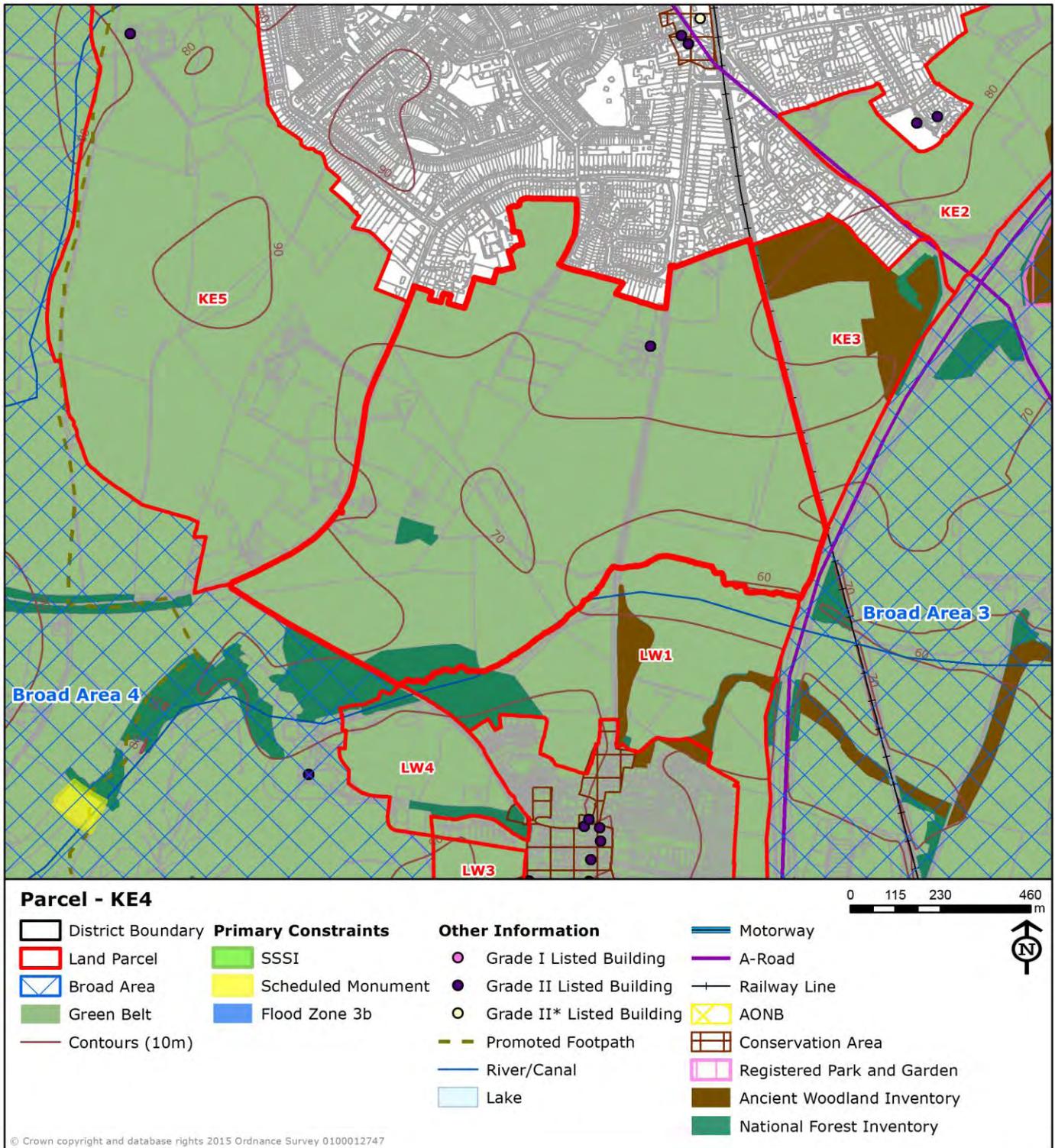


Land Parcel Ref: KE4

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: KE4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing ribbon development southwards along Warwick Road and Rouncil Lane.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains two very large isolated dwellings and two pavilions, one associated with a football club and the other associated with a cricket ground. The pavilions sit on the southern edge of Kenilworth and have a fairly limited effect on the openness of the wider Green Belt. However, the buildings associated with the large dwellings do effect the openness of the Green Belt within their immediate vicinity. Overall, there are still large areas of the parcel which are undeveloped and open.

Land Parcel Ref: KE4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured from the edge of Kenilworth along Warwick Road, Leek Wooton lies 1.1km to the north of Kenilworth.

Land Parcel Ref: KE4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains two very large isolated dwellings and two pavilions, one associated with a football club and the other associated with a cricket ground. The pavilions sit on the southern edge of Kenilworth and have a fairly limited effect on the openness of the wider Green Belt. None of the developments are considered to be urbanising influences on the countryside within the parcel.

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

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

Score:

Notes:

A railway line and the A46 run along the east boundary of the parcel preventing encroachment of the countryside to the east; however these significant boundaries run perpendicularly to the urban edge of Kenilworth limiting their role. There are no other significant boundaries within the or to the west of the parcel.

Land Parcel Ref: KE4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: KE4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: KE4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

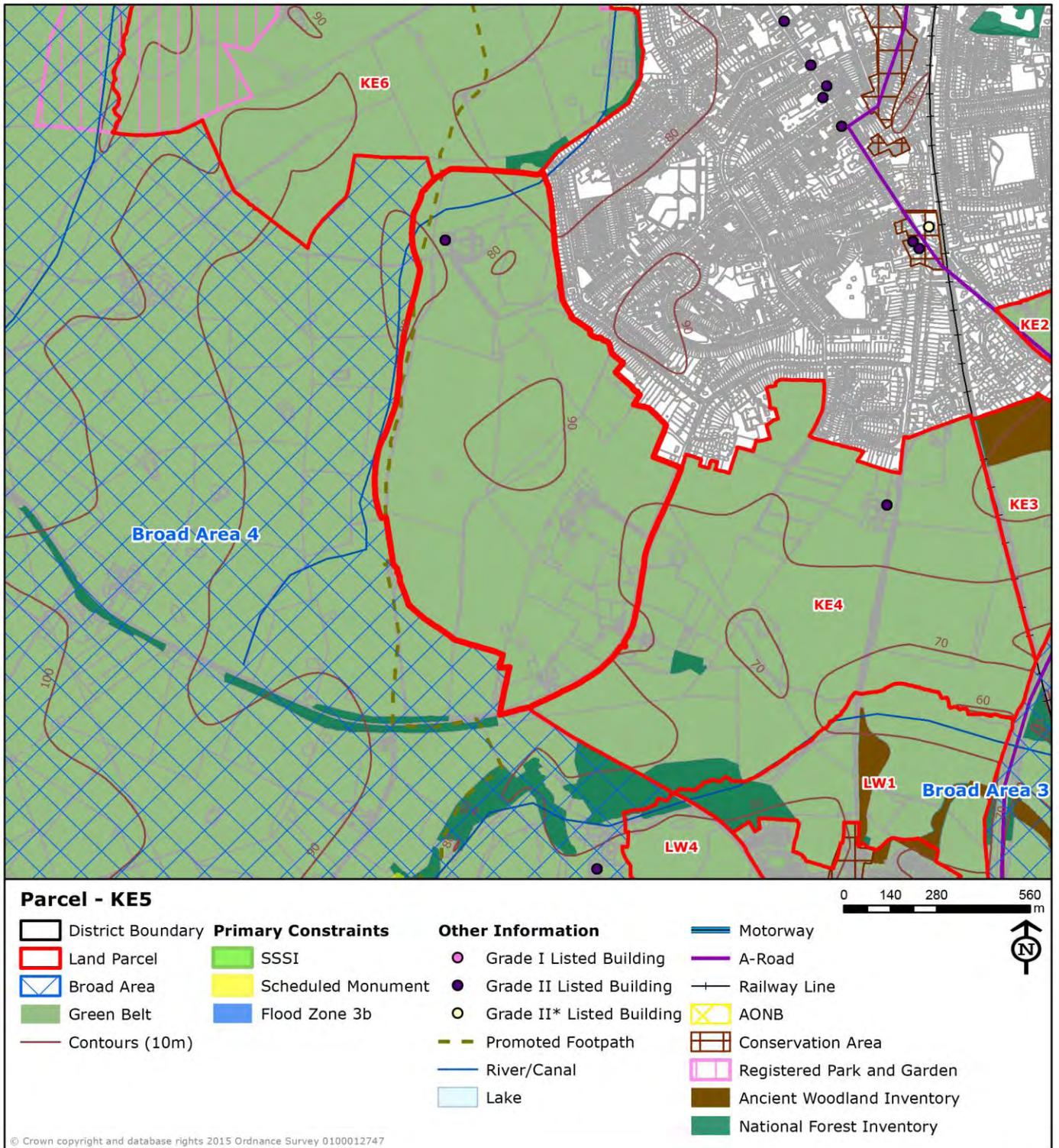
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KE5

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: KE5

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays some role in preventing sprawling ribbon development along the northern side of Rouncil Lane.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains a large farm in the northern half of the parcel, a collection of detached dwellings along a cul-de-sac in the southern half of the parcel called Hunt Paddocks and two pockets of agricultural/industrial sheds. The buildings associated with these developments compromise the openness of the Green Belt within the immediate vicinity. However, the majority of the land within the parcel is undeveloped and open agricultural fields.

Land Parcel Ref: KE5

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured at the point where Rouncil Lane enters the urban area of Kenilworth at the north eastern corner of the parcel, the gap between Kenilworth and village of Leek Wooton to the south is roughly 1.1km.

Land Parcel Ref: KE5

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains a large farm in the northern half of the parcel, a collection of detached dwellings along a cul-de-sac in the southern half of the parcel called Hunt Paddocks and two pockets of agricultural/industrial sheds. The cul-de-sac is set back from the main road (Rouncil Lane) and relatively well screened. Furthermore, the other developments in the parcel are common in the surrounding countryside and do not compromise its rural character. Therefore, it is considered that the Green Bet within the parcel has not be subject to encroachment. The majority of the land within the parcel is undeveloped and open agricultural fields.

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

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

Score:

Notes:

The western edge of the parcel is bordered by a small brook. However, the low-lying nature of the boundary coupled with its location set a significant distance to the west of the existing urban edge of Kenilworth means that the brook plays little role in helping to protect the countryside within the Green Belt from encroachment from Kenilworth.

Land Parcel Ref: KE5

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: KE5

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: KE5

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

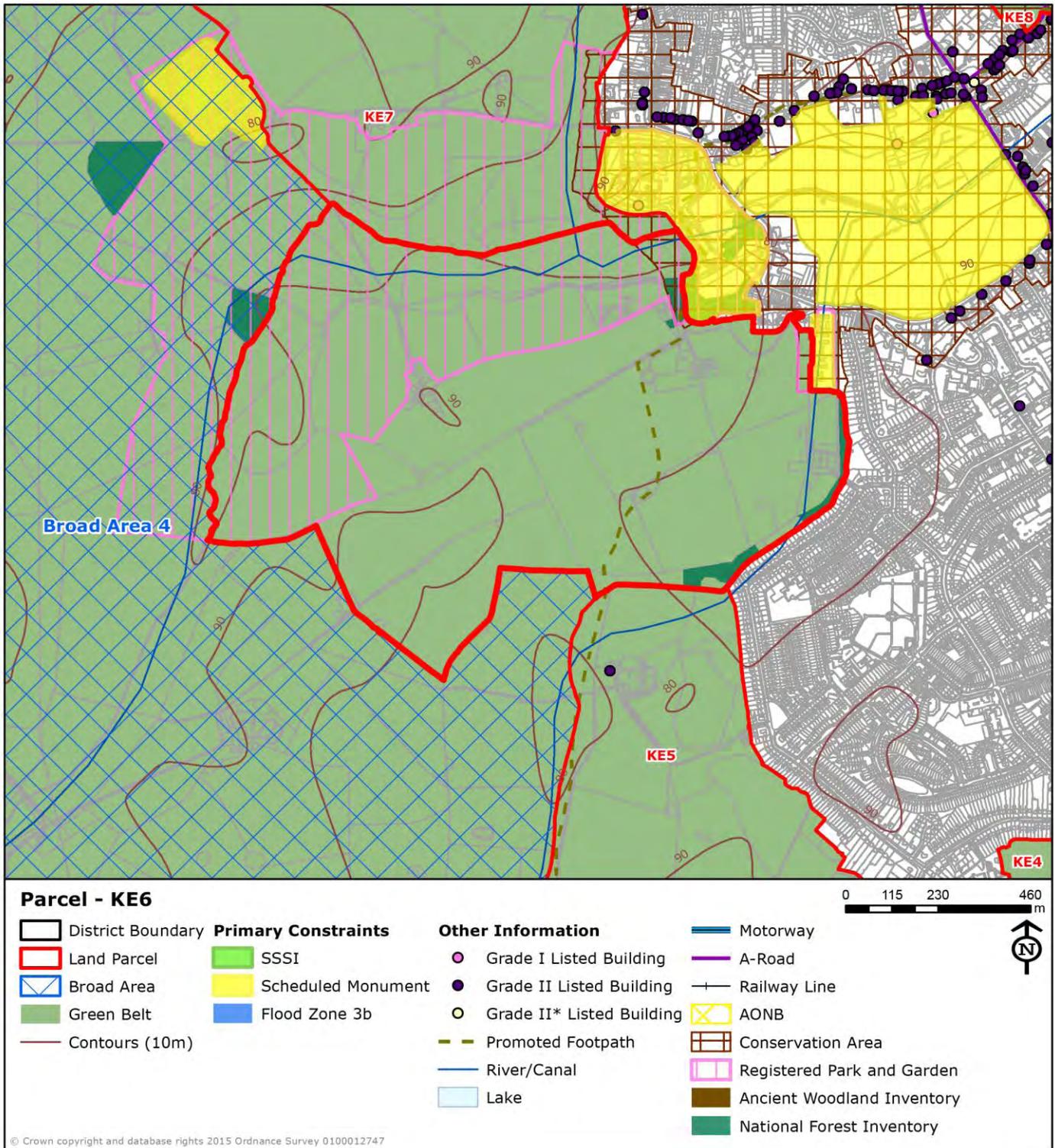
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KE6

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: KE6

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

No roads border or run through the parcel. Therefore, the parcel plays no role in preventing ribbon development.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains two farms and a sports centre. The buildings associated with these developments compromises the openness of the Green Belt within their immediate vicinity; however, the majority of the land within the parcel is still undeveloped and open.

Land Parcel Ref: KE6

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along the northern border of the parcel, the settlements of Baddesley Clinton and Chadwick End are located roughly 7.1km to the west.

Land Parcel Ref: KE6

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains two farms and a sports centre. Farms are common in the countryside and compliment the rural character of the countryside in the area; the sports centre and its associated car park do not. The sports centre on the eastern edge of the parcel represents encroachment of the countryside by Kenilworth; however, the location of the sports centre right on the existing urban edge of the Kenilworth limits its urbanising influence on the countryside within the rest of the parcel and the wider Green Belt. Indeed, the majority of the land within the parcel is still undeveloped and open.

