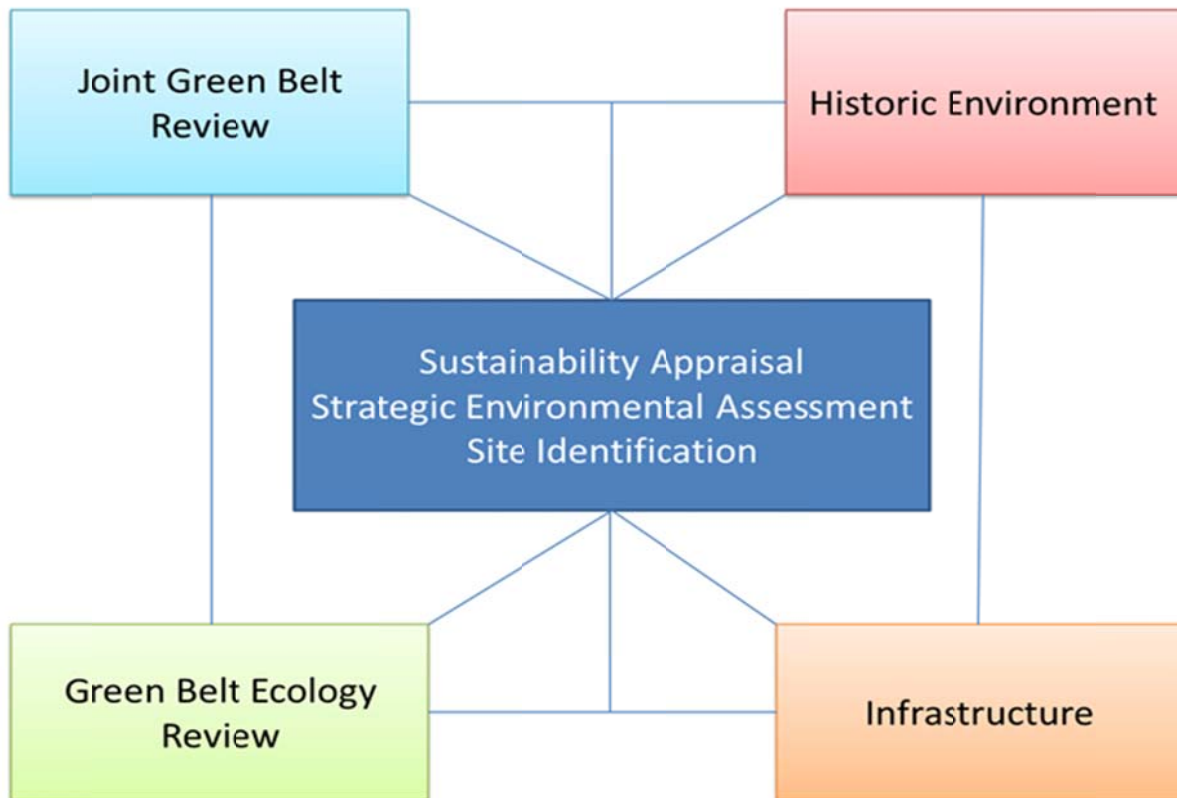


Coventry Green Belt Matrix

2015

Introduction

The Green Belt Matrix study considers and integrates a suite of four separate planning studies by providing a detailed assessment of potential environmental implications and issues. Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) pulls together and binds all strands of these studies and acts as the golden thread running through the assessment process. The studies that form the matrix include:



Coventry Green Belt Ecology Review, 2014

The aim of this report is to identify any ecological or geological features that will need to be taken into consideration as the Local Plan for Coventry is developed. The report uses up to date habitat and sites evidence plus species data available for the Coventry. This evidence is evaluated using ground breaking methodologies to show habitats of 'distinctiveness' and features that enable species to move around the Green Belt. This 'functional' analysis is the cornerstone to sustainable development and principles enshrined in the National Planning Policy Framework (NPPF).

Coventry Historic Environment Record, 2015

The Coventry Historic Environment Record (HER) is a publicly accessible database that contains information about all known archaeological sites, historic buildings, historic landscapes and findspots in Coventry, dating from the earliest prehistoric times to the 21st century.

The HER also holds information about Coventry's scheduled monuments (nationally important sites and structures that are protected by law), listed and locally listed buildings, and conservation areas.

Many different sources of information are used to update the HER, including: historic maps, documents, aerial photographs, archaeological fieldwork reports, published books and published research. These sources are an important part of the HER and are available for viewing by the public. The information in the HER is being used to create computerised maps of how the landscape of Coventry looked at various times in the past.

Coventry and Warwickshire Joint Green Belt Review, 2015

The 2015 Coventry and Warwickshire Joint Green Belt Review covered the areas of Coventry, Nuneaton and Bedworth, Rugby and Warwick Council areas which forms stage 1. Stage two will cover Solihull and North Warwickshire Councils. Stage 1 assessed all existing Green Belt land currently designated and the primary objective was to assess how Green Belt land performed against the 5 purposes of Green Belt. These are:

1. To check the unrestricted sprawl of large built-up areas.
2. To prevent neighbouring towns merging into one another.
3. To assist in safeguarding the countryside from encroachment.
4. To preserve the setting and special character of historic towns.
5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Each parcel was given a score based on a robust and agreed methodology. Scoring criteria was provided for each parcel area based on the following:

- A **considerable contribution** to Green Belt purposes;
- A **contribution** to Green Belt purposes; or
- A **more limited contribution** to the Green Belt purposes.

