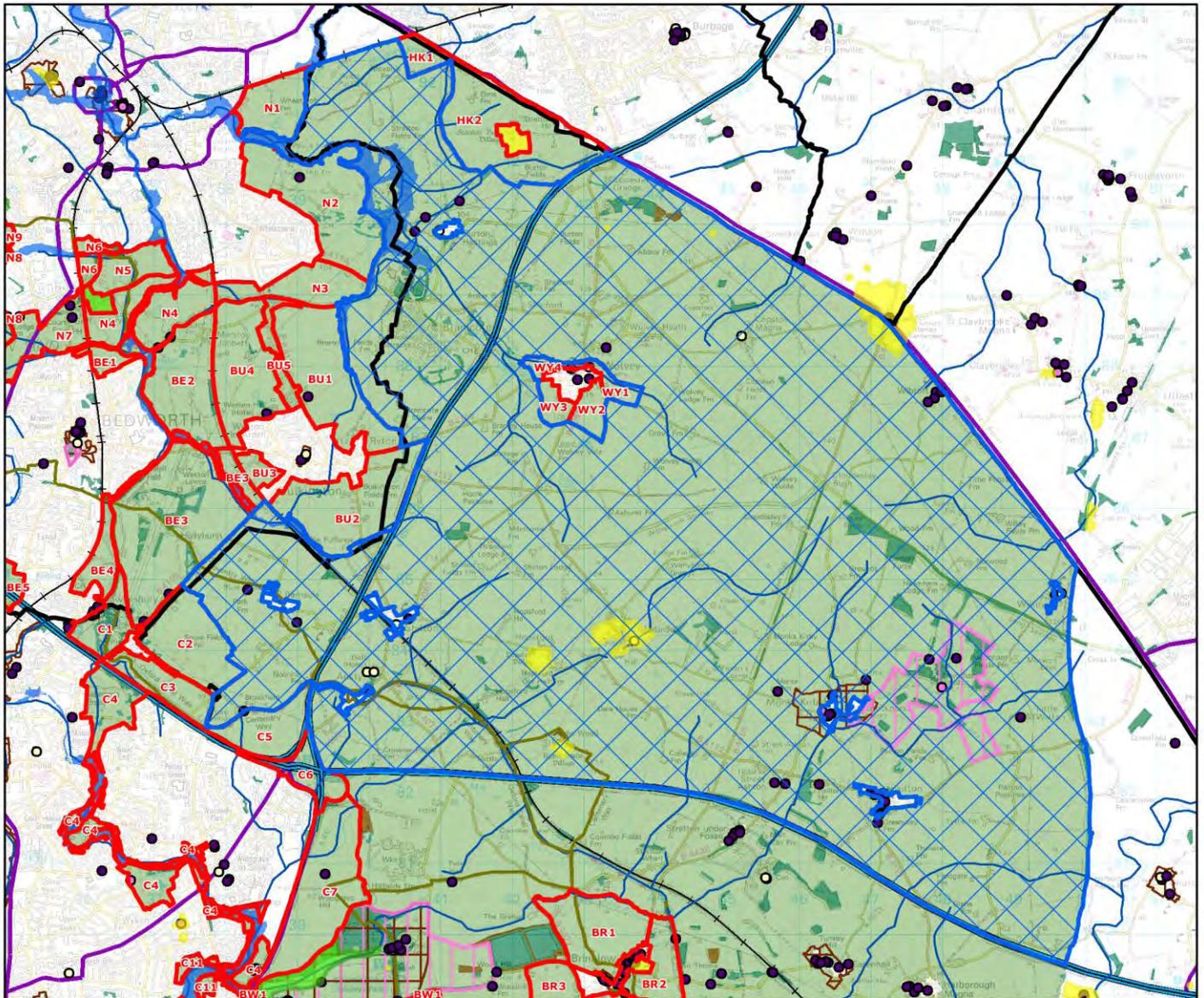


# Rugby Green Belt Assessment Sheets

Land Parcel Ref: Broad Area 1

Main Authority: Rugby Borough Council

Parcel Type: Broad Area



### Parcel - Broad Area 1

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

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Main Authority: Rugby Borough Council

Other Authorities: Nuneaton and Bedworth Borough Council

**Land Parcel Ref:** Broad Area 1

**Main Authority:** Rugby Borough Council

**Parcel Type:** Broad Area

### General Notes

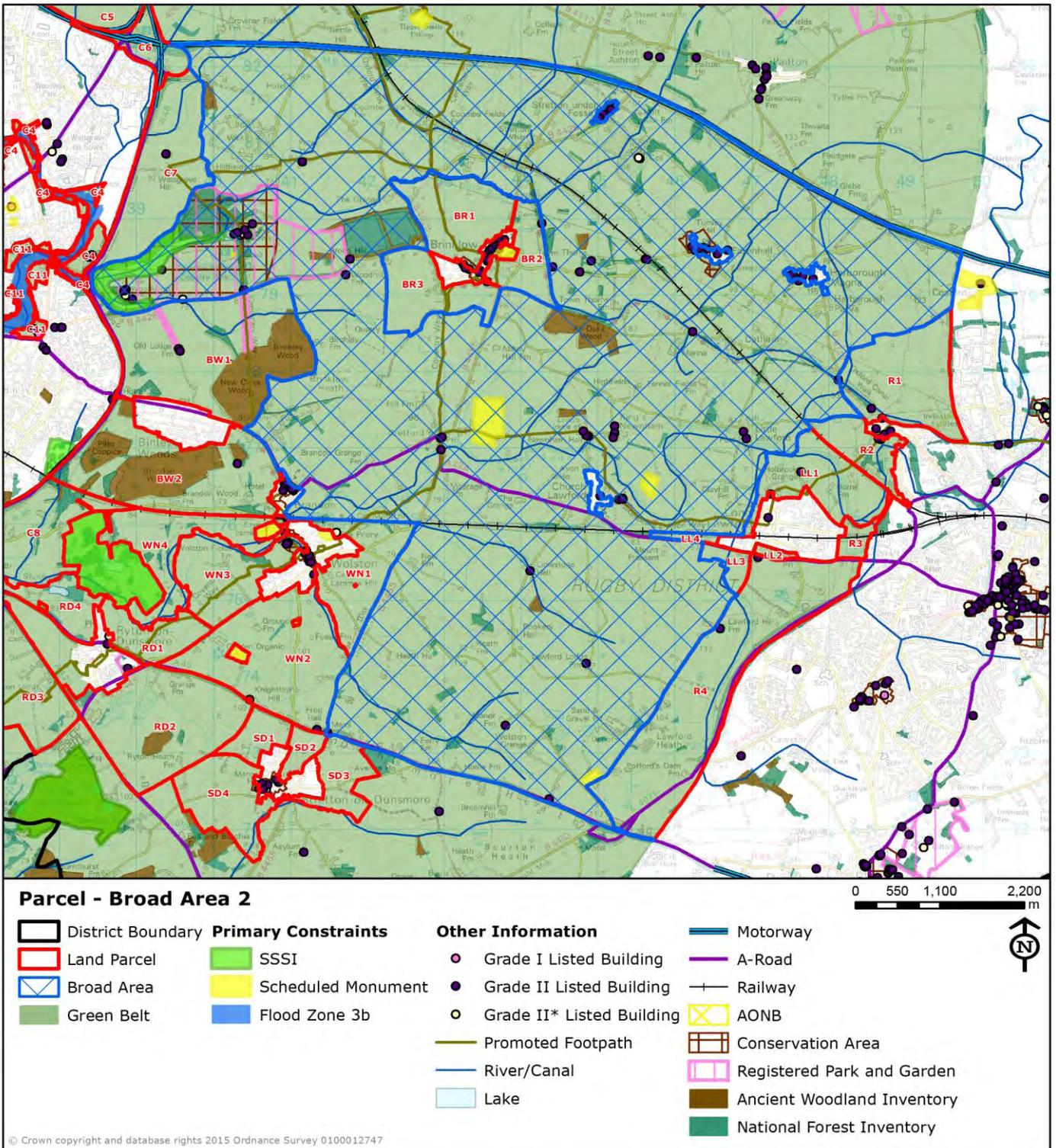
Broad area 1 lies between Nuneaton to the west, Coventry to the south west Hinckley and Lutterworth to the east (with the A5 forming the outer Green Belt boundary). The parcel contains the Registered Park and Garden of Newnham Paddock and two Grade I Listed Buildings. The broad area is predominantly made-up of low-lying and flat land reducing the scope for panoramic views in to the historic cores of Coventry, Bedworth and Nuneaton to the west and Hinckley to the north east. Therefore, while the broad area plays some role in preserving the setting and special character of surrounding historic towns, it was considered to make more of a contribution to the other purposes of Green Belt, namely:

- Checking the sprawl of Coventry, Nuneaton, and Bedworth.
- Preventing the merging of neighbouring towns in the long term, particularly Nuneaton and Hinckley which lie close to one another in the northern part of the broad area. However, the southern two thirds of the broad area make a less significant contribution to preventing neighbouring towns merging due to there being no towns immediately to the east.
- Safeguarding the countryside.
- Assisting urban regeneration by encouraging the recycling of derelict and other urban land across the West Midlands.

Land Parcel Ref: Broad Area 2

Main Authority: Rugby Borough Council

Parcel Type: Broad Area



Main Authority: Rugby Borough Council

Other Authorities: N/A

**Land Parcel Ref:** Broad Area 2

**Main Authority:** Rugby Borough Council

**Parcel Type:** Broad Area

### General Notes

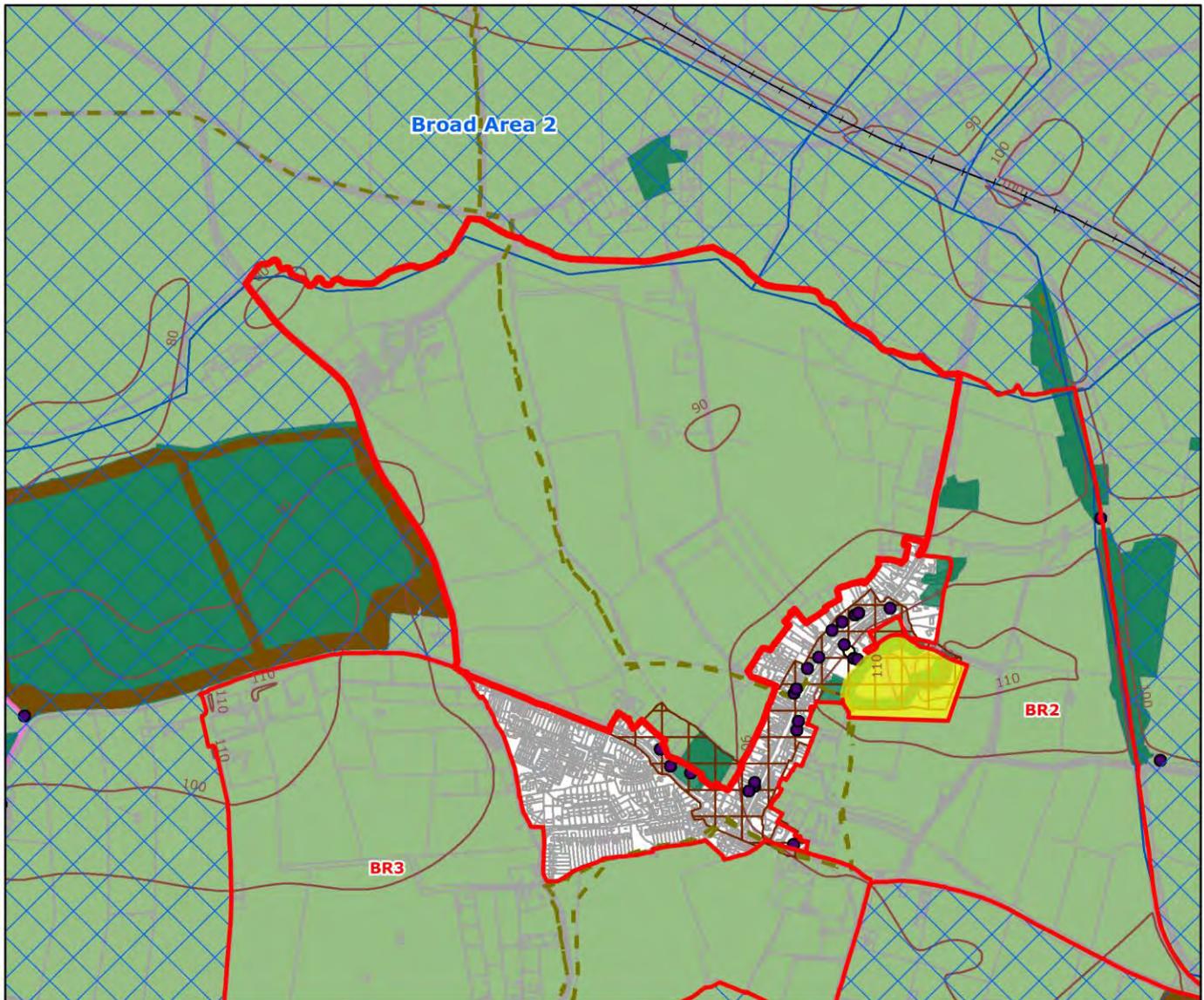
Broad area 2 lies between Coventry to the west and Rugby to the east. The area contains the Registered Park and Garden of Coombe Abbey, including the Grade I listed Coombe Abbey and SSSIs Coombe Pool and Brandon Marsh. It makes a considerable contribution to all five purposes of Green Belt:

- Checking the sprawl of Coventry from the west and Rugby from the east.
- Preventing the merging of these urban areas in the long term.
- Safeguarding the countryside, particularly the flood plain of the river Avon.
- Preserving the setting and special character of the historic towns of Coventry and Rugby. Panoramic views of the historic cores of both towns can be seen from a number of locations within the broad area.
- Assisting urban regeneration by encouraging the recycling of derelict and other urban land across the West Midlands.