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

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

Score:

Notes:

The northern, western and part of the southern border of the parcel are bordered by small brooks. However, the low-lying nature of them coupled with their locations set perpendicular to the existing urban edge of Kenilworth or a significant distance to the west of the existing urban edge of Kenilworth means that the brooks play little role in helping to protect the countryside within the Green Belt from encroachment from Kenilworth.

Land Parcel Ref: KE6

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel overlaps with the Kenilworth Conservation Area which sits within the urban area of the historic town of Kenilworth at the northern and eastern border of the parcel. The land within the parcel has excellent visibility with its historic core.

Land Parcel Ref: KE6

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: KE6

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

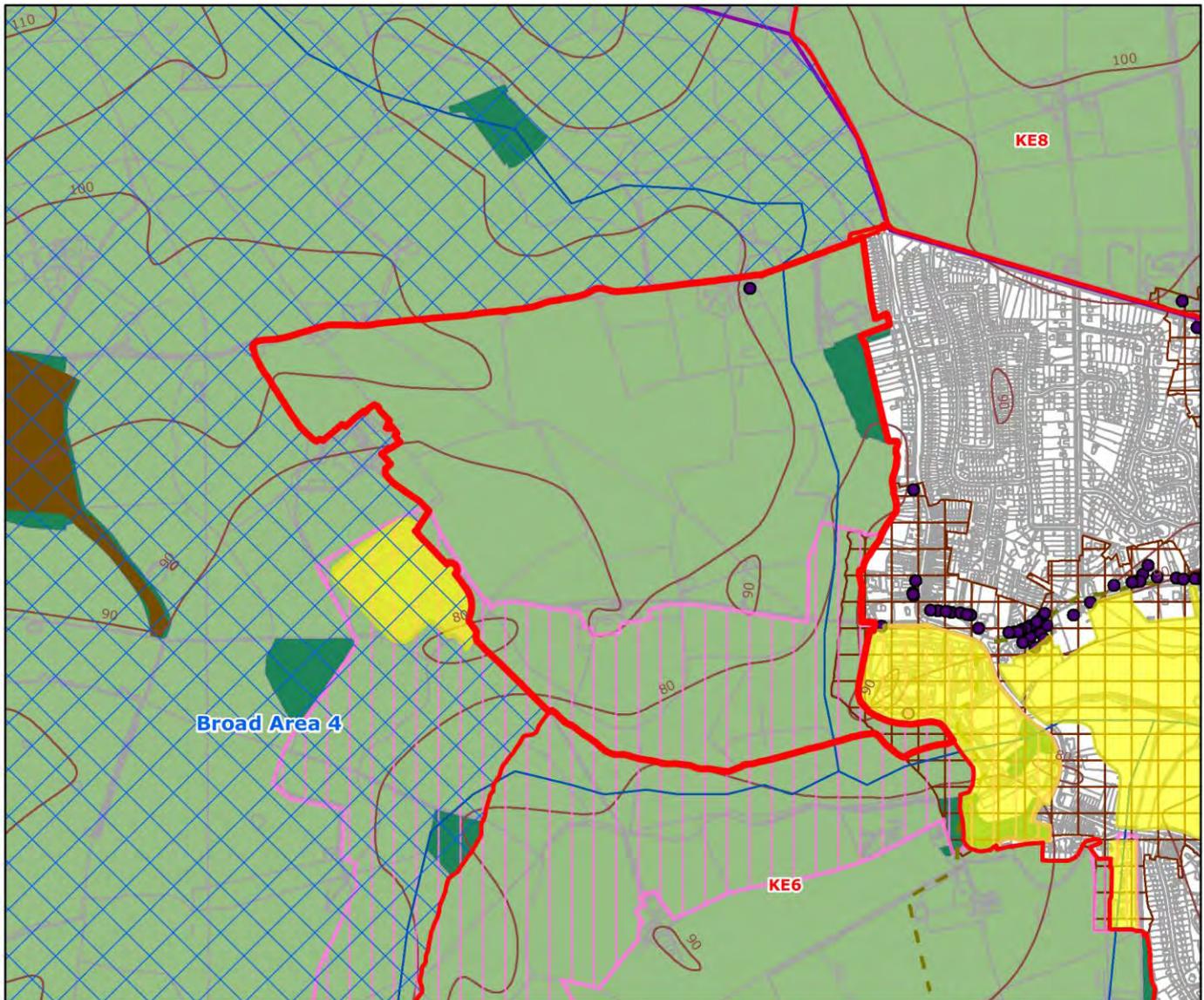
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KE7

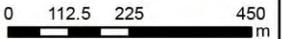
Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - KE7

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



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Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: KE7

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays some role in preventing ribbon development along the southern side of Chase Lane at the northern edge of the parcel.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains two farms/stables and their associated farm houses. In addition, a modern primary school has been constructed in the north eastern corner of the parcel. The buildings associated with these developments have compromised the openness of the Green Belt within their immediate vicinity. However, the vast majority of the Green Belt within the parcel is undeveloped and open agricultural fields.

Land Parcel Ref: KE7

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along the northern border of the parcel, the settlements of Baddesley Clinton and Chadwick End are located roughly 6.8km to the west.

Land Parcel Ref: KE7

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains two farms/stables and their associated farm houses. In addition, a modern primary school has been constructed in the north eastern corner of the parcel. The farms and associated residential dwellings are common in the countryside and are not considered to be urbanising influences on the rural character of the countryside. The primary school and associated car park, which is relatively modern in appearance, is. However, the school and its grounds are well screened from the surrounding countryside by trees, limiting the urbanising effects of the school on the wider Green Belt. Furthermore, the vast majority of the Green Belt within the parcel is undeveloped and open agricultural fields.

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

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

Score:

Notes:

A small brook runs along the southern and eastern (against the urban edge of Kenilworth) border of the parcel. The low-lying nature of the brook coupled with its location set perpendicular to the existing urban edge of Kenilworth and along the existing urban edge of Kenilworth means that the brook plays little role in helping to protect the countryside within the Green Belt from encroachment from Kenilworth.

Land Parcel Ref: KE7

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel overlaps with the Kenilworth Conservation Area which sits within the urban area of the historic town of Kenilworth at the eastern border of the parcel. The land within the parcel has excellent visibility with its historic core.

Land Parcel Ref: KE7

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: KE7

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

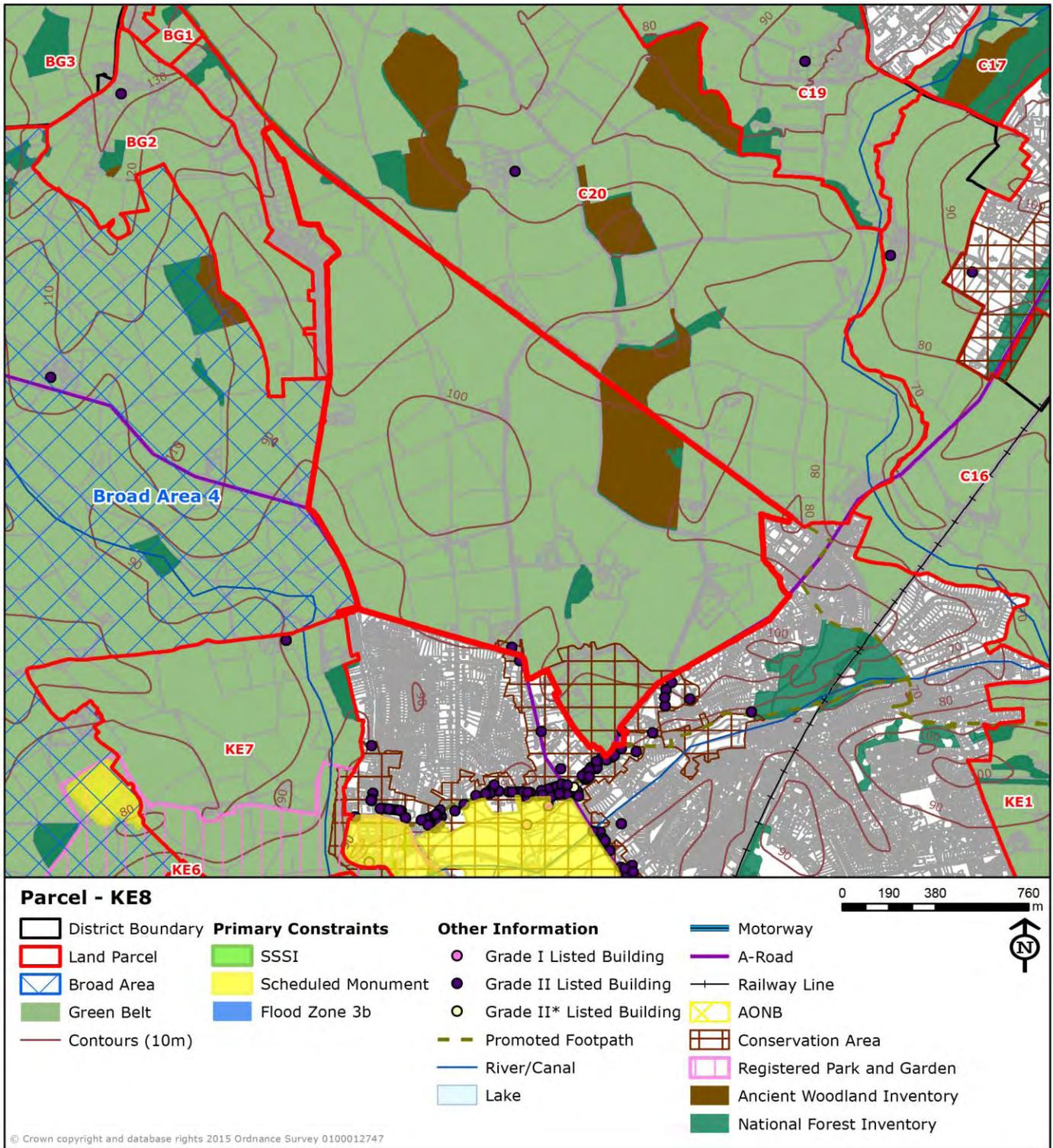
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KE8

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: KE8

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a significant role in preventing sprawling ribbon development along multiple roads which extend northwards towards Coventry from Kenilworth. These include Birmingham Road, Hollis Lane and Crackley Lane.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains a handful of farms and large isolated dwellings. A nursery and primary school sit next to the northern edge of Kenilworth at the junction of Beehive Hill and Hollis Lane. A tennis club sits within the parcel to the east of Crackley Lane. The buildings associated with these developments have compromised the openness of the Green Belt within their immediate vicinity; however, the vast majority of the Green Belt within the parcel is undeveloped and open agricultural fields. All but two of the developments within the parcel are concentrated in the southern third of the parcel closest to the northern edge of the parcel. It is this area of the parcel where the openness of the Green Belt has been compromised most.

Land Parcel Ref: KE8

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along Birmingham Road at the western edge of the parcel, the village of Burton Green which has merged with the City of Coventry is located roughly 950m to the north of Kenilworth.

Land Parcel Ref: KE8

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains a handful of farms and large isolated dwellings which are common in the countryside and are consistent with its rural character. Such developments are therefore not considered to be encroaching upon the Green Belt. A relatively modern nursery and primary school sit next to the northern edge of Kenilworth at the junction of Beehive Hill and Hollis Lane and a tennis club sits within the parcel to the east of Crackley Lane. These developments are considered to have an urbanising influence on the countryside within their immediate vicinity and are therefore considered to be northwards encroachment of the countryside from Kenilworth. However, the vast majority of the Green Belt within the parcel is undeveloped and open agricultural fields.

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

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

Score:

Notes:

The Kenilworth Greenway (a disused railway line) runs along the southern edge of the parcel. However, this boundary runs perpendicular to the urban edge of Kenilworth at the eastern edge of the parcel and is a significant distance from the urban edge for the majority of the parcel. Therefore, it is not considered to play any role in protecting the countryside to the north of Kenilworth and to the south east of Burton Green from encroachment.

Land Parcel Ref: KE8

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel overlaps with the Kenilworth Conservation Area which sits within the urban area of the historic town of Kenilworth at the southern border of the parcel. Certain areas in the parcel have intervisibility with its historic core.

Land Parcel Ref: KE8

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: KE8

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

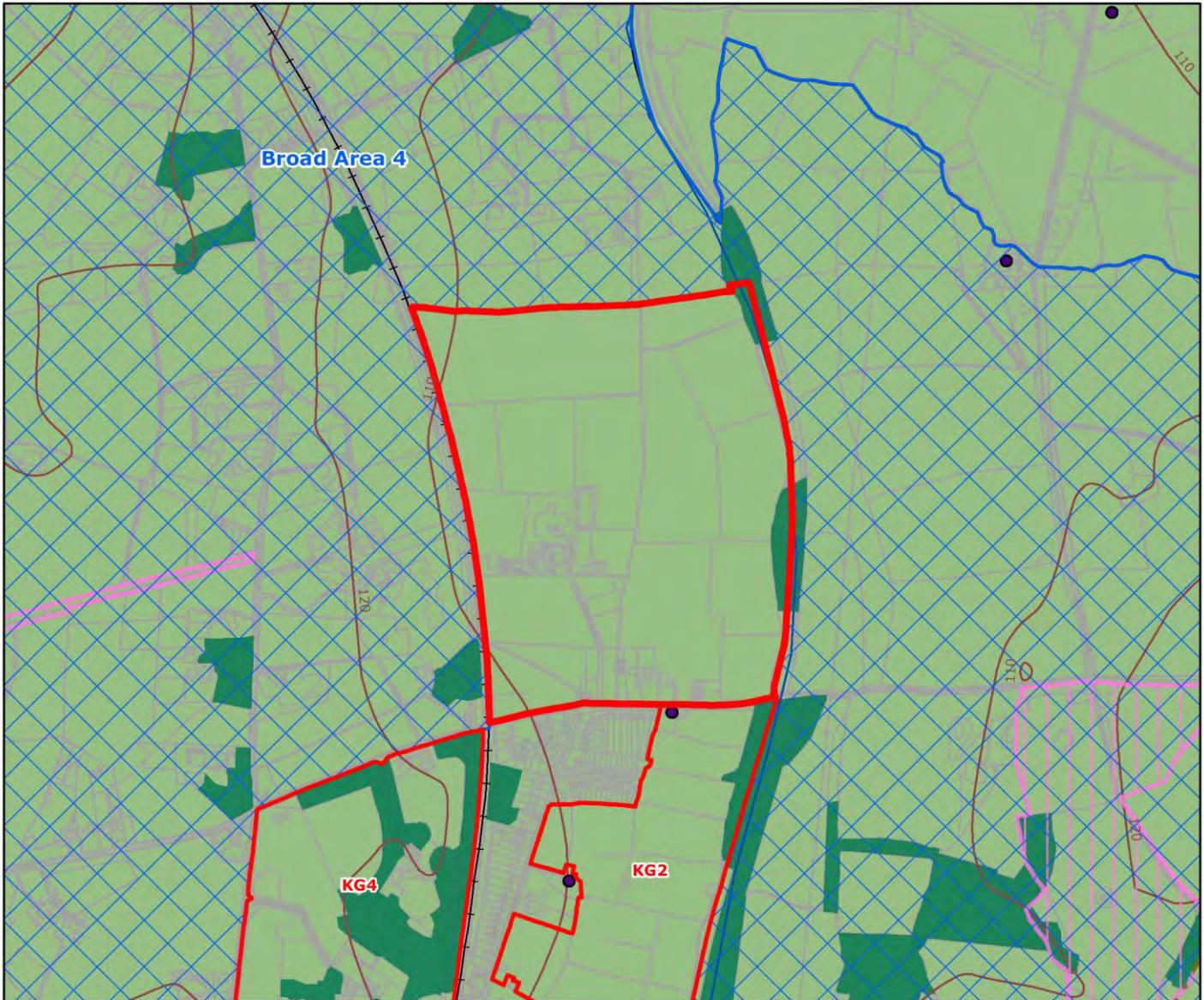
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KG1

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - KG1

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

0 90 180 360 m

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Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: KG1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel represents a relatively thin corridor of Green Belt land in between a railway line at its western edge and the Grand Union Canal at its eastern edge. There is no potential for sprawling ribbon development along either of these route ways.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains a handful of residential dwellings on the northern side of Rising Lane and a farm/stables. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity; however, the majority of the parcel is free from development and open.

