



Nuneaton and Bedworth Land Use Designations Study Volume 3: Site Analysis and Selection

Genesis Centre
Birchwood Science Park
Warrington
WA3 7BH

T: 01925 844004
F: 01925 844002
E: tep@tep.uk.com
W: www.tep.uk.com



**Nuneaton and Bedworth Land Use Designations Study
Volume 3: Site Analysis and Selection**

**Document Reference: 2534.017
Version 2.0
May 2011**

Prepared by:

**TEP
Genesis Centre
Birchwood Science Park
Warrington
WA3 7BH
Tel: 01925 844004
Fax: 01925 844002
e-mail: tep@tep.uk.com**

for

**Nuneaton and Bedworth Borough Council
Council House
Nuneaton
Warwickshire
CV11 5AA**

| Written: | Checked: | Approved: |
|-----------------|-----------------|------------------|
| JTS | IJG | IJG |

| CONTENTS | | PAGE |
|-----------------|------------------------------------|-------------|
| 1.0 | INTRODUCTION | 1 |
| 2.0 | STUDY OBJECTIVES | 2 |
| 3.0 | METHOD..... | 3 |
| 4.0 | PARCEL JUSTIFICATIONS | 11 |
| 5.0 | ANALYSIS OF GREEN BELT | 13 |
| 6.0 | LANDSCAPE CHARACTER CAPACITY | 17 |
| 7.0 | CONSTRAINT ANALYSIS..... | 31 |
| 8.0 | CONCLUSIONS | 45 |

TABLES

| | |
|--|----|
| Table 3.1: Scoring system for Stage 4. | 9 |
| Table 5.1: Analysis of Green Belt Function in Landscape Character Areas..... | 14 |
| Table 6.1: Landscape Character Capacity | 18 |
| Table 7.1: Summary of scores in the Coventry Joint Green Belt Study | 31 |
| Table 8.1: Character Capacity Summary Table | 45 |
| Table 8.2: Parcels and scoring summary table | 46 |

DRAWINGS

| | |
|----------|---------------------------------------|
| FIGURE 1 | LAND PARCELS |
| FIGURE 2 | LANDSCAPE CHARACTER AREAS AND PARCELS |
| FIGURE 3 | LANDSCAPE CHARACTER CAPACITY |
| FIGURE 4 | PRIMARY CONSTRAINTS |
| FIGURE 5 | SECONDARY CONSTRAINTS |

1.0 INTRODUCTION

- 1.1 Nuneaton and Bedworth Borough is one of five Boroughs within Warwickshire. Whilst Nuneaton and Bedworth is the smallest in area, the Borough has a high population density of 15.3 persons per hectare (the average for Warwickshire is 2.6 persons per hectare). The three main settlements of the Borough are Nuneaton, Bedworth and Bulkington. Areas of countryside separating these settlements have been designated as Green Belt to check urban sprawl within a Borough that is largely urban in nature. The great majority of other undeveloped land which is not Green Belt is designated as Countryside with some also identified as Areas of Restraint.
- 1.2 Over the next plan period the Council has to deliver new housing, employment and social and green infrastructure. There are numerous factors that the Council will need to take into account before determining which land should be taken forward for development. Landscape Character Assessment is just one element.
- 1.3 This study has been undertaken to identify the likely constraints to development including reference to the landscape character assessment and the landscape's capacity to accommodate change. Constraints to development including ecological and archaeological designations have also been reviewed.
- 1.4 This document needs to be read alongside the Nuneaton and Bedworth Borough Landscape Character Assessment produced by TEP which makes reference to landscape guidelines and landscape change in the land around the main urban areas of the borough.

2.0 STUDY OBJECTIVES

2.1 The purpose of this study is to:

- Provide a robust evidence base to inform the emerging Core Strategy;
- Build upon the previous Coventry Joint Green Belt Study;
- Divide the landscape not designated as Green Belt into parcels for further study;
- Provide an up to date assessment of this land against the criteria set out for Green Belt in PPG2;
- Establish landscape sensitivity and capacity to accommodate change particularly focused around new development;
- Define a method for sieving out parcels of land to be carried forward for detailed consideration making reference to information on land which strongly meets Green Belt criteria and which is most sensitive in landscape terms;
- Undertake a detailed analysis of parcels of land as recommended within the Coventry Joint Green Belt Study; and
- Inform future landscape policy, management planning and identify potential indicators for monitoring and review.

3.0 METHOD

3.1 The method used for this study has followed the method derived for the Coventry Joint Green Belt Study (CJGBS) undertaken by SSR Planning in 2009. The method described in this section has been taken from the SSR report. This method has been used to ensure consistency between land identified and assessed in the CJGBS and the remaining land assessed as part of this study.

3.2 The site analysis and selection process has been carried out in four stages as follows:

- Stage 1: Sub-division of land into parcels;
- Stage 2: Assessment of land against the purpose of Green Belt;
- Stage 3: Assessment of landscape capacity of parcels; and
- Stage 4: Further analysis and scoring.

Stage 1: Sub-division of land into parcels

3.3 Land in the Borough which lies outside the Green Belt designation was sub-divided into parcels. These boundaries were plotted upon electronic copies of Ordnance Survey Maps.

3.4 To ensure that all land is analysed in a transparent way the study area was divided into parcels. This sub division was based upon advice in PPG2 that boundaries should be clear and based upon strong physical features. The boundaries were formed based on the following physical features:

- Roads;
- Railway tracks;
- Watercourses (Rivers; Canals; Brooks); and
- Main Footpaths.

3.5 In practice, this has meant that the land parcels defined in CJGBS have been carried forward into this study with additional parcels identified on land in this study which was not included in the CJGBS.

Stage 2: Assessment of land against the purpose of Green Belt

3.6 The brief required all land to be assessed against the purpose of Green Belt to establish whether there was merit in designating land as Green Belt in the emerging Local Development Framework.

3.7 Each parcel of land was assessed against the five purposes of the Green Belt as detailed in PPG2.

- **Checking the unrestricted sprawl of large built-up areas**, in this instance referring to Nuneaton, Bedworth and the urban fringes of Coventry to the south and Hinckley to the northwest. Areas of land which are likely to restrict further urban expansion in these areas were considered to be functioning highly in this respect.
- **Preventing neighbouring towns from merging into one another**, these are in addition to the above larger urban areas and included settlements of Bulkington and Keresley. Land on the periphery of settlements formed the main focus.

Proximity of villages was also considered. While physical proximity is a key consideration, perception of separation is important and is affected by the nature of the surrounding landscape and its component features.

- **Assisting in safeguarding the countryside from encroachment**, may be as a result of a number of characteristics such as built development and land uses on urban fringes which detrimentally affect landscape character. Cumulative effects were considered important. Areas of land have been recognised as fulfilling this purpose best where urban encroachment is limited and there is consistency and inter-visibility with the countryside.
- **Preserving the setting and special character of historic towns**, consideration has been given to the setting of historic settlements, and other historic features with reference to the Historic Landscape Character study. Priority was given to the setting of the highest level designations which included Scheduled Monuments, Conservation Areas and Registered Parks and Gardens. Views to and from important historic features and landmarks have been important considerations. This was identified as part of landscape character descriptions.
- **Assisting urban regeneration, by encouraging the recycling of derelict and other urban land**. It has been assumed that all areas of undeveloped land in the Borough have equal value for this purpose.

3.8 This assessment was undertaken to establish the extent that each parcel contributed to functions of Green Belt. Parcels that contributed to four or five of the purposes were considered as functioning highly as Green Belt and not taken forward for further study. Where a parcel achieved 3 or less of the above functions, land was considered less consistent with Green Belt functions and was taken forward for further study.

Stage 3: Assessment of landscape capacity of parcels

3.9 This aspect of the study reviewed the information presented in the Nuneaton and Bedworth landscape character assessment. It reviewed the aspect of landscape character area descriptions relating to 'capacity to accommodate change'.

3.10 Reference was made to guidance provided in the former Countryside Agency's Topic Paper 6: *Techniques and Criteria for Judging Capacity and Sensitivity* and to other published landscape assessments which address capacity and sensitivity.

3.11 Landscape capacity (or sensitivity) refers to the degree to which a landscape can accommodate change without detrimental effects on its character. This varies with:

- Existing land use;
- The pattern and scale of the landscape;
- Visual enclosure, openness of views, and distribution of visual receptors;
- The value placed on a landscape; and
- Extent, type and nature of vegetation present within the area.

3.12 An issue repeatedly raised in guidance and in studies considering capacity and sensitivity relates to the need to identify specific types or nature of potential

development in order to fully assess the capacity of a landscape to accommodate any potential proposal or change.

- 3.13 Use of a 'scale' of sensitivity is of limited future application. It is unhelpful to state that a landscape is 'moderately sensitive' unless it is very clear by use of examples how that sensitivity is manifest and what scale and type of changes would adversely affect it. Two different landscape character areas showing different characteristics may be judged to fall within the same 'sensitivity category'. Unless clear and very comprehensive examples are available as an effective 'checklist' of potential changes against which proposals can be judged, this form of 'scoring' sensitivity of landscape is of limited application.
- 3.14 Another way in which sensitivity and capacity is sometimes addressed is to attempt to identify types of development which are deemed acceptable or unacceptable. For example, it could be stated that there is no capacity for new residential development within a landscape character area.
- 3.15 This latter approach implies that all possible scale and forms of residential development are known and have been considered in respect of that landscape character area and deemed to be unacceptable. Given that residential development can take very wide range of forms, from multi-storey development to single storey and even beneath ground, and including many different unit sizes and combinations, this implies that many aspects have been considered in great detail and conclusions drawn. This is a very detailed and involved process which requires a great deal of knowledge and application of judgement in respect of a wide range of potential developments and agents of change that may act on a landscape.
- 3.16 Rather than set out sensitivity and capacity for character areas either on a relative scale or by reference to 'acceptable' or 'unacceptable' development types, this study has considered the key features within landscape character areas and identified the important characteristics that should be protected and where possible enhanced or increased. It addresses capacity to accommodate change by highlighting these key characteristics.
- 3.17 It considers that all landscapes have the potential to accommodate change provided that it is in keeping with their key characteristics. Changes which do not respect these features would be detrimental to the local landscape character.
- 3.18 This requires that users of the information need to exercise judgement in respect of decision making regarding potential development and change. This in turn allows for flexibility and for decisions to be made over periods of time and, as landscapes change, to use the characteristics of the character area as evidence on which to base decisions.
- 3.19 The final aspect of the landscape capacity assessment was the judgement regarding the scope for mitigation that is in keeping with the landscape character and integrity of the setting of the settlement. This is judged on the overall landscape capacity (or sensitivity) and refers to the degree to which a landscape can accommodate change without detrimental effects on its character. This varies

with landscape and visual quality and components such as those listed at paragraph 3.10.

- 3.20 Judgements have been made on how achievable potential mitigation would be for each landscape character area this is termed scope for mitigation. This is based on ensuring that the key characteristics of the surrounding landscape are protected or enhanced through any development. Landscape character areas where implementation of appropriate mitigation appears most achievable would be most likely to appear more favourable to consider for development than those where mitigation is less achievable.
- 3.21 This assessment was carried out for each landscape character area and cross-referenced to the parcels identified in Stage 2.

Stage 4: Further Analysis and Scoring

- 3.22 This stage included a more detailed analysis of parcels to establish those most suitable to be carried forward for analysis of development potential in Stage 5. The analysis included the following elements:
- Primary Constraints;
 - Secondary Constraints;
 - Existing or Proposed Development;
 - Landscape Capacity Assessment; and
 - Connectivity to the urban area.

Primary Constraints

- 3.23 Primary constraints considered include national designations and physical constraints that would prevent development such as zones of high flood risk. Primary constraints defined in the CJGBS include:
- **Ancient Woodland:** PPS9 states that '*Ancient woodland is a valuable biodiversity resource both for its diversity of species and for its longevity as woodland. Once lost it cannot be recreated*'.
 - **Registered Parks and Gardens:** The National Record of Historic Parks and Gardens identifies parks and gardens of national importance for their special historic interest. The interest of an historic park or garden may be in a confined area or relate to wider views and vistas. Inclusion of a site on the Register is a material consideration in planning terms.
 - **Sites of Special Scientific Interest:** These sites are designated for their biodiversity or geological interest and are protected under the Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2004. SSSIs are protected from development and operations which are likely to damage their special interest. Consultation with Natural England is required before consent can be granted for any development operations likely to damage the SSSI interest.
 - **Scheduled Monuments:** The Ancient Monuments and Archaeological Areas Act 1979 is the legislation that protects archaeological features which appear on

the 'schedule'. 'Scheduling' is the only legal protection specifically for archaeological sites. Scheduled Monument consent is required for works directly affecting a scheduled monument. It is sought from the Department of Culture, Media and Sport advised by English Heritage, the statutory adviser on the historic environment. The effect of development on the setting of these sites is also an important consideration.

- **Flood risk:** PPS 25 Development and Flood Risk states that flooding threatens lives and causes substantial damage to property. It states that the aims for development planning are to ensure flood risk is considered at all stages of the planning process to avoid inappropriate development in areas at risk of flooding and to direct development away from areas of high risk. Flood zones have been assessed taking into consideration the effects of climate change in accordance with the Strategic Flood Risk Assessment.

Secondary Constraints

3.24 Secondary constraints are considered to be elements that would have less direct influence and lower effects on the deliverability of a site than primary constraints. Secondary constraints as defined by the CJGBS are:

- **Local Nature Reserves:** Local Nature Reserves can be established by a local planning authority under section 21 of the National Parks and Access to the Countryside Act, 1949. They are established to preserve features of interest and to provide opportunities for further research and to encourage the public to appreciate nature. The sites represent easily accessible natural areas and are particularly beneficial for education.
- **Conservation Areas:** These areas are designated under the Civic Amenities Act 1967 (as amended). They are often, although not exclusively, associated with settlements and may be in their core or embedded in a larger expanse of built form. The setting of Conservation Areas may be particularly important as the designation refers to the overall character of an area and the juxtaposition of buildings, spaces and other features which contribute to its character. Local planning authorities have additional planning controls on any types or size of development on or close to a Conservation Area.
- **Local Wildlife Sites (LWSs):** this is a non-statutory designation which seeks to protect areas of land which are of high ecological value at a local level. These sites do not have statutory protection but policies in the Local Plan place protection on sites.
- **Local Geological Sites (LGS):** These sites are similar to LWSs; they are non-statutory sites designated for their geological or geomorphologic value. These sites do not have statutory protection but policies in the Local Plan place protection on sites.
- **Rail Tracks:** The presence of rail tracks can be a constraint to development by providing a physical boundary and also through noise pollution. PPG 24 states that noise has an effect on quality of life and impact of noise is a material consideration in planning decisions. Noise sensitive development like residential

properties should be separated from major sources of noise such as rail transport.

- **Main Roads:** This constraint is similar to rail tracks as it can form a physical boundary and is a source of noise.
- **Main Footpaths:** This relates to two specific trails. The Coventry Way was established during the 1970s and is formed by a number of routes through Warwickshire along areas of landscape, wildlife, historic and architectural interest. Centenary Way was established by the County Council to celebrate its centenary in 1989 and officially opened in 1991. It runs approximately north-south through the county through low-lying countryside, country parks and along canals.
- **Canals:** Canals are considered as a constraint to development by providing a physical boundary and form of separation. The Coventry Canal is through the northern part of the study area.

Existing or proposed developments

- 3.25 Existing development in parcels was noted. Proposals that have planning permission were also noted, irrespective of whether development had commenced. Farmsteads and isolated properties were not included as development.

Landscape value/capacity

- 3.26 This category included reference to the landscape character area descriptions related to quality which included judgements on strength of landscape character and landscape condition in combination with landscape capacity judgements drawn from Stage 3.

Connectivity to the urban area

- 3.27 Connectivity of a parcel to the urban area relates to likely future delivery. It was considered that a parcel should not be taken forward for further consideration if it was not connected to an urban area. Three categories were established in the CJGBS for this category:

- The parcel physically connects to urban area;
- The parcel is connected to the urban area through another parcel; and
- The parcel is not connected to the urban area.

