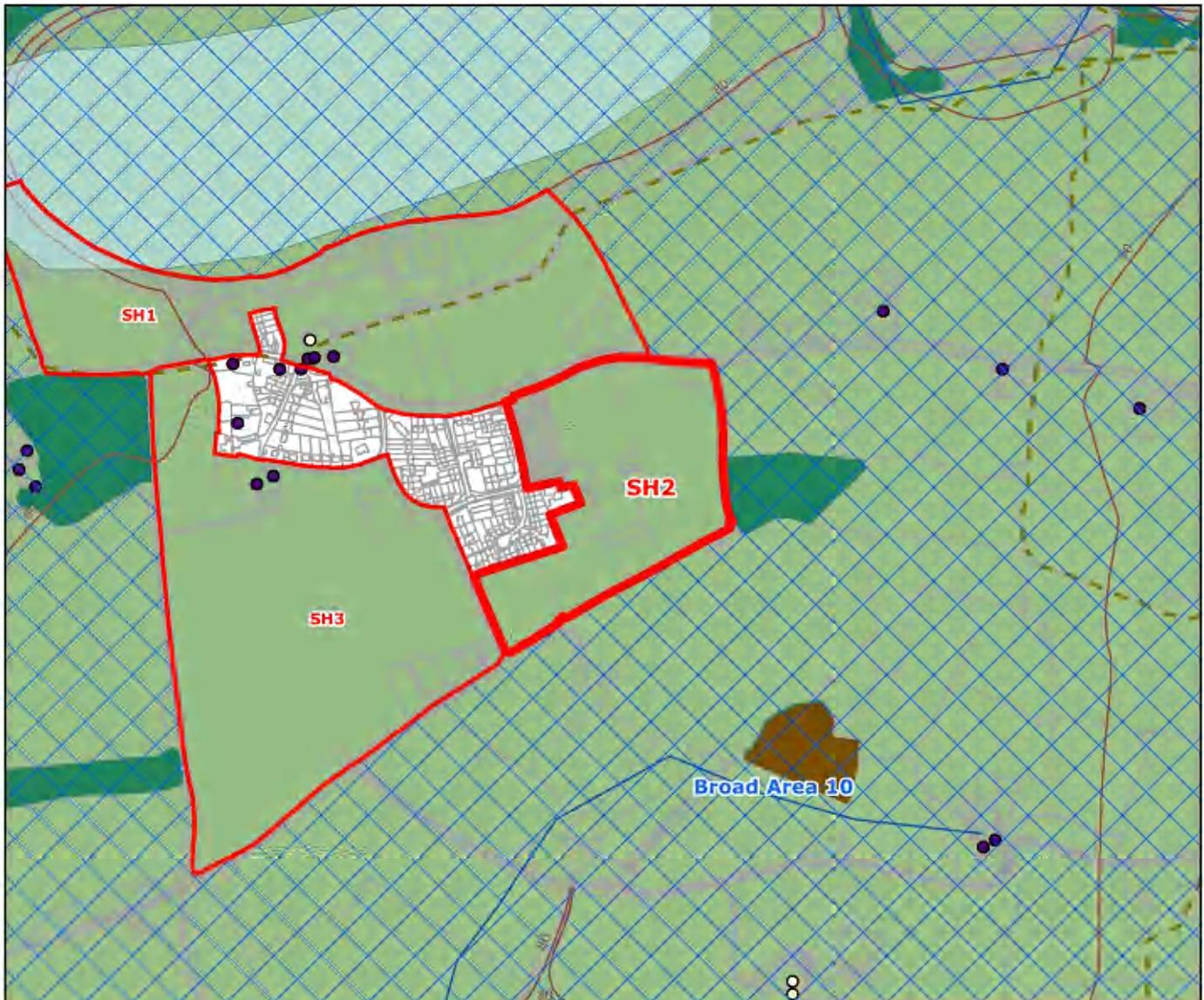
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: SH2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - SH2

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

0 75 150 300 m



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Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: SH2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing the eastward sprawl of Shustoke along the southern side of Church Road at the northern edge of the parcel. In addition the parcel plays some role in preventing the southward sprawl of Shustoke along the eastern side of Hollyland at the western 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 predominantly made-up of open agricultural fields, the playing fields of Shustoke Church of England Primary School and an allotment. The parcel contains a small residential urban extension to the north of the school. These new dwellings compromise the openness of the Green Belt within this portion of the parcel; however the rest of the parcel is open and free from development.

Land Parcel Ref: SH2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Shustoke to the west and the hamlet of Church end to the east. The distance between the two settlements is roughly 1km.

Land Parcel Ref: SH2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is predominantly made-up of open agricultural fields, the playing fields of Shustoke Church of England Primary School and an allotment. The parcel contains a small residential urban extension comprised of two small street lit cul-de-sacs to the north of the school. This development compromises the openness of the Green Belt and represents an urbanising influence on the countryside within this portion of the parcel; however the rest of the parcel is open and free from development.

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

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

Score:

Notes:

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: SH2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel does not overlap with a Conservation Area within an historic town. However, there is good intervisibility with the historic core of Coleshill which lies 3km to the west. It is considered that this clear intervisibility is a factor in the contribution of the parcel to the setting of Coleshill.

Land Parcel Ref: SH2

Main Authority: North Warwickshire 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.

Land Parcel Ref: SH2

Main Authority: North Warwickshire 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: SH3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - SH3

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

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Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: SH3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing the southward sprawl of Shustoke along the western side of Hollyland at the eastern and southern edges of the parcel. In addition, the parcel plays some role in preventing the westward sprawl of Shustoke along the southern side of Coleshill Road at the northern 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 predominantly made-up of a single large open agricultural field. A large residential dwelling with outbuildings sits set back from the existing urban edge of Shustoke at the northern edge of the parcel. In addition, there is a small cluster of smaller detached and semi-detached dwellings in the south eastern corner of the parcel. The buildings associated with these dwellings compromise the openness of the Green Belt within their immediate vicinity; however the rest of the parcel is open and free from development.

Land Parcel Ref: SH3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Shustoke to the north and the Maxstoke to the south. Measured from the southernmost point of the village of Shustoke at the eastern edge of the parcel in parallel with Caste Lane, the distance between the two settlements is roughly 3.7km.

Land Parcel Ref: SH3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is predominantly made-up of a single large open agricultural field. A large residential dwelling with outbuildings sits set back from the existing urban edge of Shustoke at the northern edge of the parcel. In addition, there is a small cluster of smaller detached and semi-detached dwellings in the south eastern corner of the parcel. The buildings associated with these dwellings compromise the openness of the Green Belt within their immediate vicinity; however they do not represent urbanising influences on the countryside within the parcel.

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

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

Score:

Notes:

There are no 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: SH3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel does not overlap with a Conservation Area within an historic town. However, there is good intervisibility with the historic core of Coleshill which lies 3km to the west. It is considered that this clear intervisibility is a factor in the contribution of the parcel to the setting of Coleshill.

Land Parcel Ref: SH3

Main Authority: North Warwickshire 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.