Land Parcel Ref: KG1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured roughly along the railway line along the western edge of the parcel, the closest settlement to the village of Kingswood is the village of Chessetts Wood roughly 1.1km to the north.

Land Parcel Ref: KG1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The majority of the parcel is made up of undeveloped and open agricultural fields. The parcel contains a handful of residential dwellings on the northern side of Rising Lane and a farm/stables. These developments are common within the countryside and are not considered to be urbanising influences, i.e. encroachment on the countryside. Therefore, it is the Green Belt designation within the parcel, which is the primary defence against the northward encroachment of Kingswood.

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

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

Score:

Notes:

The parcel represents a relatively thin corridor of Green Belt land in between a railway line at its western edge and the Grand Union Canal at its eastern edge. Both borders represent significant boundaries helping to prevent encroachment of the countryside to the west and east; however, there is nothing preventing encroachment to the north of the Kingswood. Therefore, the boundaries, which lie perpendicular to the urban edge of this side of the village, are less significant.

Land Parcel Ref: KG1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: KG1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: KG1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

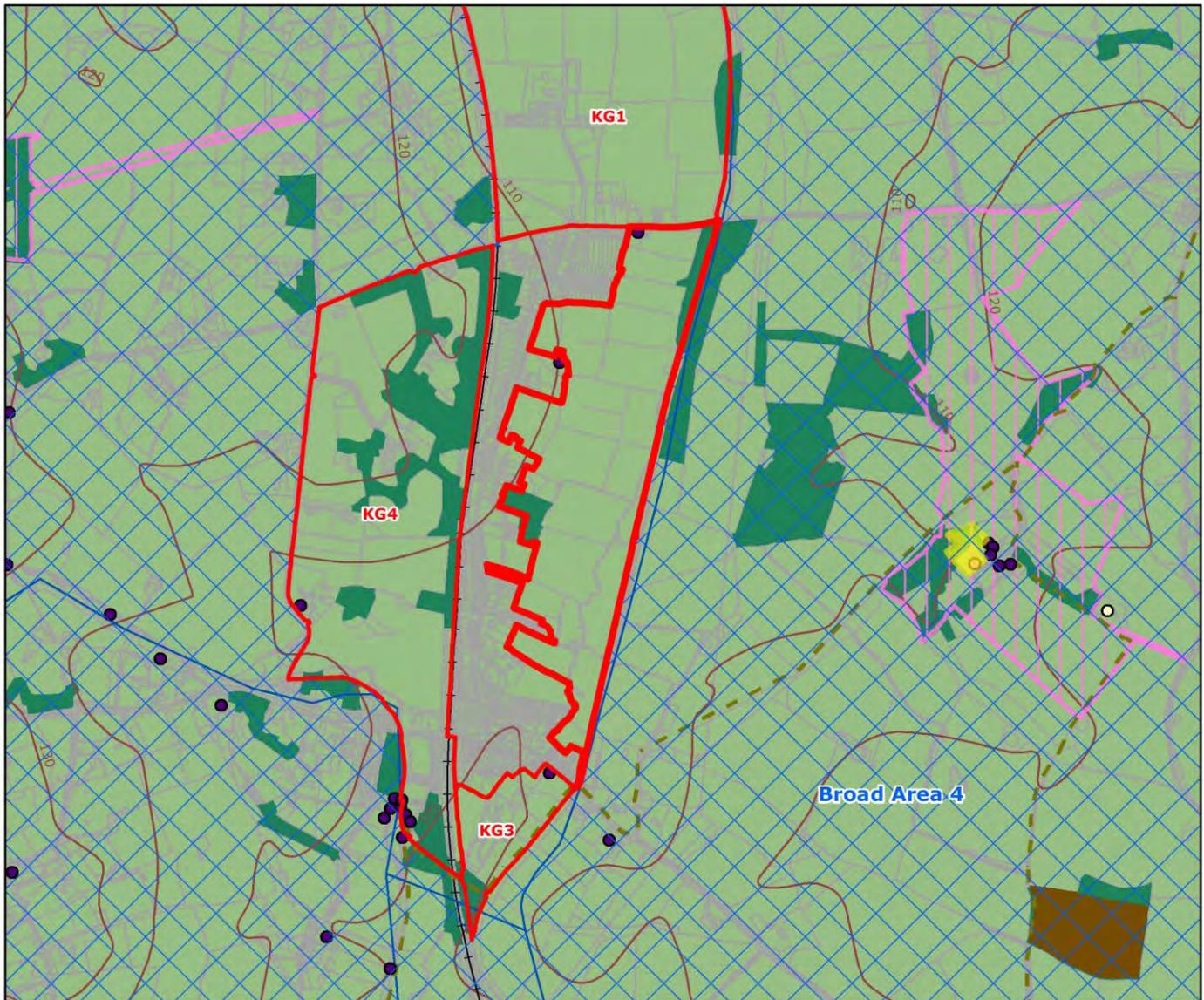
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KG2

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - KG2

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

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Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: KG2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays no role in preventing sprawling ribbon development to the east of Kingswood. This is largely due to the close proximity of the Grand Union Canal to the existing urban edge of the village.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains one large residential building directly adjacent to the village along the southern side of Rising Lane. Given the location of this single development, it is considered to have a limited effect on the openness of the Green Belt within or immediately adjacent to the parcel.

Land Parcel Ref: KG2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along Rising Lane at the northern edge of the parcel, Kingswood lies roughly 1.4km to the west of the settlements of Baddesley Clinton and Chadwick End.

Land Parcel Ref: KG2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains one large residential building directly adjacent to the village along the southern side of Rising Lane. Given the location of this single development, it is considered to have a limited effect on the openness of the Green Belt within or immediately adjacent to the parcel. It is not considered an urbanising influence on the countryside that surrounds the village and is therefore not considered to be 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 Grand Union Canal represents the eastern border of the parcel. The canal sits close to the existing urban edge of the village and therefore represents a significant boundary preventing encroachment of the wider countryside to the east of the parcel.

Land Parcel Ref: KG2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: KG2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: KG2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

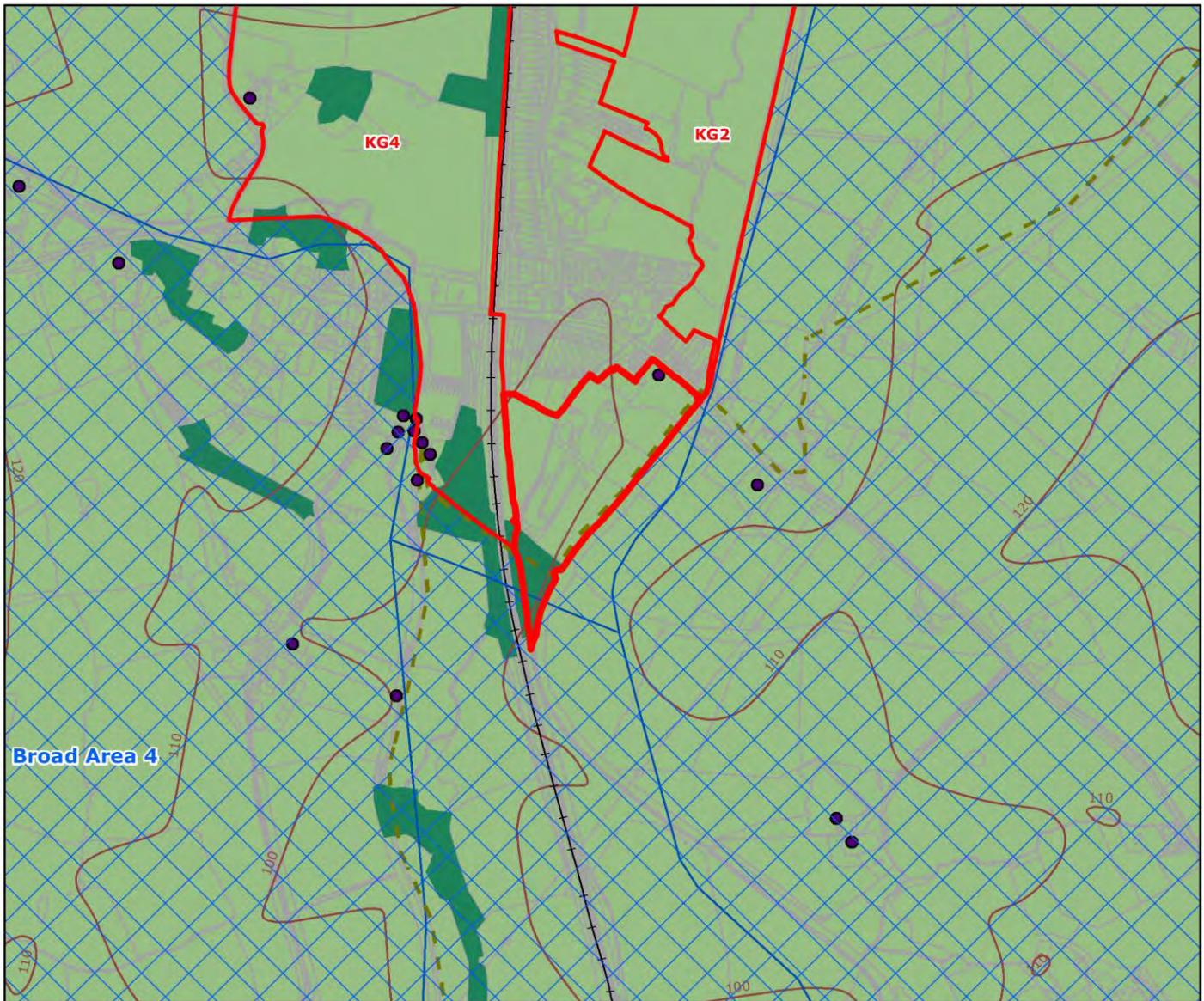
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KG3

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - KG3

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

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Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: KG3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel represents a relatively thin corridor of Green Belt land in between a railway line at its western edge and the Grand Union Canal at its eastern edge. The two significant boundaries meet at the southern point of the parcel. Therefore, there is no potential for sprawling ribbon development to the south of Kingswood.

Issue 1b - Openness

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

Score:

Notes:

The parcel is largely free from development with the exception of two isolated residential dwellings. The openness of the Green Belt within the immediate vicinity of these buildings has been compromised and one side of the parcel is bordered by a raised railway line. However, portions of the parcel are not developed and are open to the wider countryside.

Land Parcel Ref: KG3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along the Grand Union Canal, the villages of Turner's Green and Rowington are located roughly 1.3km to the south east of the village.

Land Parcel Ref: KG3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is largely free from development with the exception of two isolated residential dwellings. Neither of these developments are considered to be encroaching upon the countryside within the parcel as both developments are common place and consistent with the rural character of the wider countryside.

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

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

Score:

Notes:

The parcel represents a relatively thin corridor of Green Belt land in between a railway line at its western edge and the Grand Union Canal at its eastern edge. The two significant boundaries meet at the southern point of the parcel helping to prevent encroachment of the wider countryside to the south of Kingswood.

Land Parcel Ref: KG3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: KG3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: KG3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

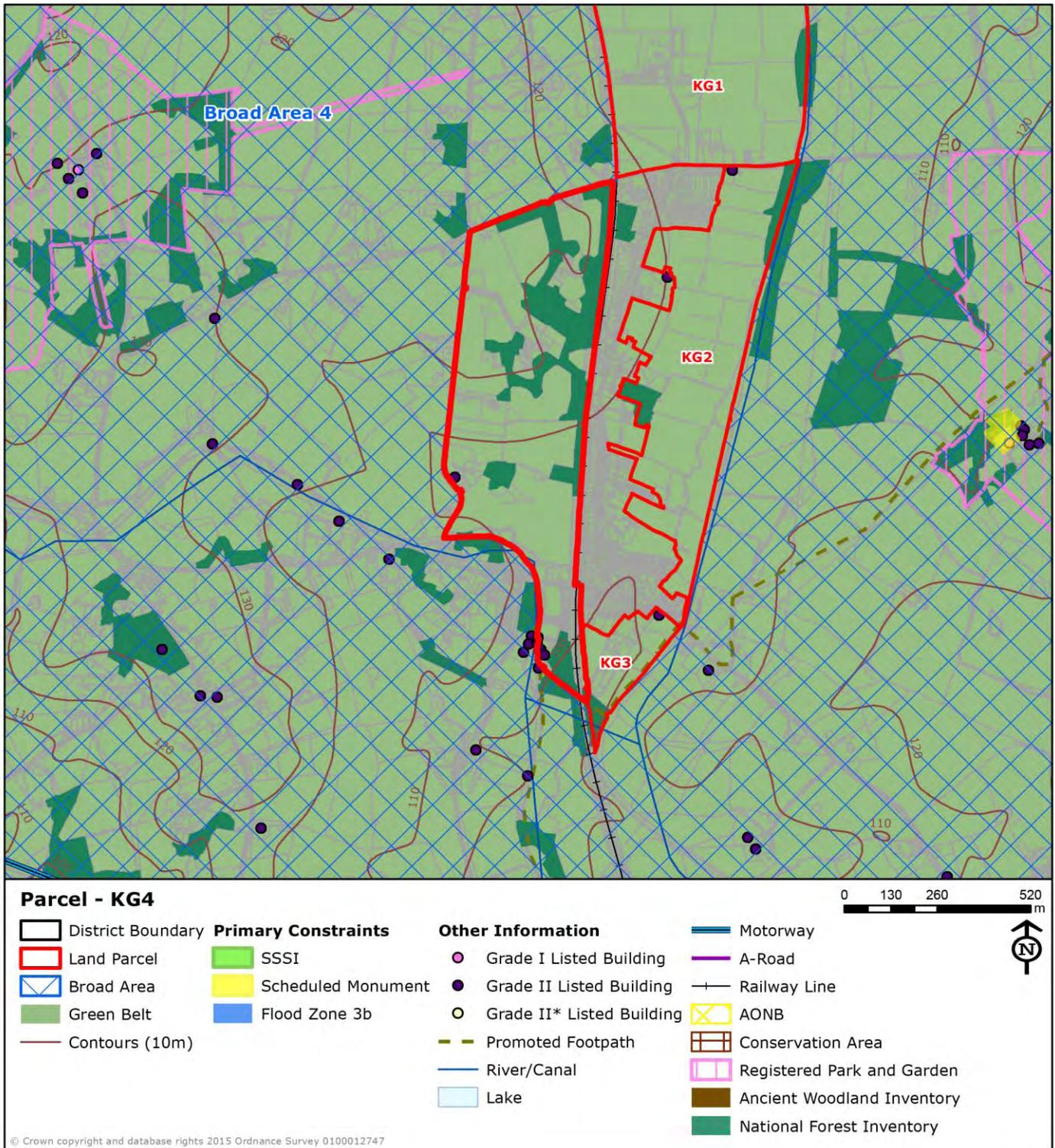
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: KG4

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: KG4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays some role in helping to prevent sprawling ribbon development northwards along the eastern side of Mill Lane from the development around its junction with Old Warwick Road.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains several large isolated residential dwellings. The openness of the Green Belt within the immediate vicinity of the buildings associated with these dwellings has been compromised. However, the grounds of these dwellings are largely undeveloped and open to the wider countryside.