Scoring

- 3.28 The scoring system used in the CJGBS was applied alongside the constraint analysis to distinguish between sites and identify those considered to be the least environmentally constrained. The scoring system was as follows:

Table 3.1: Scoring system for Stage 4 (applied from the CJGBS).

| | | |
|--|---|--|
| Primary Constraint | Primary Constraint | 2 points |
| | <i>Additional Points</i> Contains Flood zone 2 | 2 points |
| | Contains Flood zone 3a | 3 points |
| | Contains Flood zone 3b | 4 points |
| | Multiple Constraints (2 or more of same constraint) | 1 point added |
| | Parcel borders a primary constraint | 1 point added |
| Secondary Constraint | Secondary Constraint | 1 point (LNR, Conservation Area, Rail track, Road, Canal, Main Footpath) |
| | | 0.5 point (LWS, LGS) |
| | <i>Additional Points</i> Multiple Constraints (2 or more of same constraint) | 0.5 points added |
| | Parcel borders a secondary constraint | 0.5 points added |
| Existing Developments and Permissions | Parcel contains no development and no current permissions | 3 points |
| | Parcel contains development or existing permissions | 2 points |
| | Parcel contains development and permissions | 1 point |
| Landscape Value and Capacity | Landscape capacity to accommodate mitigation and therefore development was low | 3 points |
| | Landscape capacity to accommodate mitigation and therefore development was moderate | 2 points |
| | Landscape capacity to accommodate mitigation and therefore development was High | 1 point |
| Connectivity | Not connected to an urban area | 2 points |
| | Connected to an urban area through an adjoining parcel | 1 point |
| | Connected to an urban area | 0 points |

Scoring justification

- 3.29 Primary constraints are considered to be immovable; if one is present on site it was awarded 2 points. If the parcel contains more than one of the same constraint (e.g. 2 or more ancient woodlands) it was awarded an additional point for multiple

- constraints. Also if a parcel borders a primary constraint an additional point was awarded.
- 3.30 Where a flood zone is present in a parcel, points were awarded depending on the probability of flooding based on the categories provided in PPS25. Flood zones 2, 3a and 3b are considered to limit or cause problems to future development of a parcel. Points were awarded based on the likely probability of flooding; the higher the risk the greater number of points awarded. Where a parcel contains more than 1 flood zone it was awarded the points of the highest flood zone e.g. if it contains flood zones 2 and 3a then it would be awarded 3 points.
- 3.31 Secondary constraints were awarded either 1 point or 0.5 points. 1 point was awarded to a constraint which was a statutory designation such as Local Nature Reserves (LNR) or was a rail track, main road, main footpath or canal. 0.5 points were awarded to local designations such as LWSs or LGSs. If the parcel contains more than one of the same constraint e.g. 2 or more LNRs it would be awarded an additional 0.5 points for multiple constraints. Also if a parcel bordered a secondary constraint that may affect development an additional 0.5 points was awarded.
- 3.32 If a parcel contained an LNR and a LWS then the point was awarded to the statutory designation as it is considered to be more restrictive to development.
- 3.33 Scoring for existing development and permissions was based on a tiered approach. It was considered that the presence of development or a permission on a parcel would make it more acceptable to development and it was awarded a lower score than if the parcel contained no development or permissions.
- 3.34 The landscape value and capacity assessment was undertaken based upon the landscape character assessment judgements on a parcel's capacity to accommodate change. If this was considered to be high then it was judged that the parcel had more capacity to accommodate development and thus scored 1 point whereas if the site was considered to have a low capacity to accommodate change it was considered as having a lower capacity to accommodate development and was awarded 3 points. In this report this aspect of the method differs from the CJGBS as it uses information provided in the Nuneaton and Bedworth Landscape Character Assessment rather than assessing the landscape's contribution to GB criteria which has already been assessed as part of Stage 2.
- 3.35 Connectivity to the urban edge was scored based on 0 points being awarded where a parcel bordered the urban edge. The study considered if a parcel borders the urban edge then it did not constitute a constraint to development. 1 point was awarded if a parcel borders an urban area through an adjacent parcel and 2 points where a parcel is not connected to the urban area.
- 3.36 The scores were added together and sites with the lowest scores considered to be the least constrained parcels.

4.0 PARCEL JUSTIFICATIONS

- 4.1 As described in the method above the Coventry Joint Green Belt Study (CJGBS) divided the Green Belt in the Borough of Nuneaton and Bedworth into 22 'parcels'. This study includes the areas of land considered Countryside including relatively small areas that were not in the CJGBS. To ensure consistency between the two reports parcels have been defined in the same way as the CJGBS. These areas of land in this study fall within a swathe to the north of the Borough and a smaller area around Bedworth Woodlands.
- 4.2 Applying the approach to the areas of land which were not included in the CJGBS identified a further 13 parcels of land which are illustrated on Figure 1. The additional parcels of land are listed below with a description of the boundaries used to form them.
- 4.3 *NB9*
This land is defined by the railway to the north; development and field boundaries along the edge of parcel NB8a (defined in the CJCBS) to the east; public right of way N39 and development to the south and A4254 and development to the west.
- 4.4 *NB10*
This parcel of land is defined by the A47 Long Shoot and ribbon development along the road to the north; the borough boundary to the east; the railway to the south and the edge of Nuneaton to the west.
- 4.5 *NB11*
This parcel of land is defined by the A5 and borough boundary to the north; ribbon development along the A47 Long Shoot to the east; the urban edge of Nuneaton to the south and Higham Lane to the west.
- 4.6 *NB12*
This parcel of land is defined by the A5 to the north; Higham Lane to the east, development at Nuneaton to the south and Weddington Road to the west.
- 4.7 *NB13*
This parcel of land is defined by the borough boundary to the north; Weddington Road, the urban edge of Nuneaton and the River Anker to the east; a disused railway to the south and railway to the west.
- 4.8 *NB14*
This parcel of land is defined by the borough boundary to the north; existing railway to the east and south; and Coventry Canal to the west.
- 4.9 *NB15*
This parcel of land is defined by the borough boundary to the north; Coventry Canal to the east and south; and Tuttle Hill and Mancetter Road to the west.
- 4.10 *NB16*
This parcel of land is defined by the urban edge to the north; Queen Elizabeth Road to the east; development along Haunchwood Road and Vale View to the south; and development to the west.

- 4.11 *NB17*
This parcel of land is defined by the urban edges of Nuneaton to the north at Plough Hill, east and south at Galley Common. To the west the parcel is bordered by Plough Hill Road.
- 4.12 *NB18*
This parcel of land is defined by the borough boundary to the north and west; Plough Hill Road to the east and Galley Common and Tunnel Road to the south.
- 4.13 *NB19*
This parcel of land is defined by Tunnel Road and Galley Common to the north; Development at Galley Common and Haunchwood Park Drive to the east; an existing railway to the south and development at Ansley and the borough boundary to the west.
- 4.14 *NB20*
This parcel of land is defined by Bedworth Lane to the north; Woodlands Lane to the east, development at Bedworth Heath to the south and the borough boundary to the west.
- 4.15 *NB21*
This parcel is defined by field boundaries along the boundary of the Green Belt designation to the north, the A444 to the east; Woodlands Road to the south and west.

5.0 ANALYSIS OF GREEN BELT

- 5.1 This chapter has analysed each parcel of land to determine whether or not, and to what extent each is performing the functions of Green Belt. Whilst none of the land is currently Green Belt the brief required analysis of remaining land in the borough to determine if any are considered worthy of being designated as new areas of Green Belt within the Local Development Framework.
- 5.2 All land which remains undeveloped around settlement edges performs Green Belt criteria 1, 3 and 5. Therefore these criteria are unlikely to give distinction to the suitability of land for inclusion as Green Belt. Criteria 2 and 4 serve specific functions that will vary depending on the character and geographic position of each parcel.
- 5.3 Parcels which perform and make a strong contribution to criteria 2 and 4 in particular have been considered as more suitable as potential land for inclusion as Green Belt. The results of this analysis are presented in Table 5.1 below.
- 5.4 Only 1 parcel was considered to perform strongly to criteria 2 or 4 of Green Belt function. This was parcel NB10 currently designated as an Area of Restraint to the east of the A47. It is on land bordering the Green Belt and is important in providing separation between Hinckley and Nuneaton. Views across farmland help to reinforce this separation.
- 5.5 Volume 2: Policy recommendations placed emphasis on using landscape character assessment to inform decisions and provide protection to important areas of land. The landscape character area description for Anker Valley Estate Farmlands describes this land as important for separation and states that it should remain undeveloped to retain this separation. Using landscape character and incorporating it into criteria-based policy should provide separation and protection without the need to designate the land as Green Belt to retain its function in ensuring separation. This would ensure protection but enable flexibility for the future. In addition the CJGBS findings highlighted that land to the immediate south of this parcel was one of the least environmentally constrained parcels and also that it did not perform highly to the functions of Green Belt. It was recommended that this could be removed from the Green Belt and further study undertaken to determine whether the land may be suitable for future development. If parcel NB10 was taken forward as a new area of Green Belt it would not be connected to other areas of retained Green Belt and would appear as an outlier or anomaly. Using landscape character derived policies would be the most appropriate way of offering protection to the parcel. Defining criteria-based policy using LCA is discussed in more detail in the Volume 2 Report: Policy recommendations.

Table 5.1: Analysis of Green Belt Function in Landscape Character Areas

Notes

1. *Parcels functioning highly as Green Belt are highlighted in **Bold**.*
2. *Parcels considered as less consistent with Green Belt criteria are highlighted in Underlined.*

| Parcel reference | Criteria 1. To check the unrestricted sprawl of large built up areas | Criteria 2. To prevent neighbouring towns from merging into one another | Criteria 3. To assist in safeguarding the countryside from encroachment | Criteria 4. To preserve the setting and special character of historic towns | Criteria 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land | Summary of LCA Performance as Green Belt |
|------------------|---|--|--|---|--|--|
| <u>NB9</u> | No, parcel is a small area bordered by urban development and doesn't restrict sprawl. | No, parcel does not contribute to this function as it does not border a neighbouring town. | Yes, although only partially prevents encroachment into the countryside as development at the cemetery is already into countryside extending the urban edge to the east of Eastboro Way. | No, parcel does not contribute to preserving the setting and special character of a historic town/s. | Land in all parcels contributes to urban regeneration by encouraging the recycling of derelict and other urban land. | Performs 1 out of 5 of identified GB functions = Low Conformance with GB criteria NOT CONSIDERED APPROPRIATE FOR GB DESIGNATION |
| NB10 | Yes, land restricts sprawl from north east of Nuneaton along the A47. | Yes, parcel does contribute to this function preventing Nuneaton from extending and joining to Hinckley (Although linear development along the Long Shoot has resulted in settlements being physically connected.) | Yes, as parcel is an Area of Restraint it restricts the countryside from encroachment from the north eastern edge of Nuneaton. | No, land does not contribute to preserving the setting and special character of a historic town. | Land in all parcels contributes to urban regeneration by encouraging the recycling of derelict and other urban land. | Performs 4 out of 5 of identified GB functions = High Conformance with GB criteria. LAND MAY BE WORTHY AS NEW DESIGNATED GREEN BELT LAND |
| <u>NB11</u> | Yes, land restricts sprawl from north of Nuneaton around St Nicolas Park. | No, land does not contribute to this function as physical connection to Hinckley would not occur although a perception of the two settlements being joined may occur if development was along the A5. | Yes, parcel designation as Countryside restricts the countryside from encroachment from the northern edge of Nuneaton. | No, land does not contribute to preserving the setting and special character of a historic town. | Land in all parcels contributes to urban regeneration by encouraging the recycling of derelict and other urban land. | Performs 3 out of 5 of identified GB functions = Moderate Conformance with GB criteria. NOT CONSIDERED APPROPRIATE FOR GB DESIGNATION |
| <u>NB12</u> | Yes, land restricts sprawl from north of Nuneaton around Weddington. | No, land does not contribute to this function as it does not border a neighbouring town. | Yes, parcel designation as countryside restricts the countryside from encroachment from the northern edge of Nuneaton. | No, land does not contribute to preserving the setting and special character of a historic town although it does provide a rural approach into the settlement from the north along Weddington Road. | Land in all parcels contributes to urban regeneration by encouraging the recycling of derelict and other urban land. | Performs 3 out of 5 of identified GB functions = Moderate Conformance with GB criteria. NOT CONSIDERED APPROPRIATE FOR GB DESIGNATION |



| Parcel reference | Criteria 1. To check the unrestricted sprawl of large built up areas | Criteria 2. To prevent neighbouring towns from merging into one another | Criteria 3. To assist in safeguarding the countryside from encroachment | Criteria 4. To preserve the setting and special character of historic towns | Criteria 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land | Summary of LCA Performance as Green Belt |
|------------------|--|---|---|--|---|---|
| <u>NB13</u> | Yes, land restricts sprawl from north of Nuneaton. | No, land does not contribute to this function as it does not border a neighbouring town. | Yes, Area of Restraint designation restricts the countryside from encroachment from the northern edge of Nuneaton. | No, land does contribute to preserving this edge of Nuneaton creating a village character, however does not preserve the setting of historic centre of Nuneaton. | Land in all parcels contributes to urban regeneration by encouraging the recycling of derelict and other urban land | Performs 3 out of 5 of identified GB functions = Moderate Conformance with GB criteria. NOT CONSIDERED APPROPRIATE FOR GB DESIGNATION |
| <u>NB14</u> | Yes, land restricts sprawl from north of Nuneaton. | No, land does not contribute to this function as it does not border a neighbouring town. | Yes, Area of Restraint restricts the countryside from encroachment from the northern edge of Nuneaton. | No, land does not contribute to preserving the setting and special character of a historic town. | Land in all parcels contributes to urban regeneration by encouraging the recycling of derelict and other urban land | Performs 3 out of 5 of identified GB functions = Moderate Conformance with GB criteria. NOT CONSIDERED APPROPRIATE FOR GB DESIGNATION |
| <u>NB15</u> | Yes, parcel restricts sprawl from north of Nuneaton at Camp Hill | No, parcel borders open countryside and does not border any neighbouring town. | Yes, parcel designation as Area of Restraint safeguards the countryside from encroachment from the northern edge of Nuneaton. | No, parcel does not contribute to preserving the setting and special character of a historic town/s. | Land in all parcels contributes to urban regeneration by encouraging the recycling of derelict and other urban land | Performs 3 out of 5 of identified GB functions = Moderate Conformance with GB criteria. NOT CONSIDERED APPROPRIATE FOR GB DESIGNATION |
| <u>NB16</u> | No, land is a small area of open land in the centre of urban development and does not check unrestricted sprawl of the urban area. | No, the parcel is already surrounded by development. | No, this land is open space in an urban area and not countryside. | No, parcel does not contribute to preserving the setting and special character of a historic town/s. | Land in all parcels contributes to urban regeneration by encouraging the recycling of derelict and other urban land | Performs 1 out of 5 of identified GB functions = Low Conformance with GB criteria. NOT CONSIDERED APPROPRIATE FOR GB DESIGNATION |
| <u>NB17</u> | Yes, land prevents sprawl west from Plough Hill and Galley Common. | No, settlement is already connected between Nuneaton and Hartshill. Parcel does not border a neighbouring town. | Yes, parcel designation as Area of Restraint safeguards the countryside from encroachment from Plough Hill and Galley Common. | No, the land does not contribute to preserving the setting and special character of a historic town. | Land in all parcels contributes to urban regeneration by encouraging the recycling of derelict and other urban land | Performs 3 out of 5 of identified GB functions = Moderate Conformance with GB criteria. NOT CONSIDERED APPROPRIATE FOR GB DESIGNATION |