Land Parcel Ref: SH3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

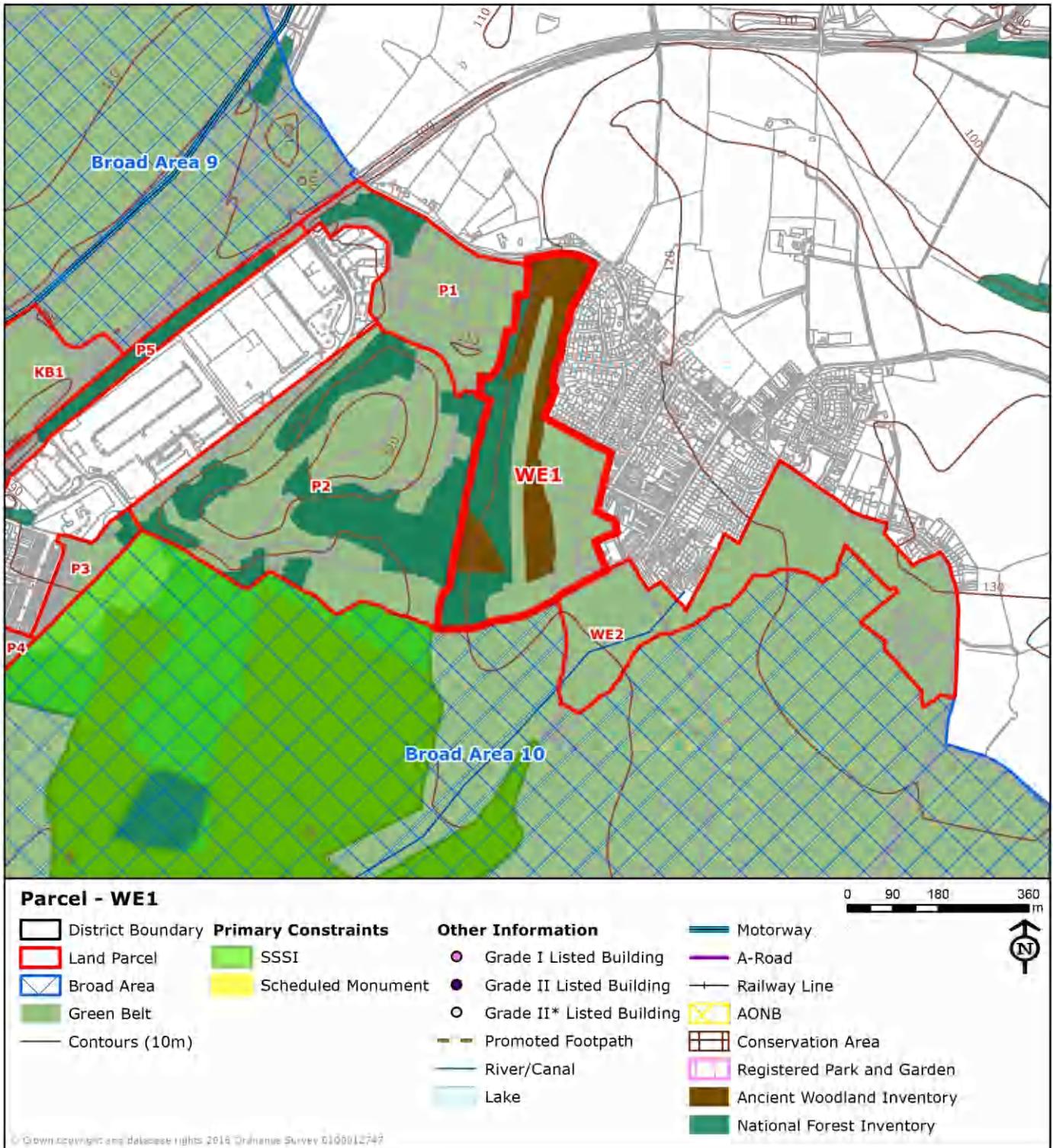
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: WE1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: WE1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a limited role in preventing ribbon development along the southern side of Edge Hill at the northern end of the parcel, helping to inhibit the western sprawl of Wood End. The parcel also plays a small role in preventing a minor amount of ribbon development along the northern edge of Wood Street at the southern edge of the parcel; however, this road ends at the southern tip of the parcel and therefore is not considered to make a significant contribution to purpose 1.

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 made-up of open woodland and formal open space, including a small children's' playground, football pitch and the playing fields of Wood End Primary School. Half the buildings associated with the primary school, including half of the main building, fall within the Green Belt parcel in the southern half of the parcel. These buildings compromise the openness of the Green Belt within this portion of the parcel.

Land Parcel Ref: WE1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the Kingsbury Link industrial site connected to the village of Piccadilly to the west and the village of Wood End to the east. Measured through the centre of the parcel, the distance between the settlements is less than 400m.

Land Parcel Ref: WE1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The majority of the parcel is made-up of open woodland and formal open space, including a small children's playground, football pitch and the playing fields of Wood End Primary School. Half the buildings associated with the primary school, including half of the main building, fall within the Green Belt parcel in the southern half of the parcel. The relatively modern buildings and the hardstanding associated with the primary school have an urbanising influence on the countryside immediately surrounding the school.

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: WE1

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: WE1

Main Authority: North Warwickshire 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.