Land Parcel Ref: BR1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - BR1**

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

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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: BR1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

### Issue 1a - Ribbon development

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

Score:

#### Notes:

This parcel helps to prevent ribbon development from Brinklow along the B4029, Lutterworth Road and Coventry Road.

---

### Issue 1b - Openness

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

Score:

#### Notes:

There is development in the parcel, namely a farm and a few isolated dwellings on the roads surrounding the parcel. While these buildings compromise the openness of the Green Belt within their immediate vicinity the majority of the Green Belt in the parcel is open.

Land Parcel Ref: BR1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

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

Is the parcel located within an existing settlement?

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

Score:

#### Notes:

Measured through the middle of the parcel from the end of the Post Office Yard road in the east of the village, the gap between Brinklow and Coventry to the east is roughly 4.5km.

Land Parcel Ref: BR1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

#### Issue 3a - Significance of existing urbanising influences

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

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

Score:

**Notes:**

Land within the parcel has the characteristics of countryside. There are no urbanising influences.

---

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

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

Score:

**Notes:**

Smite Brook follows the northern edge of the parcel. This less significant boundary plays some role in protecting the countryside immediate to the north of the parcel. Further to the north, a railway line and the M6, protect the wider countryside from encroachment. However, their significance is diminished by their significant distance from the edge of the village, i.e. a large area of countryside would need to be developed before these barriers would perform any role in containing development.

Land Parcel Ref: BR1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

Score:

#### Notes:

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

Land Parcel Ref: BR1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

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

Land Parcel Ref: BR1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

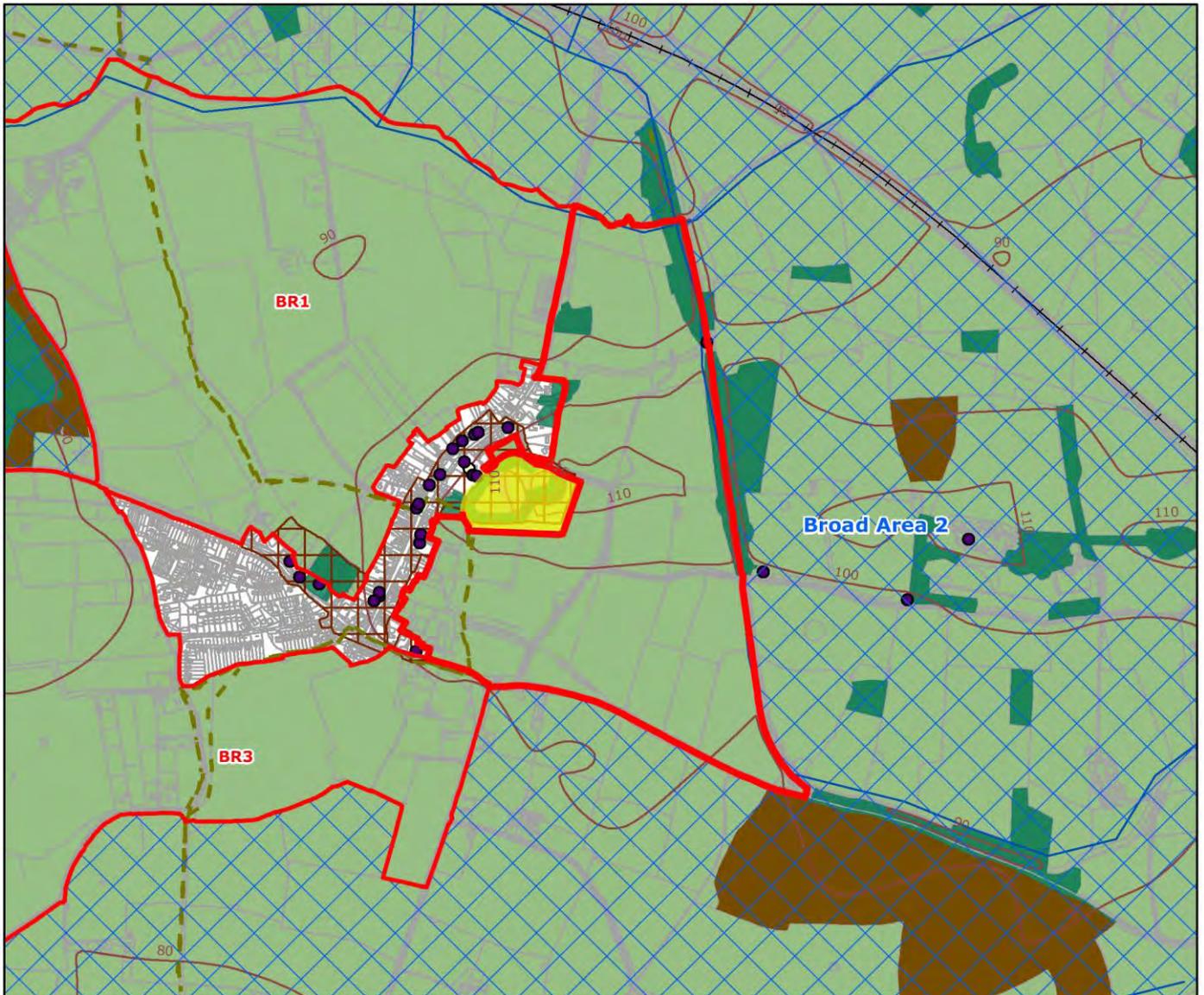
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BR2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - BR2**

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

**Primary Constraints**

- SSSI
- Scheduled Monument
- Flood Zone 3b

**Other Information**

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

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

0 130 260 520 m



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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: BR2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

### Issue 1a - Ribbon development

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

Score:

#### Notes:

This parcel contributes to preventing ribbon development along the B4027, Rugby Road and Ell Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

This land parcel contains limited development, including some farm buildings and isolated dwellings at the edge of the parcel which compromise openness. However, the vast majority of the parcel is open and free from development.

Land Parcel Ref: BR2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

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

Is the parcel located within an existing settlement?

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

Score:

#### Notes:

Measured from the northernmost tip of the village, the closest neighbouring settlement to the east of Brinklow is the village of Stretton under Fosse 1.8km to the north.

Land Parcel Ref: BR2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

#### Issue 3a - Significance of existing urbanising influences

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

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

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. The only development found in this parcel is agricultural related or isolated dwellings, therefore it is considered that there are no urbanising influences in this parcel.

---

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

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

Score:

#### Notes:

The M6 to the north and the railway line found to the north and east will help prevent encroachment of development into the wider countryside beyond the parcel. However, their significance is diminished by their significant distance from the edge of the village, i.e. a large area of countryside would need to be developed before these barriers would perform any role in containing development.

Land Parcel Ref: BR2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

Score:

#### Notes:

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

Land Parcel Ref: BR2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

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

Land Parcel Ref: BR2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

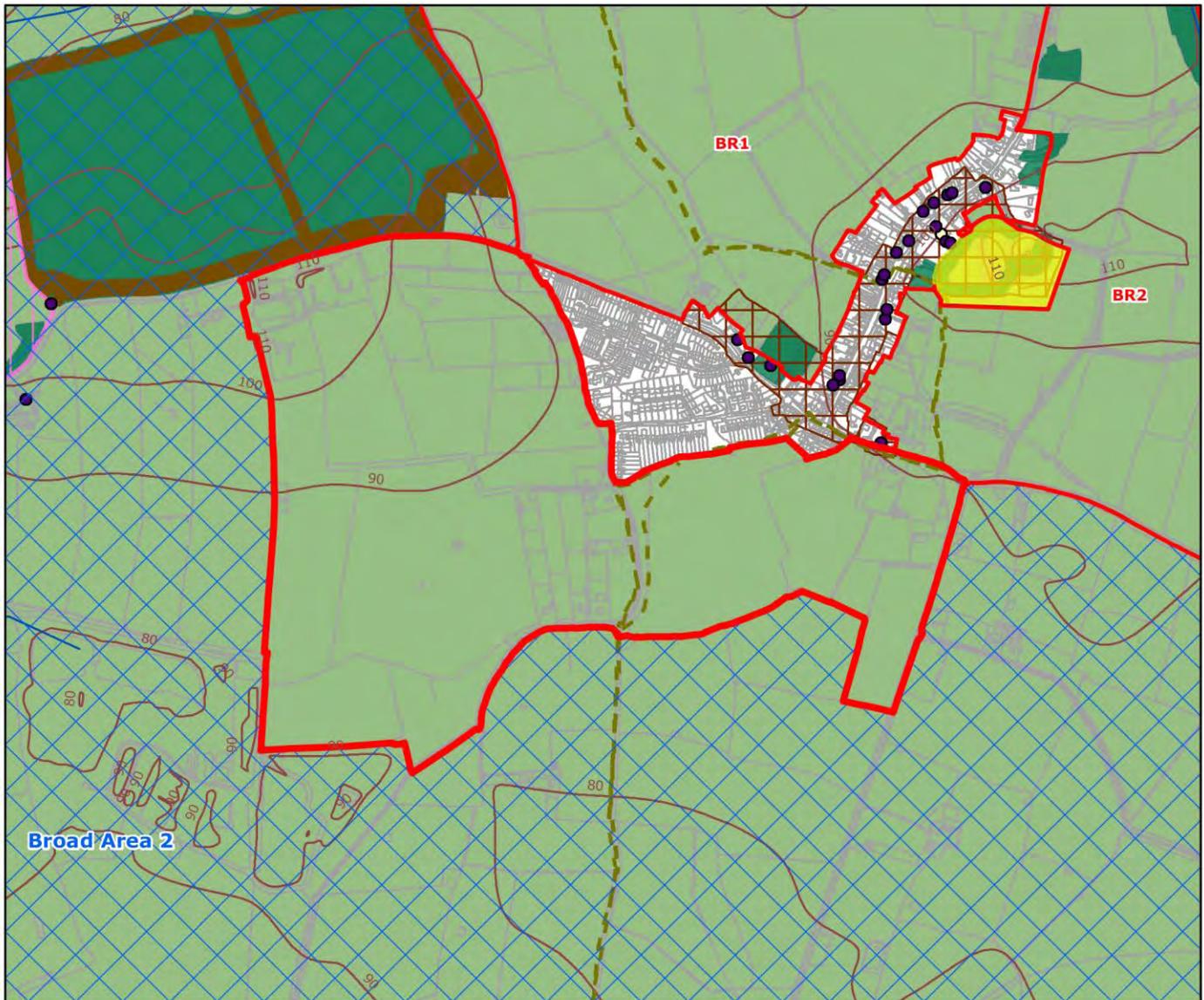
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BR3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - BR3**

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

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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: BR3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

### Issue 1a - Ribbon development

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

Score:

#### Notes:

This parcel contributes to preventing ribbon development along the B4027, Rugby Road and Heath Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

This land parcel contains several buildings which compromise the openness of the Green Belt within their immediate vicinity; these include seven dwellings along Heath Lane, a area of industrial units and associated scrap storage in the north western corner, some farm buildings on the western side of Green Lane and an isolated dwelling to the south of Rugby Lane. However, the most of the parcel is open and free from development.

Land Parcel Ref: BR3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

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

Is the parcel located within an existing settlement?

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

Score:

#### Notes:

Measured from the southernmost tip of the village south-westwards the closest neighbouring settlement is Brandon 3.2km away.

Land Parcel Ref: BR3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

#### Issue 3a - Significance of existing urbanising influences

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

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

Score:

#### Notes:

The land within the parcel has the characteristics of countryside. This land parcel contains several buildings which compromise the openness of the Green Belt within their immediate vicinity. Only some of these buildings represent urbanising influences and therefore encroachment on the countryside within the Green Belt - seven dwellings along Heath Lane and an area of industrial units and associated scrap storage in the north western corner of the parcel.

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

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

Score:

#### Notes:

There are no boundaries within or in close proximity to the parcel which help to prevent encroachment of the wider countryside in the Green Belt.