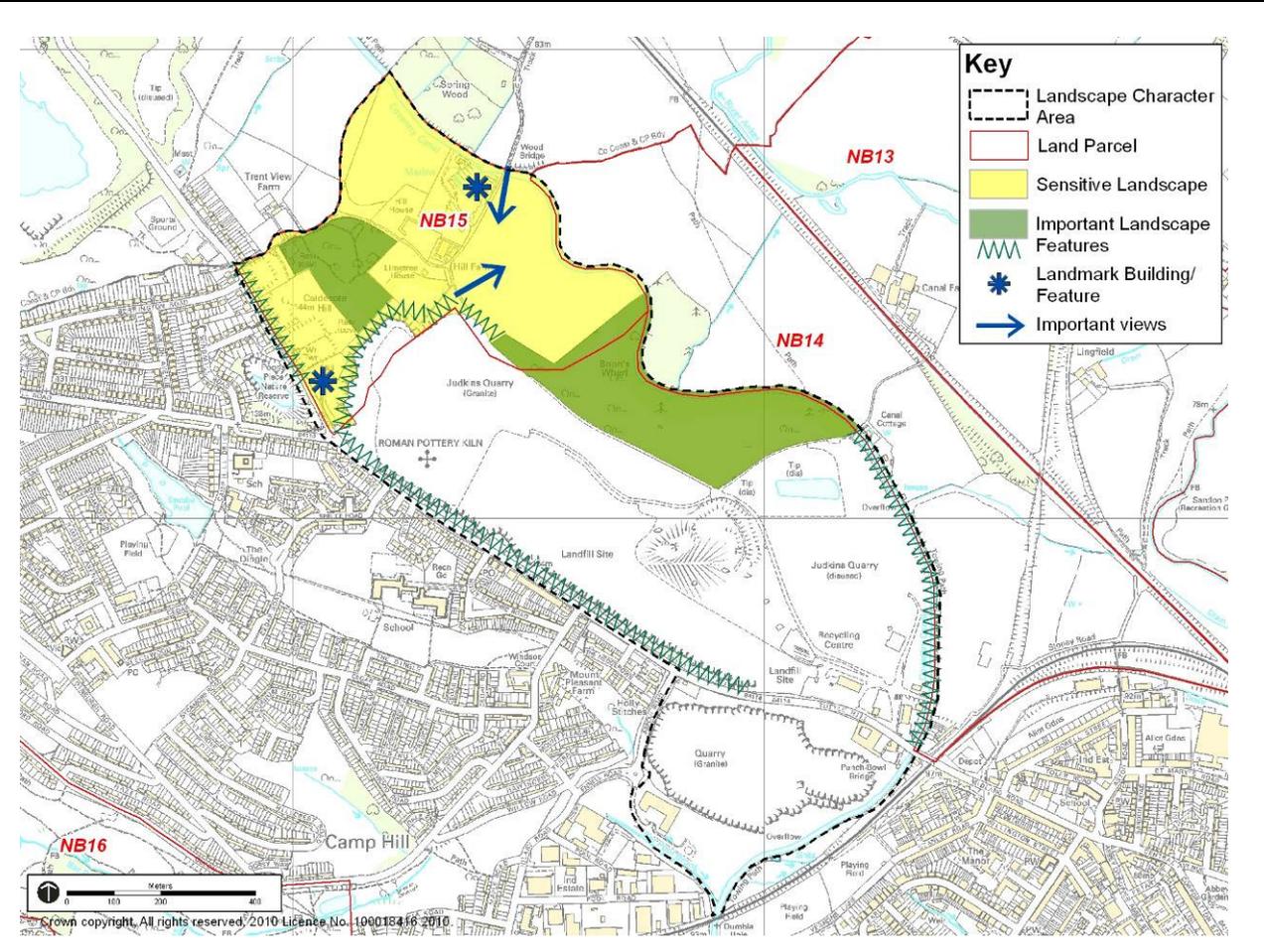
| Parcel reference | Criteria 1. To check the unrestricted sprawl of large built up areas | Criteria 2. To prevent neighbouring towns from merging into one another | Criteria 3. To assist in safeguarding the countryside from encroachment | Criteria 4. To preserve the setting and special character of historic towns | Criteria 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land | Summary of LCA Performance as Green Belt |
|------------------|--|--|---|--|---|---|
| <u>NB18</u> | Yes, land prevents sprawl west from Plough Hill and Galley Common. | No, settlement is already connected between Nuneaton and Hartshill. Land does not border a neighbouring town although is close to village of Ansley. | Yes, as parcel is as Area of Restraint it restricts the countryside from encroachment from Plough Hill and Galley Common. | No, the land does not contribute to preserving the setting and special character of a historic town. | Land in all parcels contributes to urban regeneration by encouraging the recycling of derelict and other urban land | Performs 3 out of 5 of identified GB functions = Moderate Conformance with GB criteria. NOT CONSIDERED APPROPRIATE FOR GB DESIGNATION |
| <u>NB19</u> | Yes, parcel prevents sprawl west from Galley Common on the western edge of Nuneaton. | No, parcel borders open countryside and does not border any neighbouring town. However parcel prevents Nuneaton merging with Ansley. | Yes, as parcel is an Area of Restraint it restricts the countryside from encroachment from the west of Nuneaton at Galley Common. | No, parcel does not contribute to preserving the setting and special character of a historic town/s. | Land in all parcels contributes to urban regeneration by encouraging the recycling of derelict and other urban land | Performs 3 out of 5 of identified GB functions = Moderate Conformance with GB criteria. NOT CONSIDERED APPROPRIATE FOR GB DESIGNATION |
| <u>NB20</u> | Yes, parcel prevents sprawl south-west north from Bedworth Heath. | No, parcel borders open countryside and does not border any neighbouring town. | Yes, parcel designation as Countryside restricts the countryside from encroachment from the north of Bedworth Heath. | No, parcel does not contribute to preserving the setting and special character of a historic town/s. | Land in all parcels contributes to urban regeneration by encouraging the recycling of derelict and other urban land | Performs 3 out of 5 of identified GB functions = Moderate Conformance with GB criteria. NOT CONSIDERED APPROPRIATE FOR GB DESIGNATION |
| <u>NB21</u> | Yes, parcel prevents sprawl south-west north from Bedworth Heath and west from Bedworth. | No, parcel borders open countryside and does not border any neighbouring town. | Yes, parcel designation as Countryside restricts the countryside from encroachment from the north of Bedworth Heath and west from Bedworth. | No, parcel does not contribute to preserving the setting and special character of a historic town/s. | Land in all parcels contributes to urban regeneration by encouraging the recycling of derelict and other urban land | Performs 3 out of 5 of identified GB functions = Moderate Conformance with GB criteria. NOT CONSIDERED APPROPRIATE FOR GB DESIGNATION |

6.0 LANDSCAPE CHARACTER CAPACITY

- 6.1 This stage used the Landscape Character Assessment for Nuneaton and Bedworth Borough to determine the capacity of land around Nuneaton and Bedworth to accommodate change. This was undertaken through referring to judgements on strength of character, landscape condition and capacity to accommodate change written for each landscape character area identified.
- 6.2 Landscapes which have a poorer condition and less strength of character are judged as having a lower landscape quality. These landscapes are considered to generally have greater capacity to accommodate development than those which have a higher landscape quality. The reasoning for this is that there is less risk of harm to landscapes of higher quality and well designed development could seek to restore key features and integrate development into the lower quality landscape and seek to introduce positive change. Justifications are given referring to the judgements of capacity to accommodate change which relate to the key characteristics of the landscape that should be conserved, enhanced or restored.
- 6.3 The judgements made are presented in the tables below alongside a pictorial representation of the text which shows where land in the borough is more or less sensitive to development.
- 6.4 The landscape character capacity aspect of this study has assessed all land included in the Nuneaton and Bedworth landscape character assessment. The parcels falling in each landscape character area for both this study and the previous CJGBS have been noted. The landscape capacity for each parcel in this study (Parcels NB9 to NB21) has been assessed as part of constraint analysis in the following chapter. Figure 2 illustrates the landscape character areas and the parcels in each area and Figure 3 shows the overall landscape capacity of the borough combining the information presented on the following pages.

Table 6.1: Landscape Character Capacity

**1. Hartshill Ridge
(Contains parcel NB15)**



Strength of Landscape Character: Moderate
Landscape Condition: Poor
Landscape Strategy: Enhance and Restore

Landscape Capacity to accommodate development

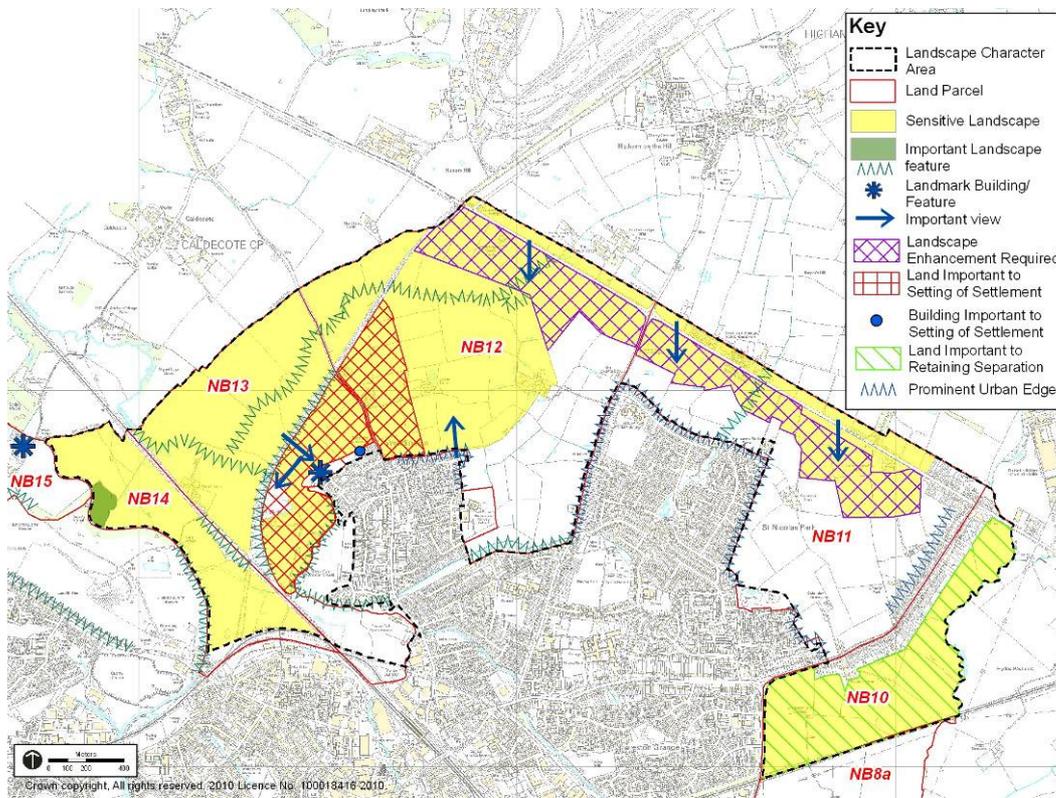
Key characteristics that should be protected and where possible enhanced include the area’s sense of place and distinctiveness resulting from quarrying of the ridge rock.

Additional change should be minimised and should aim to enhance the area’s sense of place and distinctiveness by appropriately restoring the modified ridgeline and by interpreting the area’s post industrial heritage for the benefit of the public.

Capacity and scope for development and mitigation in keeping with character

This character area is a ridgeline and is visible within the landscape to the north east. It is characterised by woodland and industrial heritage rather than development. New development would be visible even if set within a mature landscape framework thus altering character.

2. Anker Valley Estate Farmlands
(Contains parcels NB10, NB11, NB12, NB13 AND NB14)



Strength of Landscape Character: Moderate
Landscape Condition: Moderate
Landscape Strategy: Enhance

Landscape Capacity to accommodate development

The key characteristics that need to be conserved include farmland contained by intact hedgerows and clusters of hedgerow trees, linear and copse woodlands and wooded streams.

Built development is often visible, however the larger conurbation of Nuneaton is on slightly lower ground which, in combination with woodlands, wooded streams and trees helps to break up and soften the settlement edges often making them appear as clustered large villages rather than a wider single conurbation.

Capacity and scope for development and mitigation in keeping with character

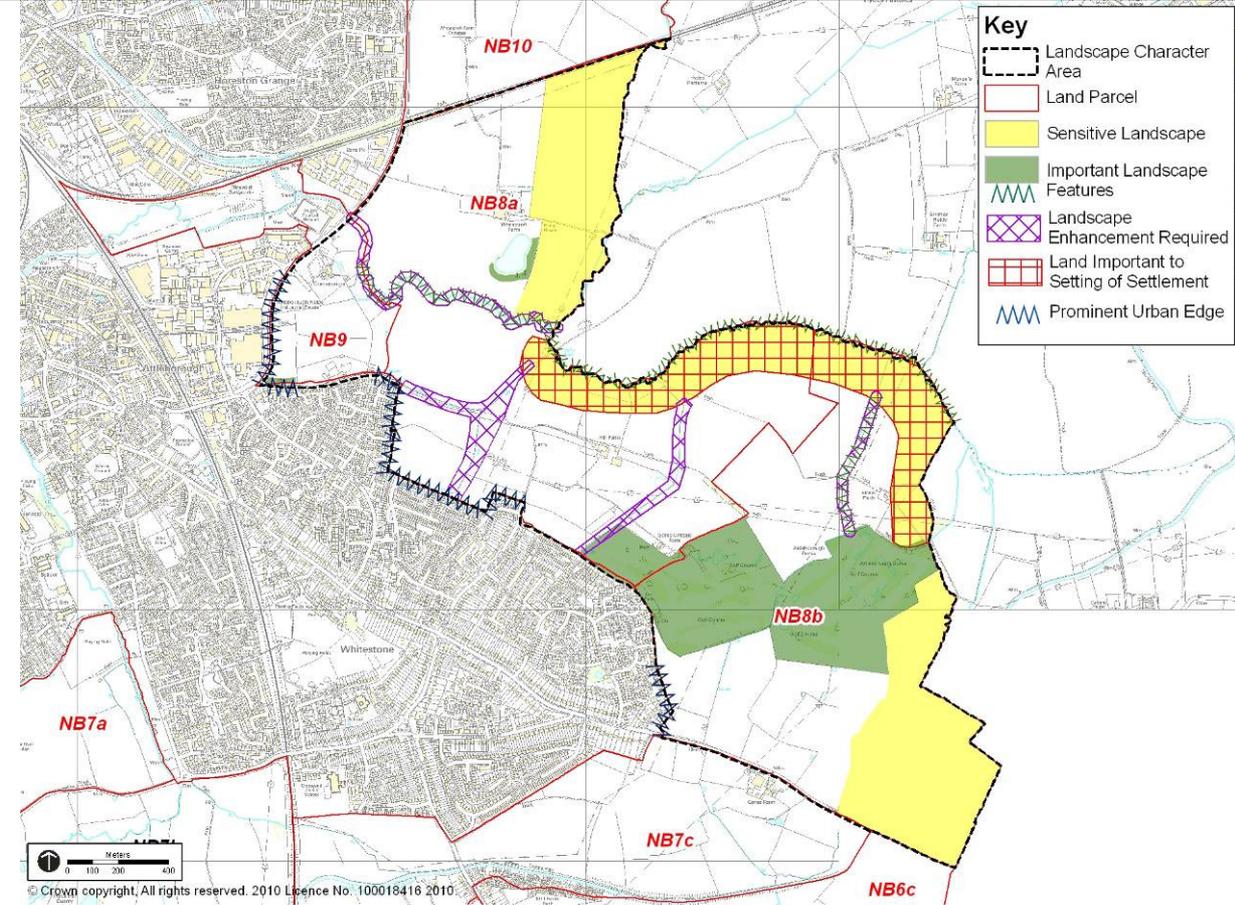
The landscape to the east of The Long Shoot (A47) is particularly sensitive where ribbon development along the road almost joins with Hinckley and the approach to Hinckley along the A5 across farmland in both directions remains important in retaining separation.

The remainder of the landscape is rural with prominent linear woodlands. Urban edges are frequently visible although to the west around Weddington the land is more rural and retains a village edge appearance which would be adversely altered if development became more prominent in the landscape. Around Weddington there are views of Weddington Church which in combination with small-scale pasture fields creates an intimate village character with few urban influences. Elsewhere development borders two or three sides of farmland.

Development would present an opportunity to reduce the prominence of urban edges. It would need to be accompanied by advanced and established landscape structure to retain the appearance of small clustered settlements rather than a large conurbation particularly in views from the A5. Land form partially helps to restrict views of Nuneaton which is on lower ground; care would need to be taken in design to avoid developing on the highest ground closest to the A5.

Linear woodland is a characteristic in the landscape and could be used in mitigation proposals as screening to development.

3. Nuneaton Estate Farmlands
(Contains parcels NB8a, NB8b and NB9)



Strength of Landscape Character: Weak
Landscape Condition: Poor
Landscape Strategy: Restore and Create

Landscape Capacity to accommodate development

The key characteristics that need to be conserved and enhanced include riparian woodland along streams and rivers; wetlands and meadows; hedgerow trees and remaining intact hedgerows. Positive change would include the restoration of fragmented hedgerows, planting of new woodlands and hedgerow trees and enhancement of the streams and River Anker.

The larger conurbation of Nuneaton is on slightly lower ground; this in combination with wooded streams and trees helps to soften the settlement edges often making them appear as clustered large villages rather than a wider single conurbation.