Land Parcel Ref: WE1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

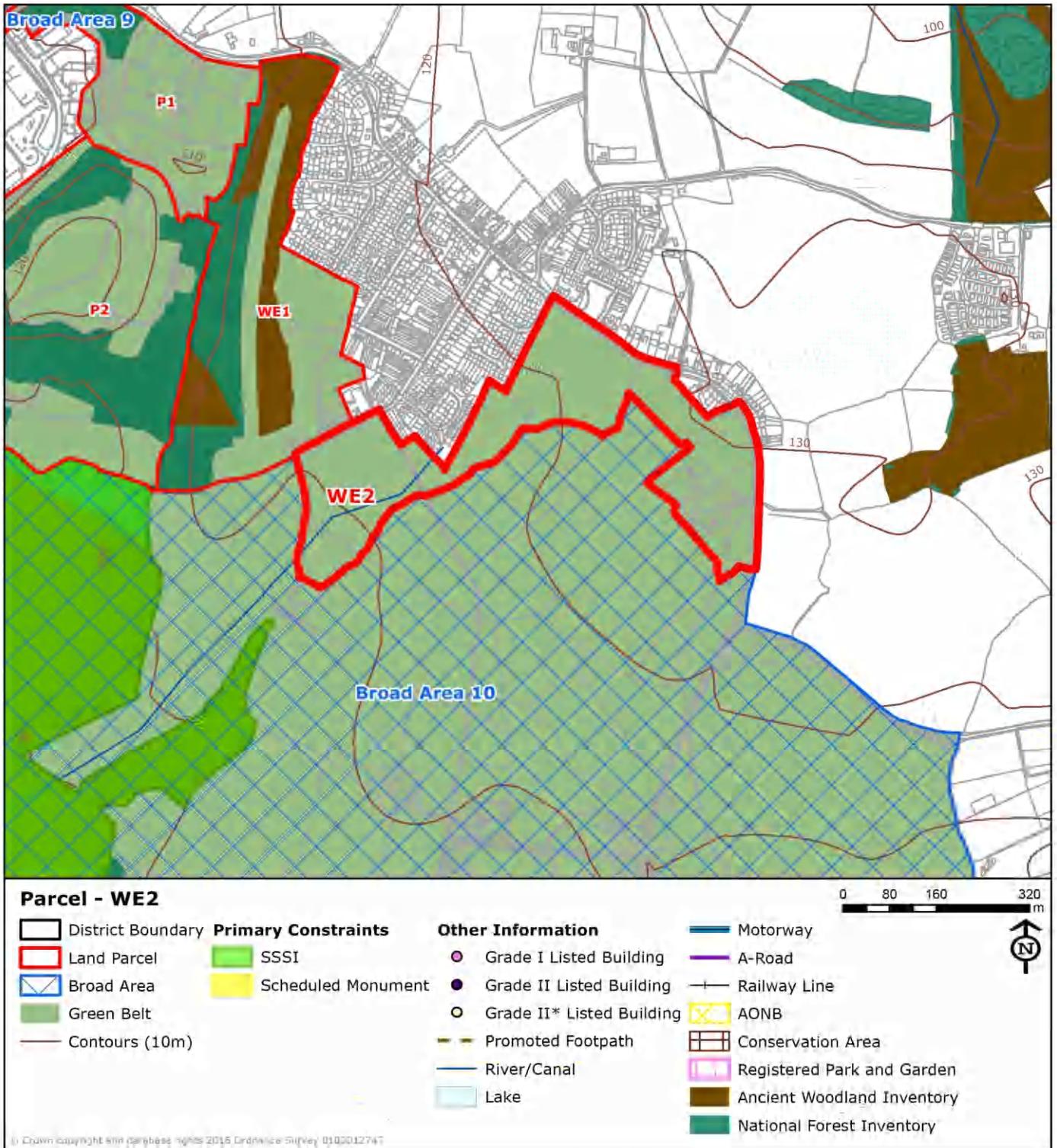
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: WE2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: WE2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays some role in preventing ribbon development along the southern side of Tamworth Road at the northern edge of the parcel, helping to inhibit the eastern and southern sprawl of Wood End. The parcel also plays a small role in preventing a minor amount of ribbon development along the southern edge of Wood Street at the western end of the parcel; however, this road ends not far beyond the end of the parcel and therefore is not considered to make a significant contribution to purpose 1.

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 made-up of open agricultural fields. Poplars Farm sits in the eastern half of the parcel. The buildings associated with the farm compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: WE2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Wood End to the north and the small hamlet of Hurley Common to the south. Measured from the southern tip of Wood End to the northern edge of the hamlet, the distance between the two settlements is roughly 700m. Not far beyond the hamlet of Hurley Common is the village of Hurley to the south.

Land Parcel Ref: WE2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The majority of the parcel is made-up of open agricultural fields. Poplars Farm sits in the eastern half of the parcel. The buildings associated with the farm compromise the openness of the Green Belt within their immediate vicinity; however, they are not considered to have an urbanising influence on the countryside within the parcel.

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

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

Score:

Notes:

There are no 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: WE2

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: WE2

Main Authority: North Warwickshire 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.

Land Parcel Ref: WE2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

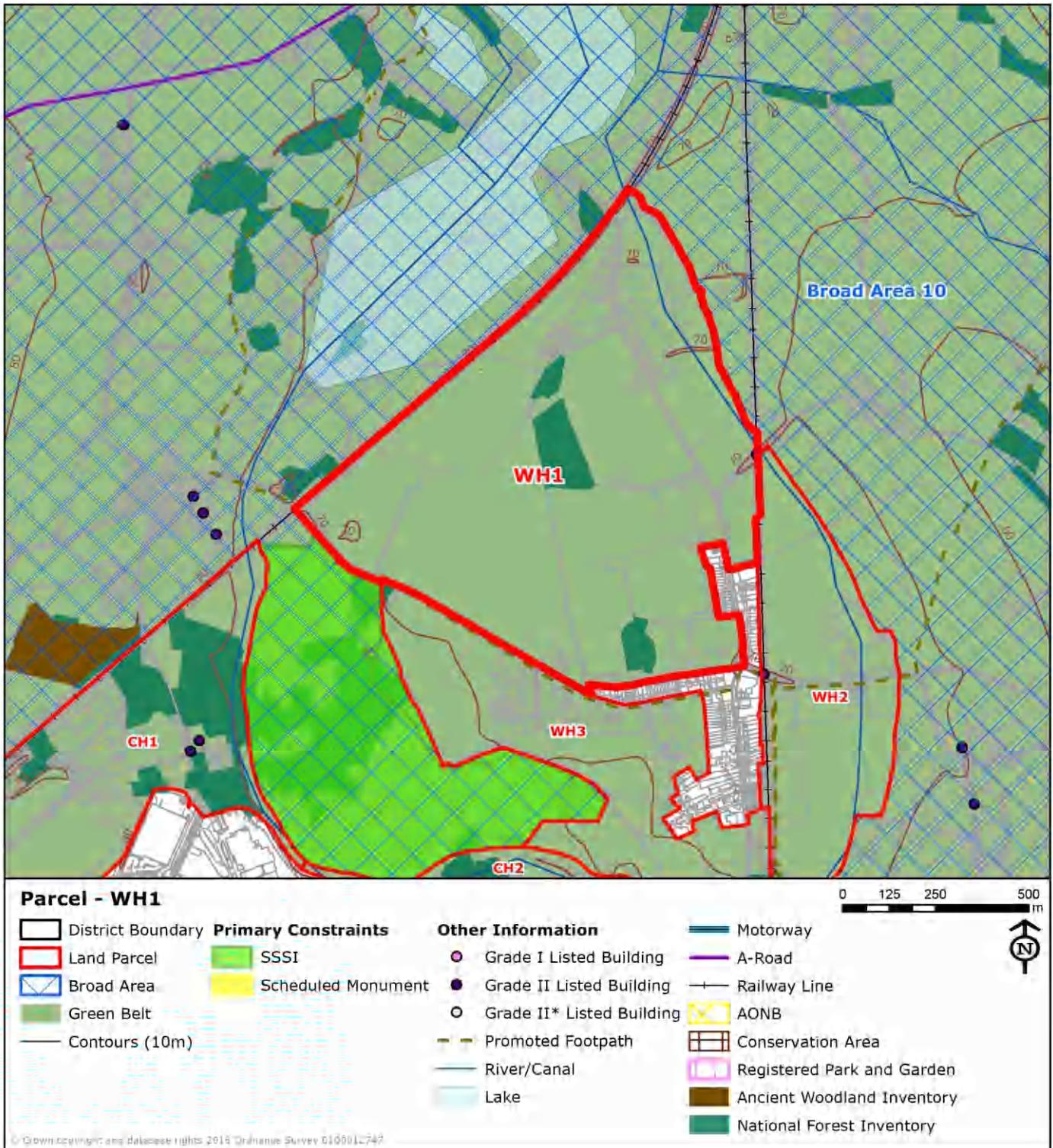
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: WH1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: WH1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by railway lines to the north and east; however, Coton Road emanates from the northernmost point of Whitacre Heath and cuts through the parcel and under the railway line at the northern boundary of the parcel. In addition, the parcel plays a role in preventing the westwards sprawl of the village along the northern side of Birmingham road which runs along the southern edge of the parcel.

