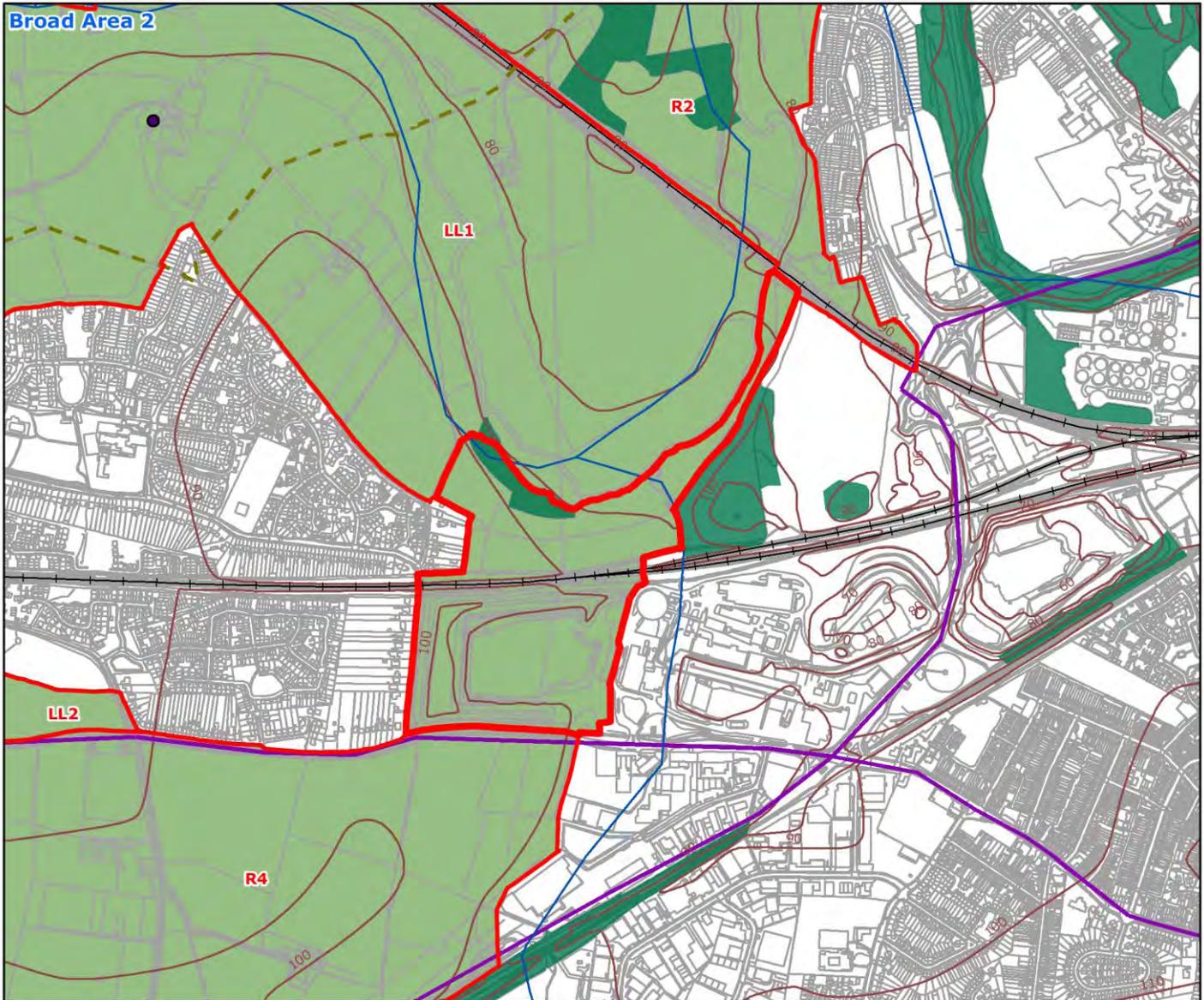


Land Parcel Ref: R3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - R3**

|                   |                            |                           |                            |
|-------------------|----------------------------|---------------------------|----------------------------|
| 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  |

0 95 190 380 m

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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: R3

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 westwards along the northern side of Lawford Road towards the village of Long Lawford.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains a large void associated with the parcel's use as a mineral extraction site or quarry; however, there are no buildings within the parcel. Therefore, the parcel is considered to be undeveloped and open.

Land Parcel Ref: R3

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 parcel is located to the west of the town of Rugby in between Rugby and the village of Long Lawford. Measured along Lawford Road at the southern border of the parcel, the distance between the two settlements is less than 400m.

Land Parcel Ref: R3

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:**

While there are no buildings within the parcel which constitute urbanising influences, the parcel does contain a large void associated with the parcel's use as a mineral extraction site or quarry. However, it is considered that the mineral extraction will be restored to greenfield land in the countryside as part of its restoration plan.

---

#### 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 does contain a large void associated with the parcel's use as a mineral extraction site or quarry. While this void does represent a significant boundary preventing encroachment into the parcel in the short term, it is considered that the mineral extraction will be restored to greenfield land in the countryside as part of its restoration plan. Therefore, the void is not considered a significant boundary. There are no other significant boundaries in the parcel between Rugby and Long Lawford.

Land Parcel Ref: R3

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. The parcel contains a large void associated with the parcel's use as a mineral extraction site. The buildings associated with the quarry, used to manufacture concrete, are outside the Green Belt but inhibit views into the historic core of Rugby from the parcel. However, given that the mineral extraction will be restored to greenfield land in the countryside and the associated concrete manufacturing buildings and infrastructure removed as part of its restoration plan, the intervisibility between the parcel and the historic core of rugby is recognised.

Land Parcel Ref: R3

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: R3

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

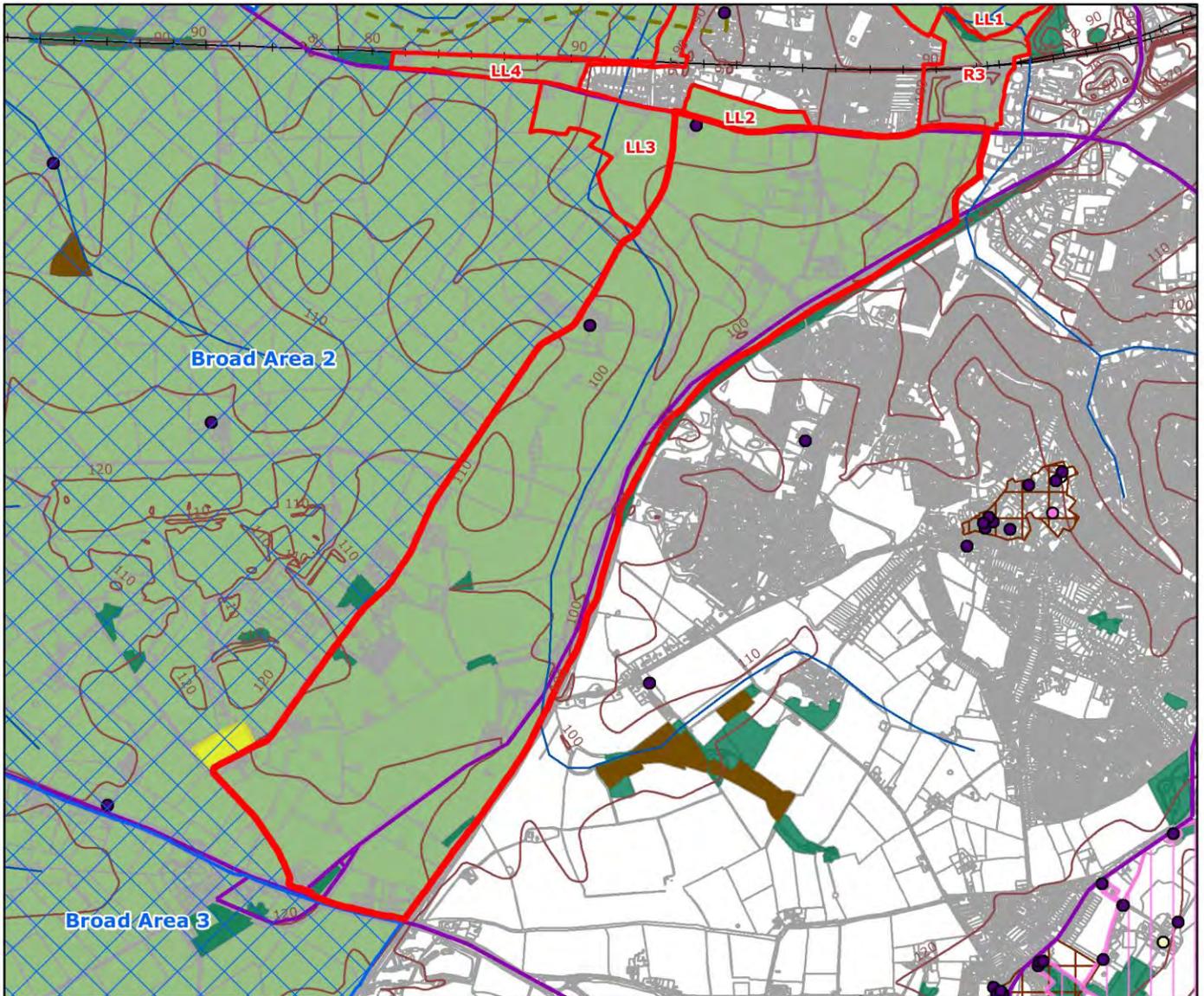
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: R4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - R4**

| 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: R4

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 along the two roads connecting Long Lawford to Rugby (Bilton Lane and Rugby Road) and the A4071 at the south end of the parcel.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains several clusters of agricultural buildings centred around farms, a couple of large isolated dwellings and a sewage treatment works. In addition, there are two residential streets within the Green Belt parcel just off Lawford Heath Lane - The Crescent and the Ryelands - in the southern half of the parcel. The buildings associated with these developments have compromised the openness of the Green Belt within their immediate vicinity; however, large areas of the parcel are undeveloped and open, being largely made-up of arable fields.

Land Parcel Ref: R4

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 parcel plays a significant role in preventing merging between Rugby and the village of Long Lawford to the west. The distance between the two settlements is narrowest in the north eastern corner of the parcel. Measured along the A420, the distance between the two settlements is roughly 350m.

Land Parcel Ref: R4

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 several clusters of agricultural buildings centred on farms, a couple of large isolated dwellings. Such development is common in the countryside and is not considered to compromise the rural character of the Green Belt. However, there are two residential streets within the Green Belt parcel just off Lawford Heath Lane - The Crescent and the Ryelands - which are considered to be urbanising influences on the southern half of the parcel. The buildings associated with these developments, the street lighting and associated hardstanding represent a significant urbanising influence on the Green Belt surrounding the parcel. However, large areas of the parcel are undeveloped and open, being largely made-up of 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 parcel. However, it provides little protection to the countryside within the parcel. There are no other significant boundaries contributing to preventing encroachment of the countryside within or immediately beyond the parcel.

Land Parcel Ref: R4

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 north east of the parcel.