Capacity and scope for development and mitigation in keeping with character

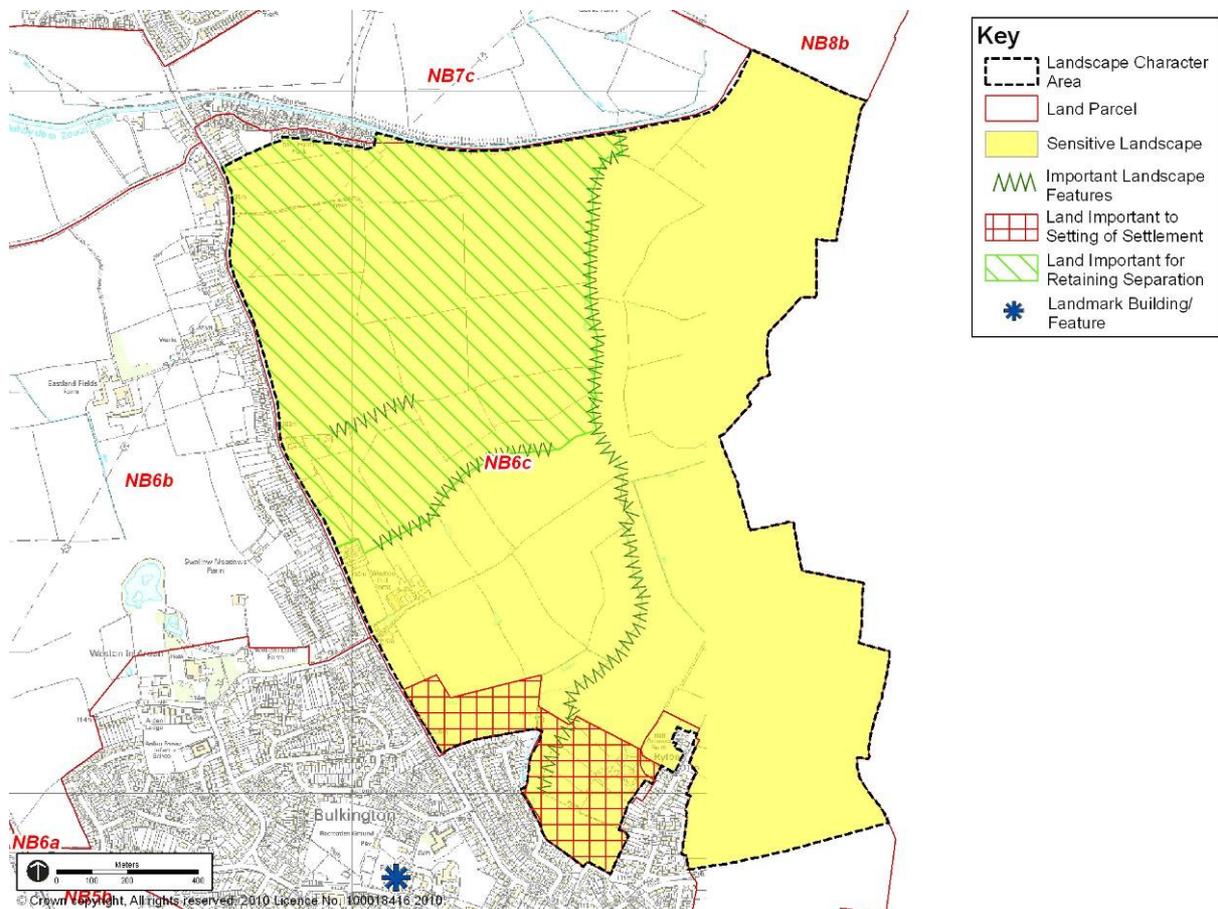
Built development is always present and often visible.

There is intervisibility between the settlement edge of Whitestone in Nuneaton and Hinckley. Although currently there is wide separation between settlements, the land is relatively open. This separation is important and sensitive to change which increased urban fringe prominence.

This landscape is similar in character to the Anker Valley Estate Farmlands although its strength and condition are weaker through loss of boundary features diminishing the sense of place.

Development which included an advanced and established landscape framework which restored landscape features along streams and rivers could provide screening, aid reinforcement of separation and restore a sense of place.

4. Bulkington Rolling Farmlands
(Contains parcel NB6c)



Strength of Landscape Character: Moderate
Landscape Condition: Moderate to poor
Landscape Strategy: Enhance and Restore

Landscape Capacity to accommodate development

Key features of this landscape to be enhanced include the pattern of hedgerows and scattered hedgerow trees with long views across rolling farmland to wooded skylines. It is important to retain the appearance of Bulkington as a small clustered rising settlement.

Changes along urban fringes should include green infrastructure in the form of linear and clumps of woodland to ensure urban fringes retain a small clustered appearance and do not become more prominent within the landscape.

Capacity and scope for development and mitigation in keeping with character

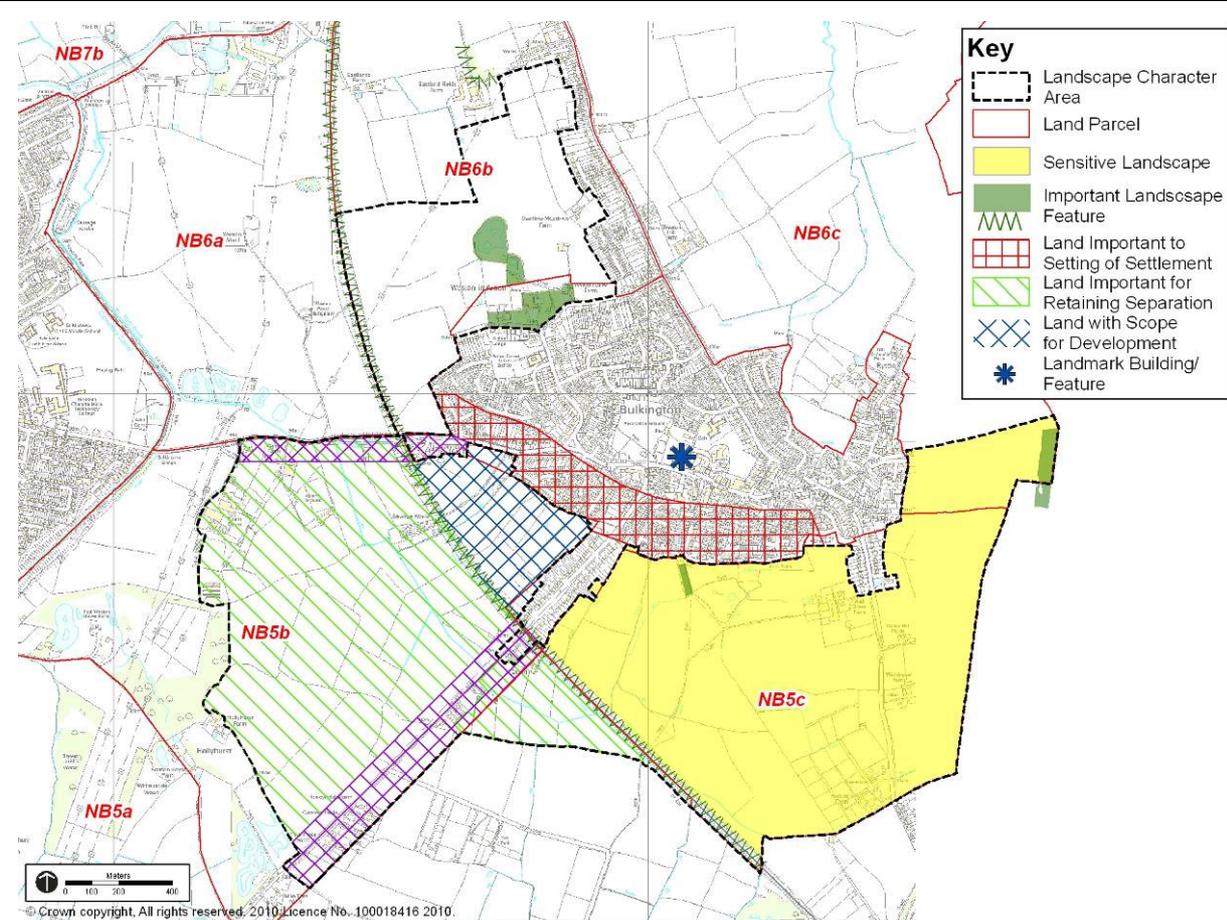
This is an open landscape with no woodland. Views of wooded horizons are across rolling farmland with urban influences generally limited to the fringes of the character area.

The land is sensitive to change which would increase the prominence of built form and reduce the sense of separation between Nuneaton and Bulkington.

New woodland planting is less consistent with landscape character and guidelines limit new planting to reinforcement of hedgerow boundaries and along streams.

Bulkington appears as a small clustered settlement and small-scale fields on the edge of the settlement help to reinforce this setting. If development occurred it could increase the scale of Bulkington and alter this open rural landscape.

5. Bulkington Village Farmlands
(Contains parcels NB5b (part), NB5c and NB6b (part))

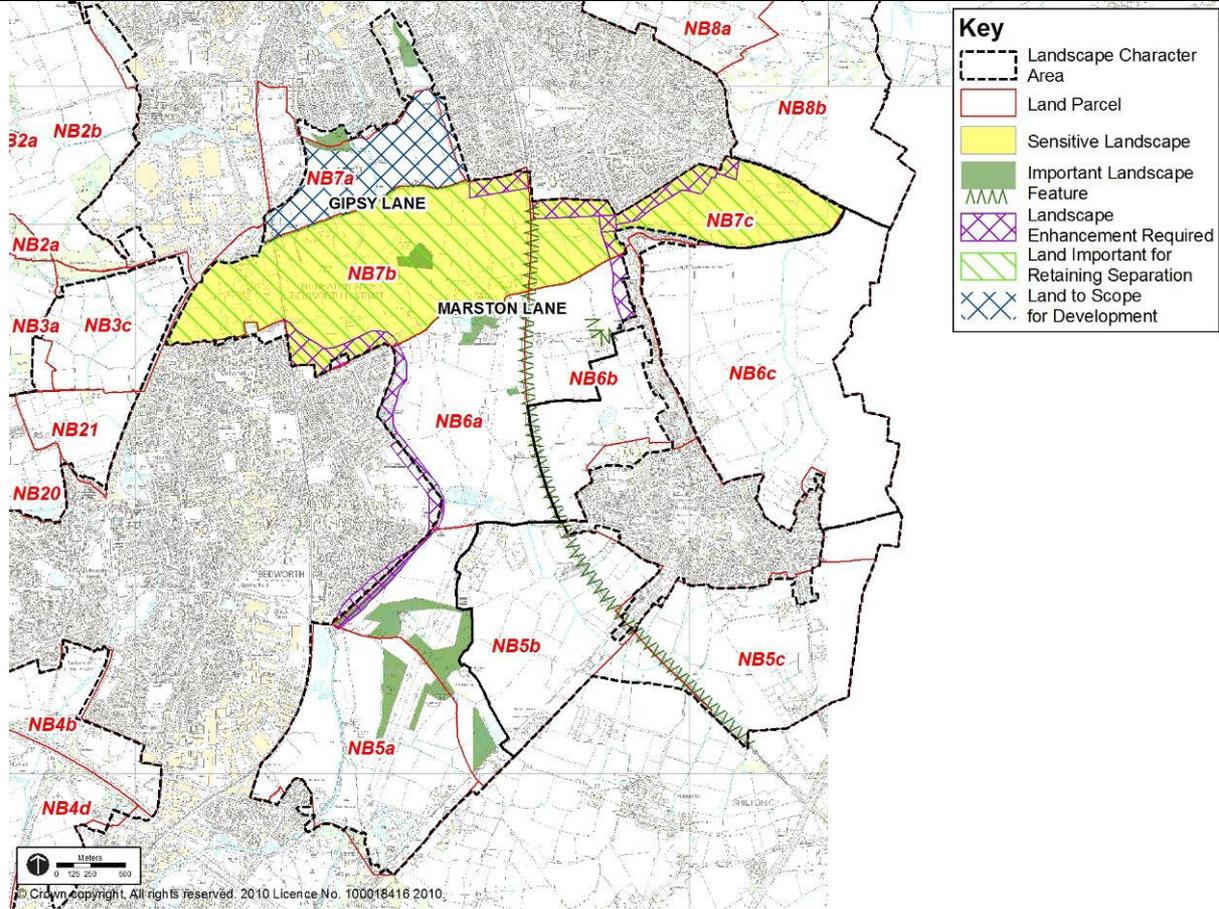


Strength of Landscape Character: Moderate
Landscape Condition: Moderate to Poor
Landscape Strategy: Enhance and Restore

| Landscape Capacity to accommodate development | Capacity and scope for development and mitigation in keeping with character |
|---|---|
| <p>Key characteristics that should be protected and where possible enhanced include: hedgerows and hedgerow trees; linear woodland along the railway and some streams; and trees and scrub along settlement fringes. Positive change could include management and restoration of hedgerows and enhancement of linear woodlands.</p> | <p>This land provides separation between Bulkington and Bedworth although ribbon development along roads weakens the sense of separation. Separation is maintained through views of farmland between ribbon development and in places landform preventing intervisibility. Further development in this landscape could continue the erosion of separation particularly if it made urban edges more prominent.</p> <p>Enhancement of the approaches into Bulkington along Coventry Road and Bedworth Road through landscaping, signage and development, reflecting the more distinctive vernacular of the centre of the village, could help reinforce village identity and thus reinforce separation from Bedworth and Coventry.</p> <p>Bulkington has a rising edge nestled in trees; there is limited opportunity in this landscape to replicate and retain this character. There are some small-scale opportunities on the edge of Bulkington where land is isolated from adjacent farmland by existing ribbon development and the wooded railway embankment.</p> |

6. Nuneaton and Bedworth Urban Fringes

(Contains parcels NB5a, NB5b (part), NB6a, NB6b (Part), NB7a, NB7b and NB7c)



Strength of Landscape Character: Moderate

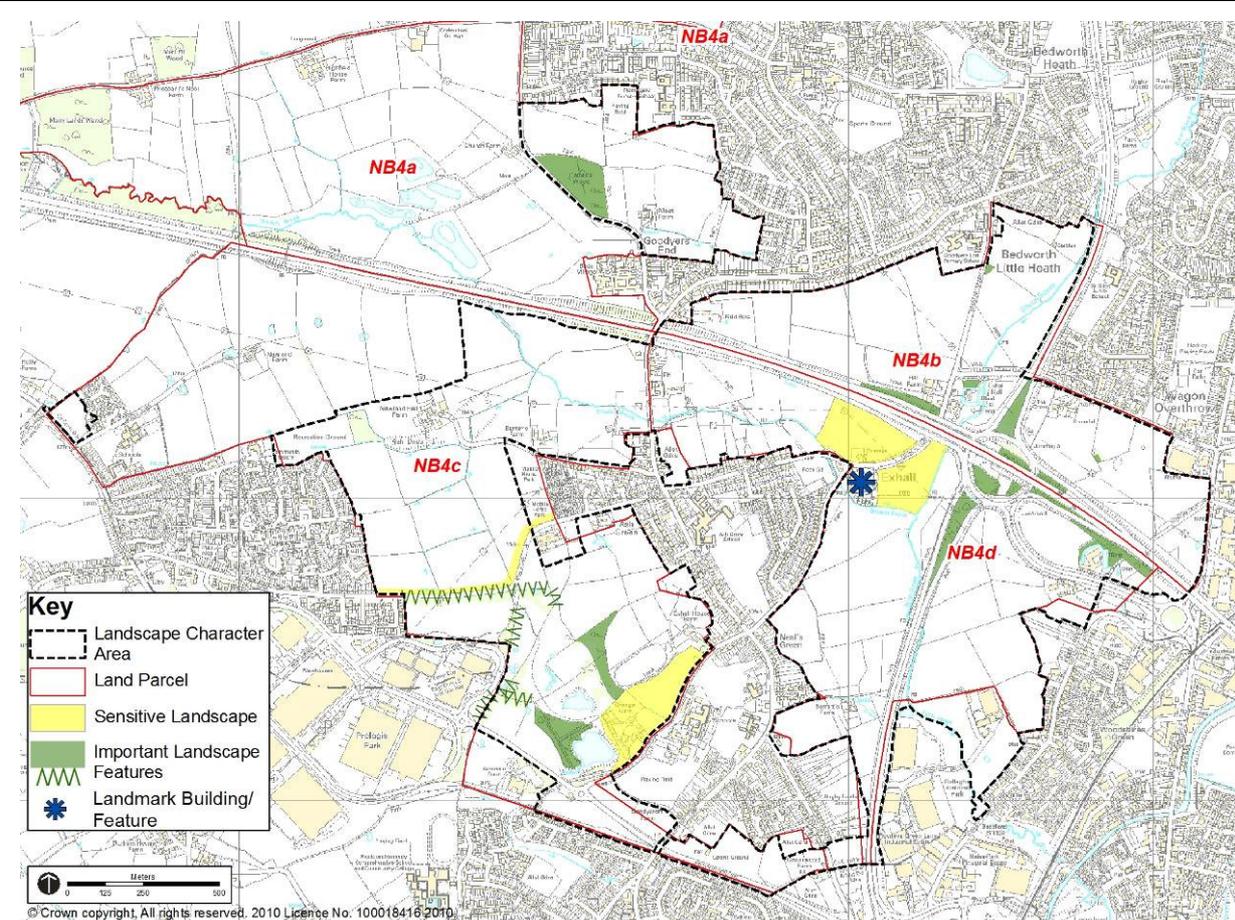
Landscape Condition: Poor

Landscape Strategy: Enhance and Restore

| Landscape Capacity to accommodate development | Capacity and scope for development and mitigation in keeping with character |
|--|---|
| <p>Key features to be conserved and enhanced include canals; wetland meadows; riparian tree planting; hedgerows; hedgerow trees; and woodland.</p> | <p>Urban fringes are common in this landscape and the land is important in providing separation between Coventry, Nuneaton, Bulkington and Bedworth. Coventry Canal provides an edge to development within Bedworth. Land between Gipsy Lane and Marston Lane is important in providing separation between Nuneaton and Bedworth.</p> <p>Positive improvements to landscape character would include new planting and green infrastructure along settlement fringes to reduce their prominence. New woodland should integrate with surrounding woodlands and landscape features such as hedgerow trees and hedgerows.</p> <p>Within the landscape there is limited capacity for development without having a negative effect on separation except land to the north of Gipsy Lane.</p> |