Issue 1b - Openness

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

Score:

Notes:

This parcel is largely comprised of open undeveloped farmland and small copses. An industrial estate (The Cedars) sits in the northern half of the parcel. In addition, the parcel contains several isolated dwellings and farm buildings. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity, although the vast majority of the land within the parcel is open and undeveloped.

Land Parcel Ref: WH1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Whitacre Heath to the south, the village of Kingsbury to the north and the hamlet of Lea Marston to the west. Measured from the northernmost point of the village of Whitacre Heath to the southernmost point of the village of Kingsbury, in parallel with the railway line which follows the parcels eastern edge, the distance between the two settlements is roughly 2.5km. Several large ponds and a railway line separate the two settlements preventing them from merging in the long term. Measured from the westernmost point of Whitacre Heath to the easternmost point of Lea Marston, the distance between these two settlements is roughly 1.2km. Again, the railway line separates the two settlements.

Land Parcel Ref: WH1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

This parcel is largely comprised of open undeveloped farmland and small copses. An industrial estate (The Cedars) sits in the northern half of the parcel. In addition, the parcel contains several isolated dwellings and farm buildings. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity, although the vast majority of the land within the parcel is open and undeveloped. The Cedars industrial estate represents significant urbanising features on the countryside that surrounds it; however, the majority of the countryside within the parcel is still rural in nature.

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 north western and eastern borders of the parcel follow two railway lines which meet to the north of the parcel boundary. While the boundaries help in preventing encroachment of the countryside, the eastern boundary runs perpendicular to the existing urban edge of Whitacre Heath and the north western boundary is a significant distance away from the village's urban edge. There are no significant boundaries within the parcel which contribute to protecting the countryside within the parcel from encroachment.

Land Parcel Ref: WH1

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: WH1

Main Authority: North Warwickshire 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.

Land Parcel Ref: WH1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

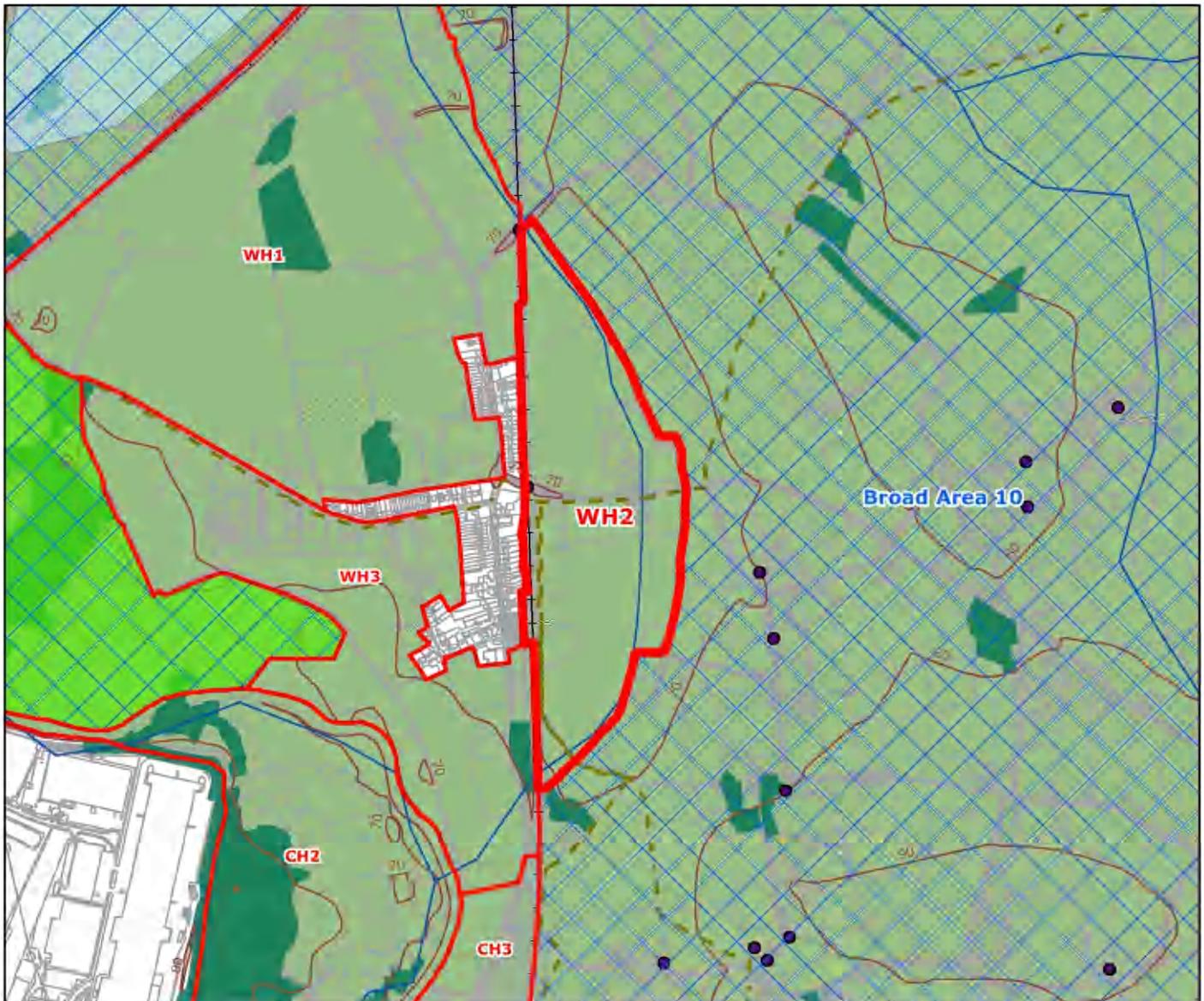
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: WH2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - WH2

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		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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: WH2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a significant role in preventing the eastwards sprawl of Whitacre Heath along the northern and southern sides of Middle Lane which cuts through the centre of the parcel.

Issue 1b - Openness

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

Score:

Notes:

This parcel is largely comprised of open undeveloped farmland. The only development within the parcel is several semi-detached and detached dwellings located along Middle Lane which cuts through the centre of the parcel. The dwellings compromise the openness of the Green Belt within their immediate vicinity, although the vast majority of the land within the parcel is open and undeveloped.

Land Parcel Ref: WH2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Whitacre Heath to the west and the village of Nether Whitacre to the east. Measured through the centre of the parcel along Middle Lane, the distance between the two settlements is less than 1km.

Land Parcel Ref: WH2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

This parcel is largely comprised of open undeveloped farmland. The only development within the parcel is several semi-detached and detached dwellings located along Middle Lane which cuts through the centre of the parcel. The dwellings compromise the openness of the Green Belt within their immediate vicinity. Furthermore, the street lit Middle Lane lines with dwellings has an urbanising influence.

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

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

Score:

Notes:

A railway line runs along the western border of the parcel and represents a permanent defensible boundary inhibiting the encroachment of the countryside from Whitacre Heath, both within the parcel and to the east. Development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the countryside within the parcel.

Land Parcel Ref: WH2

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: WH2

Main Authority: North Warwickshire 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.