Land Parcel Ref: BR3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

Score:

#### Notes:

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

Land Parcel Ref: BR3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

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

Land Parcel Ref: BR3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

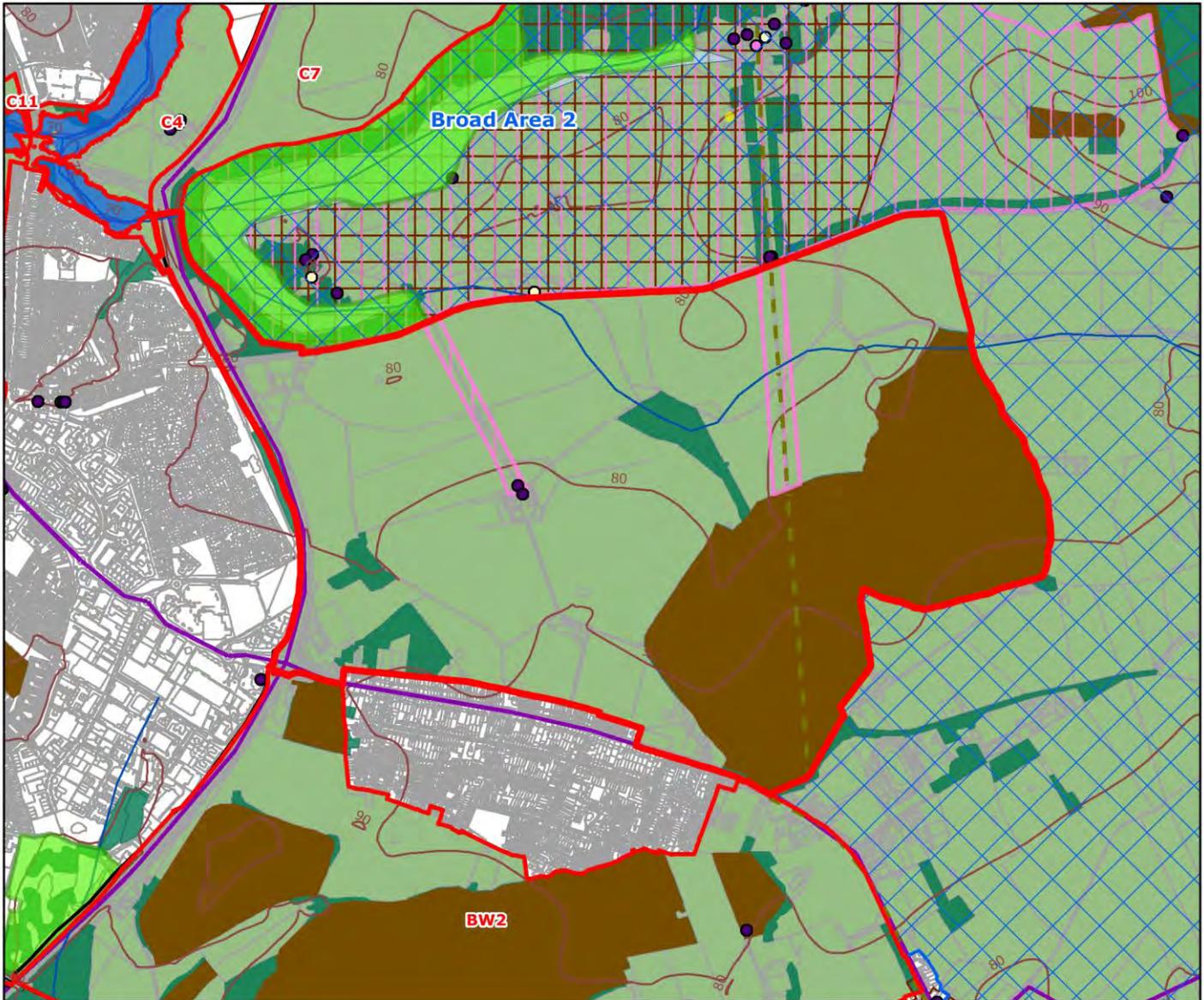
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BW1

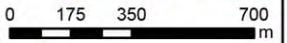
Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - BW1**

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



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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: BW1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

### Issue 1a - Ribbon development

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

Score:

#### Notes:

This parcel plays a role in preventing ribbon development along the northern side of the A428 (Rugby Road).

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains a large farm in the centre of the parcel, several additional farm buildings scattered throughout the parcel, a rugby club in the south western corner and a large isolated dwelling. The buildings associated with these developments compromise the openness of the Green belt within the immediate vicinity; however, the majority of the Green belt is undeveloped and open.

Land Parcel Ref: BW1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

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

Is the parcel located within an existing settlement?

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

Score:

#### Notes:

The gap between Coventry and Binley Woods is very narrow (less than 250m) in the south western corner of the parcel along Rugby Road.

Land Parcel Ref: BW1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

#### Issue 3a - Significance of existing urbanising influences

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

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

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. There is some limited, localised urbanising development in this parcel associated with the rugby club in the south western corner such as the car park hardstanding and pitch floodlights.

---

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

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

Score:

#### Notes:

The A46 dual carriageway acts as a barrier to prevent the eastern side of Coventry encroaching on countryside within the parcel; however, there is no such barrier to prevent the encroachment of development from Binley Woods into this parcel. The A46 represents a permanent defensible boundary inhibiting the encroachment of the countryside within the parcel and to the east. Development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the corridor of countryside within the parcel.

Land Parcel Ref: BW1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

Score:

#### Notes:

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

Land Parcel Ref: BW1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

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

Land Parcel Ref: BW1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

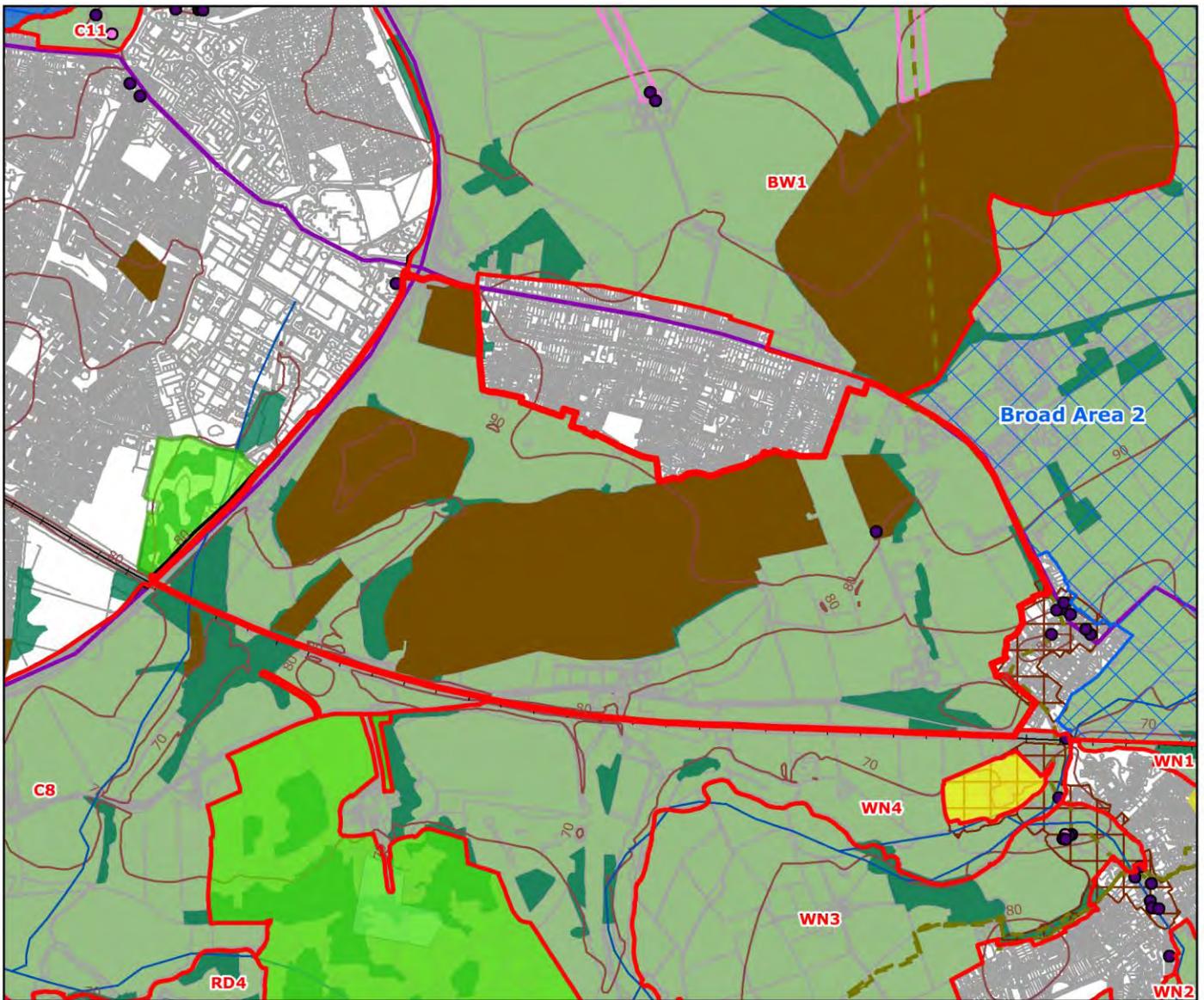
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: BW2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - BW2**

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

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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: BW2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

### Issue 1a - Ribbon development

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

Score:

#### Notes:

This parcel plays a role in preventing development along the A428 (Rugby Road) which forms the northern boundary of this parcel, both eastwards from Binley Wood and westwards from Brandon. Furthermore, the parcel plays some role in preventing ribbon development westwards from Brandon along Brandon Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

There is some limited development scattered around the edges of the parcel. There is a petrol station in the south western corner, and a hotel and spa in the south eastern corner. The rest of the parcel is mainly open farmland.

Land Parcel Ref: BW2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

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

Is the parcel located within an existing settlement?

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

Score:

#### Notes:

The gap between Coventry and Binley Woods is very narrow (less than 250m) in the north western corner of the parcel along Rugby Road. The village of Brandon lies 850m to the south east.

Land Parcel Ref: BW2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

#### Issue 3a - Significance of existing urbanising influences

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

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

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. This parcel contains limited urbanising development scattered around the southern edges, including hardstanding and lighting associated with the petrol station and the approach to the hotel and spa.

---

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

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

Score:

#### Notes:

The A46 dual carriageway serves as a boundary to prevent the encroachment of Coventry into the countryside, although this boundary does not prevent encroachment of the countryside around Brandon or Binley Woods. The railway line at the southern edge of the parcel provides some protection to the wider Green Belt; however, its significant distance from the edge of Binley Woods limits its role in preventing encroachment.

Land Parcel Ref: BW2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

Score:

#### Notes:

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

Land Parcel Ref: BW2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

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

Land Parcel Ref: BW2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

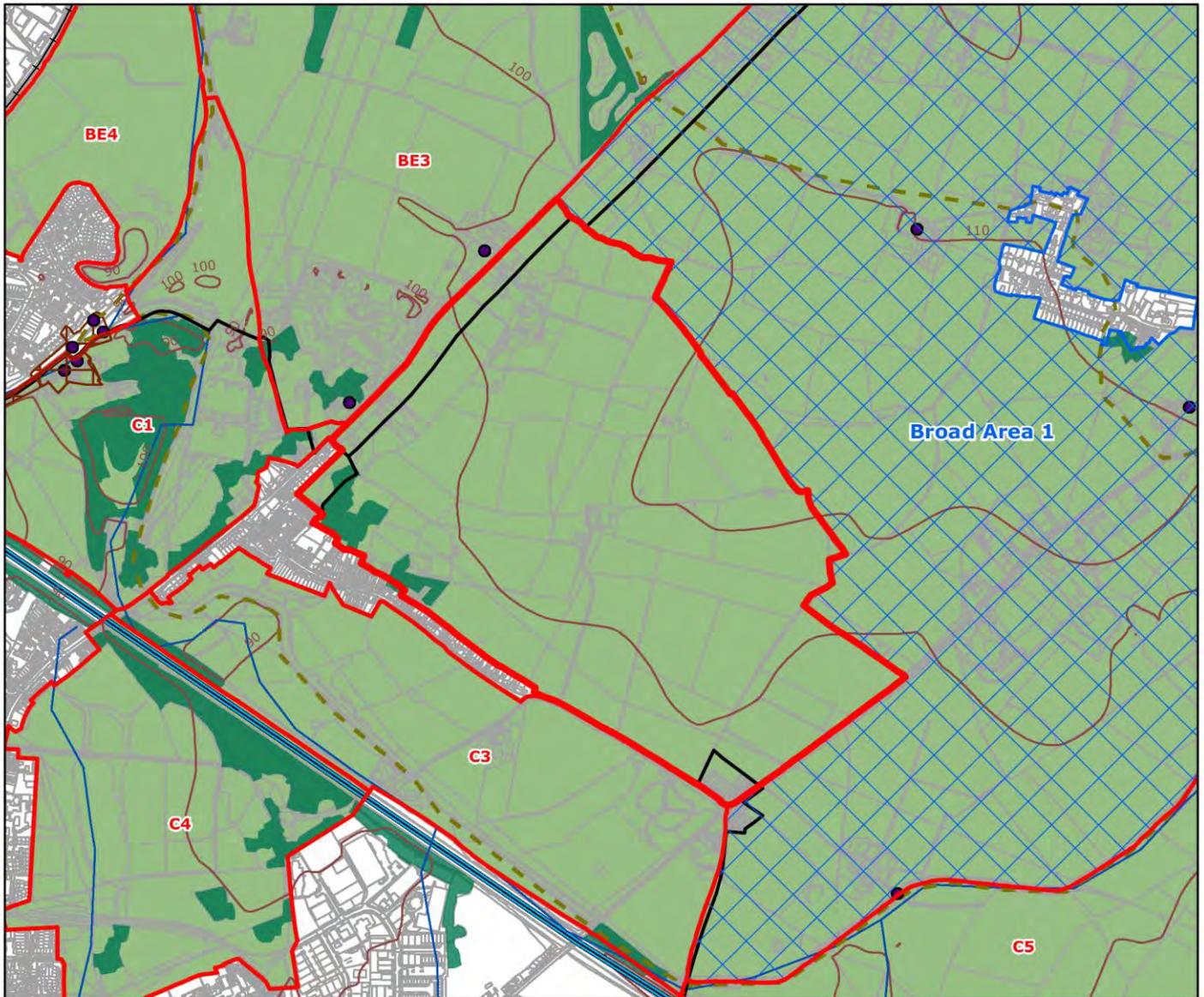
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



### Parcel - C2

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

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

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

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

0 135 270 540 m



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Main Authority: Rugby Borough Council

Other Authorities: Coventry City Council & Nuneaton and Bedworth Borough Council

Land Parcel Ref: C2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

### Issue 1a - Ribbon development

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

Score:

#### Notes:

Parcel prevents ribbon development along Hawkesbury Lane and Lentons Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains clusters of farm buildings with associated residential dwellings which compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: C2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

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

Is the parcel located within an existing settlement?

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

Score:

#### Notes:

The small village of Barnacle lies 1.5km to the north east through the centre of the parcel; the large village of Bulkington lies 2.5km to the north along Coventry Road.

Land Parcel Ref: C2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

#### Issue 3a - Significance of existing urbanising influences

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

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

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. The parcel contains clusters of farm buildings with associated residential dwellings - development which is consistent with the surrounding countryside and not considered to have an urbanising affect on the Green Belt.