7. Keresley Urban Fringe

(Contains parcels NB4a (part), NB4b, NB4c (part) and NB4d)



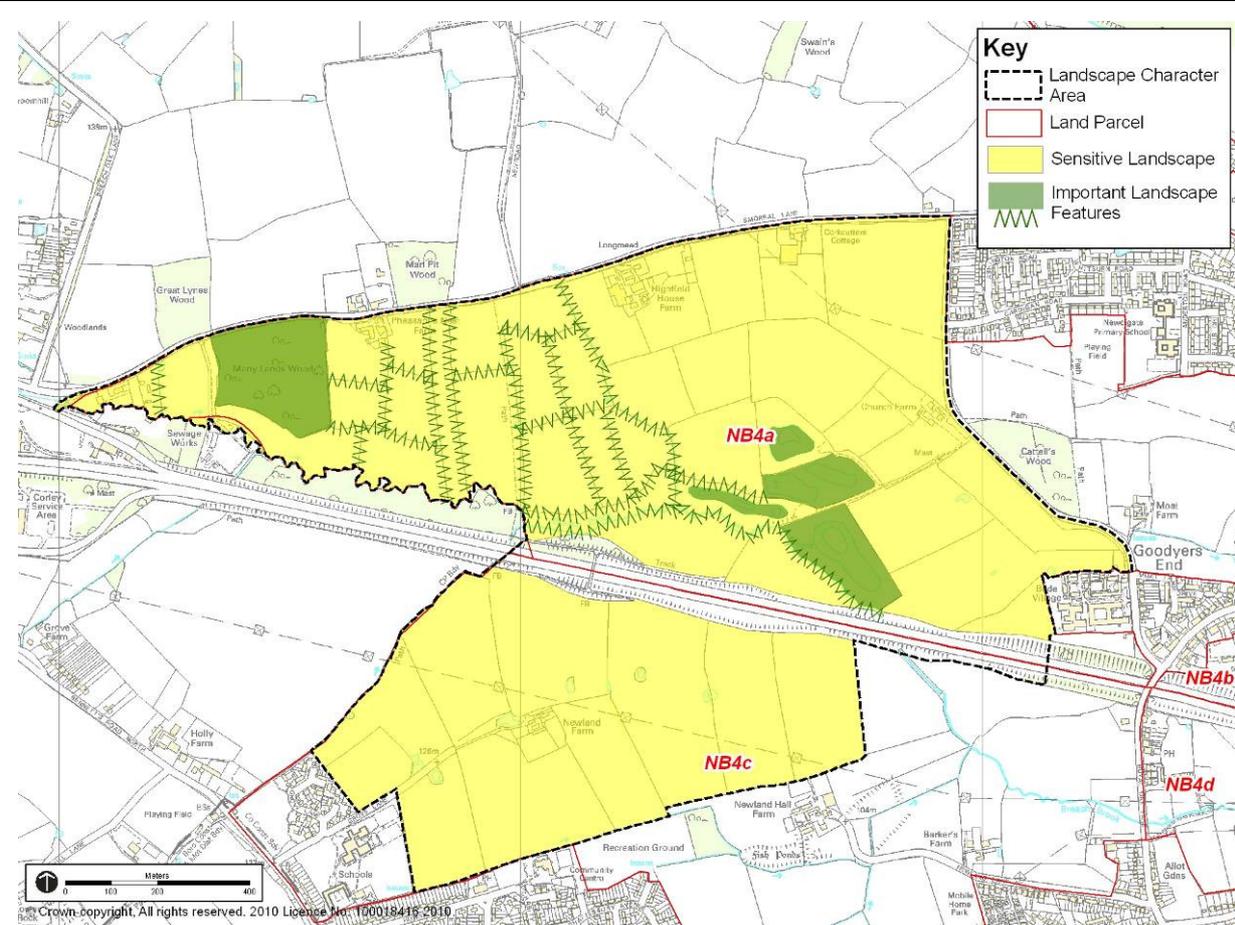
Strength of Landscape Character: Weak

Landscape Condition: Poor

Landscape Strategy: Restore or Create

| Landscape Capacity to accommodate development | Capacity and scope for development and mitigation in keeping with character |
|---|---|
| <p>This is an urban fringe landscape characterised by farmland which is often fragmented or isolated from the wider countryside by urban development and roads. A well-treed landscape character is created through the combination of linear woodland along the M6 and A444, frequent hedgerow trees and wooded streams.</p> | <p>Any change should aim to create or reinforce a sense of place and distinctiveness whilst retaining features such as hedgerows, hedgerow trees, woodland and wooded streams through new green infrastructure and restoration of existing landscape features to reinforce character. New planting could help to reduce the prominence of urban fringes.</p> <p>Land along New Road is important in retaining separation between Ash Green and Keresley Newlands. Any change would need to ensure that it retained distinction between settlements particularly Ash Green and Keresley Newlands along New Road.</p> <p>Any new development should be set in a strong landscape framework which incorporates existing landscape structure where possible. Development would need to create distinctiveness between settlements; retain views towards St Giles Church; maintain the village character around the junction of Church Lane and St Giles Road; and retain the rural character along Blackberry Lane.</p> |

8. Keresley Newlands – Ancient Arden
(Contains parcels NB4a (part) and NB4c (part))



Strength of Landscape Character: Moderate
Landscape Condition: Good to Moderate
Landscape Strategy: Conserve and Enhance

Landscape Capacity to accommodate development

This is a landscape which retains a rural and tranquil character despite its close proximity to the urban edge and M6. Key features to be retained are small-scale pasture fields with intact mature hedgerows and frequent hedgerow trees; wooded streams; field ponds; marshy grassland; linear belts of woodland; and blocks of ancient woodland.

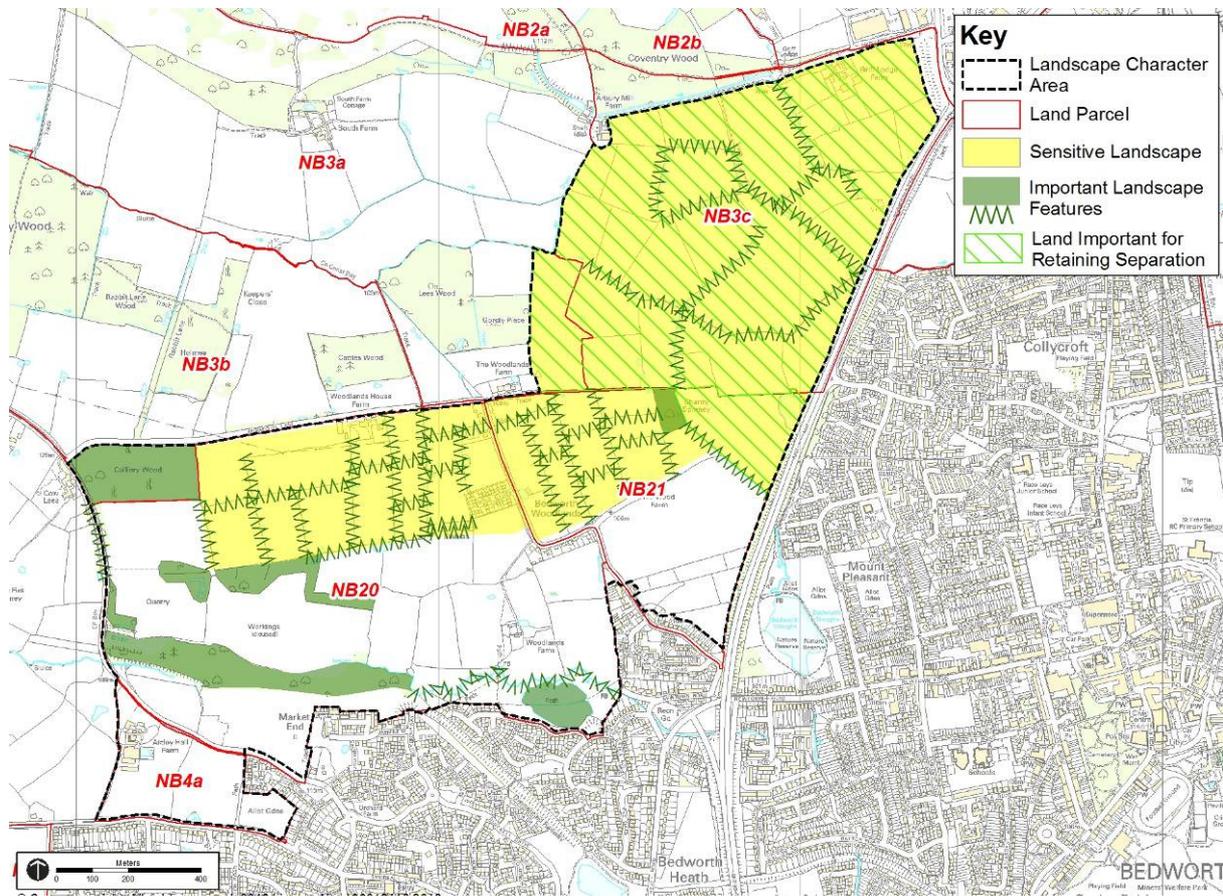
Capacity and scope for development and mitigation in keeping with character

This landscape has a rural and tranquil character with a strong and rapid transition from the urban to rural landscape. The pattern is particularly distinctive to the north of the M6.

Any new development would need to reflect the red brick farm house properties within the landscape and ensure it maintains a positive contribution to the landscape.

As the land is in a valley, development would be visible on sloping ground potentially reducing the sense of separation. Although woodland is a feature it is likely that rooflines would remain visible in views across the valley.

9. Bedworth Woodlands Rural Fringe
(Contains parcels NB3c (part), NB4a, NB20 and NB21)



Strength of Landscape Character: Moderate
Landscape Condition: Moderate
Landscape Strategy: Enhance

Landscape Capacity to accommodate development

This landscape retains a rural, enclosed and intimate character through a small-scale field pattern bordered by mature hedgerows and hedgerow trees. Rural roads are also lined by mature hedgerows and trees which reinforces the enclosed character. The area south of Bedworth Lane is a remnant of the older 'Ancient Arden' character although this pattern has been fragmented and altered through progressive development and Newdigate Colliery.

Features to be conserved and enhanced include the small-scale field pattern and the frequency and density of hedgerow trees and hedgerows. Woodlands, ditches and remaining wooded field ponds are also important features.

Capacity and scope for development and mitigation in keeping with character

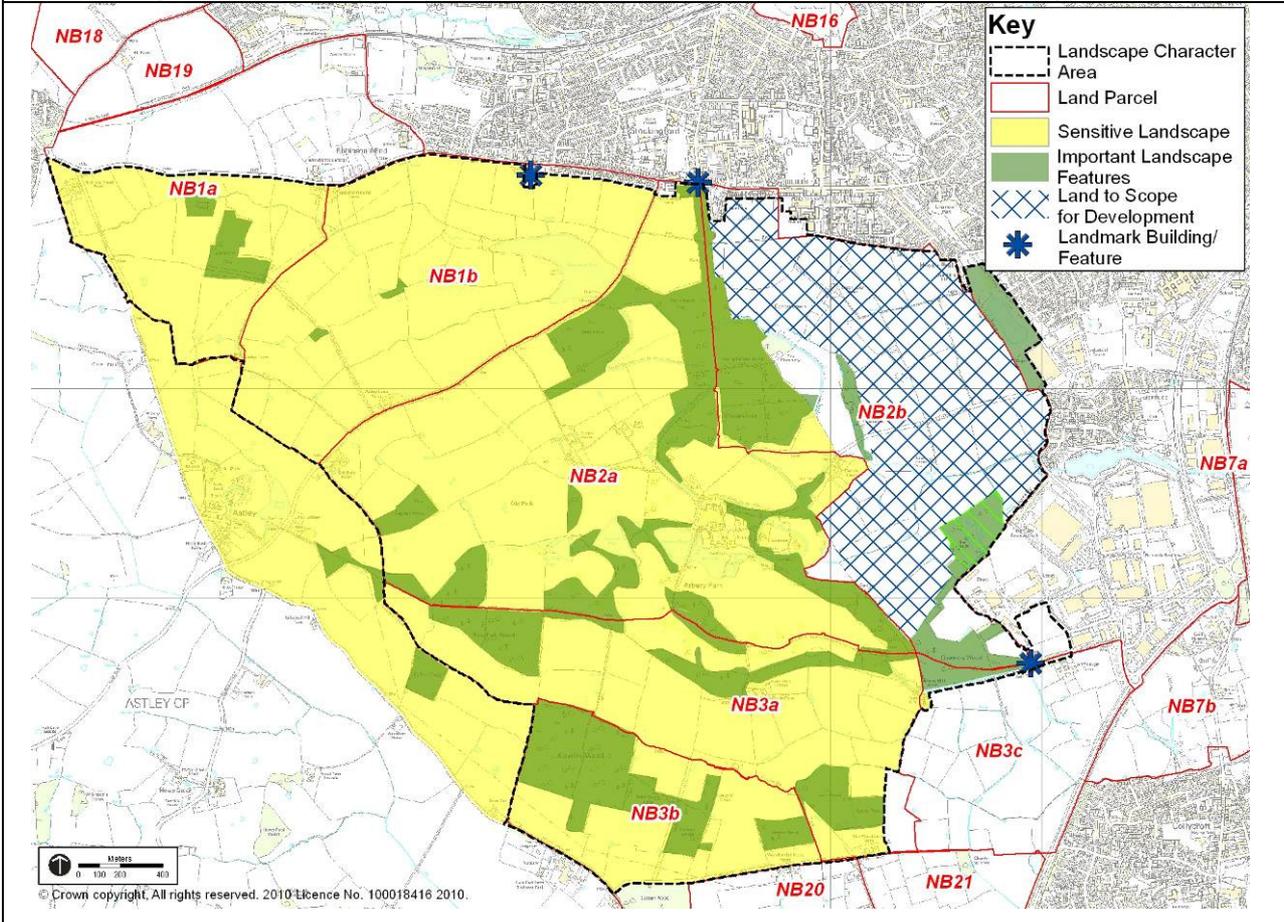
Although development is common in the landscape, it is often only locally visible due to filtering and screening by intervening hedgerows.

Land in the northern part of the character area is particularly sensitive to changes which would reduce separation between Nuneaton and Bedworth.

The landscape is sensitive to any changes which might affect the enclosed and intimate character in the landscape and which would increase the prominence of built development within views from public rights of way and roads. Any new development would need to ensure it respects the field pattern; retains existing landscape features; and includes new small-scale woodland copses integrating with field hedgerows to provide screening of settlement edges.