Land Parcel Ref: KG4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured roughly along Old Warwick Road, the distance between Kingswood and the village of Lapworth to the west is roughly 2.3km.

Land Parcel Ref: KG4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains several large isolated residential dwellings. The openness of the Green Belt within the immediate vicinity of the buildings associated with these dwellings has been compromised. However, such large detached dwellings are common in the surrounding countryside and consistent with its rural character. Therefore, the dwellings are not considered 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 eastern border of the parcel adjacent to the village of Kingswood is bordered by a railway line. The railway line represents a permanent defensible boundary inhibiting the encroachment of the countryside within the parcel and to the west. Urbanising development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the corridor of countryside within the parcel. The parcel has the Stratford upon Avon Canal running along its southern border. Similar to the railway, the canal helps to prevent encroachment of the countryside within the parcel from the village to the south. However, should further development occur within the parcel, there are no significant boundaries helping to protect all the countryside within the parcel, or to the west, from encroachment. Therefore, it is considered that there are no significant boundaries helping to protect the countryside from encroachment, making the Green Belt designation the principle protector of the countryside.

Land Parcel Ref: KG4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: KG4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: KG4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

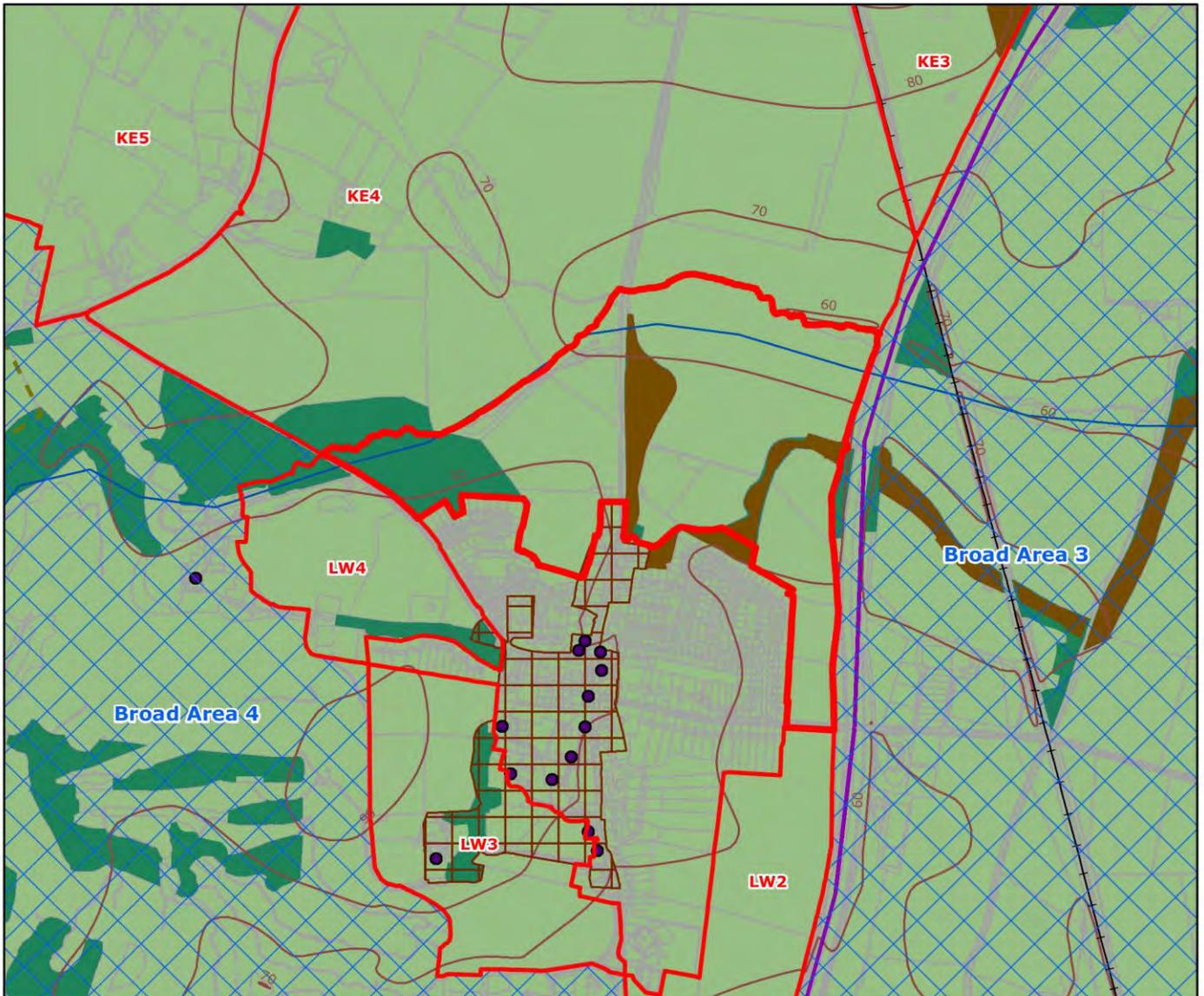
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: LW1

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - LW1

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

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Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: LW1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing ribbon development to the north along Warwick Road.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains no permanent development. Therefore the Green Belt within the parcel is open.

Land Parcel Ref: LW1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured from the edge of Leek Wooton along Warwick Road, Kenilworth lies 1.1km to the north of Leek Wooton.

Land Parcel Ref: LW1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains no permanent development. The western half of the northern border of the parcel contains an area of hardstanding used for the storage of caravans for sale. This has a minor urbanising influence on a thin strip of land within the parcel, but it is not considered to detract significantly from the character of the countryside within the parcel or of the wider Green Belt.

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

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

Score:

Notes:

The A46 forms the eastern boundary of the parcel and prevents encroachment of the countryside to the east of the parcel. A small stream follows the northern border of the parcel; however, this is considered to be a less significant boundary. There are no significant boundaries to the west which prevent westwards encroachment.

Land Parcel Ref: LW1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: LW1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: LW1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

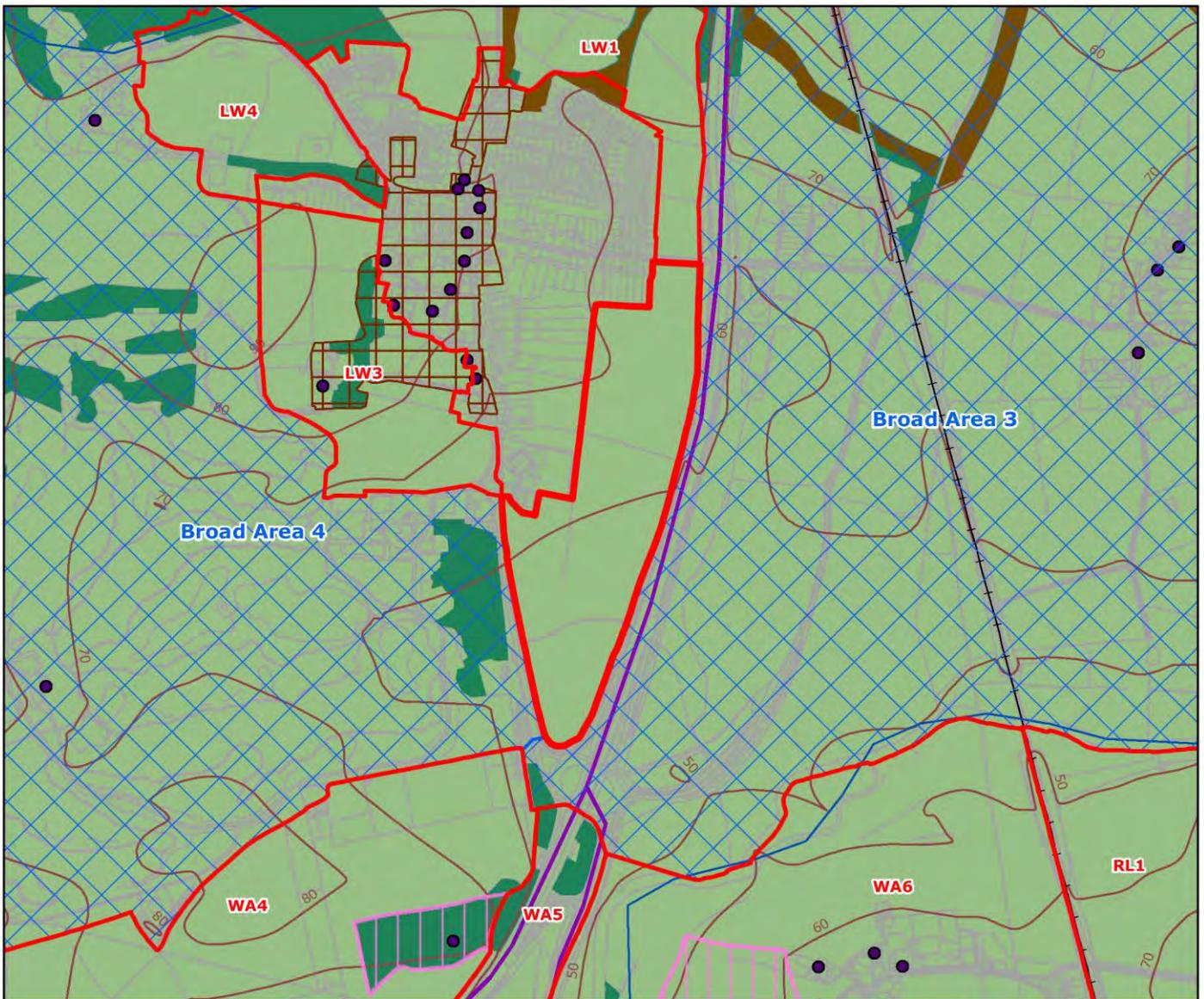
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: LW2

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - LW2

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

0 100 200 400 m

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Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: LW2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

The parcel is made-up of four large agricultural fields; it contains no development.

Land Parcel Ref: LW2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along Coventry Road which connects with the A46 and becomes the eastern edge of the parcel, Warwick lies roughly 1.8km to the south of Leek Wooton.

Land Parcel Ref: LW2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel is made-up of four large agricultural fields. With no development within the parcel that could be considered an urbanising influence, it is considered that the land within the parcel has the character of countryside.

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

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

Score:

Notes:

The A46 lies close to the eastern edge of the parcel and prevents significant encroachment of the countryside to the east, north and south.

Land Parcel Ref: LW2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel does not overlap with a Conservation Area within an historic town. There is good intervisibility with the historic core of Leamington Spa which lies to the south east. It is considered that this long range but clear intervisibility is a factor in the contribution of the parcel to the setting of Leamington Spa.

Land Parcel Ref: LW2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: LW2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

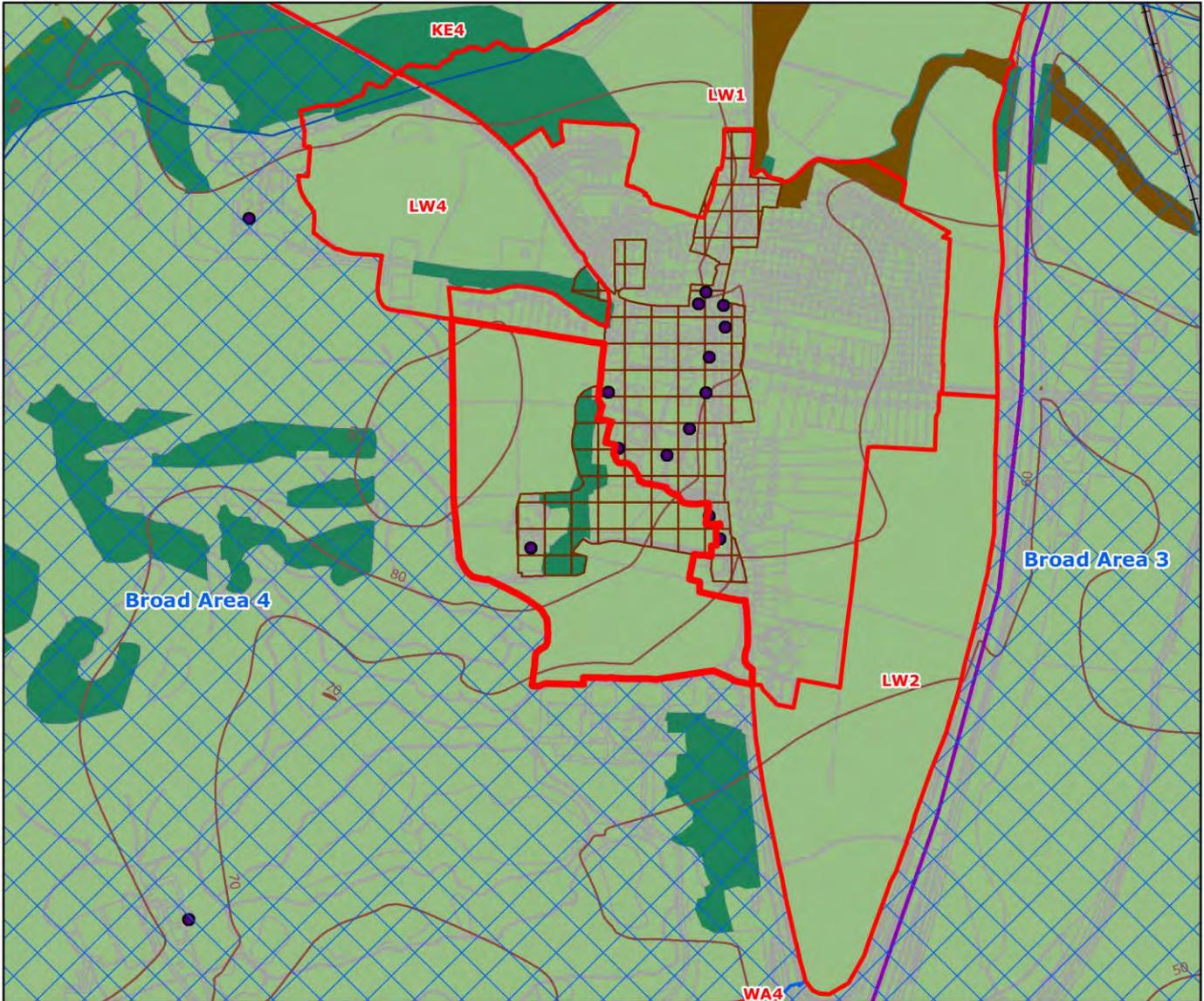
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: LW3

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - LW3

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

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Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: LW3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

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

Issue 1b - Openness

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

Score:

Notes:

The parcel contains a small collection of residential buildings in the centre of the parcel. These buildings compromise the openness of the Green belt within their immediate vicinity; however the majority of the parcel is made up of open agricultural fields and amenity grassland associated with the Golf Course.