---

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

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

Score:

#### Notes:

There are no significant boundaries within the immediate vicinity of the parcel that would protect the surrounding Green Belt form encroachment. A railway line runs between Hawkesbury and Bulkington to the north; however, this railway line abuts the settlement of Bulkington limiting its significance. The M69 lies to the east; however it is a significant distance from the village of Hawkesbury.

Land Parcel Ref: C2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

Score:

#### Notes:

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

Land Parcel Ref: C2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

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

Land Parcel Ref: C2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

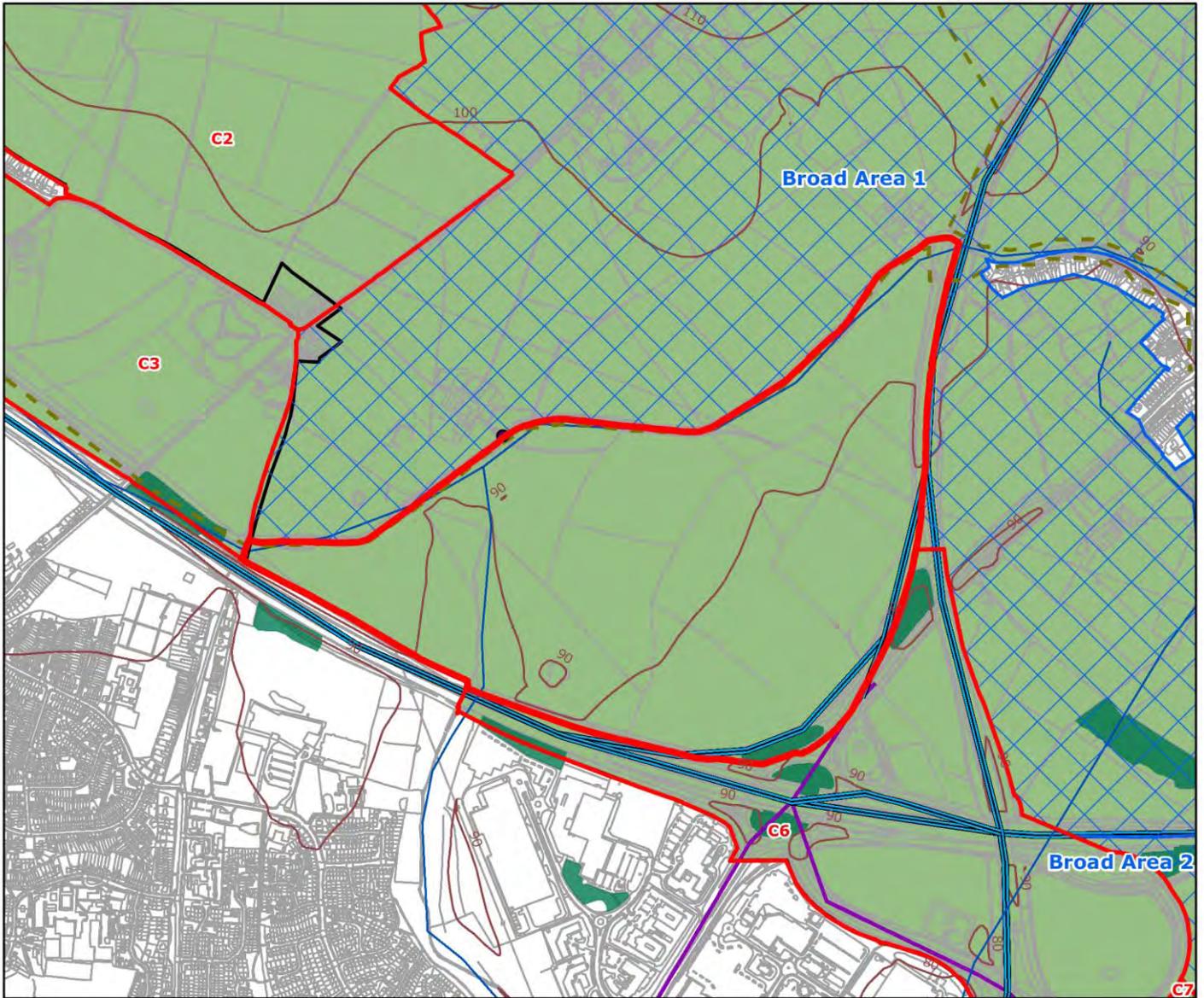
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C5

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - C5**

Parcel - C5		Other Information	
District Boundary	SSSI	Grade I Listed Building	Motorway
Land Parcel	Scheduled Monument	Grade II Listed Building	A-Road
Broad Area	Flood Zone 3b	Grade II* Listed Building	Railway Line
Green Belt		Promoted Footpath	AONB
Contours (10m)		River/Canal	Conservation Area
		Lake	Registered Park and Garden
			Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: C5

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

### Issue 1a - Ribbon development

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

Score:

**Notes:**

This parcel is bordered by the M6 and the M69 and will therefore not prevent ribbon development.

---

### Issue 1b - Openness

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

Score:

**Notes:**

This parcel contains agricultural fields and no development which would compromise openness.

Land Parcel Ref: C5

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

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

Is the parcel located within an existing settlement?

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

Score:

#### Notes:

The village of Ansty lies 1.25km to the north of Coventry on the other side of the M69. Measured through the centre of the parcel, the village of Barnacle lies roughly 2.2km to the north.

Land Parcel Ref: C5

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

#### Issue 3a - Significance of existing urbanising influences

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

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

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. There are no urbanising influences within this parcel.

---

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

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

Score:

#### Notes:

The M6 and M69 motorways form permanent boundaries that would prevent the encroachment of Coventry and Ansty into the Green Belt within the parcel. The motorway represents a permanent defensible boundary inhibiting the encroachment of the countryside within the parcel and to the north. Development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the of countryside within the parcel. The parcel has a canal running along its northern border, which would have a moderate effect in inhibiting further encroachment of the countryside to the north.

Land Parcel Ref: C5

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

Score:

#### Notes:

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

Land Parcel Ref: C5

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

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

Land Parcel Ref: C5

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

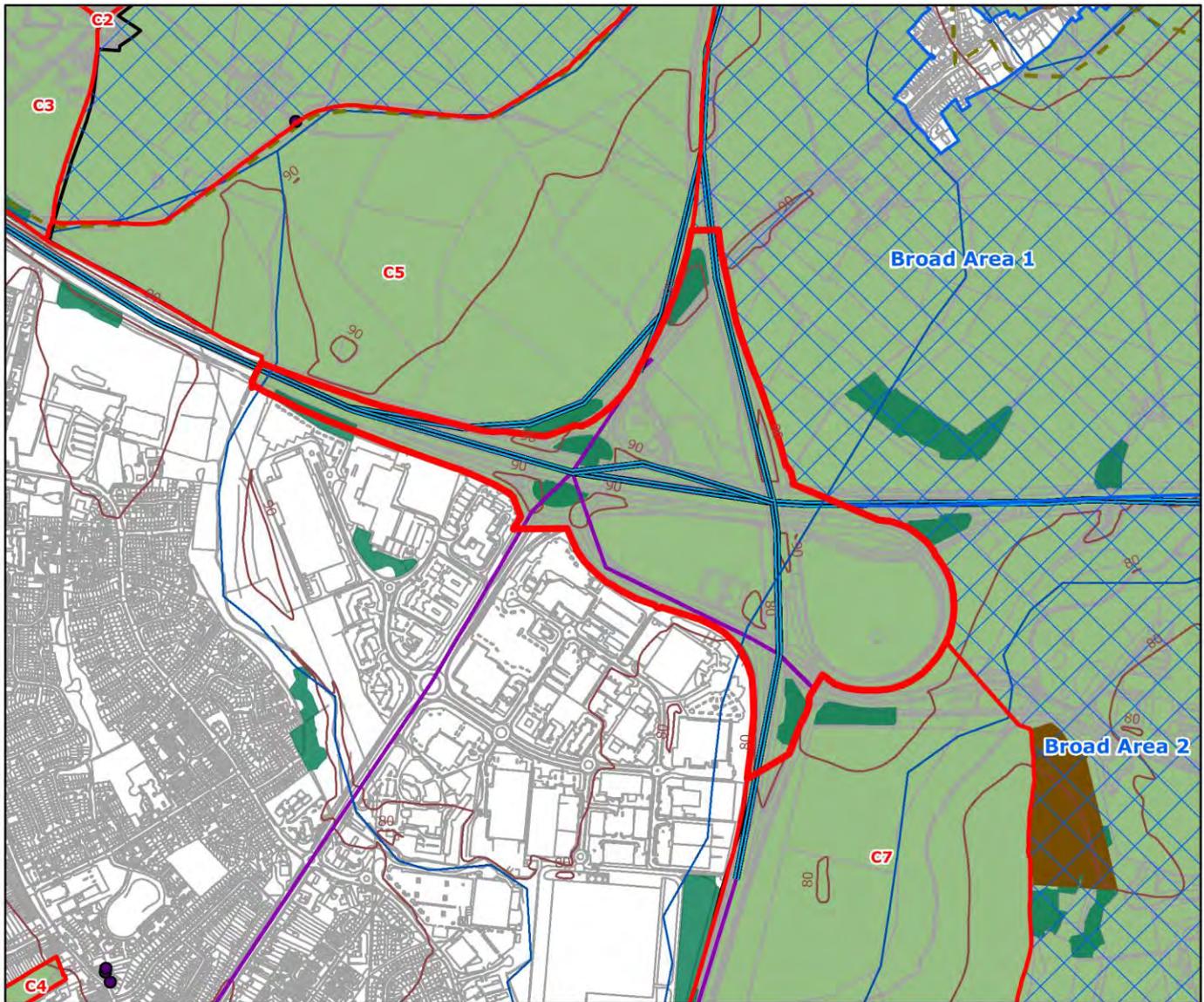
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C6

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - C6**

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

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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: C6

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

### Issue 1a - Ribbon development

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

Score:

#### Notes:

This parcel is bordered by major road routes such as the M6, M69 and A46 dual carriageway which means this parcel is unlikely to prevent ribbon development as there is limited potential.

---

### Issue 1b - Openness

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

Score:

#### Notes:

As well as the main motorways, this parcel also contains a Highways Agency maintenance compound which compromises the openness of the parcel. The relatively, small and flat islands of countryside, surrounded by large, raised and busy roads, combined with buildings and hardstanding associated with the other land uses, wholly compromise the openness of the countryside within the parcel.

Land Parcel Ref: C6

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

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

Is the parcel located within an existing settlement?

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

Score:

#### Notes:

The village of Ansty lies 1.2km to the north of Coventry along Hinckley Road.

Land Parcel Ref: C6

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

#### Issue 3a - Significance of existing urbanising influences

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

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

Score:

**Notes:**

This parcel contains significant urbanising development in the form of major roads and areas of hard standing for a maintenance compound. The remaining areas of the parcel are agricultural fields, therefore the land within the parcel is still considered to be countryside; however, these relatively, small and flat islands of countryside, surrounded by large, raised and busy roads, combined with buildings and hardstanding associated with the other land uses, are considered to have been urbanised.

---

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

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

Score:

**Notes:**

The main routes of the M6, M69 and A46 would prevent the encroachment of development into this area of Green Belt.

Land Parcel Ref: C6

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

Score:

#### Notes:

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

Land Parcel Ref: C6

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

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

Land Parcel Ref: C6

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

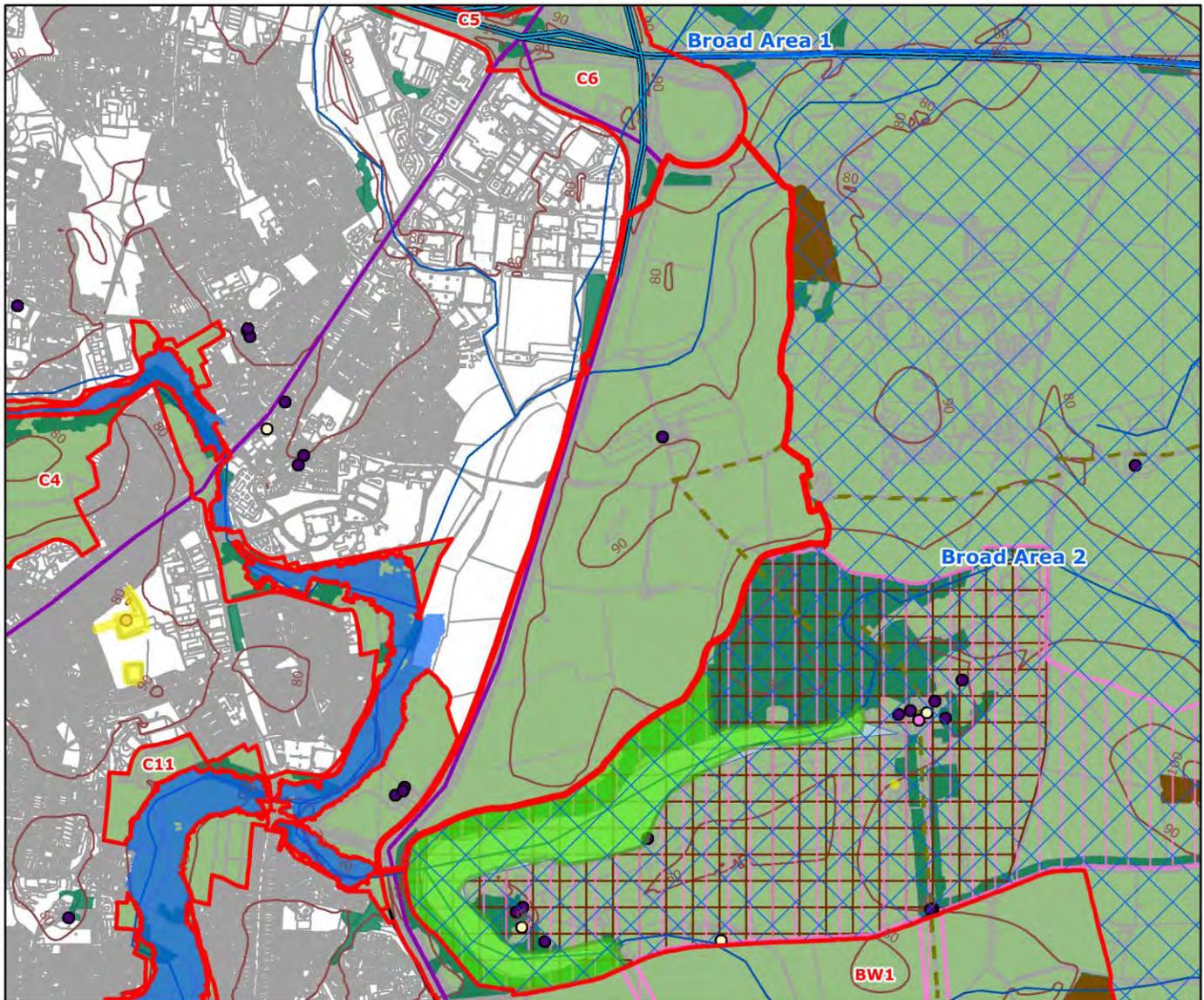
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: C7

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - C7**

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

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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: C7

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

### Issue 1a - Ribbon development

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

Score:

**Notes:**

The A46 forms the western boundary of this parcel although this major road is unlikely to suffer from ribbon development.