10. Arbury Parklands

(Contains parcels NB1a (part), NB1b, NB2a, NB2b, NB3a, NB3b and NB3c (part))



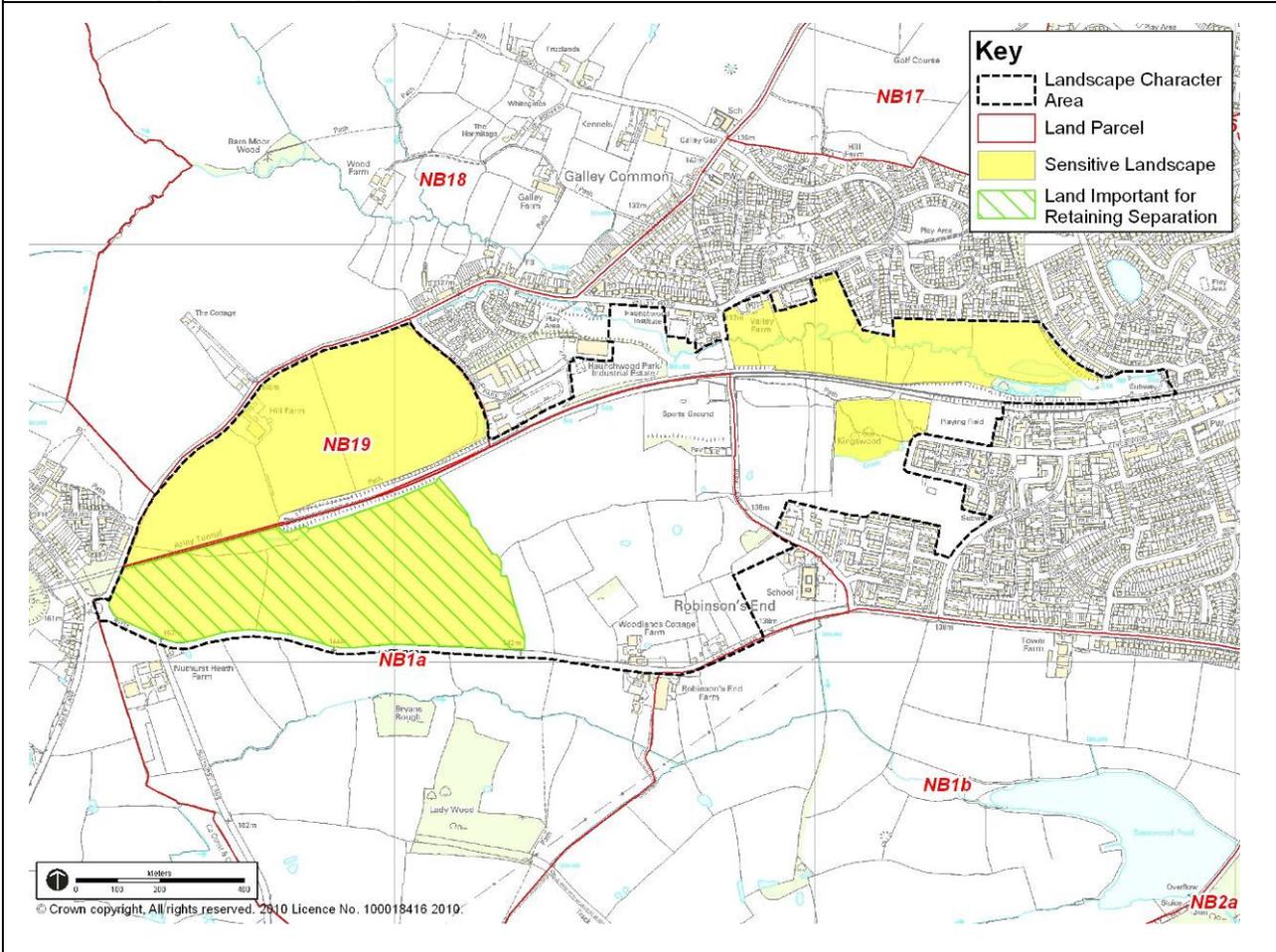
Strength of Landscape Character: Strong

Landscape Condition: Good

Landscape Strategy: Conserve

| Landscape Capacity to accommodate development | Capacity and scope for development and mitigation in keeping with character |
|--|--|
| <p>Change within this landscape would need to ensure that it conserved and enhanced the rural and remote character. It would need to respect the parkland character and distinctive vernacular of brick and timber farmhouses and agricultural buildings, maintaining the prominence of gate houses and lodges along the surrounding small rural roads. Any change which did not retain and reinforce wooded horizons or that made urban edges more prominent would weaken the pattern and character of the landscape. It is important to retain the rural wooded farmland setting to Arbury Hall Park and Garden.</p> | <p>In the northern part of the character area change such as built development would increase the extent of development visible as the urban edge is currently on high ground which slopes to a small stream. It would be difficult to mitigate this without altering the single line of development to a cluster of sloping rooflines. Therefore there is limited capacity for development.</p> <p>In the eastern part of the character area urban edges are more prominent and change could help reinforce the wooded horizons and rural character. This could be achieved through comprehensive new native broadleaf woodland planting which follows streams and integrates with the scale, pattern and form of existing woodland and reduces and screens existing and new development from the wider landscape. A sharp transition between the urban edge and pasture or arable fields would need to be maintained. Capacity for development is higher along this edge provided it was accompanied by a comprehensive landscape framework.</p> |

11. Galley Common Hill and Robinson’s End Valley
(Contains parcels NB1a (part) and NB19)



Strength of Landscape Character: Moderate
Landscape Condition: Moderate
Landscape Strategy: Enhance

Landscape Capacity to accommodate development

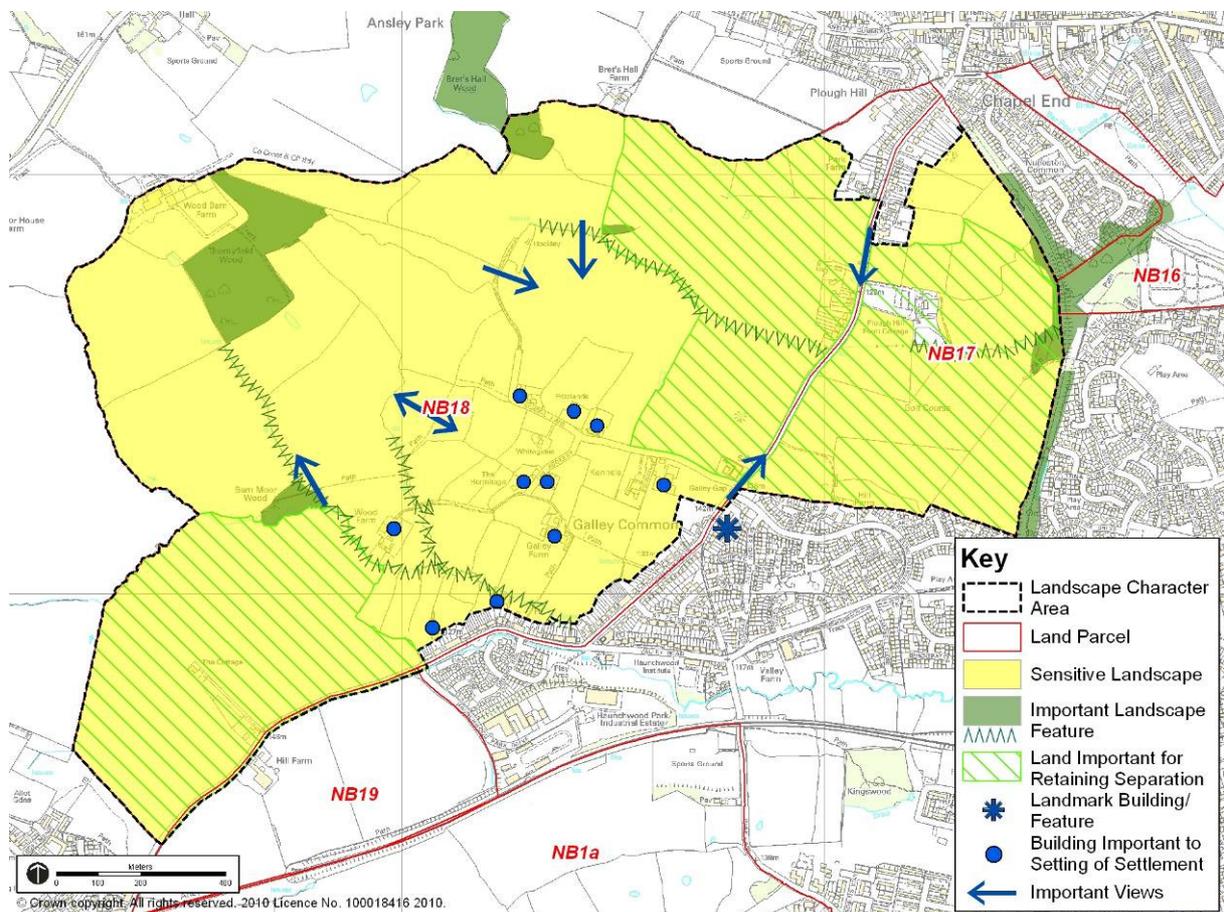
Key characteristics that should be protected and where possible enhanced include Whytell Pool and Meadows SINC; valley woodland; and field hedgerows. It is also important to ensure that new development does not become prominent in the landscape and the separation between Robinson’s End and Ansel is retained.

Capacity and scope for development and mitigation in keeping with character

Development in this landscape is on valley slopes with the lowest ground along the river retained as open space which comprises meadows and woodland.

Any new development should be complemented with an appropriate landscape scheme that achieves low visibility in valley views. Building styles and materials should reflect positive aspects of existing development to assist with integrating new built elements into the area. Development should reflect existing development on valley sides and the positioning of properties below the highest ground would help to reduce their prominence particularly from landscapes to the north and south.

12. Galley Common Hills and Valleys
(Contains parcels NB17 and NB18)



Strength of Landscape Character: Strong
Landscape Condition: Moderate
Landscape Strategy: Conserve and Enhance

Landscape Capacity to accommodate development

Key characteristics that should be protected and where possible enhanced include the undulating landform of low rounded hills; woodland on high ground; wooded streams; and frequent hedgerow trees. It is also important to ensure that development does not become prominent within the landscape and where visible appears as individual properties or small clusters along a village edge.

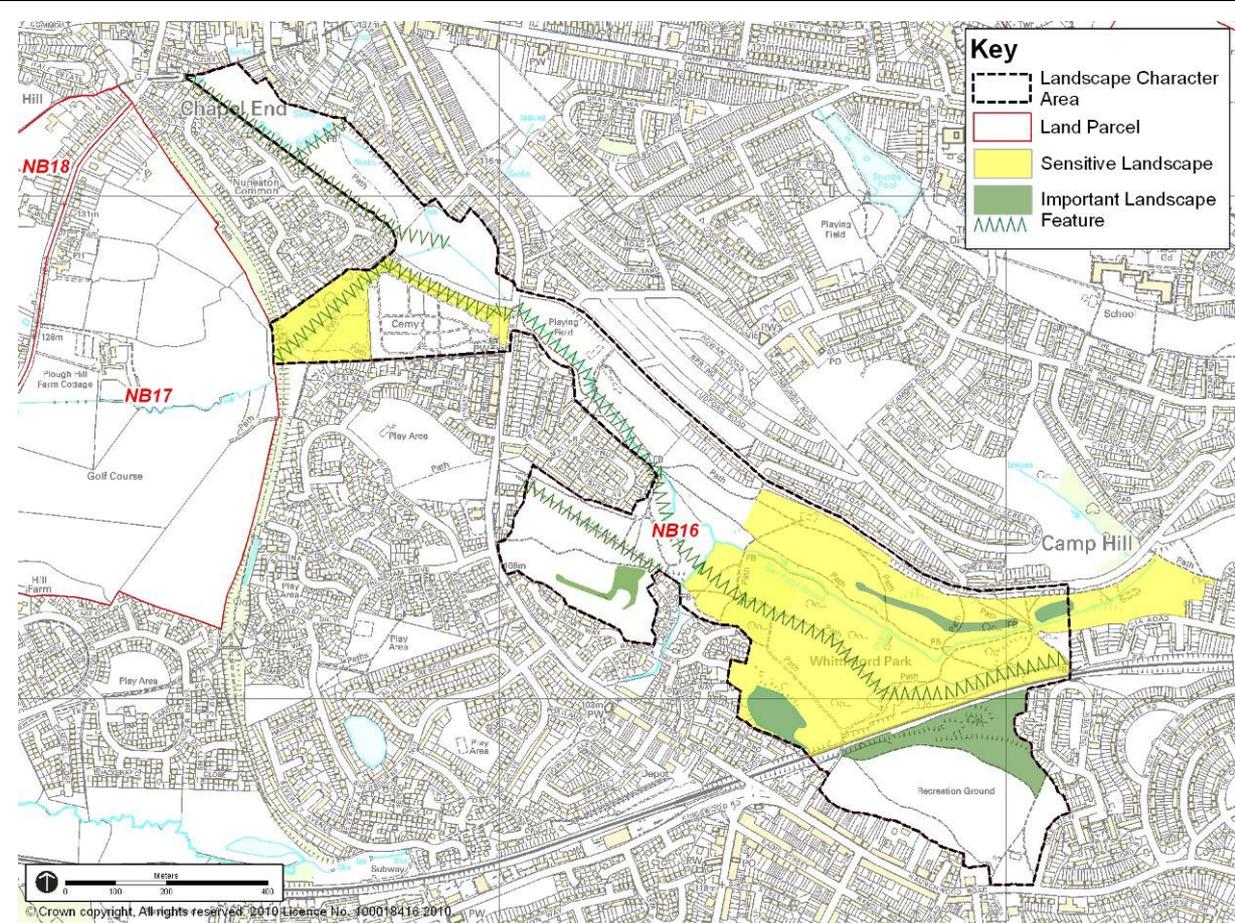
Capacity and scope for development and mitigation in keeping with character

Built development tends to appear as clusters of properties on lower ground and individual properties or linear ribbon development on higher ground such as Ansley and Ansley Common. The positioning of properties just below the highest ground also helps to reduce the prominence of development.

Change in this landscape which increased the prominence of built form would alter the strong transition from the urban to rural environment. Any new development would need to reflect the infrequent clusters of red brick farmhouse properties within the landscape and ensure it maintains a positive contribution to retaining distinction between settlements particularly Plough Hill and Galley Common. The presence of farmhouses and agricultural buildings and small-scale pasture on the edges of settlements should also be retained to sustain the impression of villages rather than a larger scale conurbation.

It would be difficult to develop in this landscape and retain these characteristics.

13. Whittleford Park and Bar Pool River Valley
(Contains parcel NB16)



Strength of Landscape Character: Moderate
Landscape Condition: Moderate
Landscape Strategy: Enhance

Landscape Capacity to accommodate development

This is an urban fringe valley landscape providing an area of naturalistic open space close to residents. In places it has a sense of seclusion and separation from the urban environment. Urban fringes are common although tend to be on rising ground on the valley sides extending onto the highest ground.

Capacity and scope for development and mitigation in keeping with character

Change in this landscape would need to respect the character of a rising roofline with the valley remaining as open naturalistic land associated with wetlands and woodland. Change which altered this character would fragment the interconnecting open spaces and may in places reduce the sense of seclusion.

Any new development should be complemented by an appropriate landscape scheme including wetlands and woodland to integrate with existing landscape features. Building styles and materials should reflect positive aspects of existing development to assist with integrating new elements with existing properties.

7.0 CONSTRAINT ANALYSIS

- 7.1 The parcels of land have been analysed to identify where they are considered to be least constrained. The constraint analysis has included reviewing primary and secondary constraints present in each parcel; any existing development or permissions; landscape capacity which draws on the information presented at Chapter 6; and whether a parcel is connected to the urban area. Figure 4 illustrates the primary constraints present in the borough and Figure 5 illustrates secondary constraints.
- 7.2 Each parcel has been scored based upon this analysis to indicate the level of constraints for each site. For consistency with the Coventry Joint Green Belt Study the scores for each of the parcels in Green Belt land in the borough have been noted in the table below. Parcels identified as the 35% least constrained sites in the CJGBS have been underlined and are in italics.