Land Parcel Ref: R4

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: R4

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

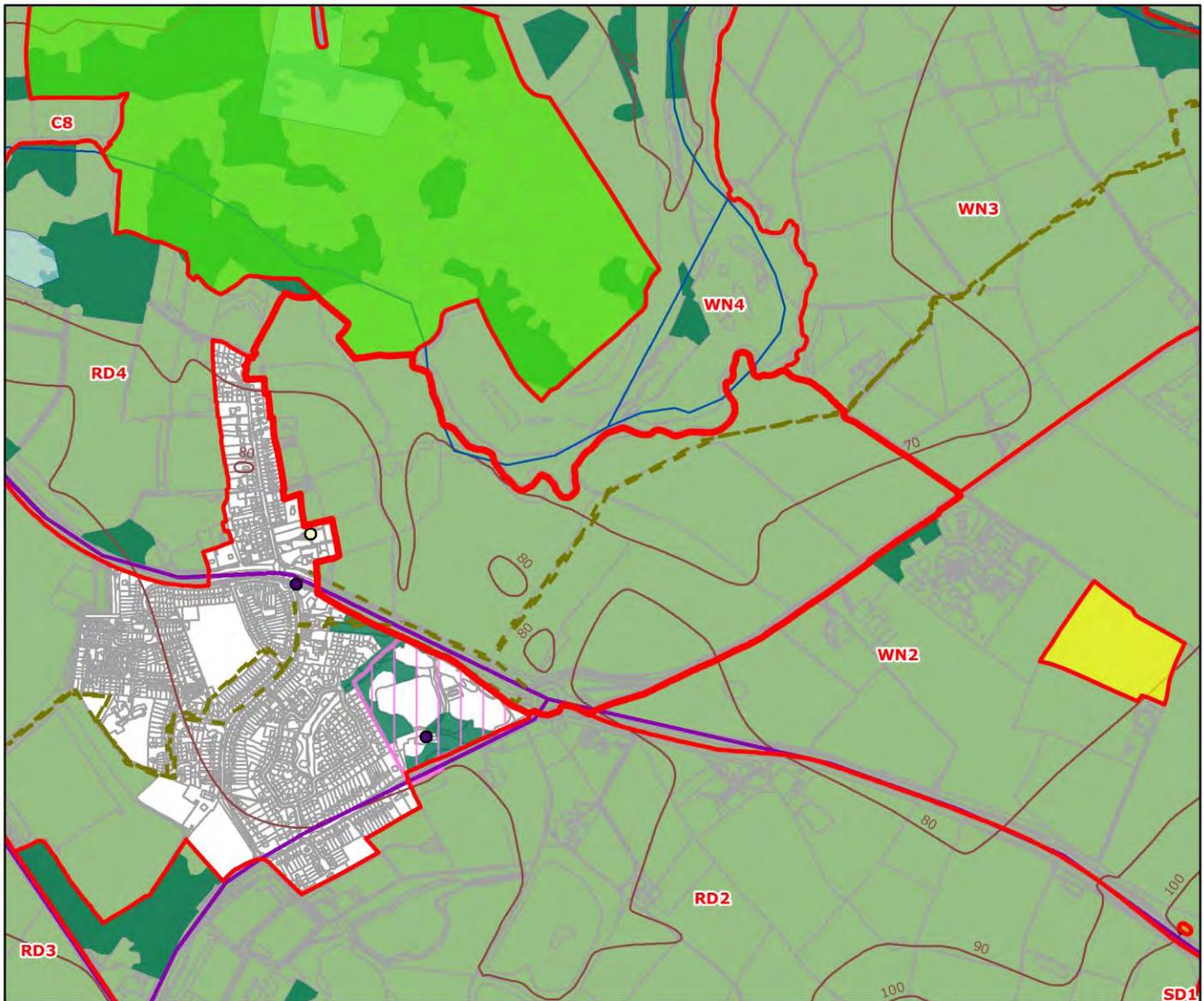
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: RD1

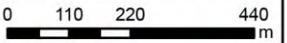
Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - RD1**

|                   |                            |                           |                            |
|-------------------|----------------------------|---------------------------|----------------------------|
| 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: RD1

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 Church Road which leads in to Redland Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains one small collection of buildings at its western border on the edge of the village of Ryton on Dunsmore. The location and low height of these buildings significantly limits their role in compromising the openness of the Green Belt within the vast majority of the parcel. The buildings are adjacent to taller buildings that fall outside the Green Belt, such as the village church, but which play a greater role in compromising the openness of the Green belt within the wider Green Belt. Therefore, this parcel of Green Belt is considered to have a strong sense of openness.

Land Parcel Ref: RD1

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 Wolston Lane, the village of Wolston is roughly 2km to the north east.

Land Parcel Ref: RD1

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 small collection of buildings at its western border on the edge of the village of Ryton on Dunsmore. The location and low height of these buildings significantly limits their role in compromising the openness of the Green Belt within the vast majority of the parcel. The buildings do have an urbanising influence on the Green Belt and are therefore not considered to be encroaching upon the countryside within the parcel.

---

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

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

Score:

#### Notes:

The River Avon forms the northern border of the parcel and represents a significant boundary to the future encroachment of the countryside to the north. Encroachment of the countryside to the south is inhibited by the Dual Carriageway (London Road) which runs east-west at the southern border of the parcel. However, neither of these boundaries contributes to preventing encroachment of the countryside to the east. Therefore, both boundaries are considered to be less significant in relation to this purpose, thus making the Green Belt key to the protection of the countryside from encroachment.

Land Parcel Ref: RD1

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: RD1

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: RD1

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: RD2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - RD2**

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

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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: RD2

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 east and west of Ryton on Dunsmore along Leamington Road and along the eastern side of Oxford Road.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains several pockets of development scattered throughout it: farms, an equestrian centre, an outdoor garden equipment store, a large sports and leisure facility complex and isolated dwellings. Together the buildings associated with these developments compromise the openness of the Green belt within their immediate vicinity. However, the central and northern portions of the parcel remain open and are free from development.

Land Parcel Ref: RD2

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 Ryton Dunsmore lies roughly 2km away from the village of Stretton on Dunsmore to the south east.

Land Parcel Ref: RD2

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 several pockets of development scattered throughout it; however, only three developments, the large sports and leisure centre, the outdoor garden equipment store and industrial depot in the western corner of the parcel, have an urbanising influence on the Green Belt within parcel. The remaining areas of the parcel are still rural in character and relatively 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 Meadowlands fisheries ponds sit within the western half of the parcel close to the existing edge of the village of Ryton on Dunsmore; however, the ponds do not cover the whole parcel and therefore do not represent a significant boundary to the encroachment of the countryside eastwards from the village. There are no other significant boundaries within the parcel. Therefore, the Green Belt plays an important role in protecting the countryside from encroachment.

Land Parcel Ref: RD2

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 Coventry to the north west from the high ground in the parcel. It is considered that this long range intervisibility is a factor in the contribution of the parcel to the setting of Coventry.

Land Parcel Ref: RD2

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: RD2

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

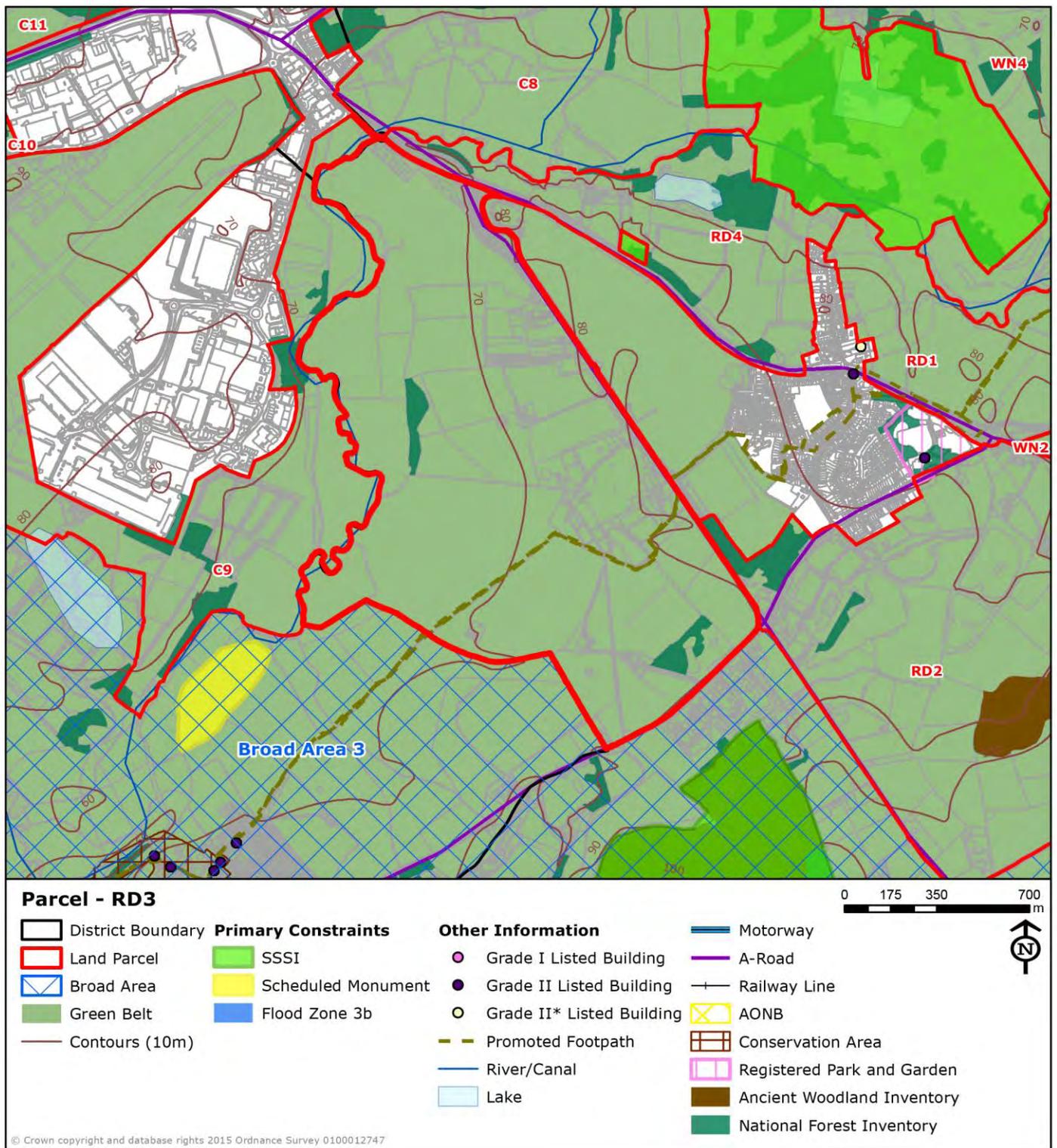
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: RD3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: RD3

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 along Oxford Road to the south of the industrial estate and along the northern side of the A445.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel is largely open and free from development; however, there are some significant developments along the eastern border of the parcel which significantly compromise the openness of the land within their immediate vicinity: a large hotel near the northern tip of the parcel; several residential dwellings off Oxford Road along Glenfern Gardens and Avon View Park Homes; clusters of farm buildings; and a large stone depot.