---

### Issue 1b - Openness

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

Score:

**Notes:**

This parcel contains one farm complex in the centre of the parcel which compromises the openness of the Green Belt within its immediate vicinity; however, the vast majority of the Green Belt within the parcel is open.

Land Parcel Ref: C7

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

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

Is the parcel located within an existing settlement?

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

Score:

#### Notes:

Measured through the centre of the parcel, the village of Brinklow lies roughly 4km due east.

Land Parcel Ref: C7

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

#### Issue 3a - Significance of existing urbanising influences

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

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

Score:

**Notes:**

Land within the parcel has the characteristics of countryside. This parcel contains no urbanising development.

---

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

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

Score:

**Notes:**

The A46 dual carriageway forms the western boundary of this parcel. The A46 represents a permanent defensible boundary inhibiting the encroachment of the countryside within the parcel and to the east. Development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the countryside within the parcel. However, Coombe pool directly to the south helps to prevent encroachment of the wider countryside to the south and there is a small brook which runs through the northern half of the parcel providing limited protection to the north east.

Land Parcel Ref: C7

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. However, there is good intervisibility with the historic core of Coventry to the west from the high ground in the centre of the parcel. It is considered that this intervisibility is a factor in the contribution of the parcel to the setting of Coventry.

Land Parcel Ref: C7

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

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

Land Parcel Ref: C7

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

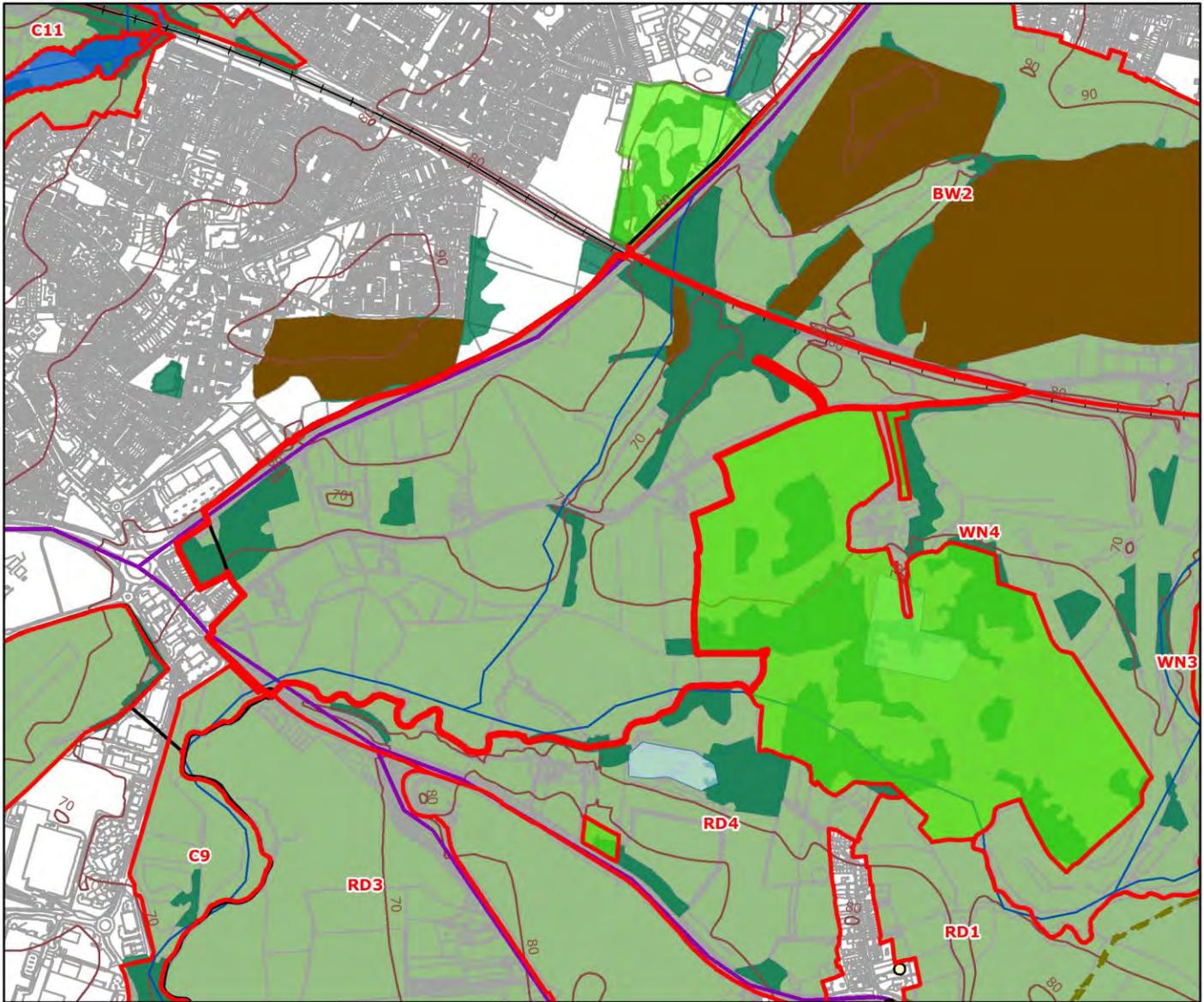
Purpose 5 Score:  /4

Total Score:  /20

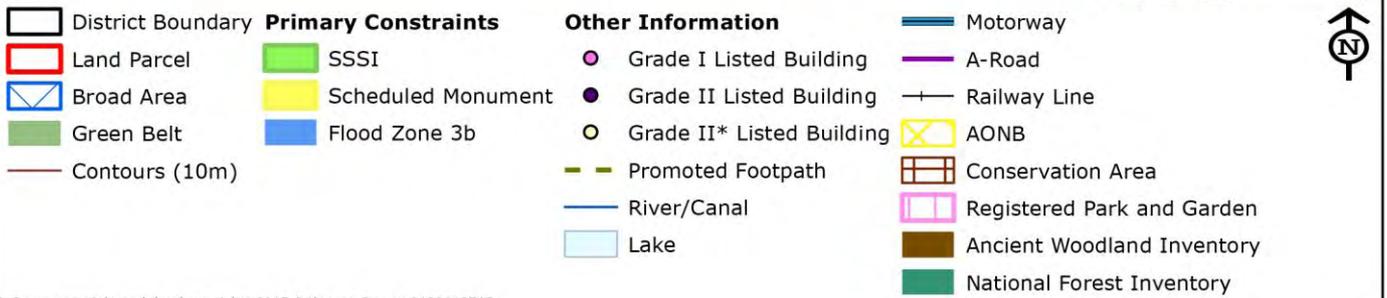
Land Parcel Ref: C8

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - C8**



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Main Authority: Rugby Borough Council

Other Authorities: Coventry City Council

Land Parcel Ref: C8

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

### Issue 1a - Ribbon development

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

Score:

#### Notes:

This presence of this parcel is helping to prevent ribbon development occurring along Brandon Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

This land parcel contains several scattered farmhouses and agricultural buildings, but is otherwise undeveloped and open.

Land Parcel Ref: C8

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

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

Is the parcel located within an existing settlement?

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

Score:

#### Notes:

Measured from the junction of London Road and Oxford Road which represents the northern most extent of a new industrial estate adjacent to Ryton on Dunsmore, the distance between Coventry and Ryton on Dunsmore is roughly 650m.

Land Parcel Ref: C8

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

#### Issue 3a - Significance of existing urbanising influences

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

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

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. This land parcel contains several scattered farmhouses and agricultural buildings, which do not represent urbanising influences, but is otherwise undeveloped and open.

---

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

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

Score:

#### Notes:

The A46 dual carriageway forms the north western edge of this parcel and abuts Coventry. The A46 represents a permanent defensible boundary inhibiting the encroachment of the countryside within the parcel and to the south east. Development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the countryside within the parcel. A small stream (a tributary of the river Avon which forms the southern half of the east edge of the parcel) runs through the centre of the parcel and acts as a less significant boundary that helps to protect the Green Belt within the eastern half of the parcel from encroachment.

Land Parcel Ref: C8

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

Score:

#### Notes:

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

Land Parcel Ref: C8

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

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

Land Parcel Ref: C8

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

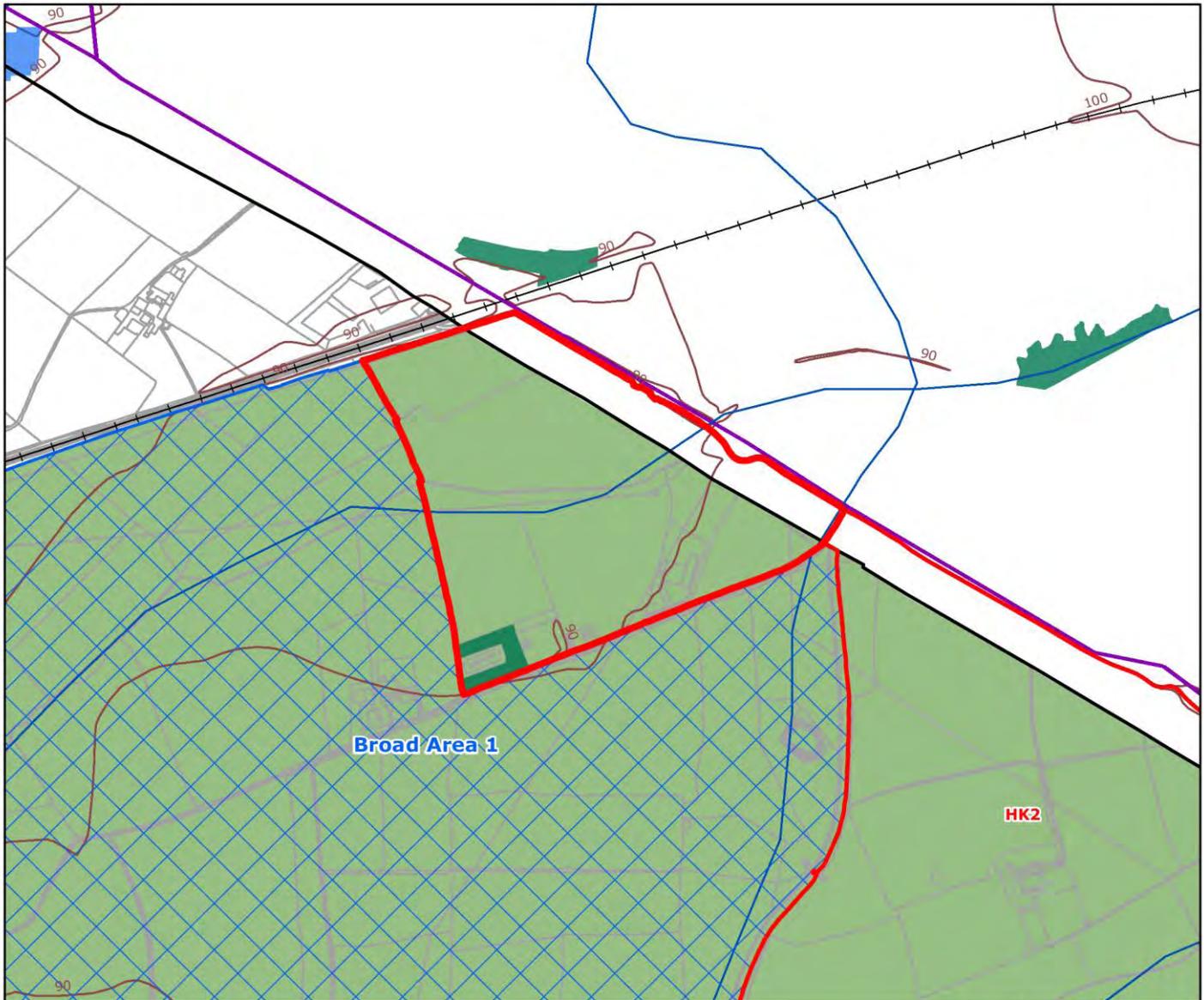
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: HK1

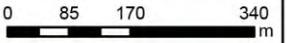
Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - HK1**

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



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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: HK1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

### Issue 1a - Ribbon development

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

Score:

**Notes:**

This parcel plays a role in preventing ribbon development along one side of Hydes Lane.