Table 7.1: Summary of scores in the Coventry Joint Green Belt Study

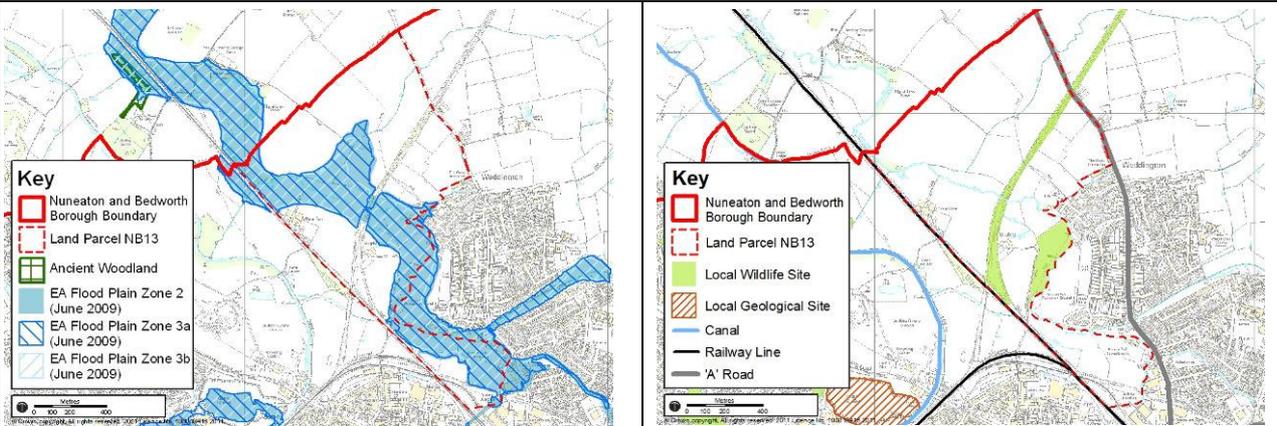
| Parcel reference | Primary Constraints (PC) | Secondary Constraints (SC) | Permissions | Landscape Value | Connectivity | Overall Score |
|--------------------|--------------------------|----------------------------|-------------|-----------------|--------------|---------------|
| <i><u>NB1A</u></i> | 2 | 1.5 | 3 | 2 | 0 | 8.5 |
| <i><u>NB1B</u></i> | 1 | 1.5 | 3 | 3 | 0 | 8.5 |
| NB2A | 9 | 0.5 | 3 | 3 | 0 | 15.5 |
| NB2B | 8 | 1.5 | 3 | 3 | 0 | 15.5 |
| NB3A | 6 | 0 | 3 | 3 | 4 | 16 |
| NB3B | 4 | 0 | 3 | 3 | 4 | 14 |
| NB4A | 7 | 0.5 | 3 | 2 | 0 | 12.5 |
| NB4B | 6 | 1.5 | 3 | 2 | 0 | 12.5 |
| <i><u>NB4C</u></i> | 4 | 0.5 | 2 | 2 | 0 | 8.5 |
| <i><u>NB4D</u></i> | 4 | 1.5 | 3 | 2 | 0 | 10.5 |
| <i><u>NB5A</u></i> | 1 | 3 | 3 | 1 | 0 | 8 |
| NB5C | 4 | 1 | 3 | 3 | 4 | 15 |
| NB6C | 4 | 0.5 | 3 | 2 | 4 | 13.5 |
| NB7A | 6 | 3.5 | 3 | 1 | 0 | 13.5 |
| NB7C | 4 | 1.5 | 3 | 3 | 0 | 11.5 |
| <i><u>NB8A</u></i> | 4 | 1 | 3 | 3 | 0 | 11 |

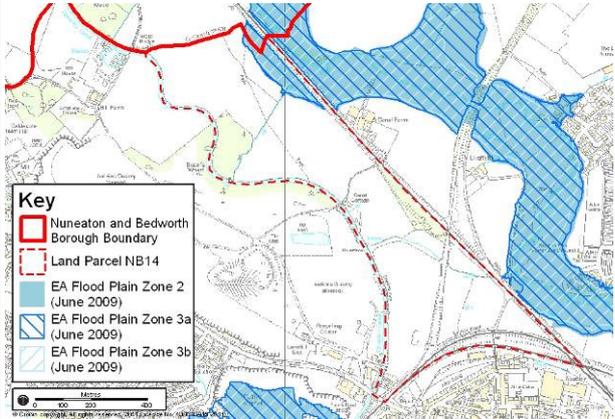
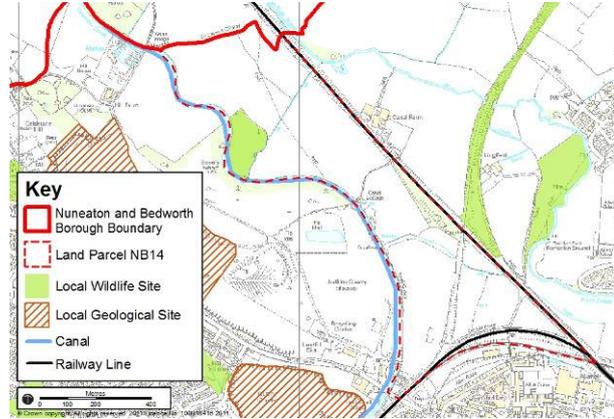
| Parcel NB9 | |
|---|-------------------|
| | |
| Primary Constraints | Score |
| <p>Flood zones 2, 3a and 3b cover much of this parcel to the north of the cemetery along the part of the parcel which extends into the edge of Nuneaton. This flood zone also continues on land adjacent to the parcel.</p> <p>Scoring 4 for Flood zone 3b</p> | 4 |
| Secondary Constraints | |
| <p>A LWS is present in the western corner of the site and continues to the west of the railway. The site is also bordered by a railway on its northern and western boundaries. The A4254 is through the centre of the parcel.</p> <p>0.5 for LWS and 1 for main road 0.5 for bordering the railway 0.5 for multiple constraints (railway)</p> | 2.5 |
| Permissions and existing development | |
| <p>The land is countryside with no existing development or permissions. It contains a cemetery although this has not been considered as development in this study.</p> | 3 |
| Landscape value and capacity | |
| <p>Land to the south of the cemetery is considered to be suitable for development in connection with the urban edge along the southern boundary. The land is already influenced by urban development with large commercial warehouses at Attleborough Fields Industrial Estate prominent in views. The northern part of the parcel to the west of Eastboro Way (A4254) adjoins the urban area extending as a finger of greenspace predominantly comprising playing pitches, areas of grassland and unfarmed land adjacent to the industrial estate and a wooded river valley which extends through the centre of the parcel. The western extent of the parcel is an area of grassland, woodland and scrub used as open space. The river valley is an important landscape feature although much of the other land does not have a strong sense of place. The area falls within Nuneaton Estate Farmlands which is reported as having a weak strength of character or sense of place and is in poor condition. The landscape strategy states emphasis should be on restoring and creating a sense of place in this landscape.</p> | 1 |
| Connectivity | |
| <p>This parcel is connected to the urban edge along three of its boundaries.</p> | 0 |
| | TOTAL 10.5 |

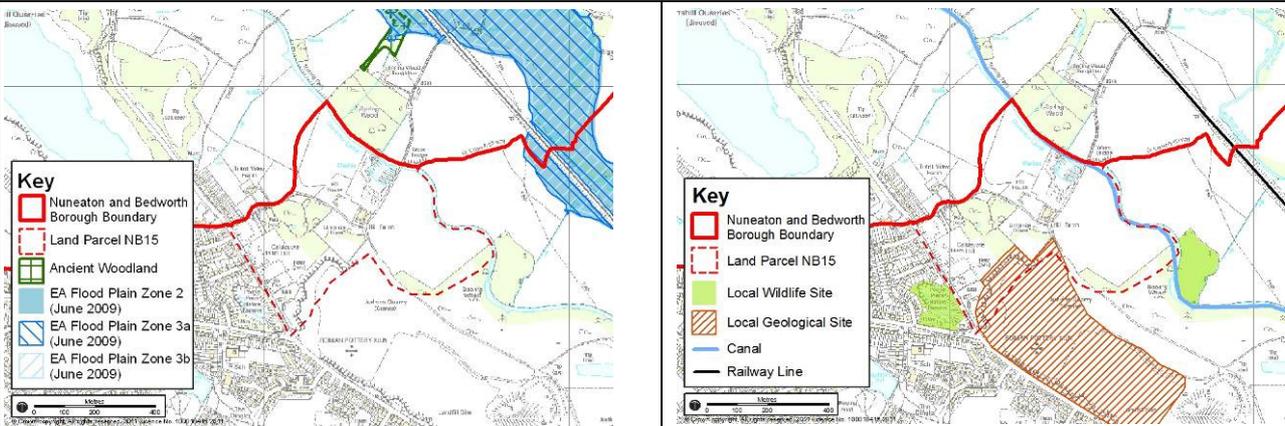
| Parcel NB10 | |
|--|--------------|
| | |
| Primary Constraints | Score |
| <p>This parcel contains 2, 3a and 3b along Harrow Brook which forms the eastern boundary to the parcel. There are no other primary constraints in the parcel.</p> <p>Scoring 4 for Flood zone 3b</p> | 4 |
| Secondary Constraints | |
| <p>The A5 crosses the very northern tip of the parcel and a railway borders the southern boundary of the parcel. There are no other secondary constraints on this land.</p> <p>1 for main road 0.5 for bordering railway tracks</p> | 1.5 |
| Permissions and existing development | |
| <p>The land is countryside with no existing permissions in the parcel. Linear ribbon development is along the northern edge of the parcel along The Long Shoot.</p> | 2 |
| Landscape value and capacity | |
| <p>This parcel of land is important in retaining separation and rural aspect between Hinckley and Nuneaton. The separation between the settlements has partially been lost through ribbon development along The Long Shoot however additional development would result in coalescence between the settlements and would further reduce the sense of separation. The land falls within Anker Valley Estate Farmlands and has a moderate strength of character and moderate landscape condition. The Landscape Strategy states that emphasis should be on enhancing the key features of this landscape. The capacity to accommodate change section reinforces this parcel's importance for retaining separation and also states that any change which would make urban edges more prominent would have an adverse effect on the character of this landscape.</p> | 2 |
| Connectivity | |
| <p>This parcel is connected to the urban edge although on the opposite side of the A4254 and A47.</p> | 0 |
| TOTAL | 9.5 |

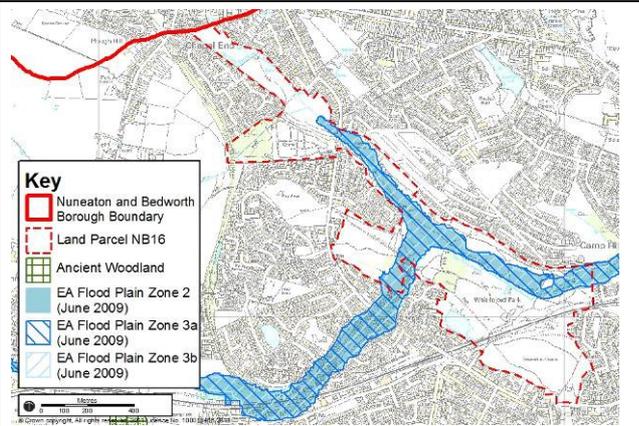
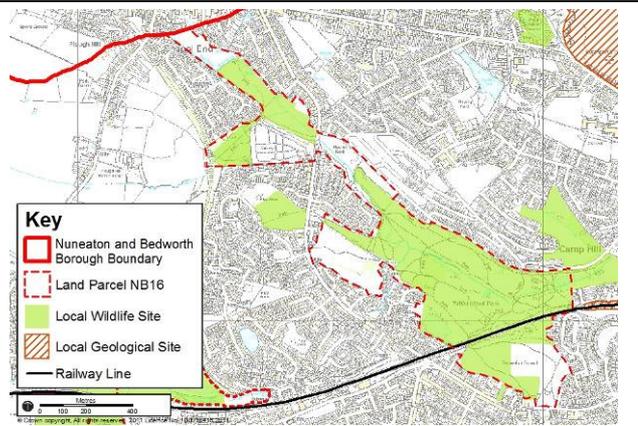
| Parcel NB11 | |
|--|--------------|
| | |
| Primary Constraints | Score |
| There are no primary constraints in this parcel. | 0 |
| Secondary Constraints | |
| The A5 which is a busy road is through the northern edge of this parcel and the A47, The Longshoot, borders the south eastern edge of the parcel. There are no other secondary constraints in this parcel. 1 for main road 0.5 for bordering a main road | 1.5 |
| Permissions and existing development | |
| There are no permissions or development in this parcel. | 3 |
| Landscape value and capacity | |
| This area includes gently sloping to flat land with frequent views of urban fringes. Farmland is bordered by development on the eastern, western and southern boundaries which influences the rural character of the land. Land along the A5 is sensitive and would require landscape treatment of mitigation woodland and tree planting to prevent views of any urban edges as it could create the impression in combination with development at the Long Shoot of Hinckley extending further into the landscape than it does. The land is in Anker Valley Estate Farmlands and has a moderate strength of character and moderate landscape condition. The Landscape Strategy states that emphasis should be on enhancing the key features of this landscape. It states that development should avoid the highest ground and be accompanied by an advanced and established landscape framework to ensure that development does not become more prominent in the landscape. Where visible development should appear as a cluster of smaller settlements. | 2 |
| Connectivity | |
| The parcel is connected to the urban edge along its southern boundary. | 0 |
| TOTAL | 6.5 |

| Parcel NB12 | |
|--|--------------|
| | |
| Primary Constraints | Score |
| Flood zones 2, 3a and 3b are present in the very southern part of this parcel along a small brook which extends as a green finger into development at Weddington. There are no other primary constraints. 4 for Flood zone 3b | 4 |
| Secondary Constraints | |
| The parcel contains a LWS along the Weddington Country Walk and continues through countryside to the south and the A5 crosses the northern part of the site. There are no other secondary constraints. 1 for main road and 0.5 for LWS. | 1.5 |
| Permissions and existing development | |
| There are no permissions or existing development in this parcel. | 3 |
| Landscape value and capacity | |
| <p>This is a generally flat landscape with small, hedged fields with few trees. In the southern and eastern part of the parcel, development is visible on two to three sides of the land which reduces the rural character experienced in the northern part of this parcel. In addition the visibility of development around the site reduces the impression of a series of villages.</p> <p>The land rises to the A5 which is on a broad plateau; this landform reduces the prominence of development on the edge of Nuneaton. The northern edge of Weddington in this parcel has a more rural character particularly when entering the settlement along Weddington Road. The landscape character assessment reported that linear woodlands are a feature of the landscape; this could be used in mitigation planting to provide screening and retain an impression of this edge of Nuneaton being a series of smaller settlements.</p> <p>The land is in Anker Valley Estate Farmlands and has a moderate strength of character and moderate landscape condition. The Landscape Strategy states that emphasis should be on enhancing the key features of this landscape. It states that development should be accompanied by an advanced and established landscape framework to ensure that development does not become more prominent in the landscape.</p> | 2 |
| Connectivity | |
| The southern edge of the parcel is connected to the edge of Weddington | 0 |
| TOTAL | 10.5 |

| Parcel NB13 | |
|---|--------------|
|  | |
| Primary Constraints | Score |
| Land along the River Anker is classified as Flood Zones 2, 3a and 3b. This area covers most of the southern part of the parcel. There are no other primary constraints in this parcel. 4 for Flood zone 3b | 4 |
| Secondary Constraints | |
| The parcel is adjacent to a railway which forms the south western boundary of the parcel. The parcel also contains the Weddington Country Walk and Weddington Meadows which are both LWSs. 0.5 for LWS sites and 0.5 for multiple constraints 0.5 for bordering a railway | 1.5 |
| Permissions and existing development | |
| There are no permissions or existing development in this parcel. | 3 |
| Landscape value and capacity | |
| This parcel has a distinctive character. The landscape structure retains a village edge appearance which would be adversely altered if development became more prominent in the landscape. Around Weddington there are views of Weddington Church which in combination with small-scale pasture fields creates an intimate village character with few urban influences. The landscape makes an important contribution to the setting of this edge of Nuneaton around Weddington. Weddington Country Walk is a disused railway and prominent wooded feature. To the north of this, the landscape is more rural in character with large arable fields and long views. Development is not often visible in this landscape. The land is in Anker Valley Estate Farmlands and has a moderate strength of character and moderate landscape condition. The Landscape Strategy states that emphasis should be on enhancing the key features of this landscape. It states that development should be accompanied by an advanced and established landscape framework to ensure that development does not become more prominent in the landscape. It notes that the land around Weddington is particularly sensitive to change which would increase the prominence of development and alter the rural village edge character. It would be difficult to develop this parcel and retain this character. | 3 |
| Connectivity | |
| The site is connected to an urban area along the edge of Weddington on the eastern edge of the parcel. | 0 |
| TOTAL | 11.5 |

| Parcel NB14 | |
|--|--|
|  |  |
| Primary Constraints | Score |
| The northern corner of the parcel contains a small area of Flood zones 2, 3a and 3b adjacent to the railway. There are no other primary constraints. 4 for Flood zone 3b | 4 |
| Secondary Constraints | |
| The site is bordered by a railway track along its north eastern boundary and the Coventry Canal along the south western boundary. An area of woodland is identified as a LWS at Boon's Wharf. A railway crosses the southern part of the site. 1 for railway track 0.5 for LWS 0.5 for bordering canal | 2 |
| Permissions and existing development | |
| There is no development or any existing permissions in this parcel. | 3 |
| Landscape value and capacity | |
| This landscape is a transitional area between the wooded ridgeline to the west and the more open gently rolling to flat estate farmlands to the north. The ridgeline to the west is a prominent feature next to this parcel. There is strong continuity in the landscape character between this parcel and land to the north of the railway. Its character is of rural farmland with distant views of small settlements and frequent farmsteads. There is no direct visual connection with the urban edge which is screened by woodland along the railway line to the south and the wooded ridgeline and Judkins Quarry to the west. The land is in Anker Valley Estate Farmlands and has a moderate strength of character and moderate landscape condition. The Landscape Strategy states that emphasis should be on enhancing the key features of this landscape. It states that development should be accompanied by an advanced and established landscape framework to ensure that development does not become more prominent in the landscape. This would be difficult to achieve without altering the character of this parcel. | 2 |
| Connectivity | |
| Whilst the parcel is connected to the urban edge of Nuneaton it is separated by the railway along the southern boundary. | 0 |
| TOTAL | 11 |