Land Parcel Ref: RD3

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 parcel sits between the village of Ryton-on-Dunsmore to the east and Middlemarch Business Park (connected to Coventry) to the west. Measured from the junction between Oxford Road and London Road to the east of the northern end of the parcel, which represents the westernmost extent of the new industrial extension to the village of Ryton-on-Dunsmore, the gap between the two neighbouring settlements is as narrow as 600m.

Land Parcel Ref: RD3

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 largely open and free from development; however, there are some significant developments along the eastern border of the parcel which have a significant urbanising influence over the countryside in the parcel and significantly compromise the openness of the land within their immediate vicinity: a large hotel near the northern tip of the parcel; several residential dwellings off Oxford Road along Glenfern Gardens and Avon View Park Homes; and a large stone depot.

#### 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 tip and the western border of the parcel are bordered by the River Avon which contains a wide floodplain that is unsuitable for the majority of development, helping to prevent encroachment of the wider countryside to the west of the parcel. However, this significant boundary is a significant distance from the existing urban edge of Ryton on Dunsmore, meaning that the Green Belt within the parcel is contributing to protecting a significant area of countryside from encroachment. Furthermore, there are no boundaries to the south that would inhibit encroachment of the countryside to the south.

Land Parcel Ref: RD3

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: RD3

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: RD3

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

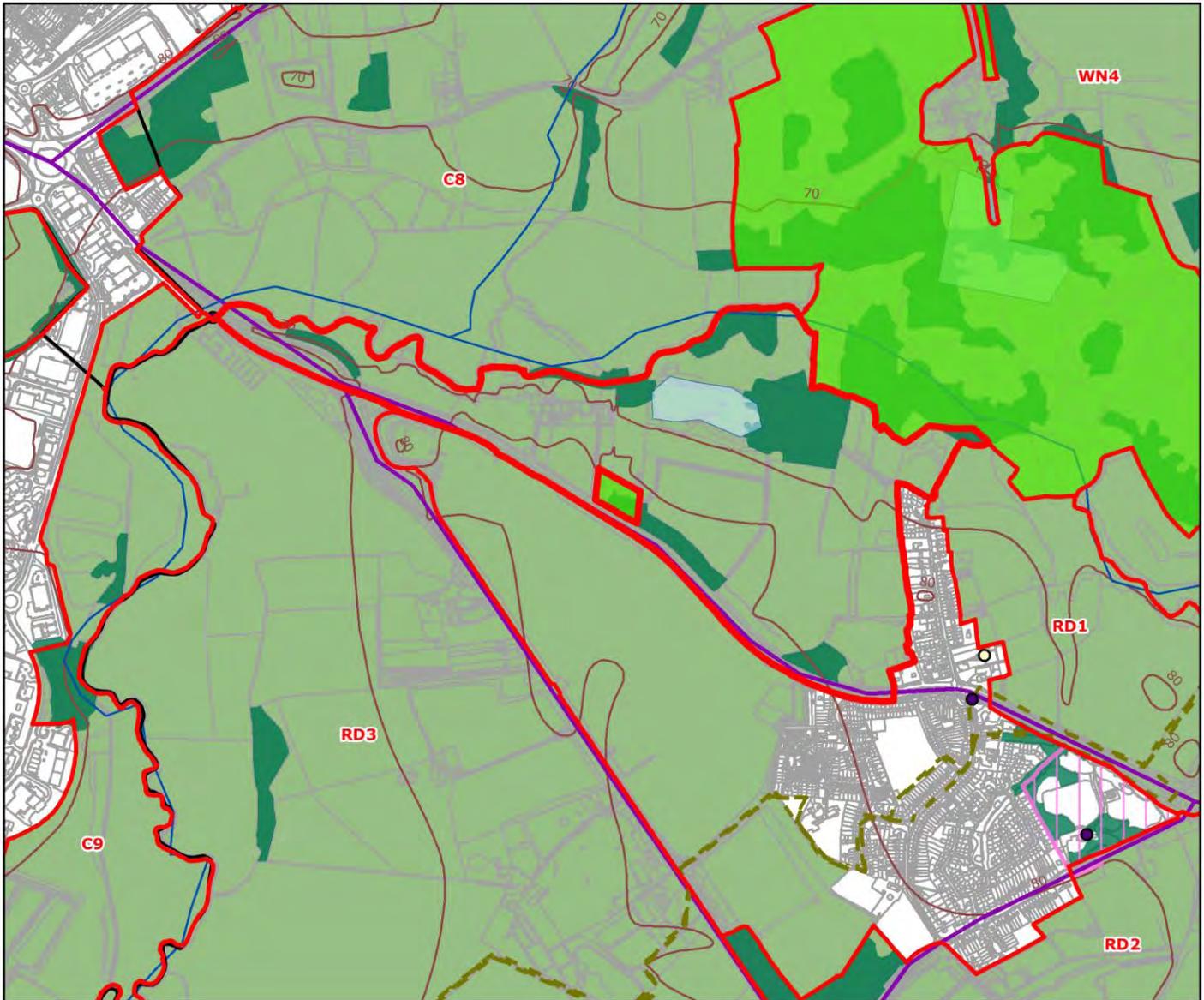
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: RD4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - RD4**

- 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

0 125 250 500 m



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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: RD4

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:

Ribbon development has not and is unlikely to occur along the dual carriageway that follows the southern border of the parcel. However, the parcel plays some role in preventing ribbon development along Redland Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The thin strip of land in the western half of the parcel in between London Road and the River Avon contains an open air construction and demolition recycling facility and associated buildings, many of which are derelict. In addition, the western part of the parcel contains a sewage treatment works. The buildings associated with these land uses have compromised the openness of the Green Belt in the western half of the parcel; however, the eastern half of the parcel is free from development, being made up of open arable fields.

Land Parcel Ref: RD4

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 at the western end of the parcel, the parcel plays a separating role in preventing the new industrial estate adjacent to Ryton on Dunsmore from merging with Coventry roughly 650m to the north west.

Land Parcel Ref: RD4

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 thin strip of land in the western half of the parcel in between London Road and the River Avon contains an open air construction and demolition recycling facility and associated buildings, many of which are derelict. In addition, the western part of the parcel contains a sewage treatment works. The buildings and hardstanding associated with these land uses represent urbanising influences on the Green Belt and thus act as encroachment of the countryside in the western half of the parcel; however, the eastern half of the parcel is free from urbanising influences being made up of 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:

This relatively thin strip of Green Belt follows London Road (a dual carriage way) at its southern boundary and the River Avon at its northern boundary. Both of these boundaries are significant in preventing future encroachment of the Green Belt immediately to the north and south of the parcel. Furthermore, these boundaries meet at the westernmost point of the parcel, preventing further encroachment of the countryside to the west.

Land Parcel Ref: RD4

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: RD4

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: RD4

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

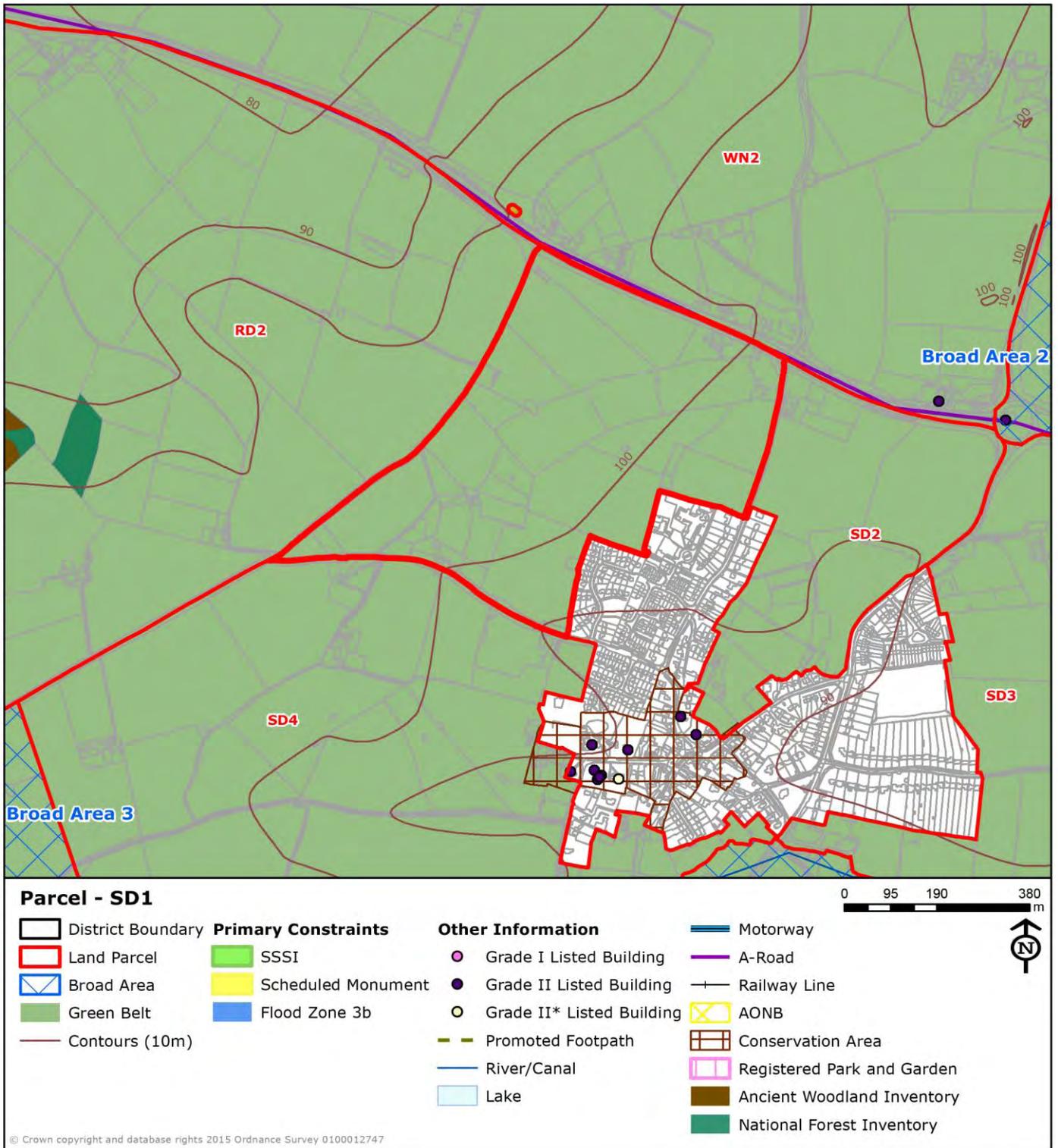
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: SD1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: SD1

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 parcels helps prevent ribbon development along both Plott Lane and School Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

This parcel is primarily agricultural land with several small farm buildings scattered throughout the parcel. These buildings compromise the openness of the Green Belt within their immediate vicinity.

Land Parcel Ref: SD1

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, there is a gap on 1.9km between Stretton-on-Dunsmore and Ryton-on-Dunsmore to the north west. Wolston lies 2km to the north along the Stretton Road.

Land Parcel Ref: SD1

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 agricultural fields and related farm developments. 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:**

The A45 dual carriageway which forms the northern boundary of this parcel serves as a significant boundary to prevent the encroachment of development into the countryside, although the significance of this is diminished as there is no such boundary to the west of the parcel.