---

### Issue 1b - Openness

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

Score:

**Notes:**

There is limited development along Hydes Lane including a mobile home park and a gas substation which compromise the openness of the Green Belt within their immediate vicinity; however, the remaining areas are parcel are free from development and open.

Land Parcel Ref: HK1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

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

Is the parcel located within an existing settlement?

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

Score:

#### Notes:

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

Land Parcel Ref: HK1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

#### Issue 3a - Significance of existing urbanising influences

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

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

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. There is limited urbanising development along Hydes Lane including areas of concrete associated with a mobile home park and a gas substation.

---

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

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

Score:

#### Notes:

The A5 runs along the north eastern boundary of this parcel and forms a boundary to prevent the encroachment of development into the countryside, although the significance of this is diminished as it is not a dual carriageway and development could be built alongside it. Development within the parcel would be a significant breach of this less significant defensible boundary and it would play no further role in preventing encroachment of the wider countryside. In this case, the Green Belt parcel is judged to play a stronger role in preventing encroachment.

The railway line at the north western edge of the parcel prevents encroachment of Hinckley in this direction. However, the railway line runs between Hinckley and Nuneaton at a perpendicular angle to the existing urban edge of Hinckley and therefore plays no role in helping to prevent encroachment.

Land Parcel Ref: HK1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

Score:

#### Notes:

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

Land Parcel Ref: HK1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

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

Land Parcel Ref: HK1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

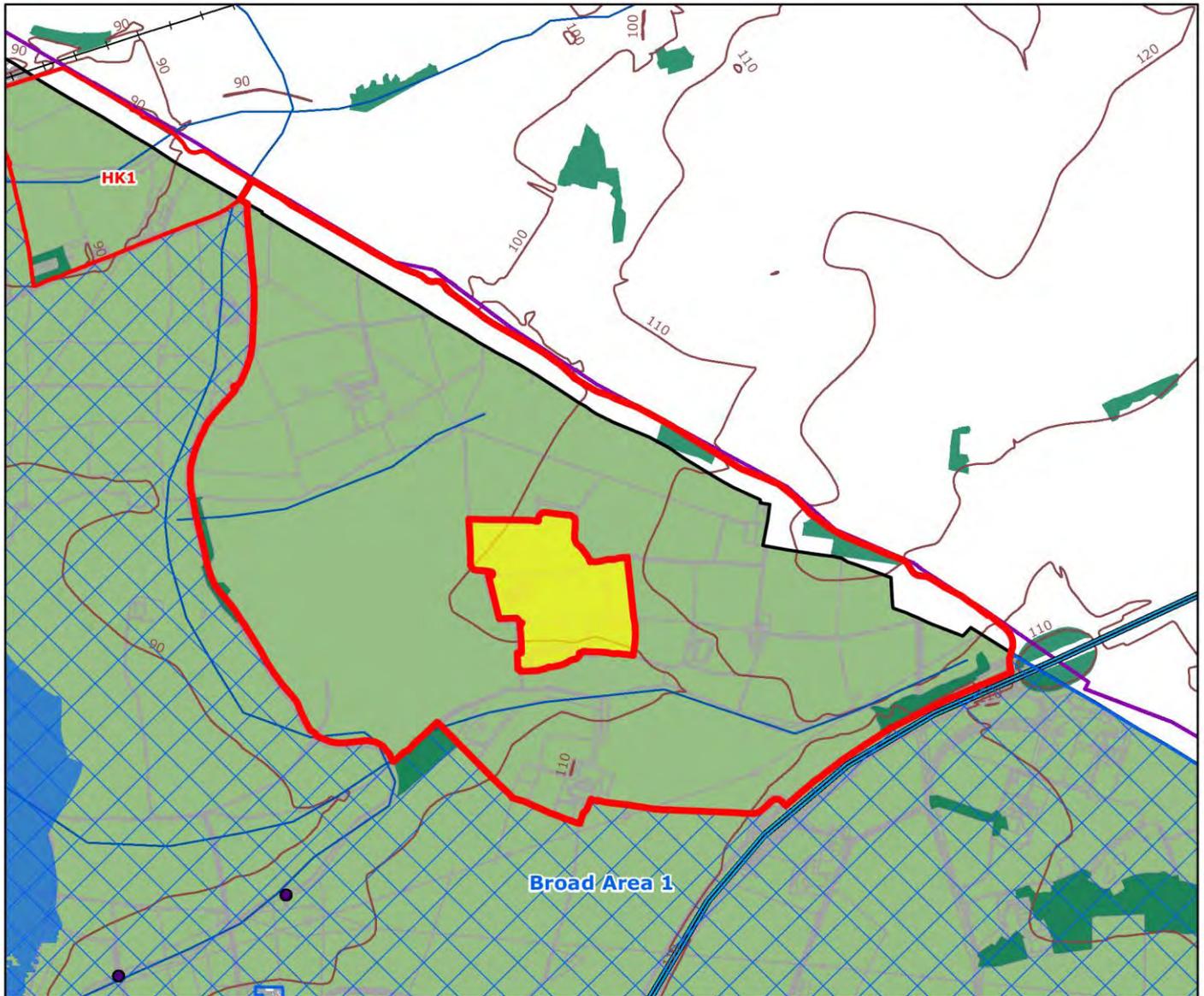
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: HK2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - HK2**

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

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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: HK2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

### Issue 1a - Ribbon development

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

Score:

#### Notes:

This parcel helps prevent development along one side of the A5, although development here would not constitute ribbon development.

---

### Issue 1b - Openness

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

Score:

#### Notes:

This parcel is primarily comprised of agricultural land with some farm buildings. The farm buildings compromise the openness of the green Belt within their immediate vicinity; however the vast majority of the land within the parcel is open.

Land Parcel Ref: HK2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

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

Is the parcel located within an existing settlement?

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

Score:

#### Notes:

Measuring through the centre of the parcel, 3.3km of open land lie between Hinckley and Nuneaton to the south west.

Land Parcel Ref: HK2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

#### Issue 3a - Significance of existing urbanising influences

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

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

Score:

#### Notes:

Land within the parcel has the characteristics of countryside. There is no urbanising development within this parcel.

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

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

Score:

#### Notes:

The A5 runs along the northern boundary of this parcel and forms a boundary to prevent the encroachment of development into the countryside, although the significance of this is diminished as it is not a dual carriageway and development could be built alongside it. Development within the parcel would be a significant breach of this less significant defensible boundary and it would play no further role in preventing encroachment of the wider countryside.

The motorway at the southern edge of the parcel prevents encroachment of Hinckley in this direction. However, the motorway runs at a perpendicular angle to the existing urban edge of Hinckley and therefore plays no role in helping to prevent encroachment.

The Ashby de la Zouch canal follows half of the western boundary of the parcel and plays a less significant role as a defensible boundary preventing encroachment to the west; however, the south eastern half of the parcel is not bordered by the canal, meaning that the land beyond the south eastern half of the parcel is unprotected from encroachment.

Therefore, overall, the Green Belt parcel is judged to play a stronger role in preventing encroachment.

Land Parcel Ref: HK2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

Score:

#### Notes:

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

Land Parcel Ref: HK2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

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

Land Parcel Ref: HK2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

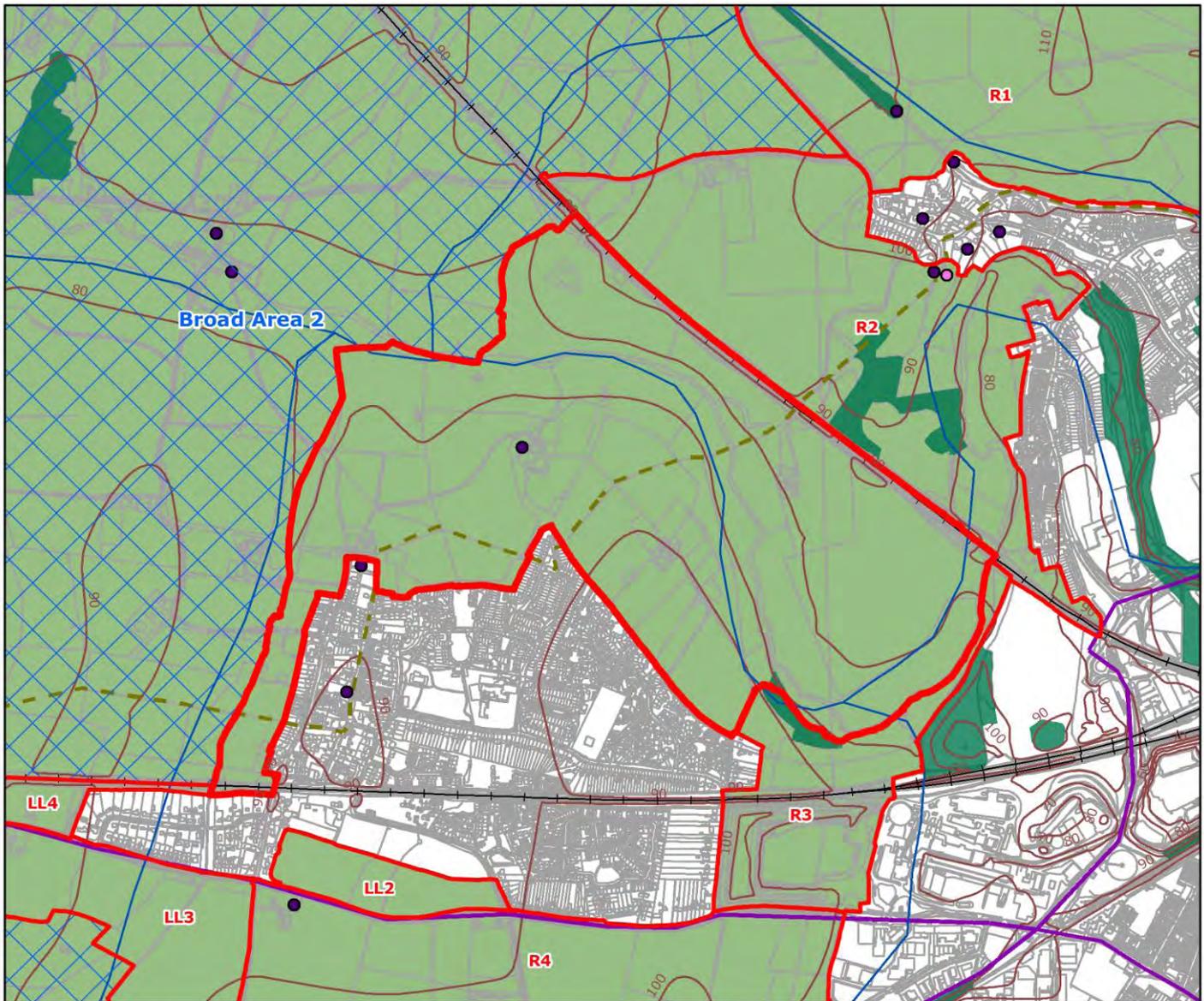
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: LL1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - LL1**

Parcel - LL1		Other Information	
District Boundary	SSSI	Grade I Listed Building	Motorway
Land Parcel	Scheduled Monument	Grade II Listed Building	A-Road
Broad Area	Flood Zone 3b	Grade II* Listed Building	Railway Line
Green Belt		Promoted Footpath	AONB
Contours (10m)		River/Canal	Conservation Area
		Lake	Registered Park and Garden
			Ancient Woodland Inventory
			National Forest Inventory

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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: LL1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

### Issue 1a - Ribbon development

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

Score:

**Notes:**

The parcel is bordered by waterways and railway lines and plays no role in preventing ribbon development along appropriate route ways.

---

### Issue 1b - Openness

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

Score:

**Notes:**

The parcel contains three large isolated dwellings and one farm. The buildings associated with these developments compromise the openness of the Green Belt within the immediate vicinity. However, most of the land within the parcel is flat and open land associated with the flood plain of the River Avon and used for agriculture.

Land Parcel Ref: LL1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

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

Is the parcel located within an existing settlement?

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

Score:

#### Notes:

Measured along the River Avon which runs along the south eastern edge of the parcel, the distance between Rugby and Long Lawford measures at roughly 800m.

Land Parcel Ref: LL1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

#### Issue 3a - Significance of existing urbanising influences

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

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

Score:

#### Notes:

The parcel contains three large isolated dwellings and one farm. The buildings associated with these developments compromise the openness of the Green Belt within the immediate vicinity; however they do not represent urbanising influences as such developments are common in the countryside and consistent with its character. Most of the land within the parcel is flat and open land associated with the flood plain of the River Avon and used for agriculture.

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

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

Score:

#### Notes:

The parcel is bordered by waterways (eastern and western border) and railway lines (northern and part of the southern border). The River Avon runs through the parcel. Together, these boundaries are considered significant in protecting the countryside within the parcel and immediately beyond it to the north and west from encroachment from both Rugby and Long Lawford.