| Parcel NB15 | |
|--|--------------|
|  | |
| Primary Constraints | Score |
| There are no primary constraints in this parcel. | 0 |
| Secondary Constraints | |
| The site is bordered by the Coventry Canal along its eastern boundary and the southern part of the site includes Judkins Quarry Local Geological Site (LGS). There are no other secondary constraints. 0.5 for bordering the canal 0.5 for LGS | 1 |
| Permissions and existing development | |
| The site contains a number of detached residential properties set in large grounds and a reservoir. However the majority of the site contains no development and no existing permissions. | 2 |
| Landscape value and capacity | |
| This parcel is on the top of a prominent ridgeline which is mostly wooded and includes a small area of open space bordering Judkins Quarry. There are some individual properties however these are generally set in wooded grounds and are not visible in the wider landscape. The land forms part of a prominent wooded ridgeline which provides a distinctive backdrop to views across the countryside to the north of the parcel. The landscape character assessment identifies the land in this parcel as Hartshill Ridge which has a moderate strength of character and sense of place although is in poor condition. Its landscape strategy emphasises that change should focus on enhancing and restoring a sense of place. The landscape capacity description states that the land is characterised by woodland and its industrial heritage. New development would need to ensure that it is not visible in the wider landscape. The position on a ridgeline means that even retaining a mature landscape framework it would be difficult to develop this site without adversely altering its character. | 3 |
| Connectivity | |
| The parcel is connected to the urban edge along its western boundary although the urban edge of Camp Hill is at present contained by the B4114. | 0 |
| TOTAL | 6 |

| Parcel NB16 | |
|--|--|
|  |  |
| Primary Constraints | Score |
| The central part of the parcel contains flood zones 2, 3a and 3b. There are no other primary constraints in this parcel. 4 for Flood zone 3b | 4 |
| Secondary Constraints | |
| The majority of this parcel is covered by two separate LWSs: Whittlefield Park and Barpool Valley and Nuneaton Common. A railway bisects the southern part of this site. 0.5 LWS 1 railway track 0.5 Multiple Constraint 0.5 for bordering LWS | 2.5 |
| Permissions and existing development | |
| Land adjacent to this parcel is undergoing change with previous housing being demolished and new housing being erected. No development within parcel. | 3 |
| Landscape value and capacity | |
| The land which is not designated as a SINC is undergoing change at present as development is occurring. The land is characterised by wetlands, pools and streams and development or woodland on the valley sides. The majority of the parcel is openly accessible open space and parkland used by local residents. It comprises a mixture of woodland, grassland and wetlands which are currently undergoing improvement works to improve the drainage capacity of the area. Whilst development is characteristic of this landscape it tends to be on higher ground and slopes with open space and woodland being present on the lowest ground. The land is in Whittleford Park and Bar Pool River Valley and has a moderate strength of character and moderate condition. Its landscape strategy emphasises that change should focus on enhancing the land's sense of place. Development in this parcel would generally alter the green open space river valley character with properties on rising ground along the valley slopes. This would be difficult to mitigate. | 2 |
| Connectivity | |
| The parcel is surrounded by the urban edges of Nuneaton, it forms a narrow belt of open space between the settlement. | 0 |
| TOTAL | 11.5 |

| Parcel NB17 | |
|--|---|
| <p>Key</p> <ul style="list-style-type: none"> Nuneaton and Bedworth Borough Boundary Land Parcel NB17 Ancient Woodland EA Flood Plain Zone 2 (June 2009) EA Flood Plain Zone 3a (June 2009) EA Flood Plain Zone 3b (June 2009) | <p>Key</p> <ul style="list-style-type: none"> Nuneaton and Bedworth Borough Boundary Land Parcel NB17 Local Wildlife Site Long Distance Footpath |
| Primary Constraints | Score |
| This parcel does not contain any primary constraints | 0 |
| Secondary Constraints | |
| There are no secondary constraints present in this parcel. The Shuntings LWS is within the parcel and Nuneaton Common LWS borders the parcel and extends east in Parcel NB16. 0.5 for LWS 0.5 borders a LWS | 1 |
| Permissions and existing development | |
| There are no existing permissions or development in this parcel. | 3 |
| Landscape value and capacity | |
| This landscape is part of Galley Common Hills and Valleys landscape character area which describes the area as having a strong strength of character or sense of place and a moderate landscape condition. It is characterised by small to medium scale pasture fields with mature boundaries, frequent hedgerow trees and wooded watercourses. The land has strong continuity with the wider landscape to the west of Plough Hill Road. Development is often set just below the ridgeline and is not visually prominent in the landscape, often appearing as short lines or small clusters of properties. The land is important for creating a sense of separation between Galley Common and Plough Hill through views of fields along both sides of Plough Hill Road. This separation and the simple pattern of agricultural fields and woodland would be difficult to mitigate if the site was developed. In the landscape character assessment the landscape strategy states that emphasis should be on conserving and enhancing the features of the landscape. It also states that change which increases the prominence of built form would alter the strong transition from the urban to rural environment. | 3 |
| Connectivity | |
| The site is bordered by the urban edge on its northern, eastern and southern boundaries. Woodland along a disused railway screens development along the eastern boundary. | 0 |
| TOTAL | 7 |

| Parcel NB18 | |
|--|--------------|
| | |
| Primary Constraints | Score |
| This parcel contains Thornyfield Wood which is classified as ancient woodland. There are no other primary constraints. 2 for Ancient Woodland | 2 |
| Secondary Constraints | |
| Thornyfield Wood and Bret's Hall Wood are both LWS. The Centenary Way (a promoted leisure footpath) crosses through the central part of the parcel. 0.5 for LWS and 1 for main footpath 0.5 for multiple constraint and 0.5 for bordering a secondary constraint (LWS) | 2.5 |
| Permissions and existing development | |
| The parcel contains no existing permissions; the only existing development comprises farmsteads which are not included in the category of development for this assessment. | 3 |
| Landscape value and capacity | |
| This landscape has a distinctive rural character with a simple pattern of arable fields and woodland. Woodland is often prominent geometric copses on high ground. Development tends to appear as short linear bands of properties on high ground or small clusters on lower ground. The land provides separation between Ansley, Galley Common, Plough Hill and Ansley Common and is consistent with the character of land to the west beyond the borough boundary. The pattern of fields and woodland creates a sense of place which relates to the historic 'Ancient Arden' character reported in the previous Warwickshire Landscape Guidelines. Around Galley Common this character is altered slightly by sub-division of fields for horse paddocks, however this development helps to reinforce and create a village character along the edge of Galley Common. The parcel falls within Galley Common Hills and Valleys landscape character area which is described as having a strong sense of place or strength of character and a moderate landscape condition. The landscape strategy emphasises that change should focus on conserving and enhancing the landscape and that change which increased the prominence of built form would alter the strong transition from the urban to rural environment. | 3 |
| Connectivity | |
| This parcel is connected to the urban edge along part of its southern boundary although is mostly not connected to an urban edge. | 0 |
| TOTAL | 10.5 |

| Parcel NB19 | |
|--|--------------|
| | |
| Primary Constraints | Score |
| This parcel contains no primary constraints. | 0 |
| Secondary Constraints | |
| This parcel is bordered by a railway along its southern boundary and the Centenary Way (a promoted leisure footpath) crosses the eastern part of the parcel. 1 for main footpath 0.5 for bordering railway tracks | 1.5 |
| Permissions and existing development | |
| The site does not contain any existing development or permissions. | 3 |
| Landscape value and capacity | |
| This land is important in providing separation between Nuneaton and Anasley to the west. The land is a man-made mound which has been restored to farmland and is prominent in the wider landscape. It follows the character of rolling hills to the north although no longer has the features characteristic of this landscape. The man-made nature of the landform is particularly prominent to the south where the land is generally flat to gently rolling. Any development on this mound would be out of character with development avoiding highest ground and being on valley slopes. It would also be highly visible in the wider landscape and difficult to mitigate. The land falls within character area Galley Common Hill and Robinson's End Valley which is described as having a moderate strength of character or sense of place and a moderate landscape condition. The landscape strategy states that change in the landscape should be focused on enhancing the key characteristics. The landscape capacity description stresses that it is important to ensure that new development does not become more prominent in the landscape and that separation between Robinsons End and Anasley is retained. | 3 |
| Connectivity | |
| The parcel is connected to the urban edge along its eastern boundary. | 0 |
| TOTAL | 7.5 |

| Parcel NB20 | |
|--|--------------|
| | |
| Primary Constraints | Score |
| Flood Zones 2, 3a and 3b are present in the southern part of this parcel along a watercourse associated with open space. There are no other primary constraints in the parcel. 4 for Flood zone 3b | 4 |
| Secondary Constraints | |
| The parcel contains Wale's High Wood which is a LWS. It does not contain any other secondary constraints. The parcel is bordered by the Coventry Way (a promoted leisure footpath) which is along Astley Lane which forms the boundary to this parcel. 0.5 for LWS and 0.5 for bordering a main footpath | 1 |
| Permissions and existing development | |
| There are a number of permissions along the southern edge of this parcel of land and the land contains a small pocket of development along Dove Close. | 1 |
| Landscape value and capacity | |
| This parcel includes the former Newdigate Colliery which comprises areas of naturally establishing woodland and grassland. The remainder of the parcel comprises small-scale fields with mature trees and hedgerow boundaries which provide a strong sense of enclosure. The landscape has frequent urban fringes although their influence is often only localised due to the high level of enclosure. Boundary features are important in this landscape. The enclosure in this landscape would aid integration of any new development provided existing boundary features were retained and enhanced. The former Newdigate Colliery mounding and woodland would restrict and screen any new development from the wider countryside to the west. Bedworth Lane has an enclosed and wooded character which if lost would have a detrimental effect on the adjacent Arbury Parklands landscape. The land falls within character area Bedworth Woodlands Rural Fringe which is described as having a moderate strength of character or sense of place and is in moderate condition. The landscape places emphasis on change enhancing the character of the landscape. The capacity judgements stated that development in this landscape would need to retain the small-scale field pattern and frequency and density of hedgerow trees. It is sensitive to any changes which would increase the prominence of built development. | 2 |
| Connectivity | |
| This parcel is connected to the urban edge of Bedworth Heath along its southern boundary. | 0 |
| TOTAL | 8 |

| Parcel NB21 | |
|---|--------------|
| | |
| Primary Constraints | Score |
| The parcel does not contain any primary constraints. | 0 |
| Secondary Constraints | |
| The parcel is bordered by the A444 to the east. 0.5 for bordering a main road | 0.5 |
| Permissions and existing development | |
| The south eastern part of the site contains properties along Woodlands Road and to the east of Bedworth Lane is a small housing estate. | 2 |
| Landscape value and capacity | |
| <p>This parcel has a rural character with a strong pattern of small-scale fields with mature boundaries in the western part of the parcel. Hedgerow trees are frequent which in combination with woodland provides a strong sense of enclosure. This character alters in the eastern part where the field pattern becomes larger through field expansion and agricultural intensification. Where the land is more open there are views between Bedworth urban edge which appears as rooflines nestled in woodland and large warehouses at Bermuda Industrial Estate on the southern edge of Nuneaton. The land helps provide a sense of separation between the settlements. Bedworth Lane has an enclosed and wooded character which if lost would have a detrimental effect on the adjacent Arbury Parklands landscape.</p> <p>The land falls within character area Bedworth Woodlands Rural Fringe which is described as having a moderate strength of character or sense of place and is in moderate condition. The landscape places emphasis on change enhancing the character of the landscape. The capacity judgements stated that development in this landscape would need to retain the small-scale field pattern, the frequency and density of hedgerow trees and include new small-scale copses to integrate with the existing field hedgerows and to provide screening of the development. This land is sensitive to any changes which would increase the prominence of built development or increased intervisibility between Nuneaton and Bedworth which would reduce the sense of separation.</p> | 3 |
| Connectivity | |
| This site is only partly connected to the urban edge by a small pocket of development along the southern boundary. The urban edge of Bedworth is separated by the A444. | 0 |
| TOTAL | 5.5 |

8.0 CONCLUSIONS

- 8.1 This report has carried forward the parcels identified in the Coventry Joint Green Belt Study (CJGBS). The remaining land was divided into parcels based on physical boundaries including railways; roads and watercourses. Through this process thirteen parcels were identified. To ensure that the land can be analysed and compared in a consistent manner this study has used the same method as that applied in the CJGBS.
- 8.2 The client brief required this land to be analysed to determine whether the land performed the functions of Green Belt. All parcels were analysed and only parcel NB10 was considered to perform the functions of Green Belt. However it was considered that the protection of this land to retain its value could be achieved through a landscape character based policy and landscape character area descriptions rather than through designating the area as Green Belt.
- 8.3 The next stage of the report identified which landscape character areas had capacity to accommodate development with mitigation which was in keeping with the key characteristics. This was based on Landscape Capacity judgements presented in the landscape character assessment in character area descriptions. Table 8.1 below identifies the relevant parcels in each landscape character area.

Table 8.1: Character Summary Table

| Landscape Character Area | Parcels present in Landscape character area |
|--|---|
| 1. Hartshill Ridge | NB15 |
| 2. Anker Valley Estate Farmlands | NB10, NB11, NB12, NB13 And NB14 |
| 3. Nuneaton Estate Farmlands | NB8a, NB8b and NB9 |
| 4. Bulkington Rolling Farmlands | NB6c |
| 5. Bulkington Village Farmlands | NB5b (part), NB5c and NB6b (part) |
| 6. Nuneaton and Bedworth Urban Fringes | NB5a, NB5b (part), NB6a, NB6b (Part), NB7a, NB7b and NB7c |
| 7. Keresley Urban Fringe | NB4a (part), NB4b, NB4c (part) and NB4d |
| 8. Keresley Newlands – Ancient Arden | NB4a (part) and NB4c (part) |
| 9. Bedworth Woodlands Rural Fringe | NB3c (part), NB4a, NB20 and NB21 |
| 10. Arbury Parklands | NB1a (part), NB1b, NB2a, NB2b, NB3a, NB3b and NB3c (part) |
| 11. Galley Common Hill and Robinson's End Valley | NB1a (part) and NB19 |
| 12. Galley Common Hills and Valleys | NB17 and NB18 |
| 13. Whittleford Park River Valley | NB16 |

- 8.4 The final stage of this study was to identify the constraints to development on site under the following categories:
- Primary Constraints;
 - Secondary Constraints;
 - Existing permissions or development;
 - Landscape value and capacity; and
 - Connection with the urban edge.

- 8.5 The constraints were considered according to the method applied in the CJGBS. Each constraint was scored to provide a hierarchy to help establish the least constrained parcels. In the CJGBS all parcels that scored lower than 11 points were considered to be the 35% least constrained sites.
- 8.6 Table 8.2 below highlights the scores for each parcel for the CJGBS; this is followed by the results of this study. Parcels that scored lower than 11 points are considered to be the least constrained parcels.

Table 8.2: Parcels and scoring summary table

| Parcel reference | Score |
|--|-------|
| Coventry Joint Green Belt Study | |
| <i>NB1A</i> | 8.5 |
| <i>NB1B</i> | 8.5 |
| NB2A | 15.5 |
| NB2B | 15.5 |
| NB3A | 16 |
| NB3B | 14 |
| NB4A | 12.5 |
| NB4B | 12.5 |
| <i>NB4C</i> | 8.5 |
| <i>NB4D</i> | 10.5 |
| <i>NB5A</i> | 8 |
| NB5C | 15 |
| NB6C | 13.5 |
| NB7A | 13.5 |
| NB7C | 11.5 |
| <i>NB8A</i> | 11 |
| This study | |
| <i>NB9</i> | 10.5 |
| <i>NB10</i> | 9.5 |
| <i>NB11</i> | 6.5 |
| <i>NB12</i> | 10.5 |
| NB13 | 11.5 |
| <i>NB14</i> | 11 |
| <i>NB15</i> | 6 |
| NB16 | 11.5 |
| <i>NB17</i> | 7 |
| <i>NB18</i> | 10.5 |
| <i>NB19</i> | 7.5 |
| <i>NB20</i> | 8 |
| <i>NB21</i> | 5.5 |

- 8.7 From both studies seventeen sites are considered to have the least environmental constraints.