Land Parcel Ref: SD1

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: SD1

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: SD1

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

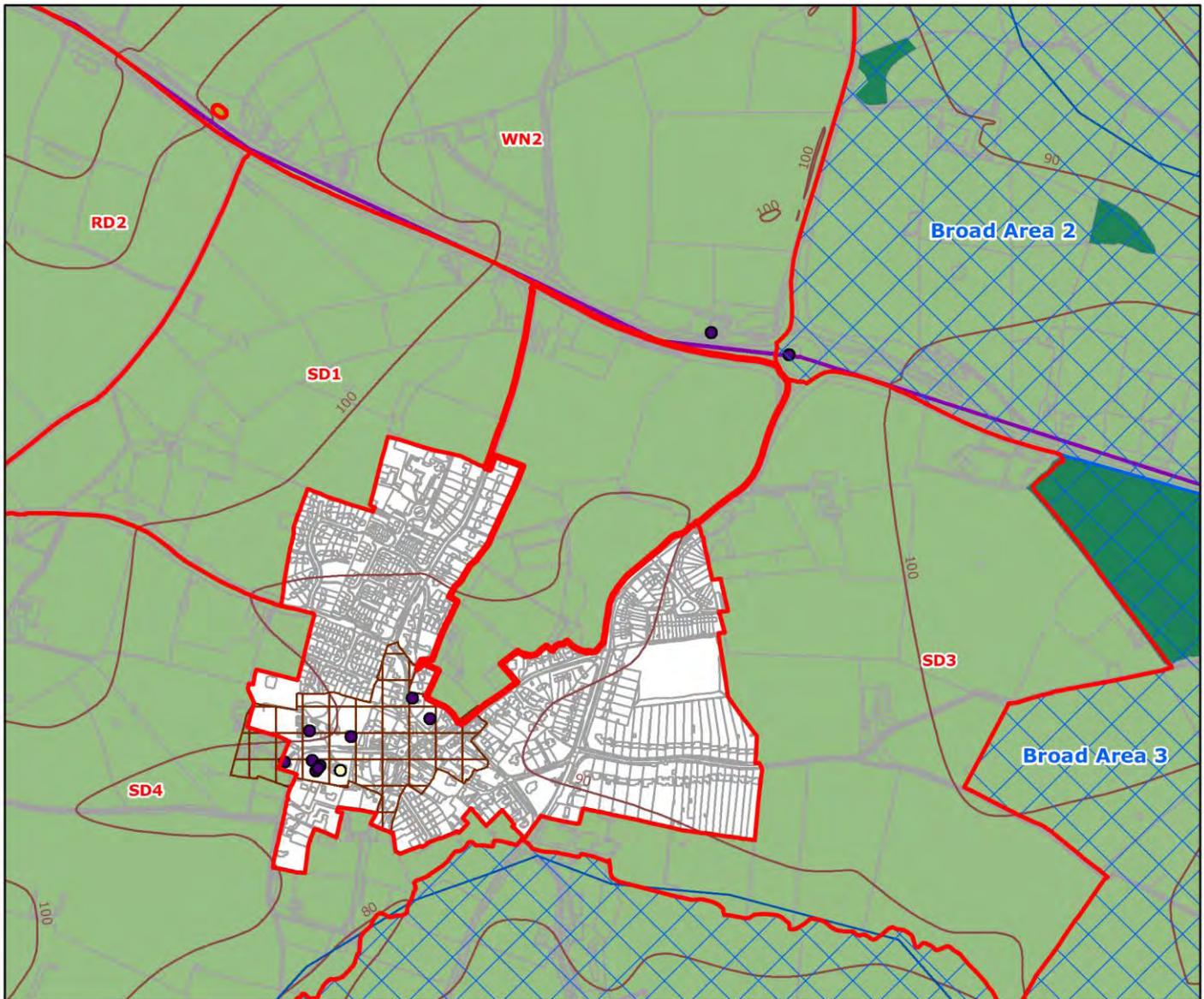
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: SD2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - SD2**

|                   |                            |                           |                            |
|-------------------|----------------------------|---------------------------|----------------------------|
| 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  |

0 90 180 360 m

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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: SD2

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 ribbon development along both School Lane and the B4455 (Fosse Way).

---

### Issue 1b - Openness

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

Score:

#### Notes:

This parcel is primarily agricultural fields with some associated agricultural development. The buildings associated with these developments have compromised the openness of the Green Belt within their immediate vicinity; however, the majority of the Green Belt within the parcel is still open and free from development.

Land Parcel Ref: SD2

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 Wolston lies 2.1km to the north of Stretton-on-Dunsmore along Stretton Road.

Land Parcel Ref: SD2

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 is made of agricultural fields and does not contain any urbanising influences.

---

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

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

Score:

**Notes:**

The A45 dual carriageway to the north forms a significant boundary to the north which will prevent the encroachment of development into the countryside, although the significance of this is diminished as there is no such boundary to the east or west of the parcel.

Land Parcel Ref: SD2

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: SD2

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: SD2

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

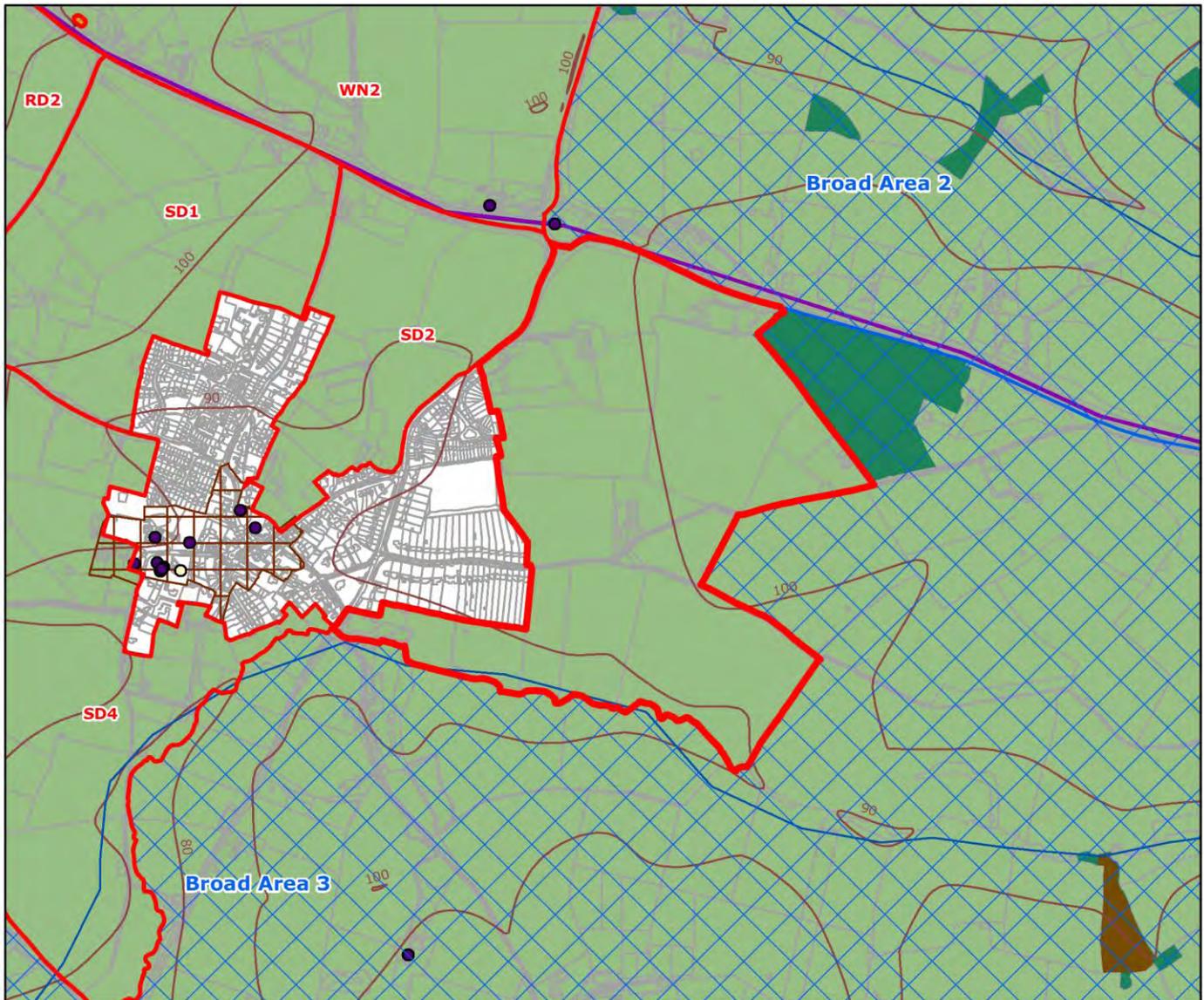
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: SD3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - SD3**

|                   |                            |                           |                            |
|-------------------|----------------------------|---------------------------|----------------------------|
| 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: SD3

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 ribbon development along Rugby Lane and Fosse Way (B4455).

---

### Issue 1b - Openness

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

Score:

#### Notes:

This parcel primarily contains agricultural land and associated buildings. In addition, there are some isolated dwellings scattered around the parcel.

Land Parcel Ref: SD3

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 Princethrope lies 1.5km to the south west along Fosse Way. There is a distance of 2.2km to the village of Frankton and 2.6km to the village of Bourton on Dunsmore to the south east.

Land Parcel Ref: SD3

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 developments that fall within the parcel do not represent urbanising influences.

---

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

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

Score:

**Notes:**

The A45 dual carriageway runs along the northern edge of the parcel preventing encroachment of the countryside immediately to the north of the parcel. However, there are no boundaries to the east or south where the majority of the countryside within and around the parcel sits. Therefore, the presence of the A45 is not considered to play a significant role in protecting the countryside from encroachment, thus making the Green Belt designation the principle means of protection for the countryside.