Land Parcel Ref: LL1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

Score:

#### Notes:

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

Land Parcel Ref: LL1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

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

Land Parcel Ref: LL1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

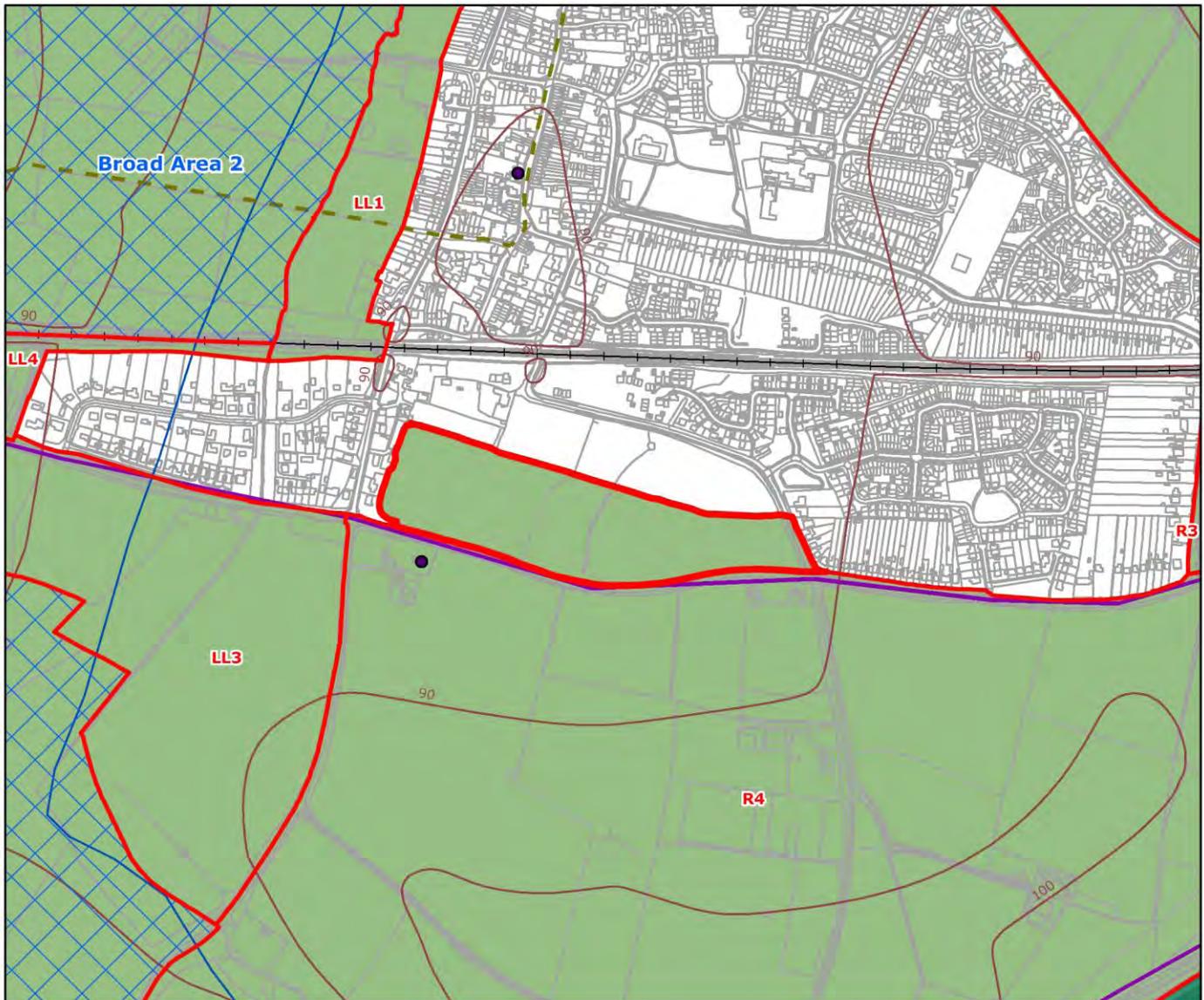
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: LL2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - LL2**

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

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0 70 140 280 m

Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: LL2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

### Issue 1a - Ribbon development

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

Score:

#### Notes:

The southern border of the parcel follows Coventry Road. However, ribbon development has occurred along this road immediately to the east and west of the parcel, limiting the role the land within the parcel plays in inhibiting ribbon development.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel is made up of a handful of rectangular fields. While, the parcel is lined by residential development on three sides this is not obvious on site due to the screen effects of large trees at the edges of the parcel. There is no development within the parcel.

Land Parcel Ref: LL2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

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

Is the parcel located within an existing settlement?

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

Score:

#### Notes:

Measured along the road which forms the eastern edge of the parcel, the distance between Rugby and Long Lawford is narrowest at the south eastern corner of the parcel (roughly 800m). Development has already occurred along Coventry Road on land either side of the parcel. With the development directly to the east, any development within the parcel would not contribute to narrowing the gap between Rugby and Long Lawford. Therefore, it is considered that the parcel plays a limited role in maintaining separation between these two settlements.

Land Parcel Ref: LL2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

#### Issue 3a - Significance of existing urbanising influences

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

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

Score:

#### Notes:

The parcel is made up of a handful of rectangular fields. While, the parcel is lined by development on three sides, there is no development within the parcel and, therefore, it is not considered to be encroached upon.

---

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

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

Score:

#### Notes:

Relative to the size of the parcel and its location bordered by residential development on three sides, Coventry Road which forms the southern edge of the parcel, is considered to represent a significant boundary helping to protect the countryside immediately to the south of the parcel from encroachment.

Land Parcel Ref: LL2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

Score:

#### Notes:

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

Land Parcel Ref: LL2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

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

Land Parcel Ref: LL2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

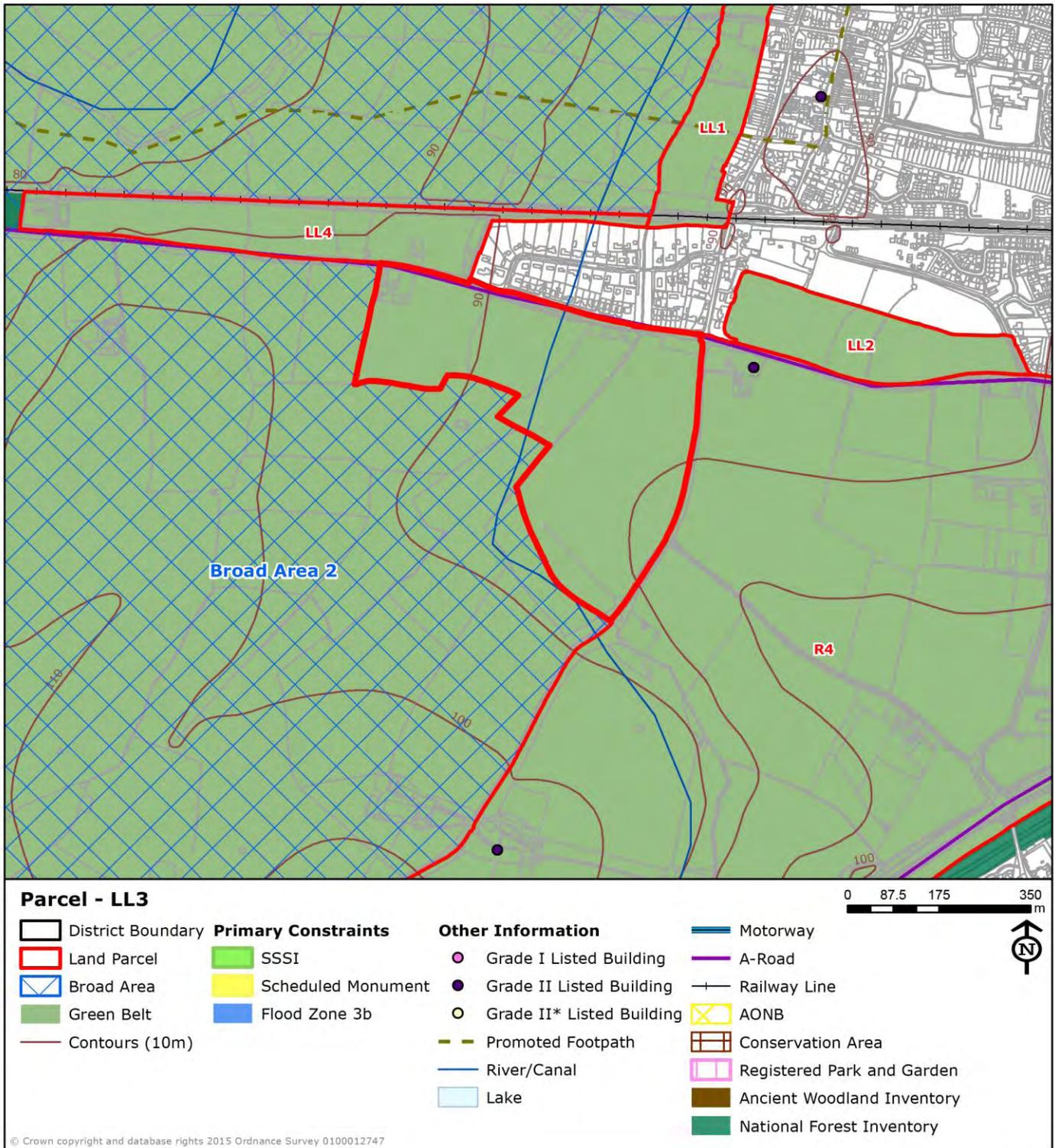
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: LL3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: LL3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

### Issue 1a - Ribbon development

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

Score:

#### Notes:

The parcel plays a role in preventing ribbon development to the west of Long Lawford along the southern side of Coventry Road and to the south of Long Lawford along the western side of Lawford Heath Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains one isolated dwelling and one farm at the northern edge of the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity. However, the majority of the parcel is undeveloped and open arable fields.

Land Parcel Ref: LL3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

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

Is the parcel located within an existing settlement?

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

Score:

#### Notes:

Measured along the road which forms the eastern edge of the parcel and the brook which converges with the road at the southernmost tip of the parcel, the distance between the southern urban edge of Long Lawford and Rugby to the south is roughly 1.3km.

Land Parcel Ref: LL3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

#### Issue 3a - Significance of existing urbanising influences

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

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

Score:

#### Notes:

The parcel contains one isolated dwelling and one farm at the northern edge of the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity. However, such development is common in the countryside. Therefore, neither development is considered to be an urbanising influence on the rural character of the countryside within the parcel, i.e. encroachment. The rest of the parcel is undeveloped and open arable fields.

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

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

Score:

#### Notes:

A small brook runs through the centre of the parcel; however, its course is perpendicular to the existing urban edge of Long Lawford to the north and therefore plays no role in helping to protect the countryside within the parcel and immediately to the south from encroachment.

Land Parcel Ref: LL3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

Score:

#### Notes:

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

Land Parcel Ref: LL3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

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

Land Parcel Ref: LL3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

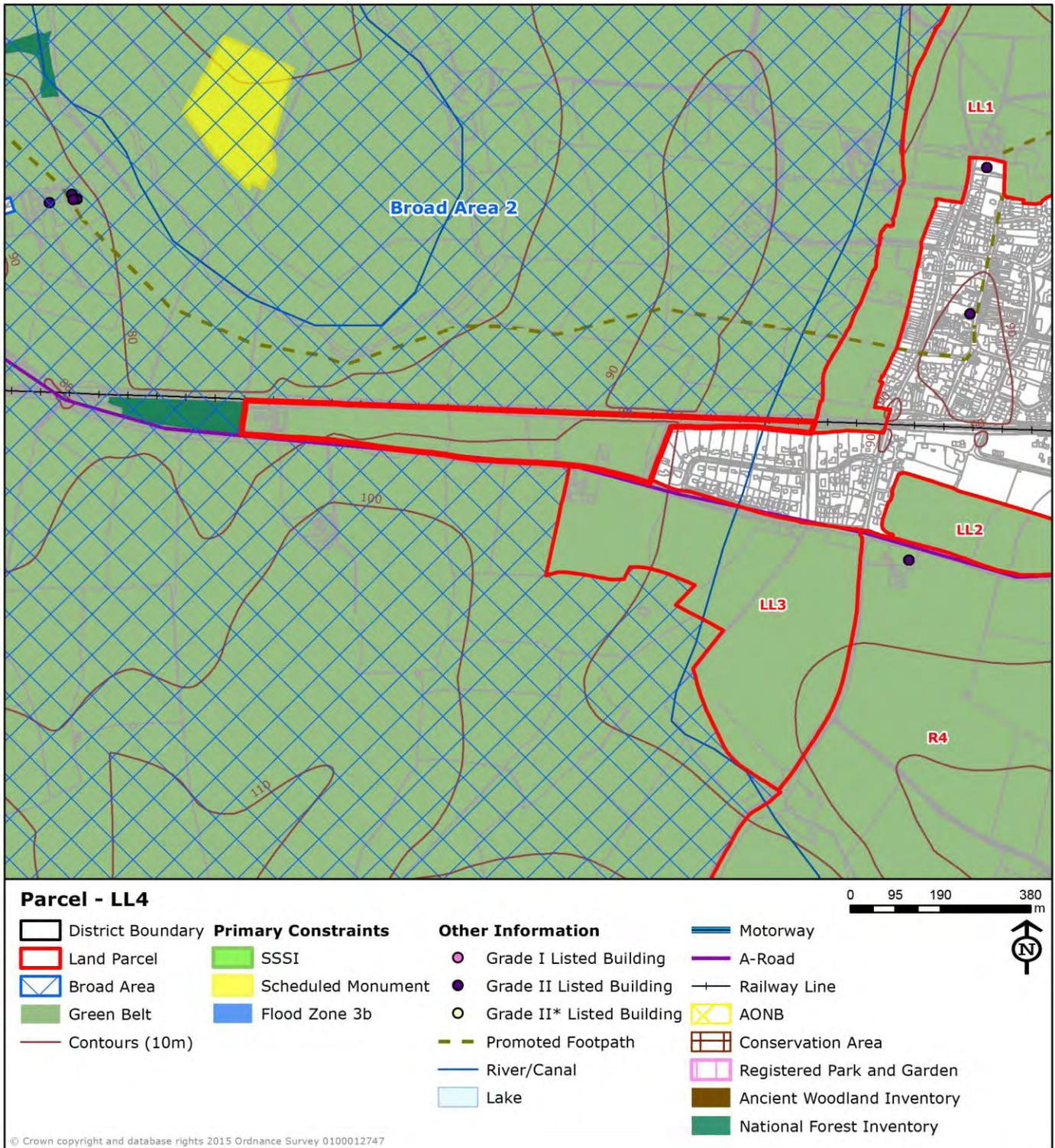
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: LL4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: LL4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

### Issue 1a - Ribbon development

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

Score:

#### Notes:

The northern edge of the parcel follows a railway line. However, the parcel plays some role in preventing ribbon development to the west of Long Lawford along the northern edge of Coventry Road.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains one isolated dwelling and a small utilities development. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the parcel is undeveloped and free from development.