Land Parcel Ref: LW3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured from the edge of Leek Wooton along Warwick Road, Warwick lies roughly 1.8km to the south of Leek Wooton.

Land Parcel Ref: LW3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains a small collection of residential buildings in the centre of the parcel. These isolated buildings compromise the openness of the Green Belt within their immediate vicinity but are not considered to be urbanising influences on the countryside within the parcel.

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

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

Score:

Notes:

A large golf course lies to the south and west of the parcel; however, there are no significant boundaries which would prevent the village of Leek Wooton from encroaching upon the agricultural fields within the parcel or the golf course, both of which are considered to retain the characteristics of countryside.

Land Parcel Ref: LW3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel does not overlap with a Conservation Area within an historic town. There is good intervisibility with the historic core of Leamington Spa which lies to the south east. It is considered that this long range but clear intervisibility is a factor in the contribution of the parcel to the setting of Leamington Spa.

Land Parcel Ref: LW3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: LW3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

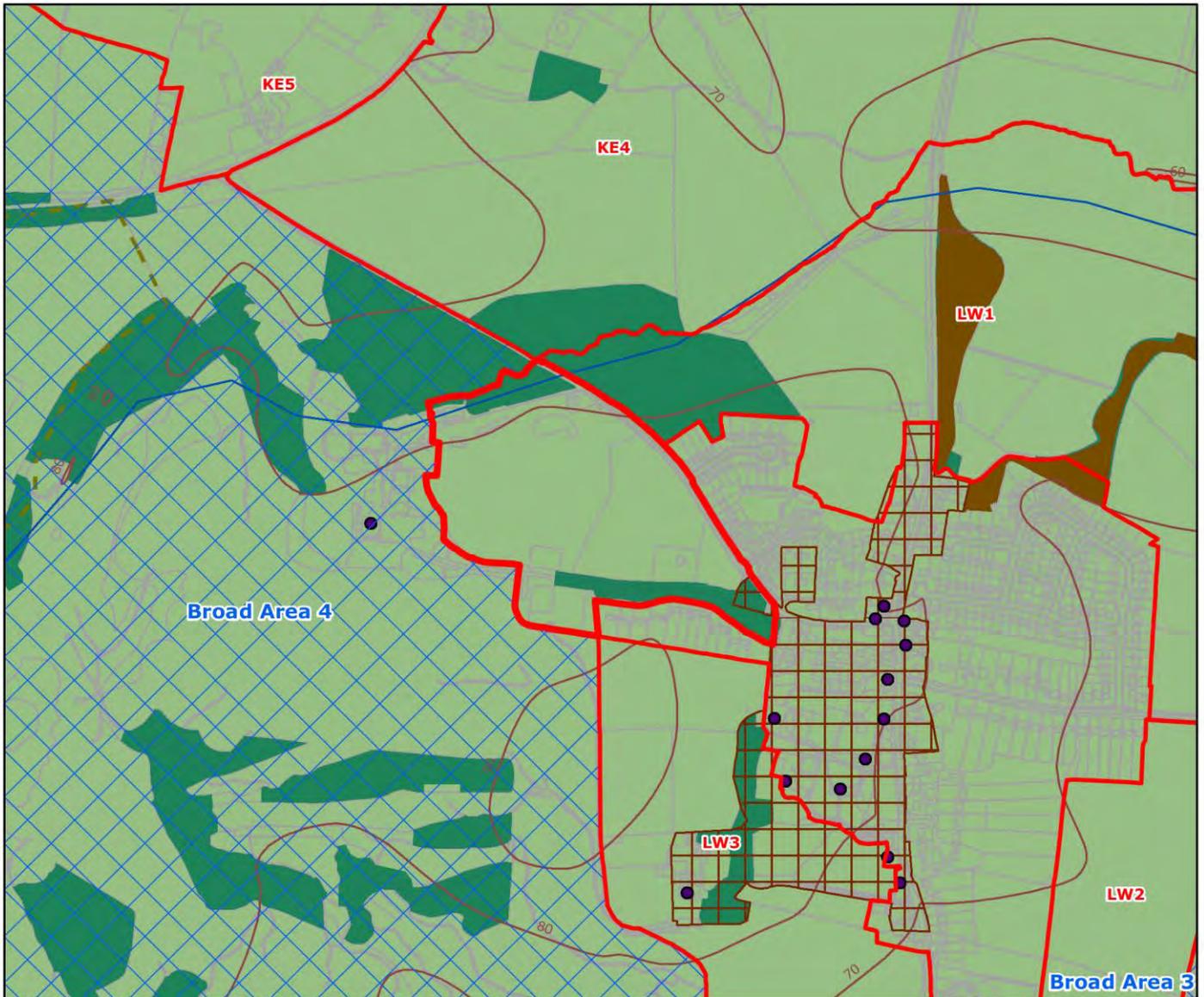
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: LW4

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - LW4

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

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Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: LW4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays some role in preventing ribbon development to the north west of Leek Wooton along the western side of Woodcote Lane.

Issue 1b - Openness

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

Score:

Notes:

"The parcel contains one isolated dwelling close to the existing urban edge of the Leek Wootton. The western half of the parcel has been wholly developed, which has effectively enclosed off the open central portion of the parcel from the wider Green Belt. The large multi-storey buildings are used by Warwickshire Police. Whilst these buildings are outside of the parcel they compromise the openness of the land within the western half of the parcel."

Land Parcel Ref: LW4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The village of Hatton Park is located roughly 3.7km to the south east of the parcel.

Land Parcel Ref: LW4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains one isolated dwelling close to the existing urban edge of the Leek Wooten. The western half of the parcel has been wholly developed. The large multi-storey buildings are used by Warwickshire Police and represent a significant urbanising influence within the Green Belt. In addition, these buildings wholly compromise the openness of the land within the western half of the parcel and affect the openness of the land within the rest of the parcel. However, the land in the centre of the parcel still retains some of the characteristics of countryside due to screening vegetation on the edge of the Warwickshire police complex.

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 stream borders the northern edge of the parcel; however it is not considered significant enough to inhibit encroachment to the north. There are boundaries to the west or south of the parcel.

Land Parcel Ref: LW4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: LW4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: LW4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

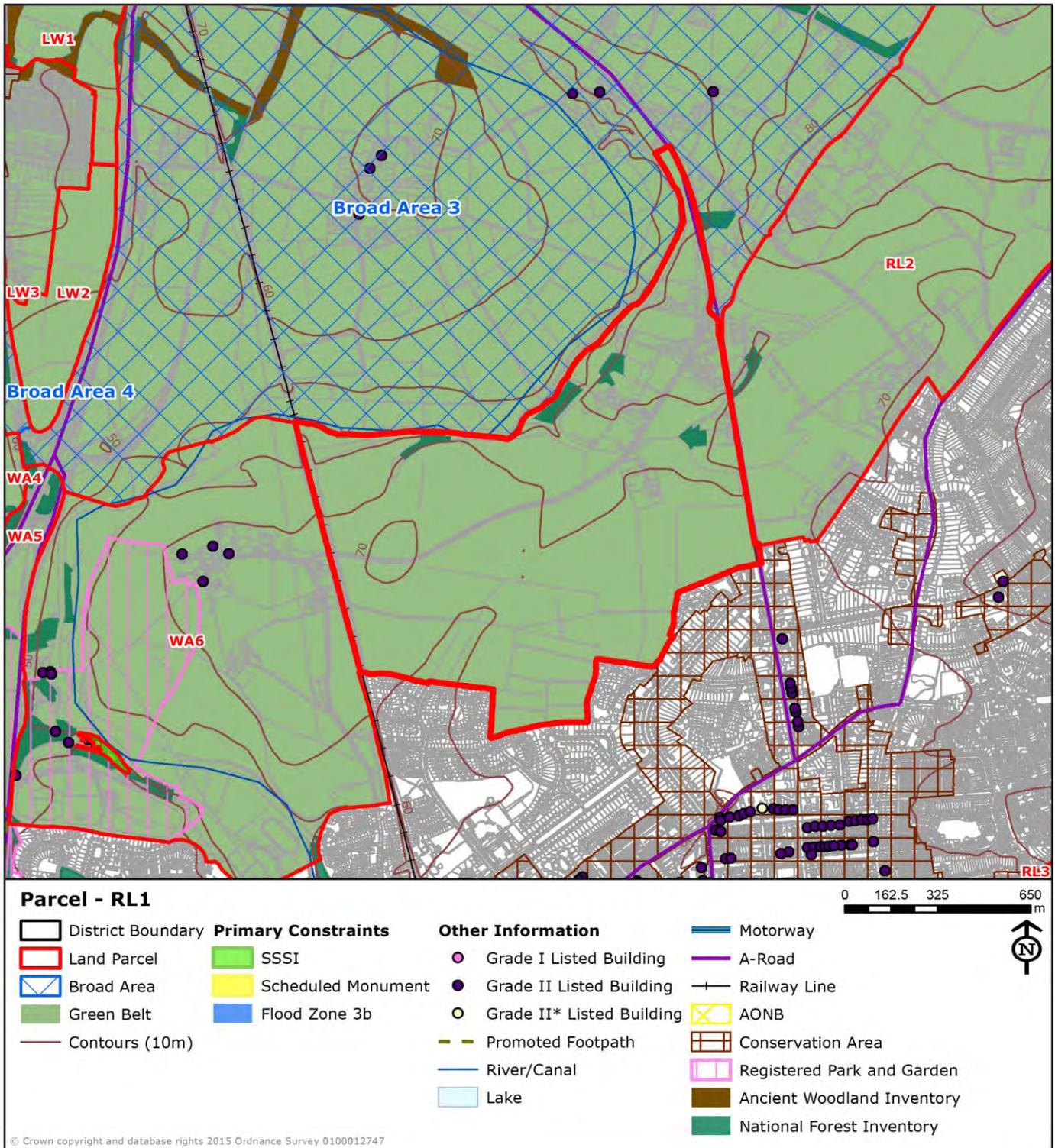
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: RL1

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: RL1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays some role in preventing ribbon development along the eastern edge of the parcel which follows Kenilworth Road.

Issue 1b - Openness

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

Score:

Notes:

All the development within the parcel is concentrated in the northern corner of the parcel. While the remaining areas of the parcel are open and free from development, the openness of the northern corner has been compromised by several large buildings, including Oak Medical Hospital (Warwickshire Nuffield) and Blackdown Clinic.

Land Parcel Ref: RL1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel prevents Leamington Spa adjacent to the southern edge of the parcel from merging with the small village of Old Milverton adjacent to the western edge of the parcel on the other side of the railway line which runs along this edge of the parcel. Although the railway line plays a separating role development along the eastern side of the line up to Sandy Lane would effectively merge these two settlements. The distance between the two settlements is less than 1km along this western edge of the parcel. In totality, the parcel also separates the small village of Hill Wooton roughly 1.7km to the north (measured through the centre of the parcel) on the other side of the River Avon from merging with Leamington.

Land Parcel Ref: RL1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

All the development within the parcel is concentrated in the northern corner of the parcel. While the remaining areas of the parcel retain the character of countryside, are open and free from development, the areas around the Oak Medical Hospital (Warwickshire Nuffield) and Blackdown Clinic are less open and somewhat urbanised by the areas of hardstanding and large buildings associated with these developments.

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 meanders to the north of the parcel and protects the countryside on its northern bank from encroachment from Leamington. A railway line borders the western side of the parcel preventing encroachment of the countryside to the west. However, the railway runs perpendicularly to the urban edge of Leamington and does little to prevent encroachment of the countryside within the parcel up to the edge of the River Avon. Furthermore, the River Avon is a significant distance from the urban edge of Leamington meaning that it plays no role in protecting the countryside within the parcel from encroachment. Therefore, both boundaries are considered to be less significant.

Land Parcel Ref: RL1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel borders the Leamington Spa Conservation Area which runs into the core of this historic town. In addition, on the areas of high ground within the parcel, there is good intervisibility with the historic core of the town which lies to the south.

Land Parcel Ref: RL1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: RL1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

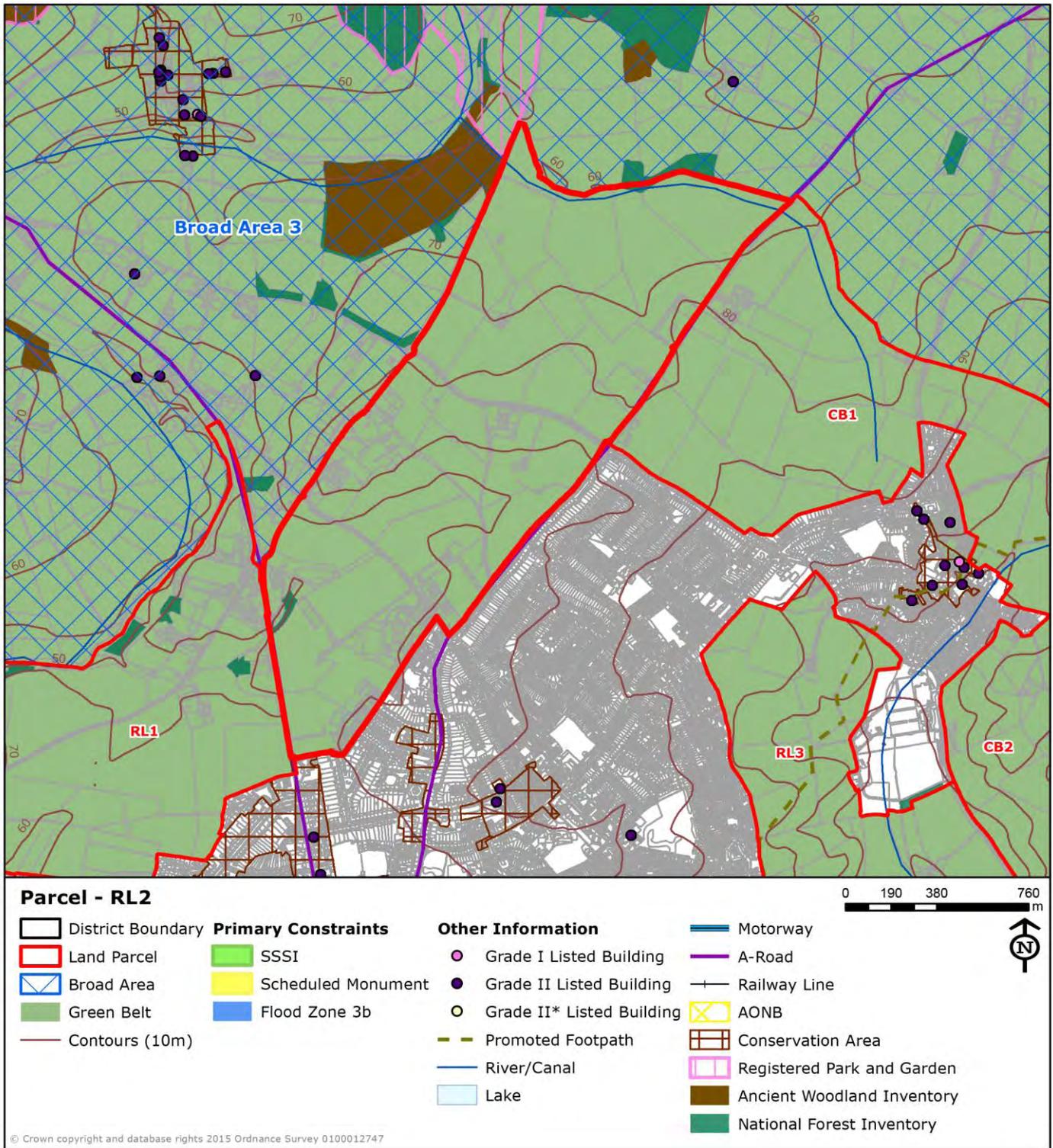
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: RL2

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: RL2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing ribbon development along several roads leading out of Cubbington and the north of Leamington Spa: Leicester Lane, West Hill Road, Kenilworth Road and Sandy Lane.