Land Parcel Ref: SD3

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: SD3

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: SD3

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

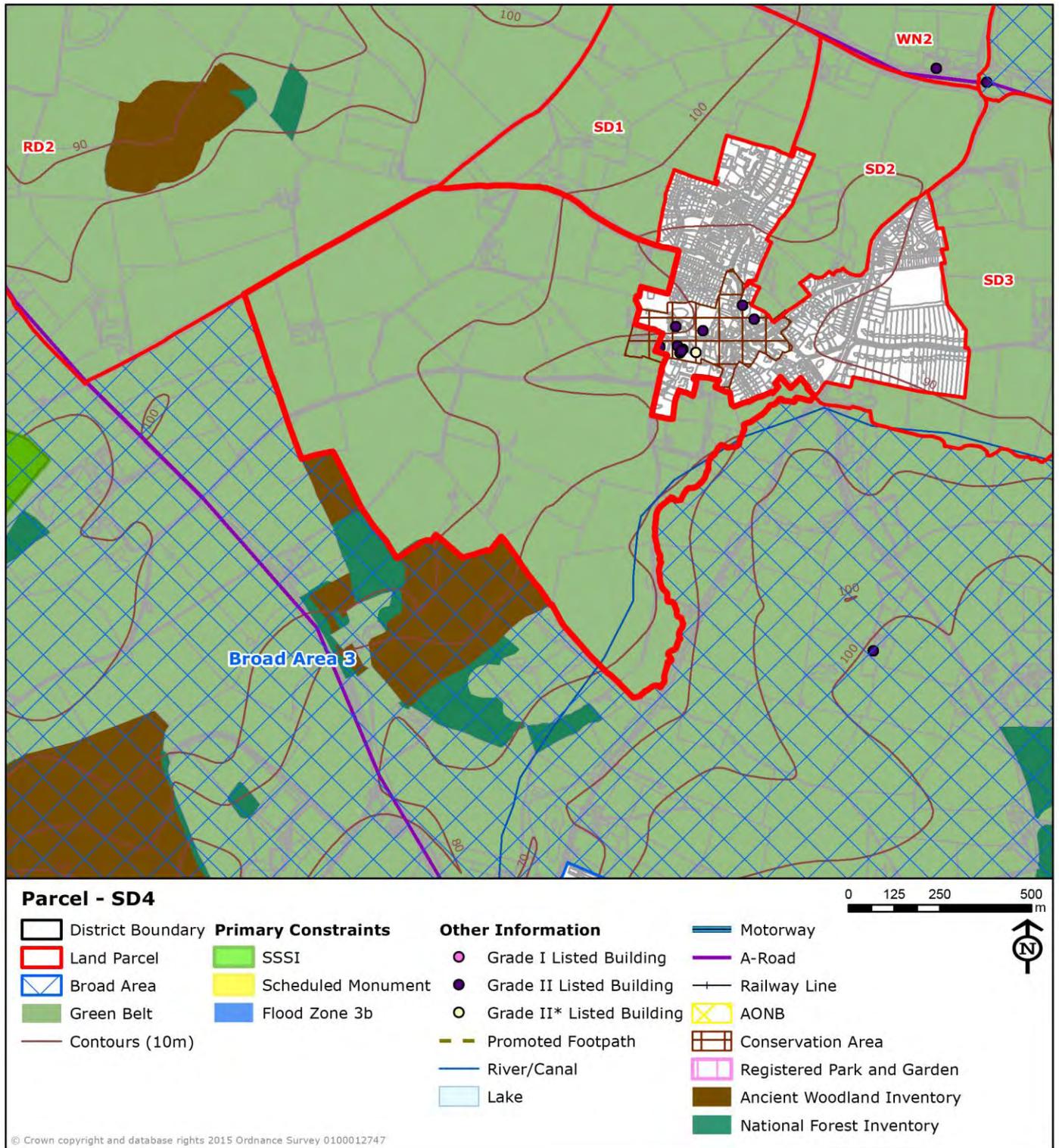
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: SD4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: SD4

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 helping to prevent ribbon development along Fineacre Lane and Plott Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

This parcel primarily consists of agricultural land; however, small clusters of agricultural buildings and isolated dwellings are located within the parcel. These buildings do compromise the openness of the Green belt within their immediate vicinity. The majority of the land in the parcel is open.

Land Parcel Ref: SD4

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 Princethrope lies 1.5km to the south west along Fosse Way. The village of Ryton on Dunsmore lies 2.2km to the north west.

Land Parcel Ref: SD4

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 primarily consists of agricultural land with associated agricultural buildings and isolated dwellings, none of which are considered to be 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:**

There are no significant boundaries that would prevent the encroachment of development into the countryside within the parcel or directly beyond it.

Land Parcel Ref: SD4

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: SD4

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: SD4

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

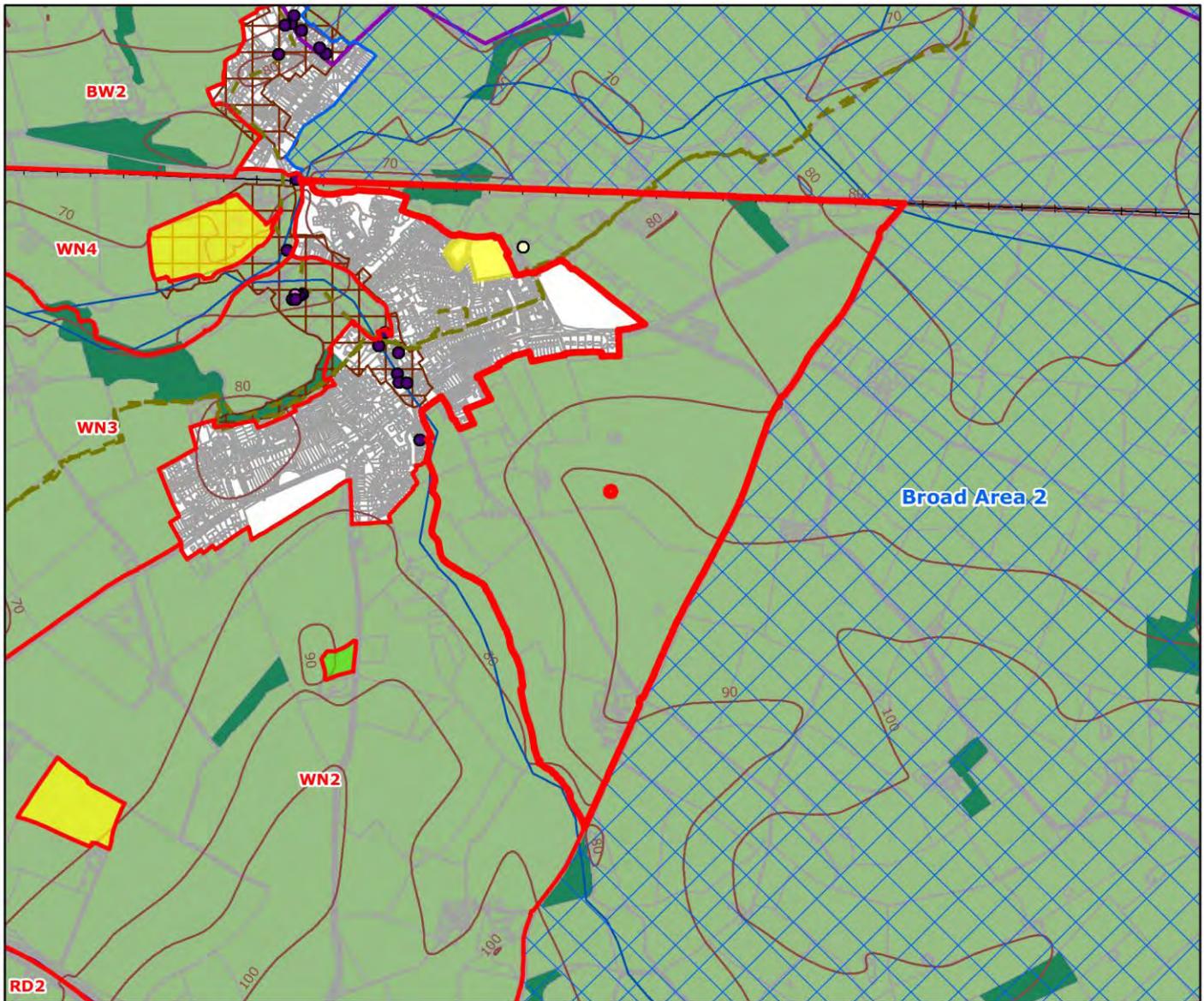
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: WN1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - WN1**

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

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

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

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

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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: WN1

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 along Priory Road and Rugby Road.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains several substantial clusters of development. The majority of these developments are concentrated in the northern half of the parcel north of Coalpit Lane, including a cluster of buildings let to local businesses, an elderly care home (currently for sale), a farm and some large dwellings. Another larger farm is located near the southern end of the parcel. These buildings compromise the openness of the Green Belt within their immediate vicinity; however, other areas of the parcel, particularly in the south are open arable fields which are free from development.

Land Parcel Ref: WN1

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 Stretton-on-Dunsmore is located roughly 2.4km due south of the parcel and Long Lawford 4.6km to the east along the railway line that connects Rugby with Coventry.

Land Parcel Ref: WN1

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 several substantial clusters of development, some of which has an urbanising influence on the surrounding countryside, and therefore represents encroachment on to the Green Belt. The cluster of buildings let to local businesses and the vacant elderly care home in the northern half of the parcel north of Coalpit Lane encroach upon the Green Belt; however the other buildings, namely farms and isolated dwellings are consistent with the character of the wider countryside within and around the parcel which is predominantly made up of 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:

The northern boundary of the parcel follows a railway line, a significant boundary; the western boundary of the parcel follows a small stream, a less significant boundary. However, there are no boundaries immediately to the east helping to inhibit encroachment of the countryside in the Green Belt.

Land Parcel Ref: WN1

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: WN1

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: WN1

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

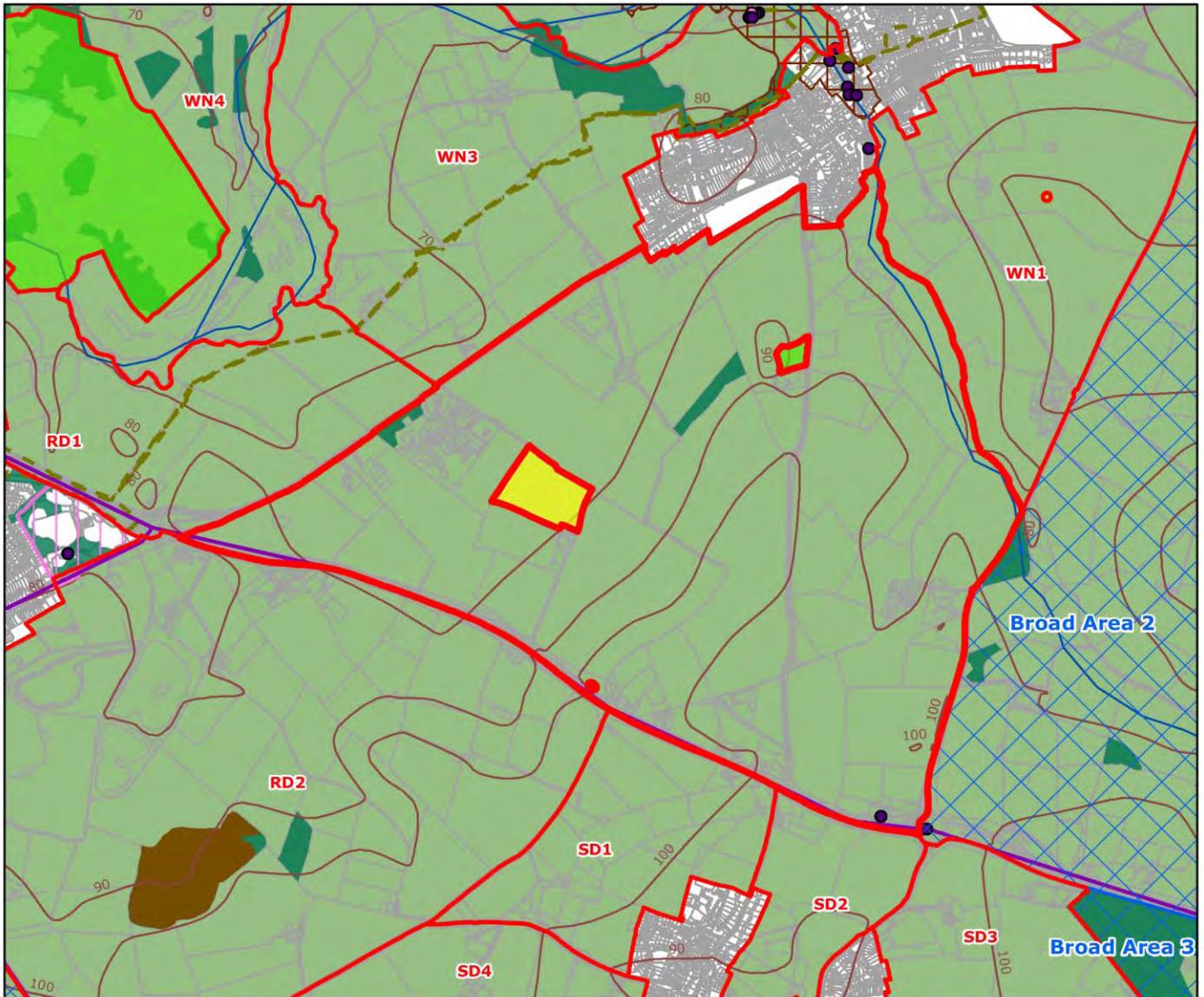
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: WN2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - WN2**

- 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

0 160 320 640 m



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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: WN2

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 along Wolston Lane and Stretton Road.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains several buildings some of which are significant in scale, most notably Ryton Gardens. In addition to this there are a couple of farms and several residential dwellings most of which are concentrated in the south eastern corner of the parcel next to an old petrol station and derelict building. All the buildings within the parcel compromise the openness of the Green Belt within their immediate vicinity. However, the majority of the parcel is undeveloped and open agricultural fields.