Land Parcel Ref: WH2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

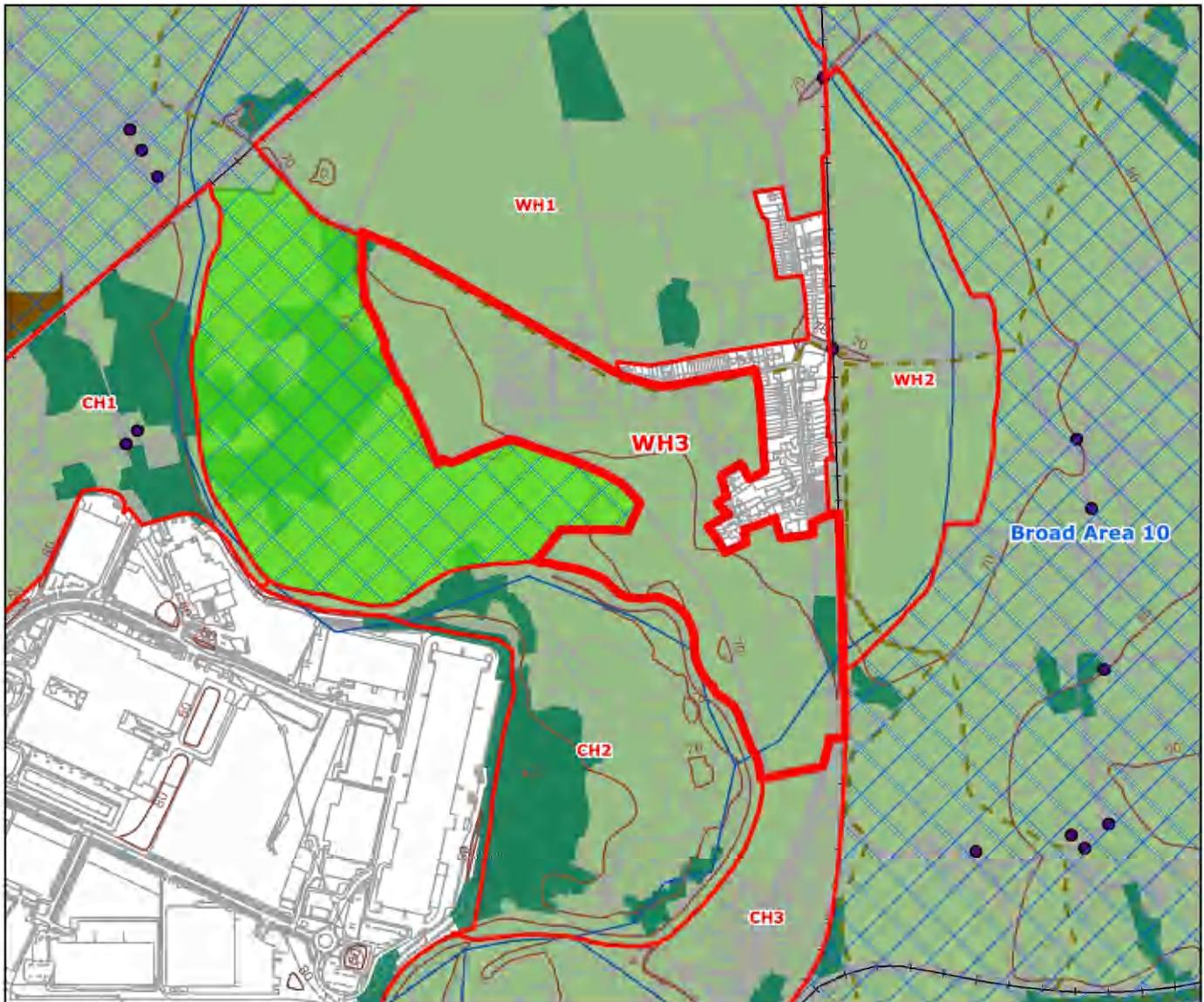
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: WH3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - WH3

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

- Primary Constraints**
- SSSI
 - Scheduled Monument

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

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

0 115 230 460 m



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Main Authority: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: WH3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by a railway line to the east and the River Tame to the south; however, Station Road emanates from the southernmost point of Whitacre Heath and runs in parallel with the railway line and the river. Therefore, the parcel plays a role in preventing the southern sprawl of the village along the eastern and western edges of the road. In addition, the parcel plays a role in preventing the westwards sprawl of the village along the southern side of Birmingham Road which runs along the southern edge of the parcel.

Issue 1b - Openness

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

Score:

Notes:

This parcel is largely comprised of open grassland in the floodplain of the river Tame. The parcel contains several isolated dwellings and a rural hotel. The buildings associated with these developments compromise the openness of the Green Belt within their vicinity.

Land Parcel Ref: WH3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Whitacre Heath to the north and the Hams Hall Distribution Park to the south. Measured through the centre of the parcel from the south western corner of Whitacre Heath to the north eastern corner of Hams Hall Distribution Park, the distance between the two settlements is roughly 500m. The River Tame separates the two settlements; however, the development of all the countryside between them would give the appearance of merging at the landscape scale.

Land Parcel Ref: WH3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

This parcel is largely comprised of open grassland in the floodplain of the river Tame. The parcel contains several isolated dwellings and a rural hotel. The buildings associated with these developments compromise the openness of the Green Belt within their vicinity; however, none of the developments are considered to have an urbanising influence 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:

Whitacre Heath is designated as a SSSI to the west and thus prevents encroachment of this countryside. The rest of the parcel is largely retained by the River Tame which flows close to the urban edge of the village at the southern border of the parcel.

Land Parcel Ref: WH3

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: WH3

Main Authority: North Warwickshire 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.