Issue 1b - Openness

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

Score:

Notes:

Large parts of the parcel, particularly the northern half, are free from development and open. There is a greater concentration of development south of West Hill Road, including isolated dwellings and farm buildings. There are to more significant pockets of development which compromise the openness of the Green Belt to a greater extent in the southernmost third of the parcel: North Leamington Secondary School and Blackdown Hall.

Land Parcel Ref: RL2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along Sandy Lane which runs perpendicular to the edge of Leamington Spa through the southern half of the parcel, Leamington Spa sits roughly 700m from the edge of Blackdown, a small settlement made up of a collection of large detached buildings, many of which are dwellings and including Oak Medical Hospital. The parcel also sits between the northern side of Leamington Spa and the National Agricultural Centre at Stoneleigh which measured from the northern tip of Leamington is roughly 2.2km to the north. Measured from the same point, the village of Ashow is located roughly 2.1km to the north west.

Land Parcel Ref: RL2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

Large parts of the parcel, particularly the northern half, are free from development, open and have the characteristics of the countryside. There is a greater concentration of development south of West Hill Road. The North Leamington Secondary School, Blackdown Hall and the buildings to the east of Oak Medical Hospital on the A452 represent urbanising influences which represent significant areas of encroachment in to the Green Belt.

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

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

Score:

Notes:

The River Avon meanders to the north west of the parcel and protects the countryside on its western bank from encroachment from Leamington. Furthermore, a small tributary of the River Avon runs along the northern border of the parcel. However, these boundaries are a significant distance from the existing edge of Leamington and therefore are not considered to protect the significant area of countryside within the parcel from encroachment.

Land Parcel Ref: RL2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel does not overlap with a Conservation Area within an historic town. From the footpath to the west of West Hill Farm, off West Hill Road, it is possible to see All Saints Church in the historic core of Leamington Spa. A little further along, there are clear views to St Marys Church in the historic core of Warwick.

Land Parcel Ref: RL2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: RL2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

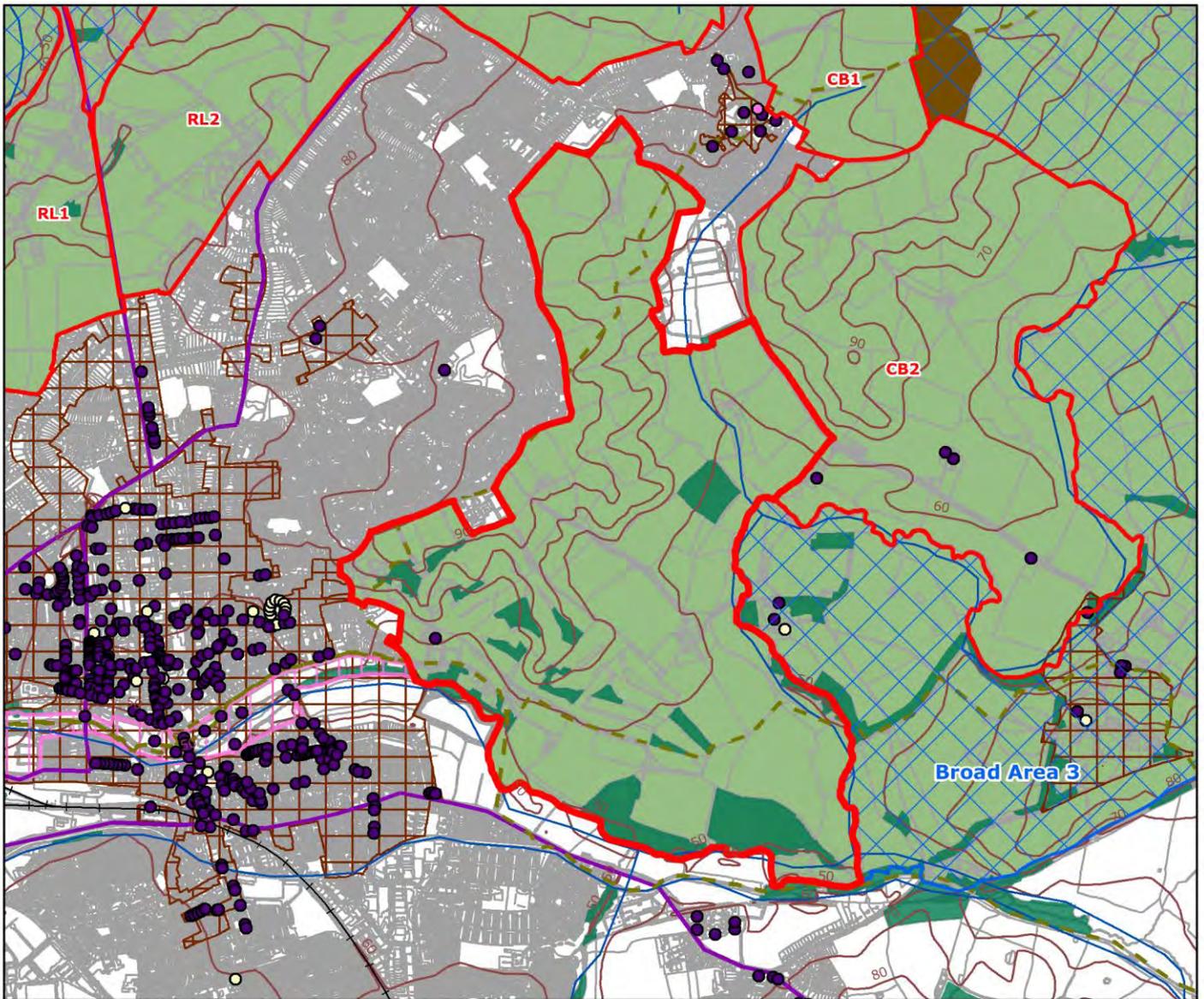
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: RL3

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - RL3

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

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Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: RL3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays some role in preventing further ribbon development along the western edge of Welsh Road towards the village of Offchurch.

Issue 1b - Openness

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

Score:

Notes:

The majority of the parcel is free from development and open. Several large dwellings and small clusters of farm buildings are scattered throughout the parcel. These large buildings compromise the openness of the Green Belt within their immediate vicinity; however, the openness of the wider Green Belt remains uncompromised.

Land Parcel Ref: RL3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the town of Royal Leamington Spa and the village of Offchurch to the east. Measured from Campion Hills on the western edge of the parcel with Royal Leamington Spa, the distance between the two settlements is 2.5km. Furthermore, the northern portion of the parcel separates the majority of the village of Cubbington from Royal Leamington Spa. Both Cubbington and Royal Leamington Spa are joined to the north of the parcel; however, the Green Belt between them is playing an important role in protecting what remains of the gap between the two parcels.

Land Parcel Ref: RL3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The majority of the parcel is free from development and open. Several large dwellings and small clusters of farm buildings are scattered throughout the parcel. These large buildings compromise the openness of the Green Belt within their immediate vicinity; however, the openness of the wider Green Belt remains uncompromised. Few of the buildings represent urbanising influences that encroach upon the countryside within the parcel.

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

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

Score:

Notes:

The southern and a portion of the eastern border of the parcel is bordered by the River Leam, which contains a wide floodplain that is unsuitable for the majority of development. This helps to prevent some encroachment of the countryside to the east. However, this significant boundary is a significant distance from the existing urban edge of Royal Leamington Spa, meaning that the Green Belt within the parcel is contributing to protecting a significant area of countryside from encroachment. Furthermore, this significant boundary does not help to prevent encroachment of the countryside to the east of Welsh Road and, for the majority of its course along the southern border of the parcel, it sits close to the edge of Royal Leamington Spa.

Land Parcel Ref: RL3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel is adjacent to the Royal Leamington Spa Conservation Area within the historic town of Royal Leamington Spa. The parcel contains areas of high ground which offer viewpoints in to the core of this historic town. Therefore, the parcel is considered to contribute to the setting of this historic town.

Land Parcel Ref: RL3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: RL3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

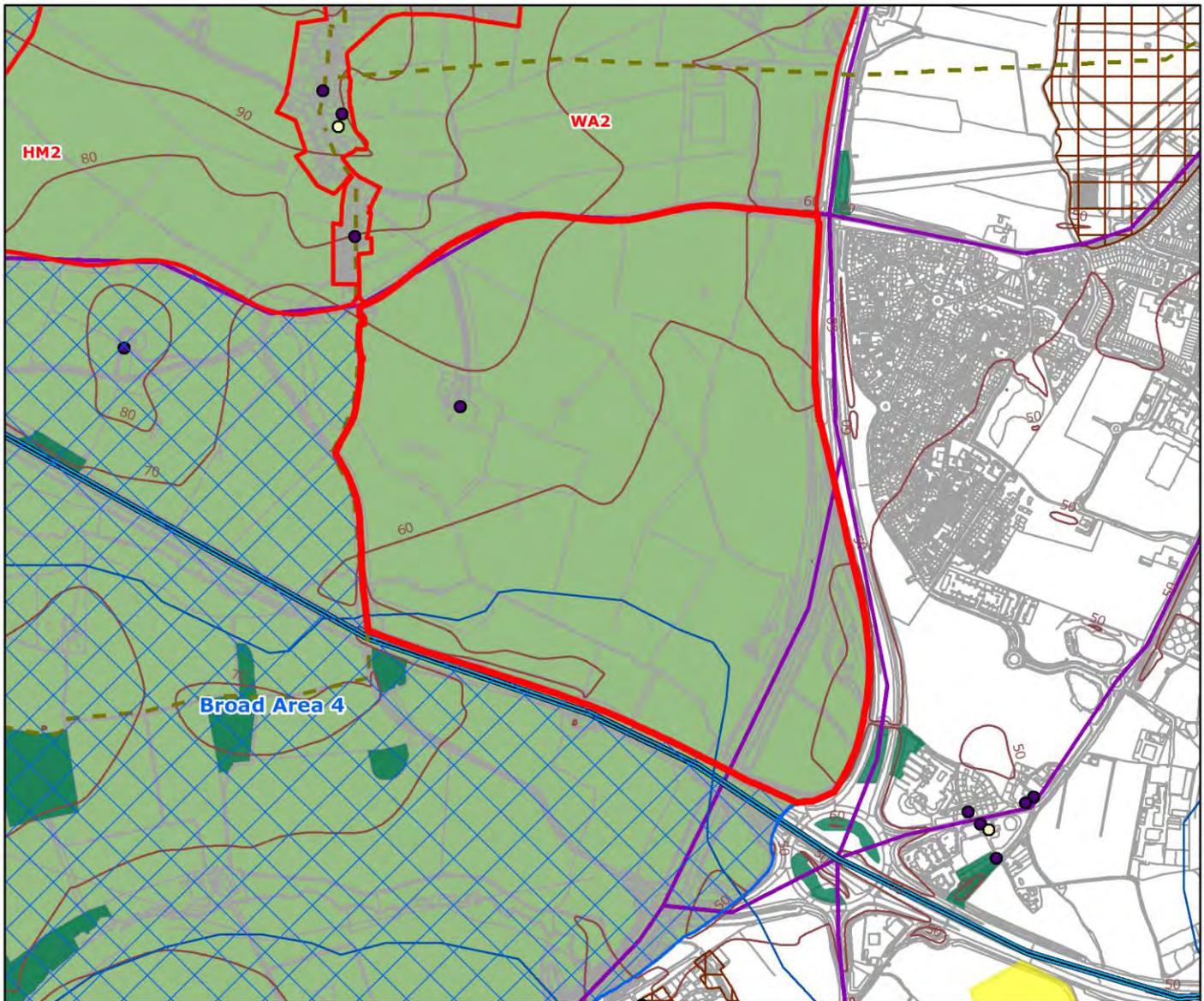
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: WA1

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - WA1

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

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Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: WA1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays no role in preventing ribbon development. The parcel does not border the village of Hampton Magna to the north; the A46 forms the eastern edge of the parcel, preventing sprawling ribbon development from Warwick and the M40 forms the southern boundary of the parcel.

Issue 1b - Openness

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

Score:

Notes:

There are a few detached dwellings in the north western corner of the parcel on the southern side of Henley Road close to the village of Hampton Magana. In addition, a large cluster of farm buildings sits in the centre of the parcel. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity. Furthermore, the A467 (Warwick by pass) cuts through the south western corner of the parcel and the M40 forms the southern boundary of the parcel. These two significant route ways also compromise the openness of the Green belt within their immediate vicinity. However, the vast majority of the Green Belt within the parcel remains open and free from development.

Land Parcel Ref: WA1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Hampton Manga to the west and the town of Warwick to the east. Measured along Henley Road which forms the northern edge of the parcel, the distance between the two settlements is roughly 1.2km.

Land Parcel Ref: WA1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The majority of the Green Belt within the parcel remains open and free from development. The development which does sit within the parcel - detached dwellings and farm buildings - is consistent with the rural character of the countryside within the Warwickshire. Therefore, none of the built development within the parcel is considered to be an urbanising influence and therefore 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 A46 (Warwick by pass) along the eastern border of the parcel and the M40 represent permanent defensible boundaries inhibiting the encroachment of the countryside from Warwick within the parcel and to the south. Development within the parcel would represent a significant breach of these defensible boundaries and would constitute encroachment of the corridor of countryside within the parcel between Warwick and the village of Hampton Magna. The parcel has a small brook (Horse Brook) running through its southern half. The brook also helps to prevent encroachment of the countryside to the southwards; however the countryside within the other two thirds of the parcel is not protected. This represents a significant area of countryside which is vulnerable to encroachment from the village of Hampton Magna to the north.