Land Parcel Ref: WN2

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:

Ryton on Dunsmore is located roughly 2km to the south west along Wolston Lane. Stretton on Dunsmore is located roughly 2km to the south along Stretton Road.

Land Parcel Ref: WN2

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 several buildings some of which are significant in scale and represent urbanising influences, most notably Ryton Gardens with its large carpark. In addition the derelict petrol station and public house with associated hardstanding in the south eastern corner of the parcel represent urbanising influences on the Green Belt within the parcel. Furthermore, the clusters of residential development along London Road at the southern border of the parcel are not isolated but represent a linear urbanising influence along the southern border of the parcel. Despite these, urbanising influences, there are significant portions of the Green Belt within the parcel which are still rural in character 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 southern border of the parcel follows London Road (A45) a dual carriage way. While this represents a significant boundary that would prevent encroachment of the countryside to the south of it, it is a significant distance from the edge of the village. Therefore, it plays no role in protecting the countryside with the parcel from encroachment.

Land Parcel Ref: WN2

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 clear long range intervisibility with the historic core of Coventry to the north west from the high ground in the centre of the parcel. It is considered that this long range but clear intervisibility is a factor in the contribution of the parcel to the setting of Coventry.

Land Parcel Ref: WN2

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: WN2

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

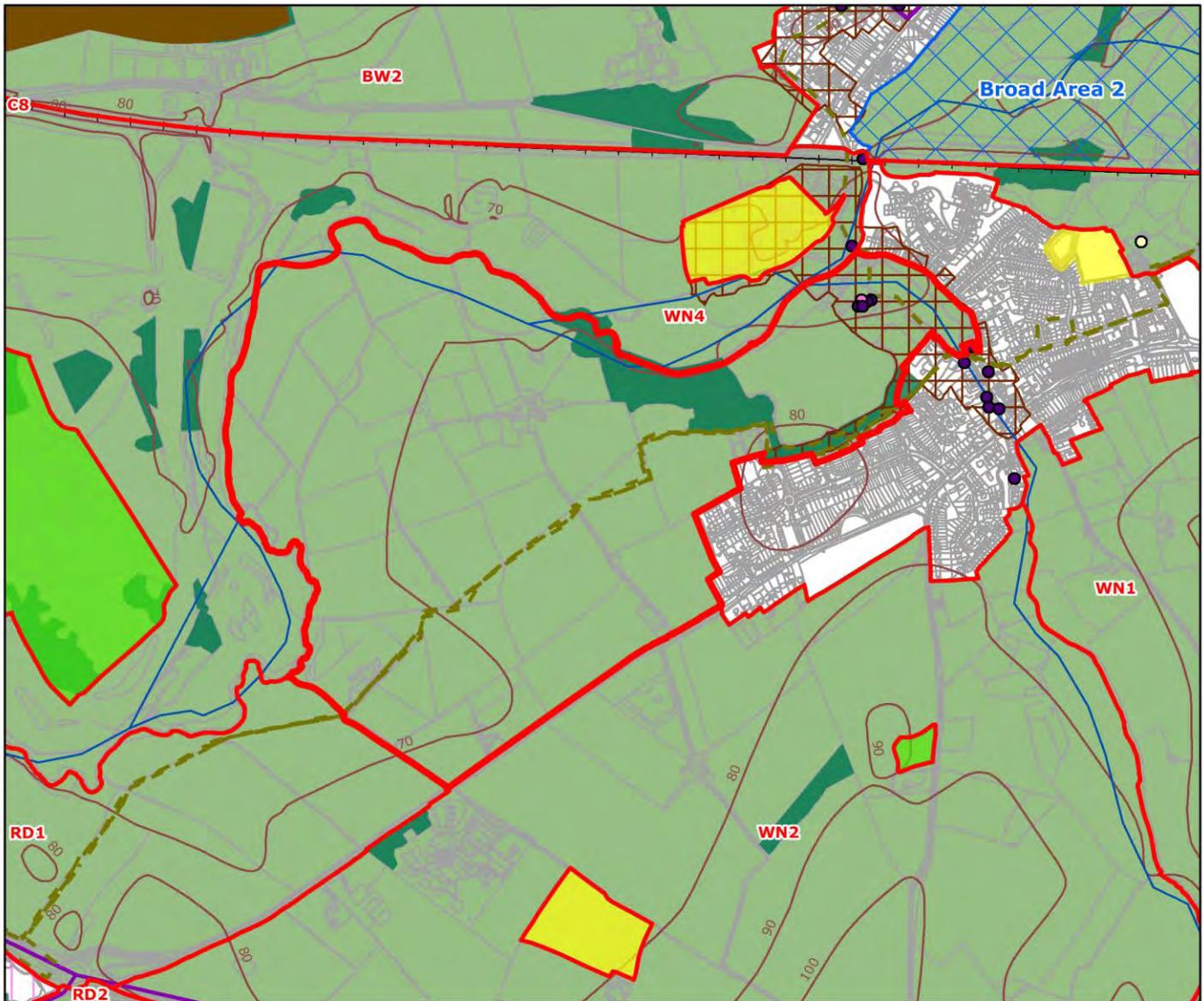
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: WN3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



### Parcel - WN3

|                   |                            |                           |                            |
|-------------------|----------------------------|---------------------------|----------------------------|
| 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: WN3

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 northern edge of Wolston Lane at the southern border of the parcel.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains several buildings which compromise the openness of the Green Belt within their immediate vicinity. The majority of the buildings are concentrated on the edge of the village, including a community building adjacent to outdoors sports pitches, the village church and a farm. Other more isolated developments within the parcel include a sewage treatment works in the south western edge of the parcel and a farm in the centre of the parcel. Much of the Green Belt in the parcel is undeveloped and open arable fields.

Land Parcel Ref: WN3

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 Wolston Lane, the village of Ryton on Dunsmore is roughly 2km to the south west.

Land Parcel Ref: WN3

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 several buildings which compromise the openness of the Green Belt within their immediate vicinity. The majority of the buildings are concentrated on the edge of the village, including a community building adjacent to outdoors sports pitches, the village church and a farm. Other more isolated developments within the parcel include a sewage treatment works in the south western edge of the parcel and a farm in the centre of the parcel. Much of the Green Belt in the parcel is undeveloped and open arable fields. Only the sewage treatment works and the community building represent urbanising influences on the Green Belt and therefore represent encroachment on the countryside.

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

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

Score:

#### Notes:

The River Avon with its wide floodplain represents the northern and part of the western border of the parcel. At the north eastern end of the parcel, the river represents a significant boundary preventing encroachment of the countryside within the Green Belt to the north; however, further to the west, as the parcel widens, the river plays no role in preventing encroachment of the countryside in the south west of the parcel and further to the west. Therefore, overall, the River Avon is only considered to be a less significant boundary in preventing encroachment of the countryside.

Land Parcel Ref: WN3

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: WN3

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: WN3

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

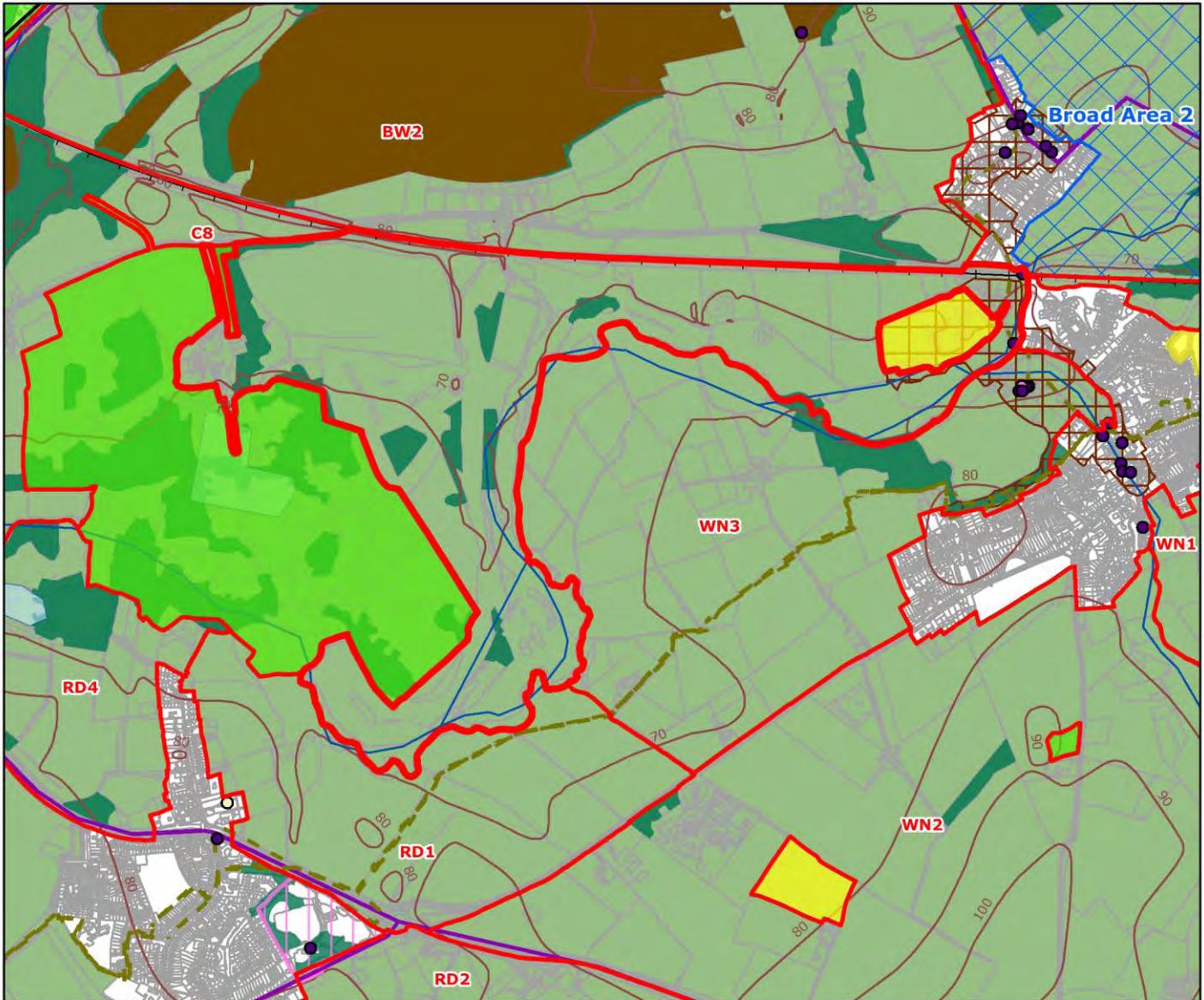
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: WN4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - WN4**

|                   |                            |                           |                            |
|-------------------|----------------------------|---------------------------|----------------------------|
| 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: WN4

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 border of the parcel follows a railway line and the southern border follows the River Avon. However, the parcel plays a very limited role in preventing ribbon development along the short eastern edge of the parcel along Main Street.