Land Parcel Ref: WH3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

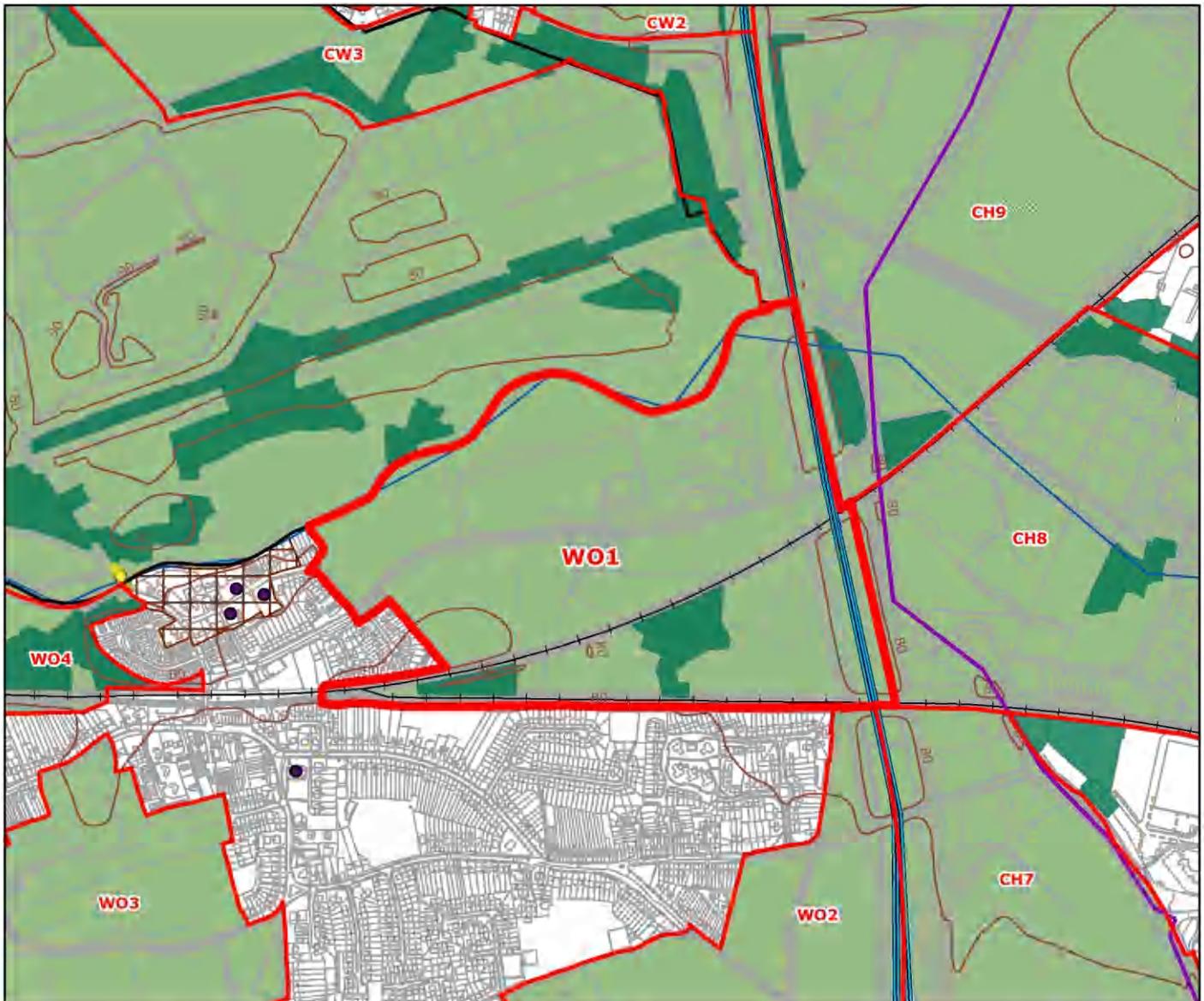
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: WO1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - WO1

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		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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: WO1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by a railway line to the south, the M6 Toll motorway to the east and the Tame River to the north; however, Marsh Lane emanates from the eastern edge of the village, cutting through the parcel and under the motorway. The parcel therefore plays a significant role in preventing the eastwards sprawl of Water Orton along the northern and southern sides of Marsh Lane.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains a metal facility. The buildings associated with this facility compromise the openness of the Green Belt within their immediate vicinity. The rest of the parcel contains a waterbody and undeveloped grassland and woodland which are open.

Land Parcel Ref: WO1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Water Orton to the south and the village of Curdworth to the north. Measured from the northernmost point of Water Orton to the southernmost point of Curdworth, the distance between the two settlements is roughly 900m. The River Tame separates the two; however, the development of all the countryside between them would give the appearance of merging at the landscape scale.

Land Parcel Ref: WO1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains a metal facility. The buildings associated with this facility, the surrounding hardstanding and metal compromise the openness of the Green Belt and urbanise the countryside within their immediate vicinity. The rest of the parcel contains a waterbody and undeveloped grassland and woodland which are open and rural in character.

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

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

Score:

Notes:

A railway line follows the southern edge of the parcel and the M42 and M6 Toll Motorways follow the eastern border of the parcel. The River Tame follows the northern border of the parcel. A second railway line cuts through the centre of the parcel. Together these significant boundaries help to protect the countryside within the parcel and the wider countryside from encroachment.

Land Parcel Ref: WO1

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: WO1

Main Authority: North Warwickshire 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.

Land Parcel Ref: WO1

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

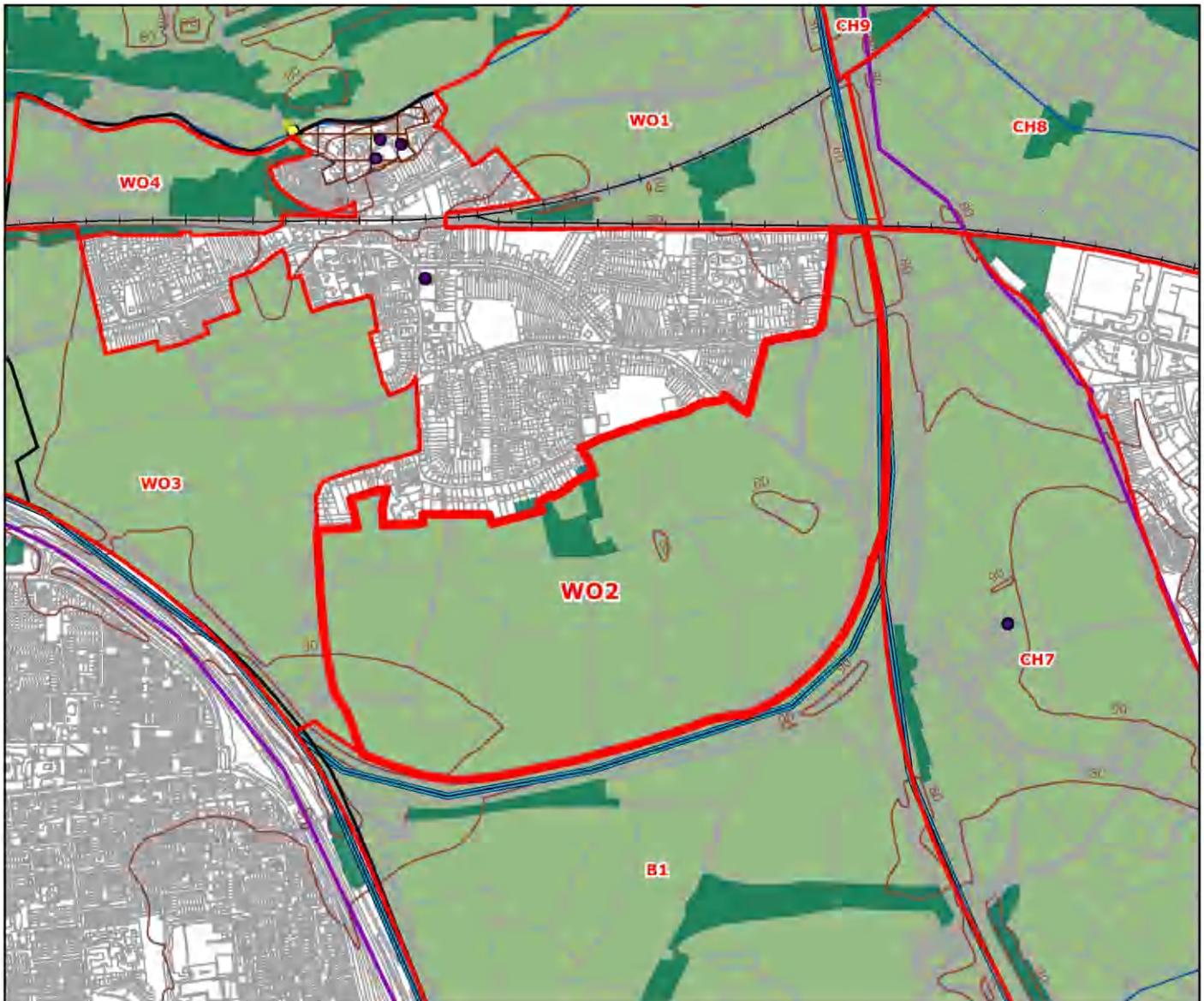
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: WO2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - WO2