Land Parcel Ref: WA1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: WA1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: WA1

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

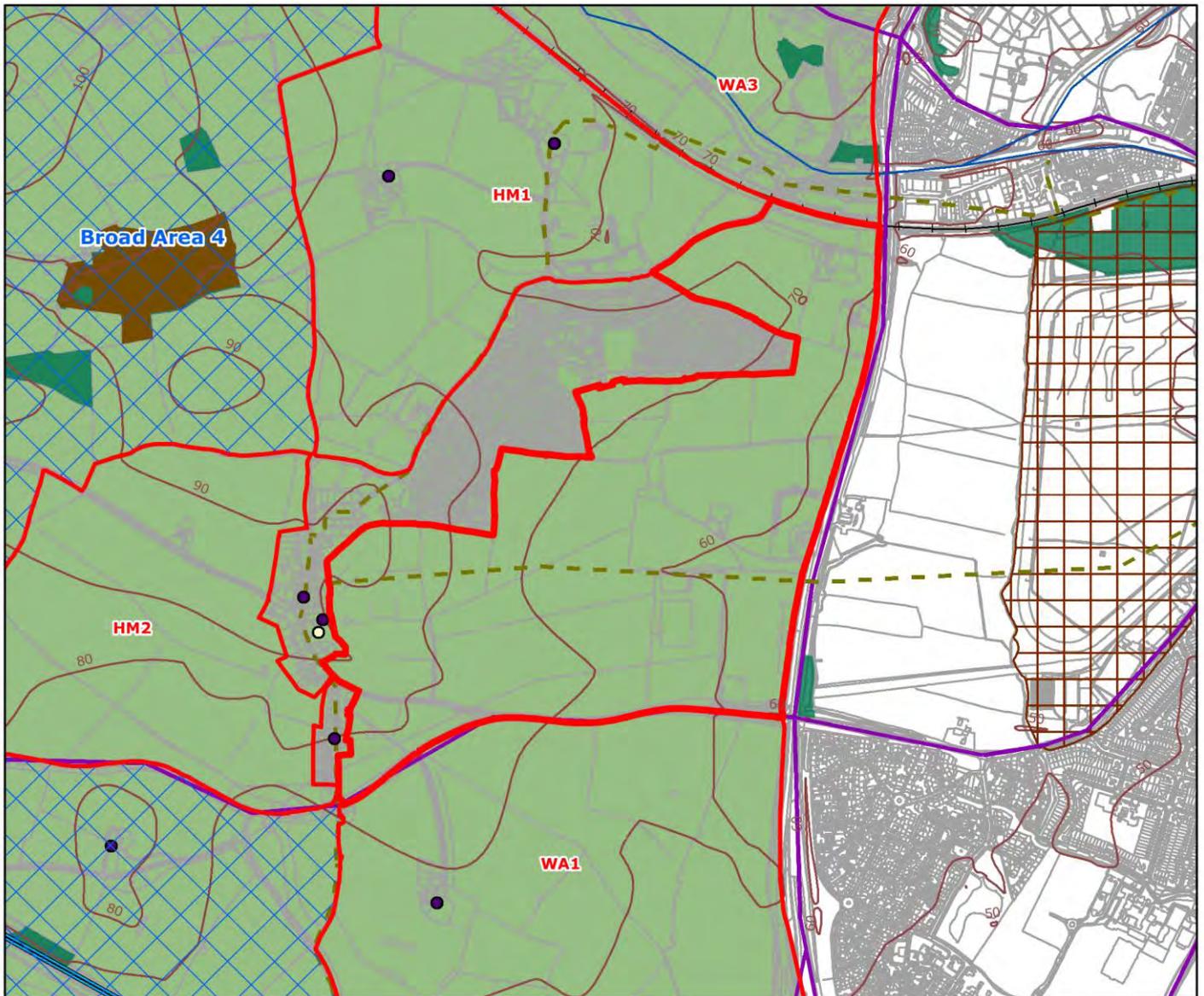
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: WA2

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - WA2

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

0 135 270 540 m



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Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: WA2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing ribbon development eastwards along the northern edge of Hampton Road to the south and the along the southern edge of Old Budbrooke Road to the north.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains development in its eastern half along the edge of the Warwick by pass. The developments include a petrol station, clusters of farm buildings, buildings associated with some outdoor sports pitches and isolated dwellings. These developments compromise the openness of the Green Belt within their immediate vicinity of the parcel; however, the wider Green Belt within the parcel remains relatively open.

Land Parcel Ref: WA2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel sits between the village of Hampton Manga to the west and the town of Warwick to the east. Measured from the easternmost extent of the village, the distance between the two settlements is less than 1km.

Land Parcel Ref: WA2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains development in its eastern half along the edge of the Warwick by pass. The developments which represent urbanising influences and therefore encroachment of the countryside within the parcel include a petrol station, and some buildings associated with some outdoor sports pitches. These developments compromise the openness of the Green Belt within their immediate vicinity of the parcel; however, the wider Green Belt within the parcel remains relatively open and rural in character.

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

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

Score:

Notes:

The Warwick by pass along the eastern border of the parcel prevents encroachment in to the countryside containing Warwick golf course and Warwick Conservation Area directly to the east. However, in parts this significant boundary is a significant distance from the existing urban edge of the village of Hampton Magna, meaning that the Green Belt within the parcel is contributing to protecting a significant area of countryside from encroachment. While the railway line and Grand Union Canal are in close proximity to the northern border of the parcel, they do not protect any countryside from encroachment from Hampton Magna because Warwick lies adjacent to them.

Land Parcel Ref: WA2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel does not overlap with a Conservation Area within an historic town. However, there is good intervisibility with the Warwick Conservation Area (located less than 450m to the east), including several of its listed buildings can be viewed from within the parcel, for example from Gould Road in Hampton Magna. The Warwick Conservation Area represents the historic core of this historic town.

Land Parcel Ref: WA2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: WA2

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

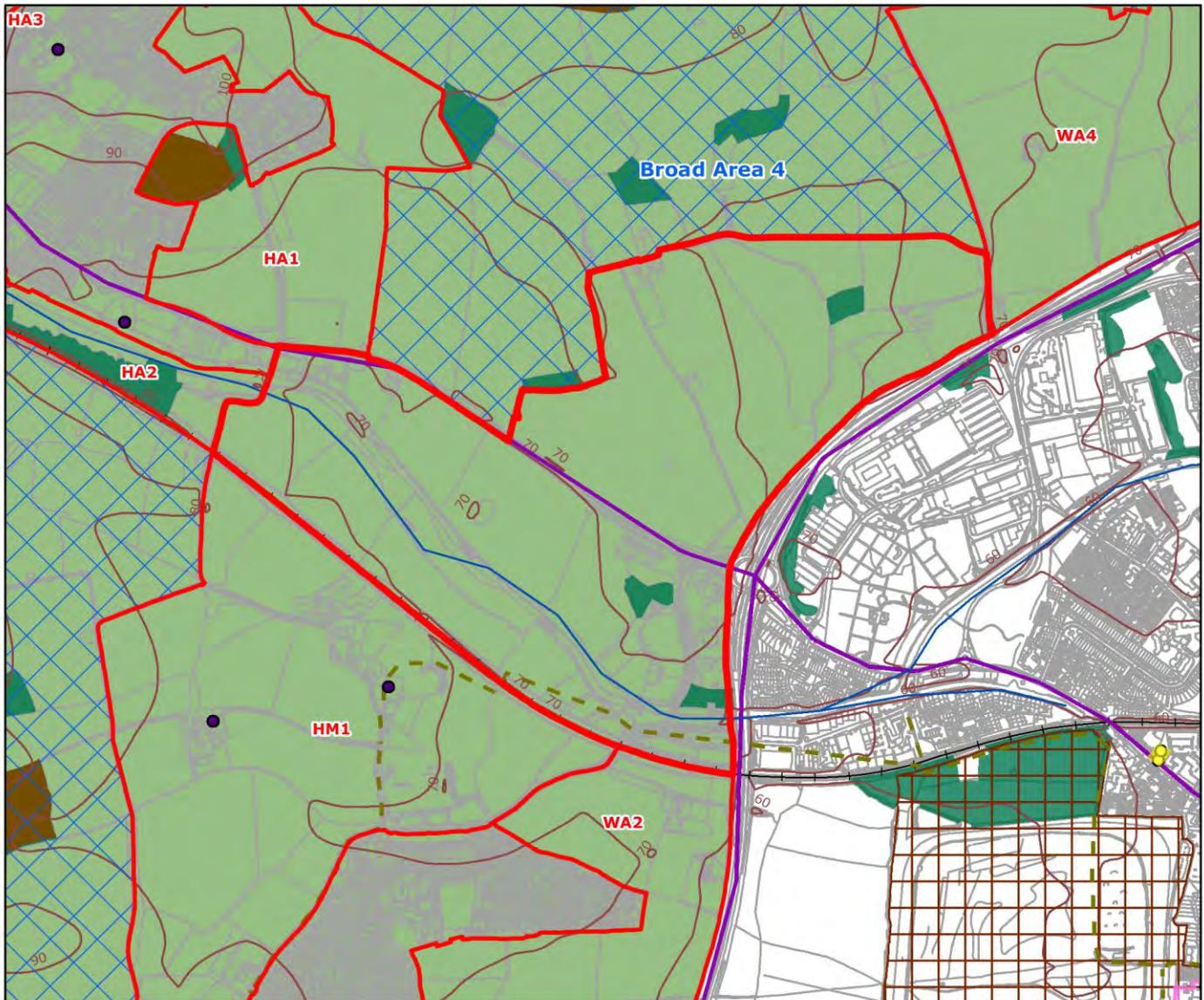
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: WA3

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - WA3

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

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Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: WA3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing ribbon development along Birmingham Road which runs through the centre of the parcel. Some residential ribbon development has already occurred along the southern side of the road leading out of Warwick; however, there is potential for more.

Issue 1b - Openness

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

Score:

Notes:

The openness of the Green Belt land in between Old Budbrooke Road and the A46 has been wholly compromised by significant development, including Warwickshire County Council buildings, Warwick Parkway Railway station and some large detached dwellings in the northern portion of this part of the parcel. However, many of these buildings are well screened by vegetation and the rest of the land within the parcel is largely undeveloped, with the exception of a few detached dwellings and farms.

Land Parcel Ref: WA3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along Birmingham Road which runs through the parcel, the village of Hatton Park is located roughly 1.4km away from the urban edge of Warwick on the eastern side of the A46. The village of Hampton Magna is located closer to the urban edge of Warwick; however the railway line at the southern edge of the parcel represents a defensible boundary which would steer any sprawling development from Warwick within the parcel north west wards towards Hatton Park.

Land Parcel Ref: WA3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The openness of the Green Belt land in between Old Budbrooke Road and the A46 has been wholly compromised by significant urbanising development, including Warwickshire County Council buildings, Warwick Parkway Railway station and some large detached dwellings in the northern portion of this part of the parcel. These developments constitute a significant breach of the urban edge of Warwick which has been largely retained by the A46 (Warwick by pass). However, the rest of the land within the parcel is largely undeveloped with the exception of a few detached dwellings and farms, none of which represent urbanising influences and therefore encroachment on the remaining uncompromised 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 A46 (Warwick by pass) along the eastern border of the parcel represents a permanent defensible boundary inhibiting the encroachment of the countryside from Warwick. However, this boundary has been breached by the development between Old Budbrooke Road and the A46 within the parcel, undermining its role in preventing encroachment of the countryside. The southern edge of the parcel is bordered by a railway line which helps to protect encroachment of the countryside to the south. Furthermore, the Grand Union Canal runs parallel to the railway line through the centre of the parcel. Both the railway line and the canal are perpendicular to the urban edges of Warwick and the village of Hatton Park to the north west, limiting their role in helping to prevent encroachment of the countryside within the parcel. As there are no other significant boundaries helping to protect the countryside within the parcel from encroachment, the Green Belt designation represents the principle means of the protection of the countryside within the parcel.

Land Parcel Ref: WA3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: WA3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: WA3