---

### Issue 1b - Openness

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

Score:

#### Notes:

A farm is located at the eastern end of the parcel close to the village. The small Brandon Wood Golf Course Club House is located in the centre of the parcel. The parcel contains one significant development at its western end - the Coventry Readymix Plant operated by Lafarge. This major development is adjacent to buildings associated with the Warwickshire Wildlife Trust Brandon Marsh Wildlife Centre. Together, these developments compromise the openness of the Green Belt within their immediate vicinity. However, the Green Belt land in the centre of the parcel, around the golf course, is open and undeveloped.

Land Parcel Ref: WN4

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, the village of Ryton on Dunsmore is located roughly 2.6km to the south east. Measured along the railway line at the northern border of the parcel, the City of Coventry is roughly 3.3km away.

Land Parcel Ref: WN4

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 significant development at its western end - the Coventry Readymix Plant operated by Lafarge. This plant represents a major urbanising development within the Green Belt. However, it is surrounded by woodland which screens much of its impact on the wider Green Belt. Therefore, much of the countryside Green Belt parcel is still rural in character.

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

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

Score:

#### Notes:

The northern boundary of the parcel follows a railway line; the southern border of the parcel follows the River Avon. Both boundaries are considered to be significant boundaries preventing encroachment of the countryside immediately to the north and south; however both boundaries run in to the village and therefore do not inhibit the westwards encroachment of the countryside within the parcel toward the Brandon Wood Golf Course and Coventry beyond. Therefore both boundaries play a less significant boundary in relation to this purpose of Green Belt.

Land Parcel Ref: WN4

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: WN4

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: WN4

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

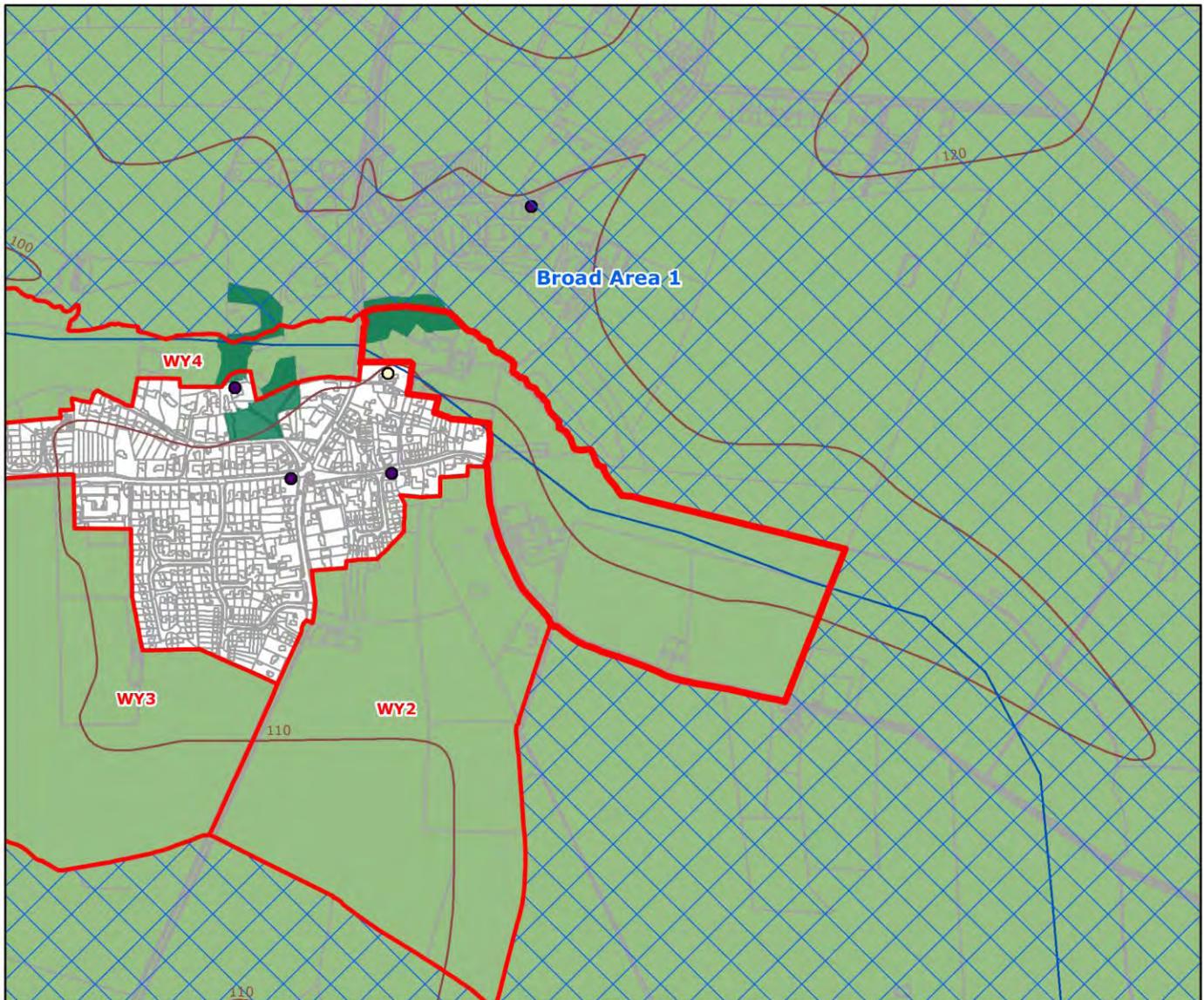
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: WY1

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - WY1**

| 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: WY1

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 ribbon development along both Wolds Lane and Church Hill.

---

### Issue 1b - Openness

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

Score:

#### Notes:

There is some development on the roads that form the western and southern boundaries of the parcel, namely a few isolated dwellings and a farm. These buildings compromise the openness of the Green Belt within their immediate vicinity; however much of the land within the parcel remains open and free from development.

Land Parcel Ref: WY1

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:

Burbage (joined to Hinkley) lies 3.6km to the north of Wolvey along Hinkley Road.

Land Parcel Ref: WY1

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:**

A stream runs along the northern boundary of the parcel and acts as a minor significant boundary which prevents encroachment of the countryside immediate to the north of the parcel.

Land Parcel Ref: WY1

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: WY1

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: WY1

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

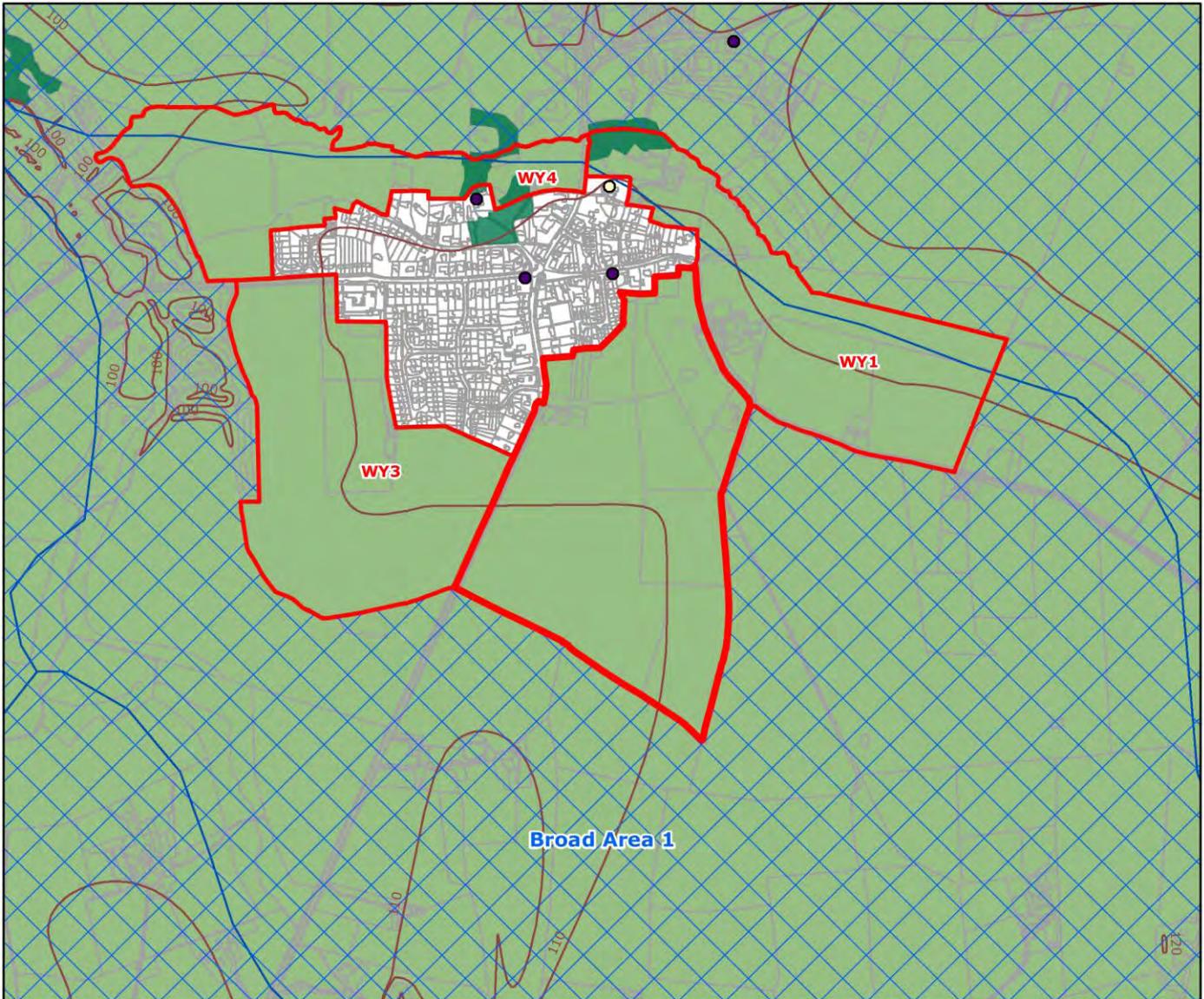
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: WY2

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - WY2**

|                   |                            |                           |                            |
|-------------------|----------------------------|---------------------------|----------------------------|
| 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: WY2

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 parcels helps prevent ribbon development along Coventry Road and Wolds Lane.