Land Parcel Ref: LL4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

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

Is the parcel located within an existing settlement?

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

Score:

#### Notes:

Measured along the railway line which follows the northern edge of the parcel, the distance between the western tip of Long Lawford and the village of Church Lawford to the west on the other side of the railway line is roughly 1.7km.

Land Parcel Ref: LL4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

#### Issue 3a - Significance of existing urbanising influences

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

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

Score:

#### Notes:

The parcel contains one isolated dwelling and a small utilities development. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however neither development is considered to have a significant urbanising influence on the countryside within the parcel and the immediate vicinity.

---

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

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

Score:

#### Notes:

The northern edge of the parcel follows a railway line protecting the countryside immediately to the north of the parcel from encroachment from Long Lawford. However, this significant boundary does little to protect the countryside within the parcel from continued ribbon development along Coventry Road. There are no significant boundaries to the west and south of the parcel.

Land Parcel Ref: LL4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. While there is no intervisibility between the historic core of Rugby in the majority of the parcel, it is possible to see the church spires within the historic core of Rugby from the south eastern corner of the parcel. It is therefore considered that this intervisibility in a small portion of the parcel is a factor in the contribution of the parcel to the setting of Rugby.

Land Parcel Ref: LL4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

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

Land Parcel Ref: LL4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

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Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

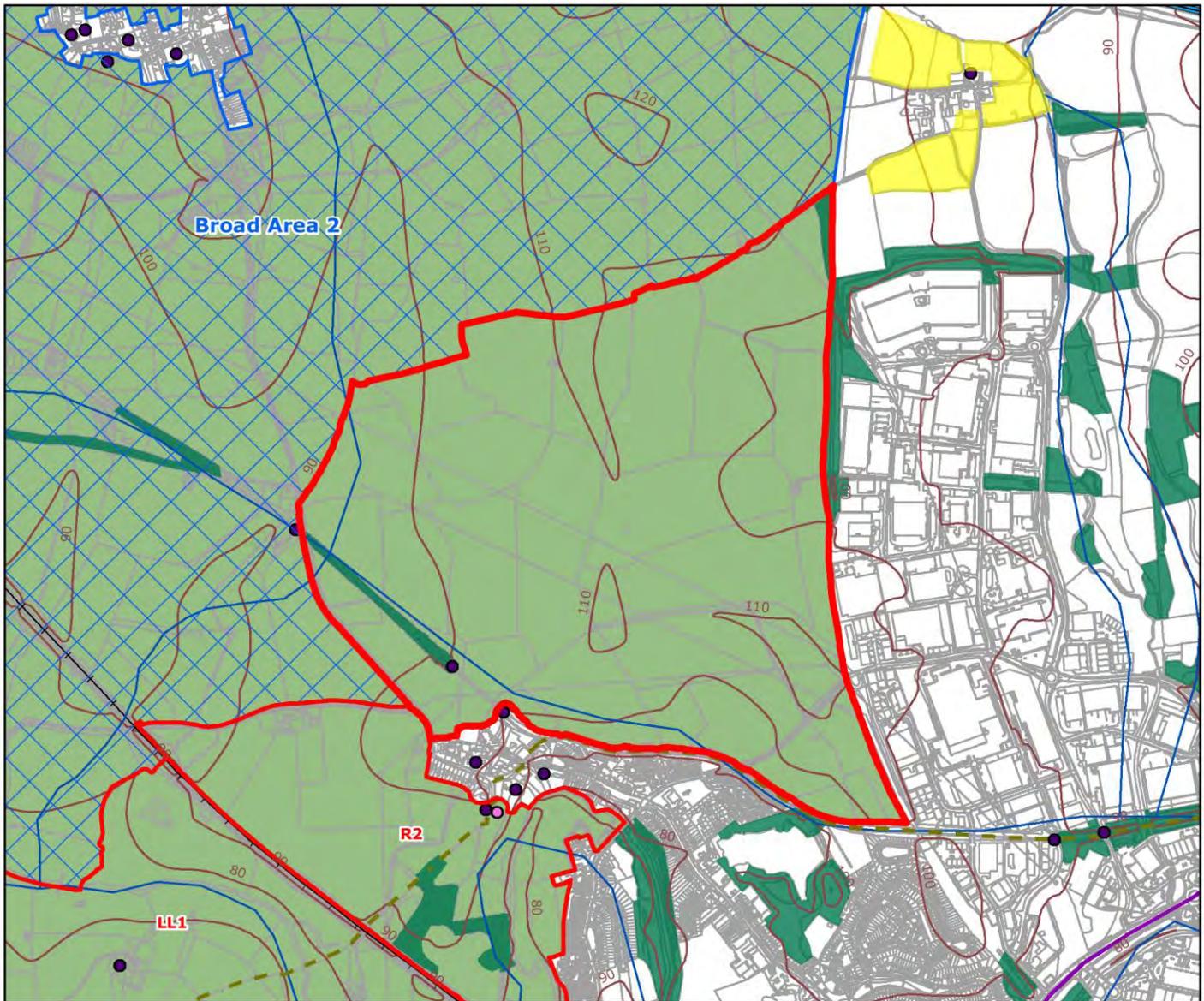
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: R1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - R1**

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

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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: R1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

### Issue 1a - Ribbon development

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

Score:

**Notes:**

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

---

### Issue 1b - Openness

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

Score:

**Notes:**

With the exception of two small and isolated agricultural sheds and two lines of pylons running through the parcel, the land within the parcel is open and free from woodland and development. These developments are not considered to compromise the openness of Green Belt land within their immediate vicinity.

Land Parcel Ref: R1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

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

Is the parcel located within an existing settlement?

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

Score:

#### Notes:

Measured from the westernmost point of Rugby's urban edge, the village of Cathiron lies roughly 1.5km to the north west. Measured along the B4112 from the same point, the village of Harborough Magna lies roughly 1.8km from the urban edge of Rugby.

Land Parcel Ref: R1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

#### Issue 3a - Significance of existing urbanising influences

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

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

Score:

**Notes:**

With the exception of two small and isolated agricultural sheds and two lines of pylons running through the parcel, the land within the parcel is open and free from woodland and development. The developments are common in the countryside and are not considered to urbanise the rural character of the countryside. Furthermore, the developments are not considered to compromise the openness of Green Belt land within their immediate vicinity.

---

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

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

Score:

**Notes:**

The Oxford Canal runs through the parcel close to its southern edge, helping to prevent encroachment of the countryside to the south west; however, portions of the canal are underground, limiting the role of this boundary in helping to prevent encroachment of the countryside. There are no significant boundaries within or immediately beyond the parcel which contribute to protecting the countryside from encroachment from Rugby.

Land Parcel Ref: R1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

Score:

#### Notes:

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

Land Parcel Ref: R1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

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

Land Parcel Ref: R1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

---

Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

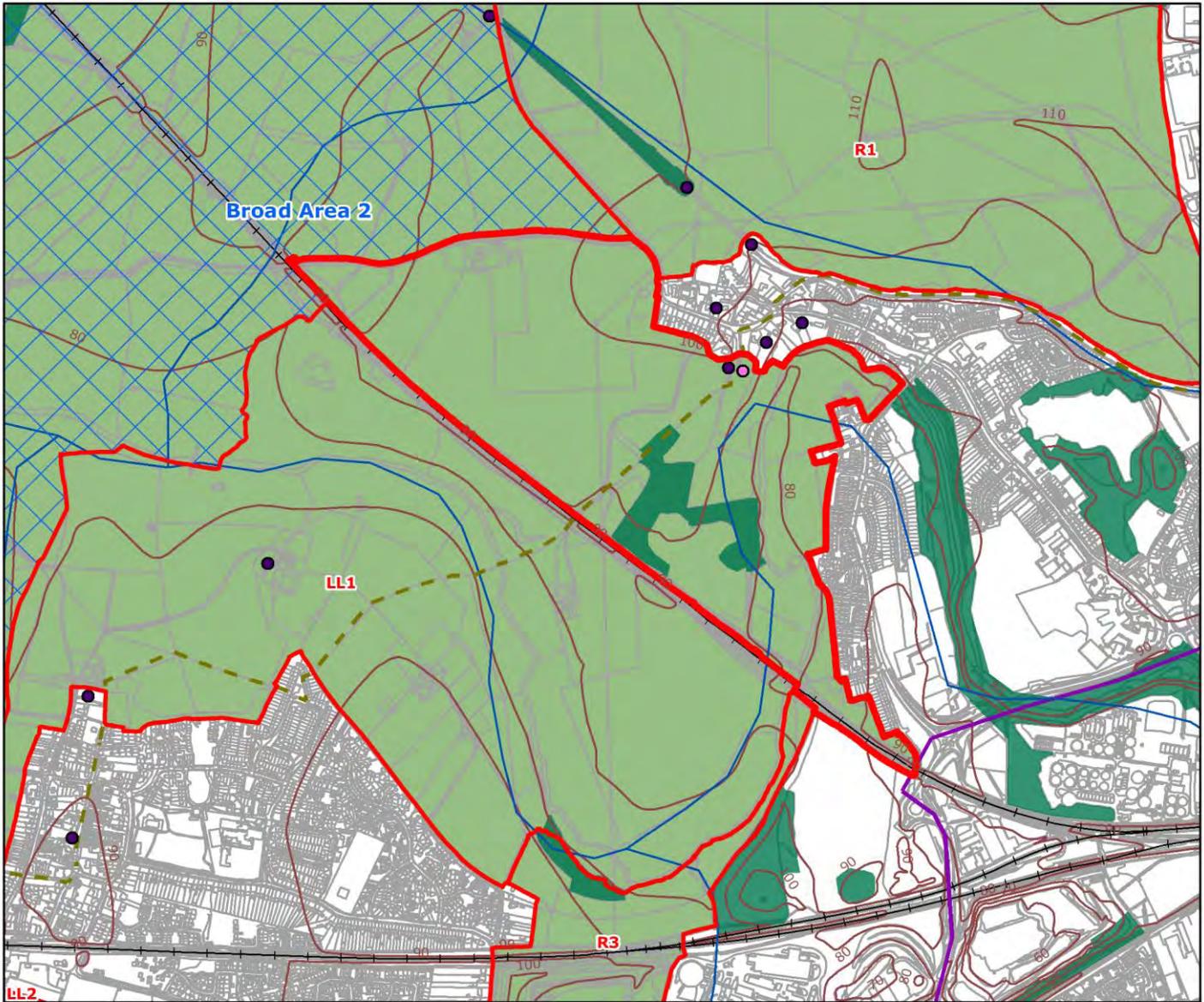
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: R2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - R2**

Parcel - R2		Primary Constraints	Other Information	
District Boundary	SSSI	Grade I Listed Building	Motorway	
Land Parcel	Scheduled Monument	Grade II Listed Building	A-Road	
Broad Area	Flood Zone 3b	Grade II* Listed Building	Railway Line	
Green Belt		Promoted Footpath	AONB	
Contours (10m)		River/Canal	Conservation Area	
		Lake	Registered Park and Garden	
			Ancient Woodland Inventory	
			National Forest Inventory	

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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: R2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

### Issue 1a - Ribbon development

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

Score:

#### Notes:

The parcel plays some role in preventing ribbon development along the western side of Harborough Road.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains a large farm off Little Lawford Lane at the north western edge of the parcel. A church sits on high ground at the northern edge of the parcel. The parcel also contains two small pavilions associated with outdoor sports facilities in the eastern third of the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the Green Belt land in the parcel is open and free from development.

Land Parcel Ref: R2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Purpose 2 - To prevent neighbouring towns merging into one another

---

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

Is the parcel located within an existing settlement?

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

Score:

#### Notes:

Measured along the River Avon which runs along the eastern edge of the parcel, the distance between Rugby and Long Lawford measures at roughly 750m; however, the parcel plays little role in preventing merging between Rugby and the village of Long Lawford to the west due the fact that a railway line and the River Avon sit between the parcel and the village of Long Lawford. Measured from the westernmost point of Rugby's urban edge, the village of Cathiron lies roughly 1.5km to the north west.

Land Parcel Ref: R2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

#### Issue 3a - Significance of existing urbanising influences

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

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

Score:

#### Notes:

The parcel contains a large farm off Little Lawford Lane at the north western edge of the parcel; a church sits on high ground at the northern edge of the parcel. The parcel also contains two small pavilions associated with outdoor sports facilities in the eastern third of the parcel. None of these developments serve to urbanise the countryside with the parcel.

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

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

Score:

#### Notes:

The river Avon runs through the eastern third of the parcel helping to prevent encroachment of the urban edge of the Rugby to the east. A railway line forms the southern edge of the parcel; however, it runs perpendicular to the urban edge of Rugby limiting its role in helping to prevent encroachment of the countryside within the parcel and to the west.

Land Parcel Ref: R2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

Score:

#### Notes:

The parcel does not overlap with a Conservation Area within an historic town. However, there is some intervisibility with the historic core of Rugby which lies to the south east of the parcel. It is considered that this intervisibility, albeit broken by vegetation, is a factor in the contribution of the parcel to the setting of Rugby.

Land Parcel Ref: R2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

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

---

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

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

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

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

Land Parcel Ref: R2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

## Score Summary

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Purpose 1 Score:  /4

Purpose 2 Score:  /4

Purpose 3 Score:  /4

Purpose 4 Score:  /4

Purpose 5 Score:  /4

Total Score:  /20