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

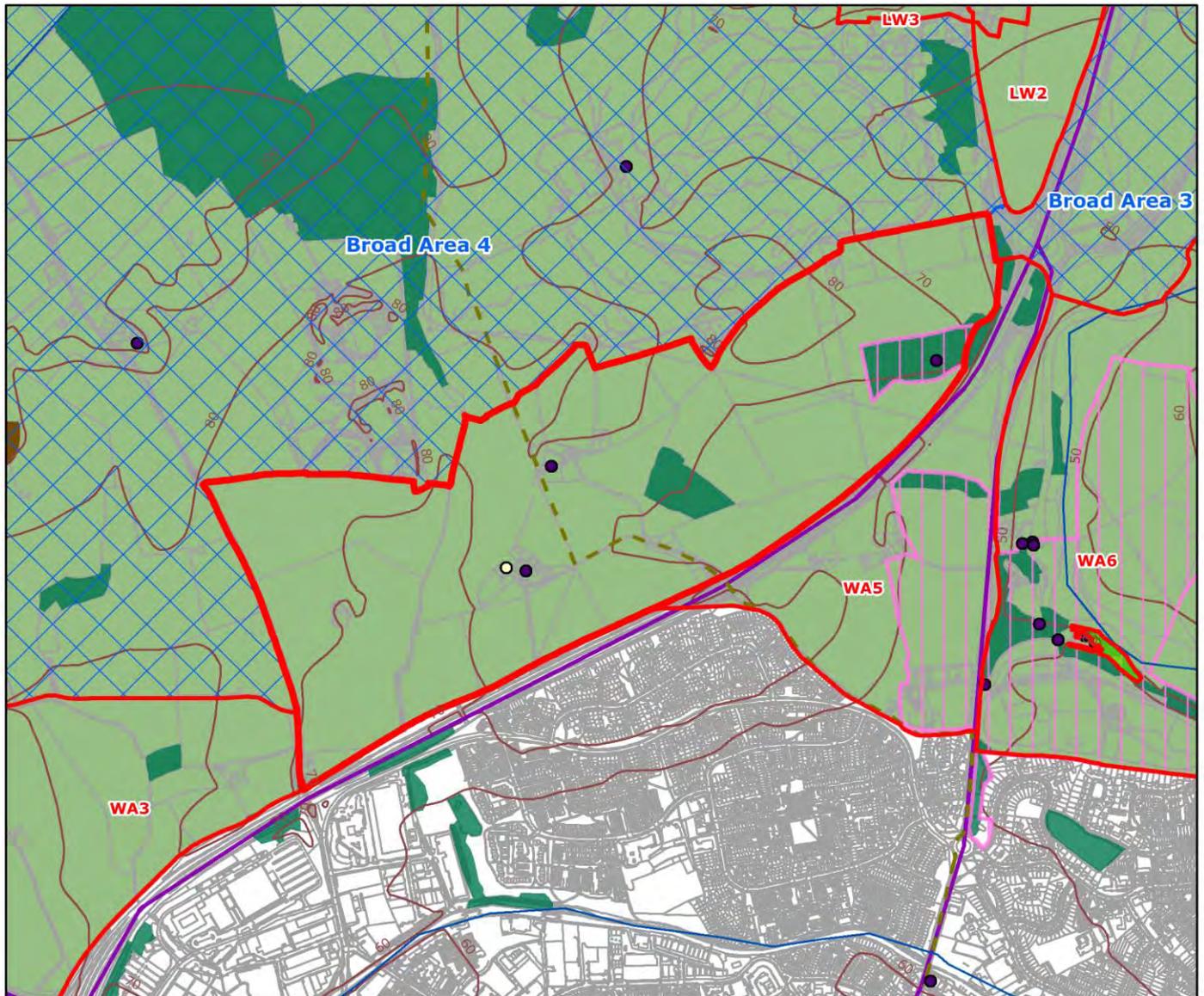
Purpose 5 Score: /4

Total Score: /20

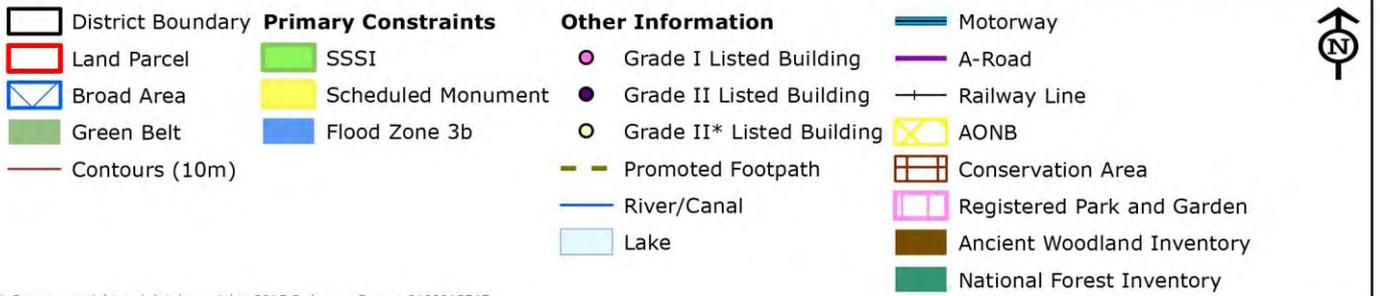
Land Parcel Ref: WA4

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - WA4



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Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: WA4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The southern border of the parcel adjacent to the urban edge of Warwick is lined by the A46 (Warwick By Pass). This dual carriage way inhibits the northward sprawling of Warwick into the parcel.

Issue 1b - Openness

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

Score:

Notes:

The parcel contains a handful of developments made up of isolated dwellings and farms. The buildings associated with these developments compromise the openness of the Green belt within their immediate vicinity; however the majority of the Green Belt within the parcel is open and free from development.

Land Parcel Ref: WA4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured from the northernmost tip of Warwick at Woodloes Lane, the village of Leek Wooton lies roughly 2.3km to the north.

Land Parcel Ref: WA4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The parcel contains a handful of developments made up of isolated dwellings and farms. None of the developments serve to urbanise the countryside within and immediately beyond the parcel and are therefore not considered to be encroachment into the countryside. The majority of the Green Belt within the parcel is open and free from development.

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

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

Score:

Notes:

The southern border of the parcel adjacent to the urban edge of Warwick is lined by the A46 (Warwick By Pass). This dual carriage way inhibits the northward sprawling of Warwick and therefore the encroachment of the countryside within the parcel. Development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the countryside within the parcel. There are no significant boundaries to the north and west of the parcel which would prevent encroachment of the wider countryside should the A46 be breached by development.

Land Parcel Ref: WA4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

The parcel does not overlap with a Conservation Area within an historic town. However, there is intervisibility with the historic core of Warwick to the south from the high ground in the north eastern corner of the parcel, close to Gaveston's Cross.

Land Parcel Ref: WA4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: WA4

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

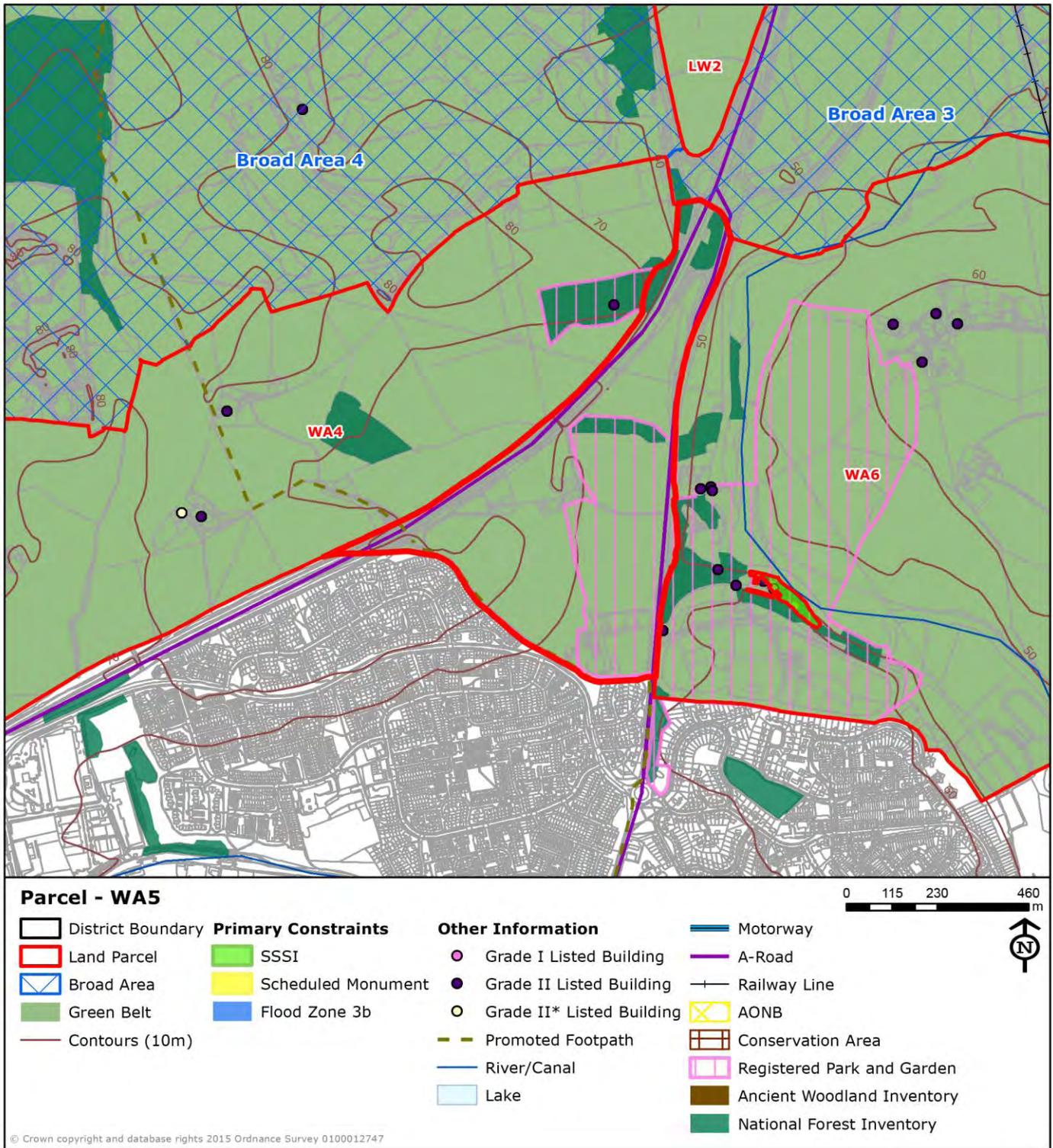
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: WA5

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: WA5

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel helps to prevent ribbon development along Coventry Road towards Leek Wootton and Coventry to the North.

Issue 1b - Openness

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

Score:

Notes:

The land parcel contains limited development: Four detached dwellings are scattered in the southern two thirds of the parcel. The parcel is relatively open. The south eastern corner of the site is a plant nursery and the centre of the site contains a farmhouse and associated agricultural buildings.

Land Parcel Ref: WA5

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

Measured along Coventry Road which connects with the A46 to the north of the parcel, Warwick lies roughly 1.8km to the south of Leek Wooton.

Land Parcel Ref: WA5

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

Land within the parcel has the characteristics of countryside. The land parcel contains four detached dwellings which are scattered in the southern two thirds of the parcel. The site is relatively open. The south eastern corner of the site is a plant nursery and the centre of the site contains a farmhouse and associated agricultural buildings. None of the development in the parcel is considered urbanising development in 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 A46 Warwick Bypass runs along the northern boundary of the site. The River Avon flows less than 200m from the eastern boundary of the site.

Land Parcel Ref: WA5

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: WA5

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: WA5

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

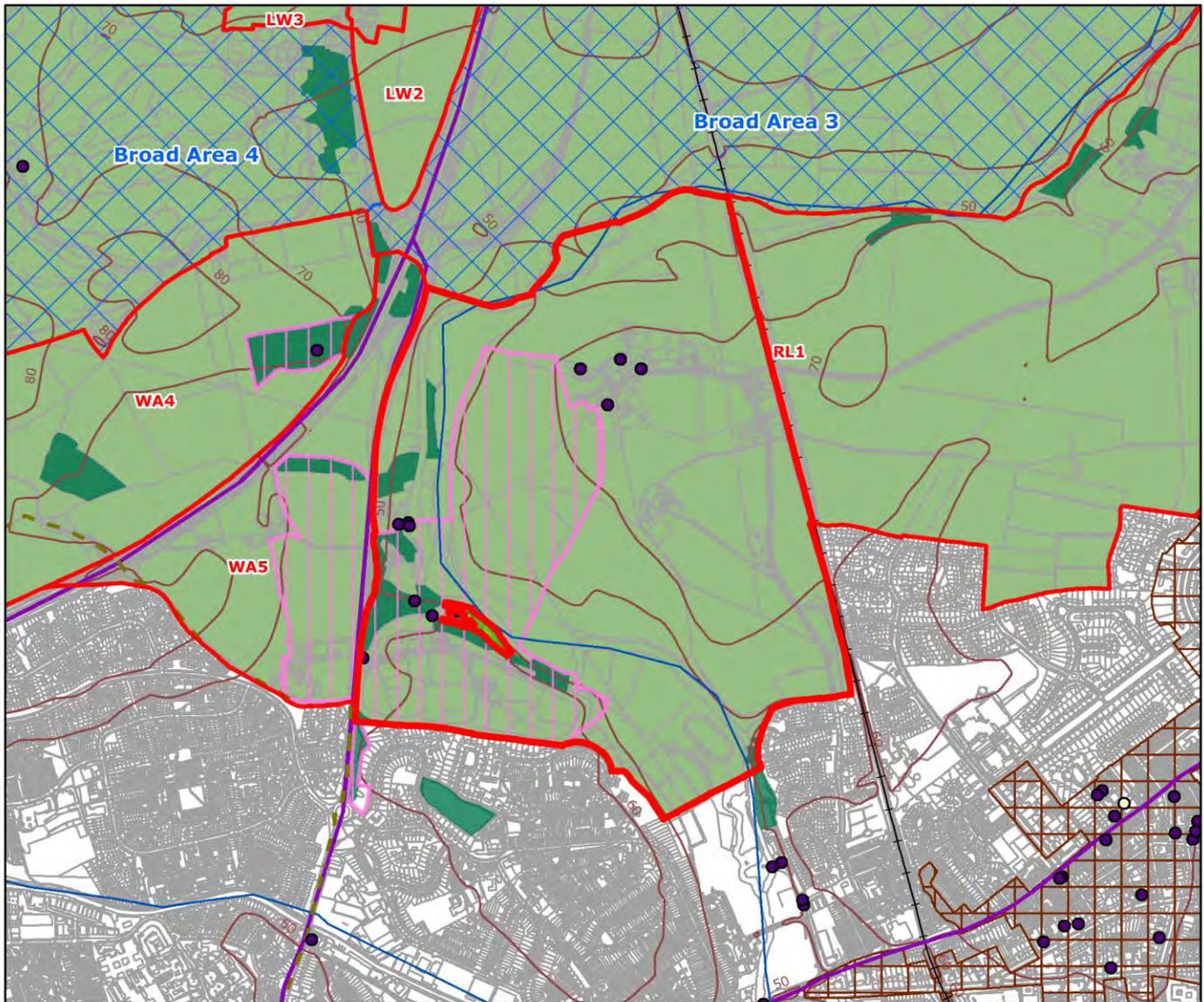
Purpose 5 Score: /4

Total Score: /20

Land Parcel Ref: WA6

Main Authority: Warwick District Council

Parcel Type: Land Parcel



Parcel - WA6

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

0 140 280 560 m



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Main Authority: Warwick District Council

Other Authorities: N/A

Land Parcel Ref: WA6

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 1a - Ribbon development

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

Score:

Notes:

The parcel plays a role in preventing ribbon development along Coventry Road at the western edge of the parcel and Old Milverton Road near the eastern edge of the parcel.

Issue 1b - Openness

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

Score:

Notes:

The small village of Old Milverton sits in the northern half of the parcel. The buildings associated with the village compromise the openness of the Green Belt within its immediate vicinity. In addition a farm sits in the centre of the parcel and the Guy Cliffe Registered Park and Garden including the listed large ruin of the Guy's Cliffe House and the Chapel of St Mary Magdalene sit in the eastern half of the parcel. However, the majority of the parcel is still open and free from development.

Land Parcel Ref: WA6

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

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

Is the parcel located within an existing settlement?

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

Score:

Notes:

The parcel prevents Warwick adjacent to the southern edge of the parcel from merging with the small village of Old Milverton in the northern half of the parcel. The distance between the two settlements is less than 1km in the eastern half of the parcel.

Land Parcel Ref: WA6

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

Issue 3a - Significance of existing urbanising influences

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

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

Score:

Notes:

The small village of Milverton sits in the northern half of the parcel. The buildings associated with the village compromise the openness of the Green Belt within its immediate vicinity but are not considered to be urbanising influences given that they are consistent with the rural character of the surrounding countryside. Furthermore, while the farm in the centre of the parcel and the listed large ruin of the Guy's Cliffe House and the Chapel of St Mary Magdalene compromise the openness of the Green Belt they do not urbanise 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 meanders through the parcel preventing encroachment of the countryside immediately to the west and north of the parcel. Encroachment of the countryside to the west is inhibited by the railway line which runs along its eastern edge. However, the railway runs perpendicularly to the urban edge of Leamington and does little to prevent encroachment of the countryside within the parcel up to the edge of the River Avon. At this eastern edge, the River Avon is a significant distance from the urban edge of Leamington meaning that it plays no role in protecting the countryside within the parcel from encroachment. Therefore, both boundaries are considered to be less significant.

Land Parcel Ref: WA6

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

Score:

Notes:

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

Land Parcel Ref: WA6

Main Authority: Warwick District Council

Parcel Type: Land Parcel

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

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

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

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

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

Land Parcel Ref: WA6

Main Authority: Warwick District Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20