---

### Issue 1b - Openness

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

Score:

#### Notes:

There are three small clusters of development in the northern half of the parcel close to Wolvey, namely a few isolated dwellings and a large barn. These buildings compromise the openness of the Green Belt within their immediate vicinity; however much of the land within the parcel, particularly to the south, remains open and free from development.

Land Parcel Ref: WY2

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 point of the village south-eastwards through the centre of the parcel, the closest parcel to the south east of the parcel is the village of Monks Kirby 5.5km away.

Land Parcel Ref: WY2

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:

There are three small clusters of development in the northern half of the parcel close to Wolvey, namely a few isolated dwellings and a large barn. None of these developments represent urbanising influences on the countryside within the parcel.

---

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

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

Score:

#### Notes:

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

Land Parcel Ref: WY2

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: WY2

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: WY2

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

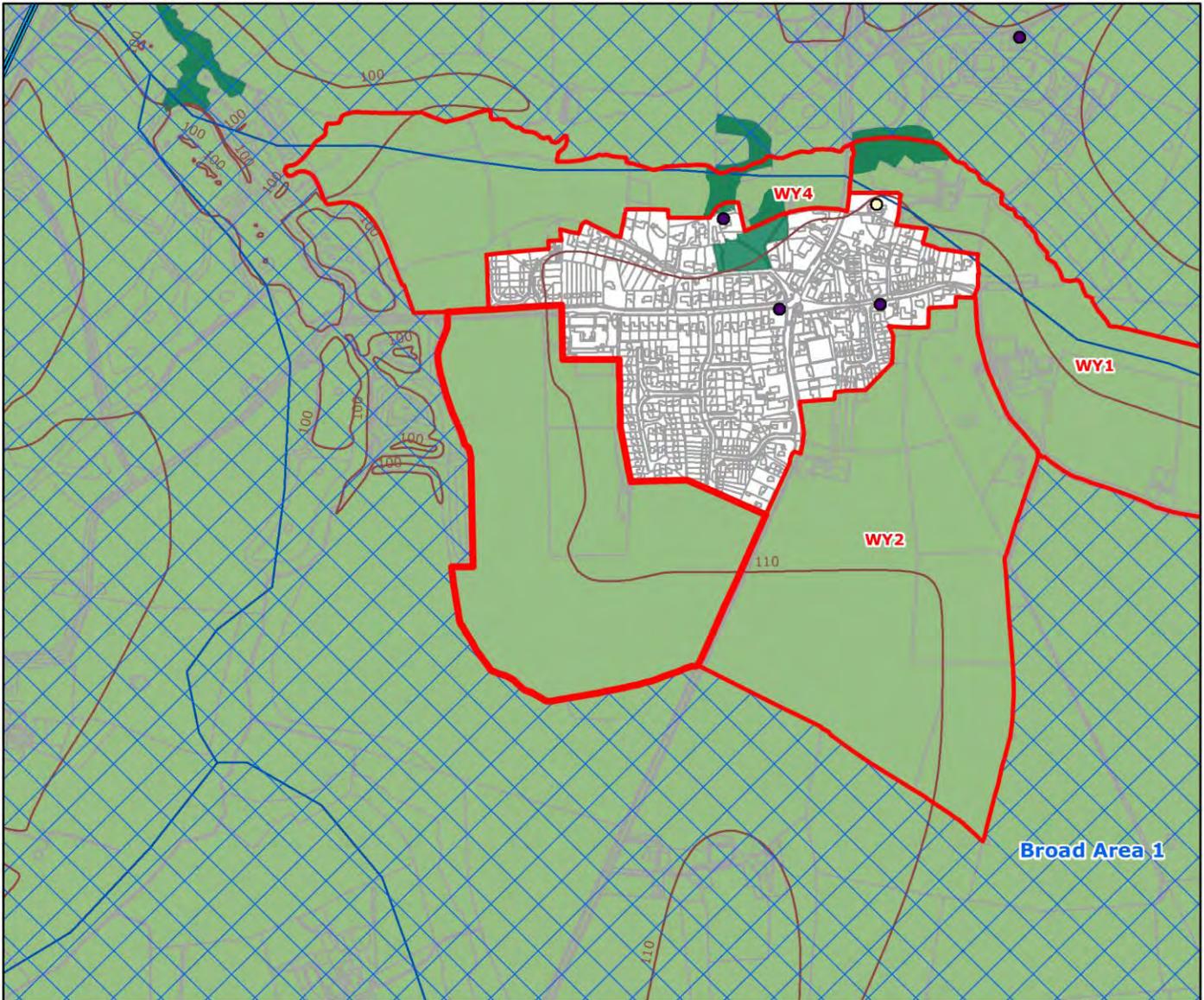
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: WY3

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - WY3**

|                   |                            |                           |                            |
|-------------------|----------------------------|---------------------------|----------------------------|
| 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: WY3

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 prevent ribbon development to the west and south along Bulkington Road and Coventry Road, respectively. In addition, Fern Hill Way ends at the northern boundary of the parcel and if were not for the Green Belt designation could conceivably be extended in to the field to the south.

---

### Issue 1b - Openness

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

Score:

#### Notes:

The parcel contains two area of hardstanding - a playground associated with a primary school on its northern border and a hard tennis court with floodlights to the south; however these areas do not compromise the openness of the Green Belt. Adjacent to the tennis court is the only building within the parcel. The building is small and directly adjacent to the edge of the village. Therefore it is not considered to compromise the openness of the Green Belt within the parcel.

Land Parcel Ref: WY3

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 southern end of the village, along the same line as Bulkington Road, the village of Bulkington lies 2.8km to the south east.

Land Parcel Ref: WY3

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 two area of hardstanding - a playground associated with a primary school on its northern border and a hard tennis court with floodlights to the south. While these areas do not compromise the openness of the Green Belt, they do represent urbanising influences on the countryside within their immediate vicinity. However, the majority of the countryside within the parcel is rural in character and unaffected.

#### 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:

Several fish ponds represent a significant boundary to the west of the parcel; however, the ponds do not prevent encroachment of the countryside to the south. The southern border of the parcel is bordered by a small brook which represents a less significant boundary.

Land Parcel Ref: WY3

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: WY3

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: WY3

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

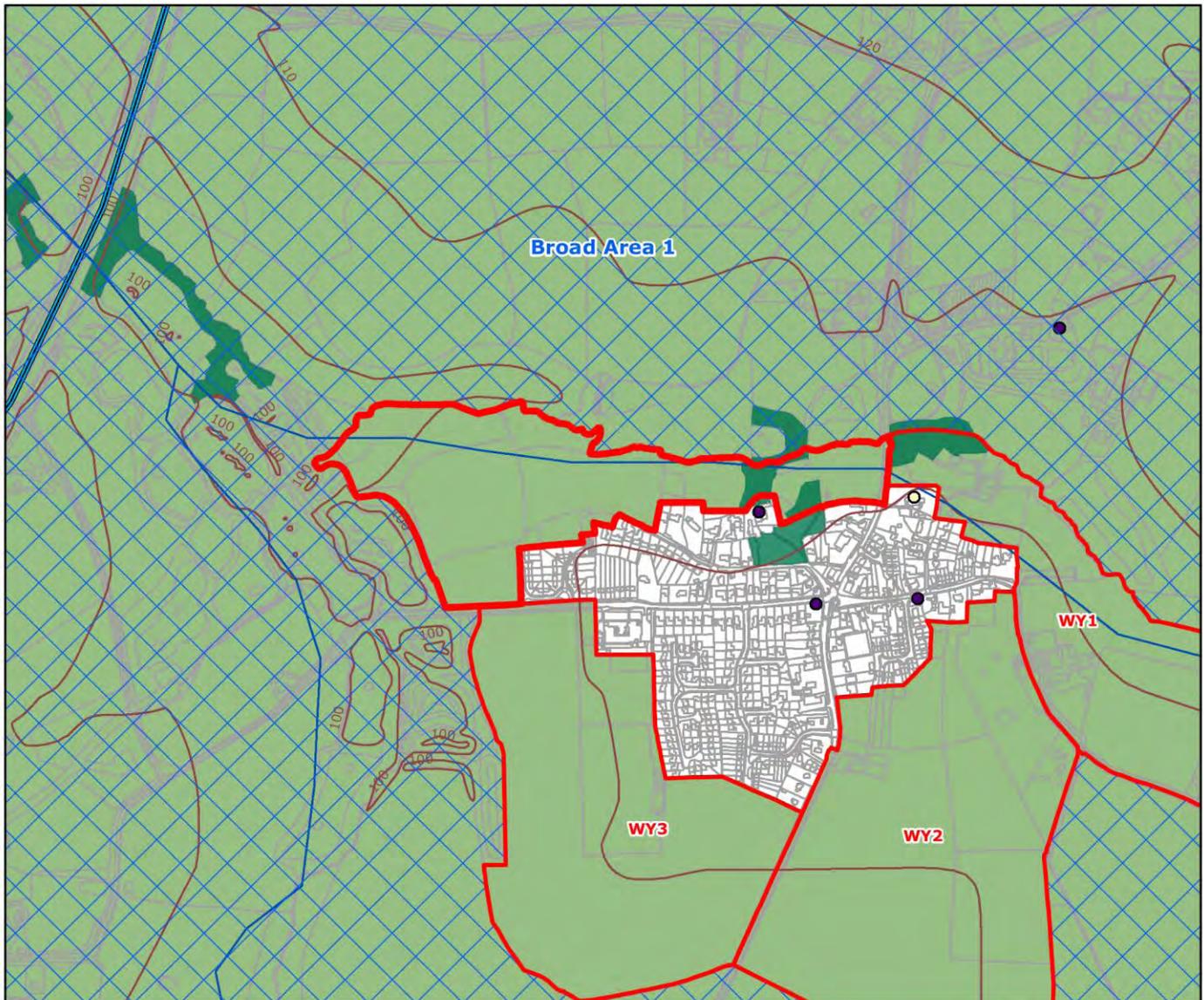
Purpose 5 Score:  /4

Total Score:  /20

Land Parcel Ref: WY4

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



**Parcel - WY4**

| 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  |

0 85 170 340 m



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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: WY4

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 along Bulkington Road and Church Hill.

---

### Issue 1b - Openness

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

Score:

**Notes:**

The parcel contains no buildings. Therefore the green belt within the parcel is wholly open.

Land Parcel Ref: WY4

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 large Gamecock Barracks (which is larger than the village of Wolvey) is located roughly 1.2km to the east of the village.

Land Parcel Ref: WY4

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 no buildings. Therefore the Green Belt within the parcel is wholly open with 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:**

Several fish ponds represent a significant boundary to the west of the parcel; however, the ponds do not prevent encroachment of the countryside to the north. The northern border of the parcel is bordered by the River Anker (Flood Zone 3), which represents a less significant boundary.

Land Parcel Ref: WY4

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: WY4

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: WY4

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