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		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: North Warwickshire Borough Council

Other Authorities: N/A

Land Parcel Ref: WO2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by a connecting road between the M42 to the east and the M6 to the west. This road inhibits further sprawling ribbon development within the parcel. Therefore, the parcel is considered to play a limited 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 is made-up of a patchwork of open irregular-shaped agricultural fields. The parcel contains one isolated dwelling at the western edge of the parcel close to the existing urban edge of Water Orton. Surrounded by trees, this single dwelling is not considered to compromise the openness of the Green Belt within the parcel.

Land Parcel Ref: WO2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Water Orton to the north and east, Coleshill to the east and Birmingham to the south and west. Measured from the north eastern corner of the parcel at the easternmost point of Water Orton to the north western corner of Coleshill the distance between the two settlements is roughly 350m. Measured along Attleboro Lane at the western edge of the parcel, the distance between the village and Birmingham, is less than 700m. The M42 separates Water Orton from Coleshill and the M6 separates Water Orton from Birmingham; however, the development of all the countryside between these settlements and significant boundaries would give the appearance of merging at the landscape scale.

Land Parcel Ref: WO2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is made-up of a patchwork of open irregular-shaped agricultural fields. The parcel contains one isolated dwelling at the western edge of the parcel close to the existing urban edge of Water Orton. Surrounded by trees, this single dwelling is not considered to compromise the openness of the Green Belt within the parcel. The dwelling is not an urbanising influence 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 parcel is retained by a connecting road between the M42 to the east and the M6 to the west. This significant boundary lies close to the existing urban edge of Water Orton at the eastern end of the parcel; however, the gap between this significant road and the urban edge of the village significantly widens to the west. Therefore, it is considered to play a less significant role in protecting the wider countryside from encroachment. The planned route of HS2 cuts through the parcel; however, this has yet to be constructed. There are no other notable boundaries within the parcel.

Land Parcel Ref: WO2

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: WO2

Main Authority: North Warwickshire 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.

Land Parcel Ref: WO2

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

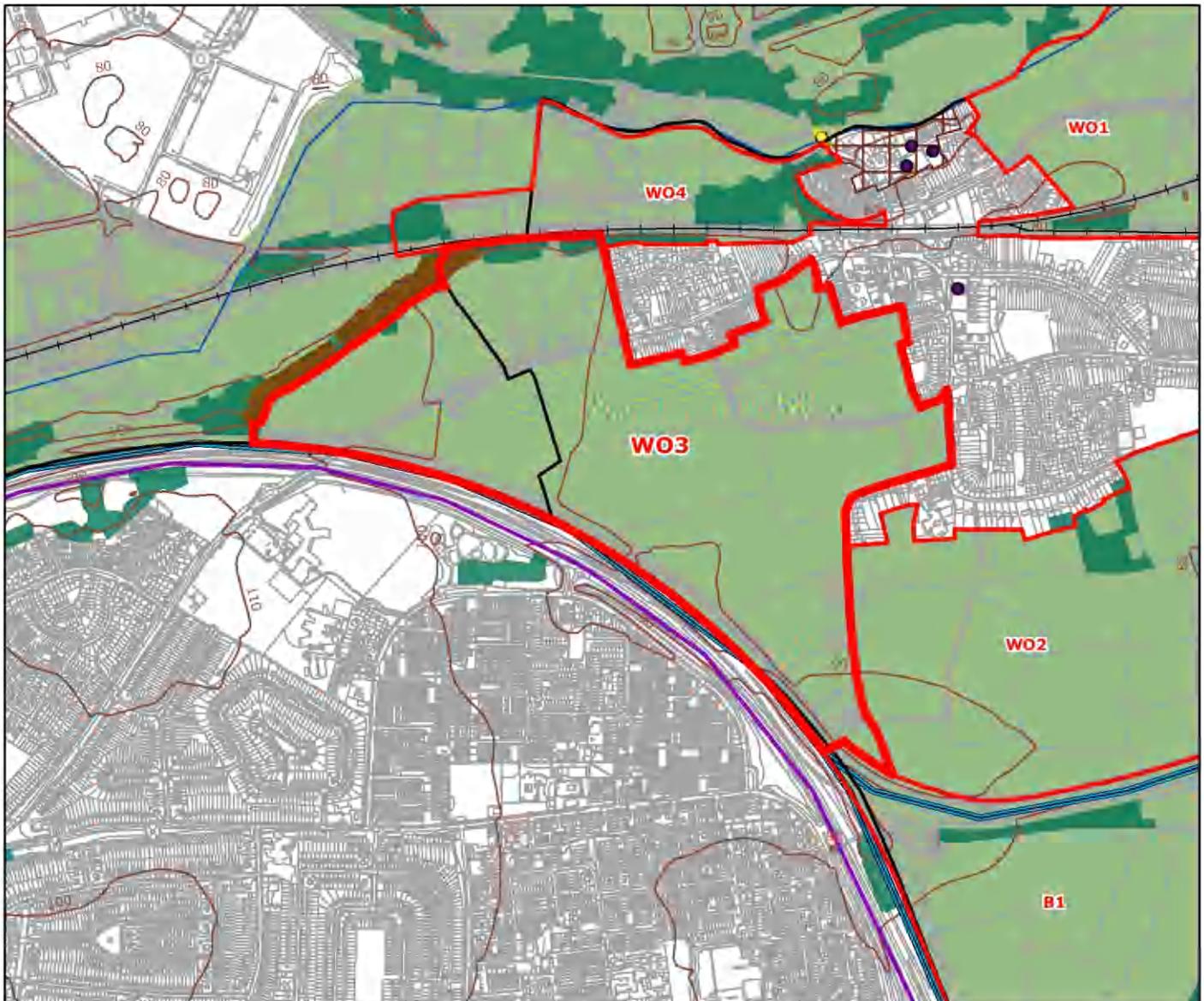
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: WO3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - WO3

Parcel - WO3		Other Information	
District Boundary	Primary Constraints	Grade I Listed Building	Motorway
Land Parcel	SSSI	Grade II Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II* Listed Building	Railway Line
Green Belt		Promoted Footpath	AONB
Contours (10m)		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

Main Authority: North Warwickshire Borough Council

Other Authorities: Birmingham City Council

Land Parcel Ref: WO3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by the M6 to the south and a railway line to the north; however, Birmingham Road emanates from the western edge of Water Orton and cuts through the parcel connecting the village with the urban edge of Birmingham to the west. Therefore, the parcel is considered to play a significant role in preventing the westwards sprawl of Water Orton along the northern and southern edges of Birmingham Road.

Issue 1b - Openness

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

Score:

Notes:

The parcel is largely made-up of a patchwork of open regular-shaped agricultural fields, many of which are lined with trees. There are two pockets of development within the parcel. The developments include a short row of semi-detached residential dwellings, a small water infrastructure facility, a large isolated residential dwelling and small equestrian stables. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: WO3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Water Orton to the north and east and Birmingham to the south west. Measured from the south western point of Water Orton, the distance between the village and Birmingham, is less than 500m. The M6 separates Water Orton from Birmingham; however, the development of all the countryside between these settlements and significant boundaries would give the appearance of merging at the landscape scale.

Land Parcel Ref: WO3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is largely made-up of a patchwork of open regular-shaped agricultural fields, many of which are lined with trees. There are two pockets of development with the parcel. The developments include a short row of semi-detached residential dwellings, a small water infrastructure facility, a large isolated residential dwelling and small equestrian stables. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, the majority are not considered to have an urbanising influence on the countryside within the parcel. The only exception is the short row of semi-detached dwellings along Attleboro Lane.

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 borders the M6 to the south and a railway line to the north; however, the M6 lies adjacent to the existing urban edge of Birmingham. The M6 represents a permanent defensible boundary inhibiting the encroachment of the countryside within the parcel and to the east. Development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the countryside within the parcel. The planned route of HS2 cuts through the parcel; however, this has yet to be constructed. There are no boundaries of any significance protecting the countryside within the parcel (i.e. the only countryside between Birmingham and Water Orton) from encroachment from Water Orton.

Land Parcel Ref: WO3

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: WO3

Main Authority: North Warwickshire 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.

Land Parcel Ref: WO3

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

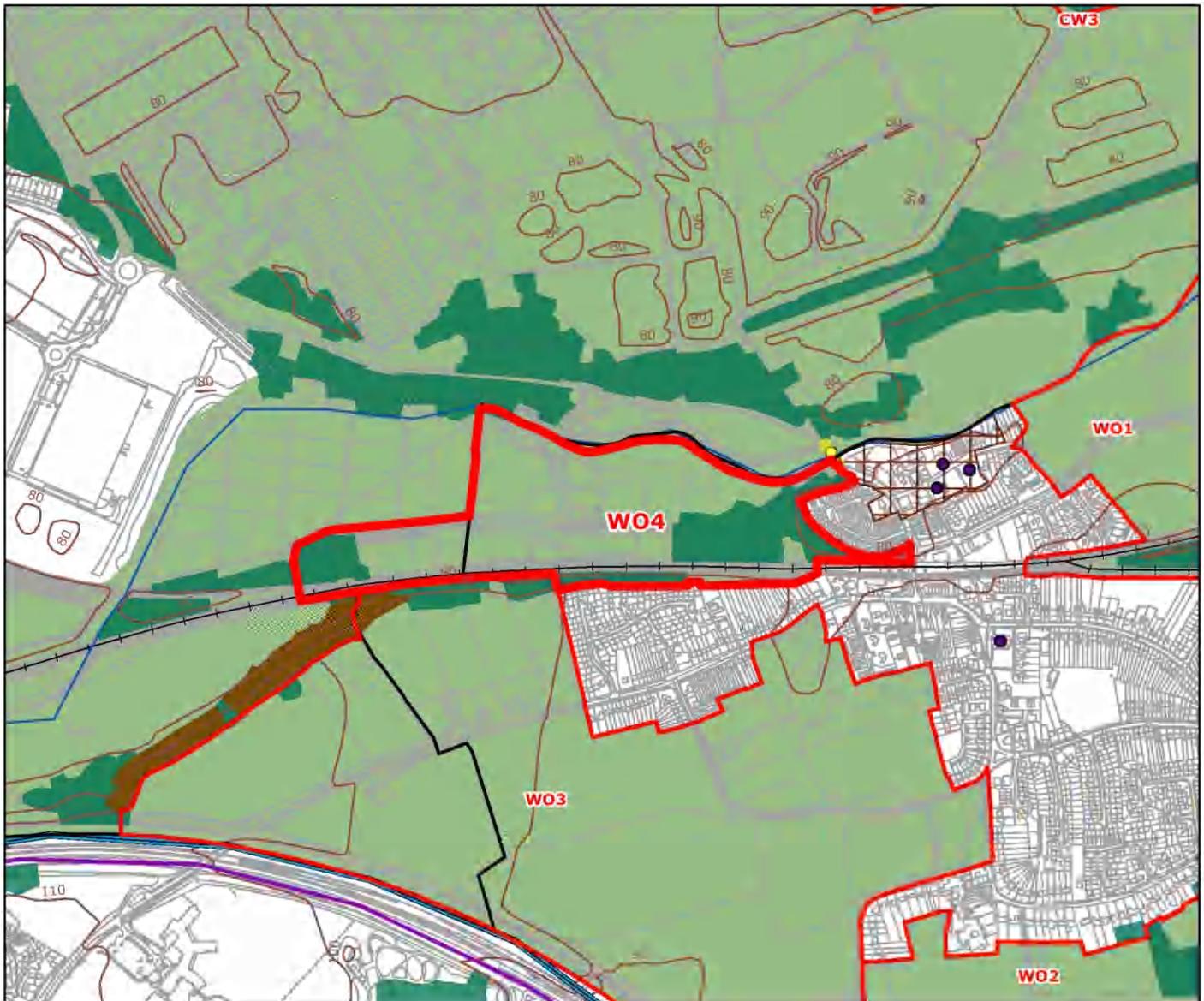
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: WO4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel



Parcel - WO4

Primary Constraints		Other Information	
District Boundary	SSSI	Grade I Listed Building	Motorway
Land Parcel	Scheduled Monument	Grade II Listed Building	A-Road
Broad Area		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: North Warwickshire Borough Council

Other Authorities: Birmingham City Council

Land Parcel Ref: WO4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel is retained by a railway line to the south and the River Tame to the north and there are no roads emanating from the urban edge of Water Orton in to the parcel. Therefore, the parcel is considered to make a limited contribution to preventing the westwards sprawl of the village.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains a small industrial estate with some large warehouses. The buildings associated with these industrial activities cover a significant proportion the land within the parcel and significantly compromise the openness of the Green Belt.

Land Parcel Ref: WO4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Water Orton to the south and east and Minworth Industrial Park and sewage treatment works to the northwest and north, both of which are attached to Sutton Coldfield. Measured along The River Tame at the northern border of the parcel, the distance between the two settlements is roughly 800m. The River Tame separates the two settlements, the development of all the countryside between them would give the appearance of merging at the landscape scale.

Land Parcel Ref: WO4

Main Authority: North Warwickshire Borough Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains a small industrial estate with some large warehouses. The buildings associated with these industrial activities cover a significant proportion of the land within the parcel and represent a significant urbanising influence on what remains of 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 parcel borders a railway line to the south and the River Tame to the north, both of which are perpendicular to the existing urban edge of Water Orton and therefore play no role in protecting what remains of the countryside between Water Orton and Sutton Coldfield.

Land Parcel Ref: WO4

Main Authority: North Warwickshire 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 a historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: WO4

Main Authority: North Warwickshire 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.

Land Parcel Ref: WO4

Main Authority: North Warwickshire 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