A score out of 20 was provided for each parcel and headline findings are as follows:

- Highest score - AL3 Coundon Wedge (17)
- Lowest score – CL11, 23, C4 – Sowe Valley and Tile Hill Wood area (7)
- Link to local green spaces through potential redesignation of Green Belt.

Infrastructure

The Local Plan sets out how the city will develop over the period to 2031, identifying where homes, jobs, services and infrastructure will be delivered and the type of places and environments that will be created.

Having set out a clear direction for how the city will develop, and the planning policies and proposals that will help achieve this, it will be important that there are tools in place to help implement these and ensure the successful delivery of the overall vision for Coventry.

This section of the Local Plan identifies the processes by which the infrastructure necessary to support the level of planned development within the city would be secured and delivered. It links to other Local Plan policies and supporting text to identify key strategic infrastructure as well as summarising broad requirements throughout the city.

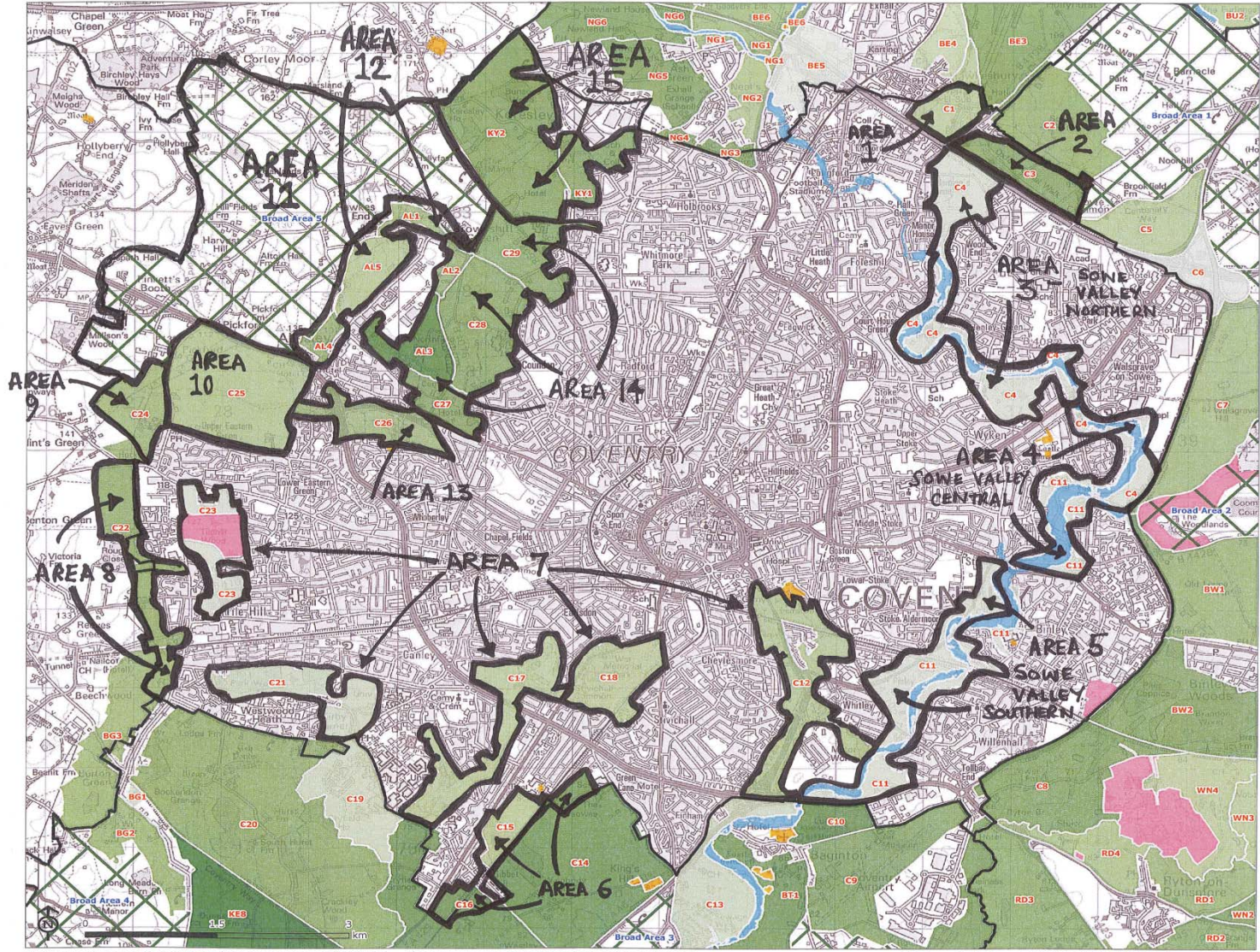
Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA)

A sustainability appraisal is a systematic process that must be carried out during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

This process is an opportunity to consider ways by which the plan can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. By doing so, it can help make sure that the proposals in the plan are the most appropriate given the reasonable alternatives. It can be used to test the evidence underpinning the plan and help to demonstrate how the tests of soundness have been met. Sustainability appraisal should be applied as an iterative process informing the development of the Local Plan.

Joint Green Belt Study

Figure 3
Overall Assessment Findings - Coventry



District Boundary
 Broad Area
 SSSI
 Scheduled Monument
 Flood Zone 3b

Overall Performance Against Green Belt Purposes
 High: 20
 16
 12
 8
 Low: 4

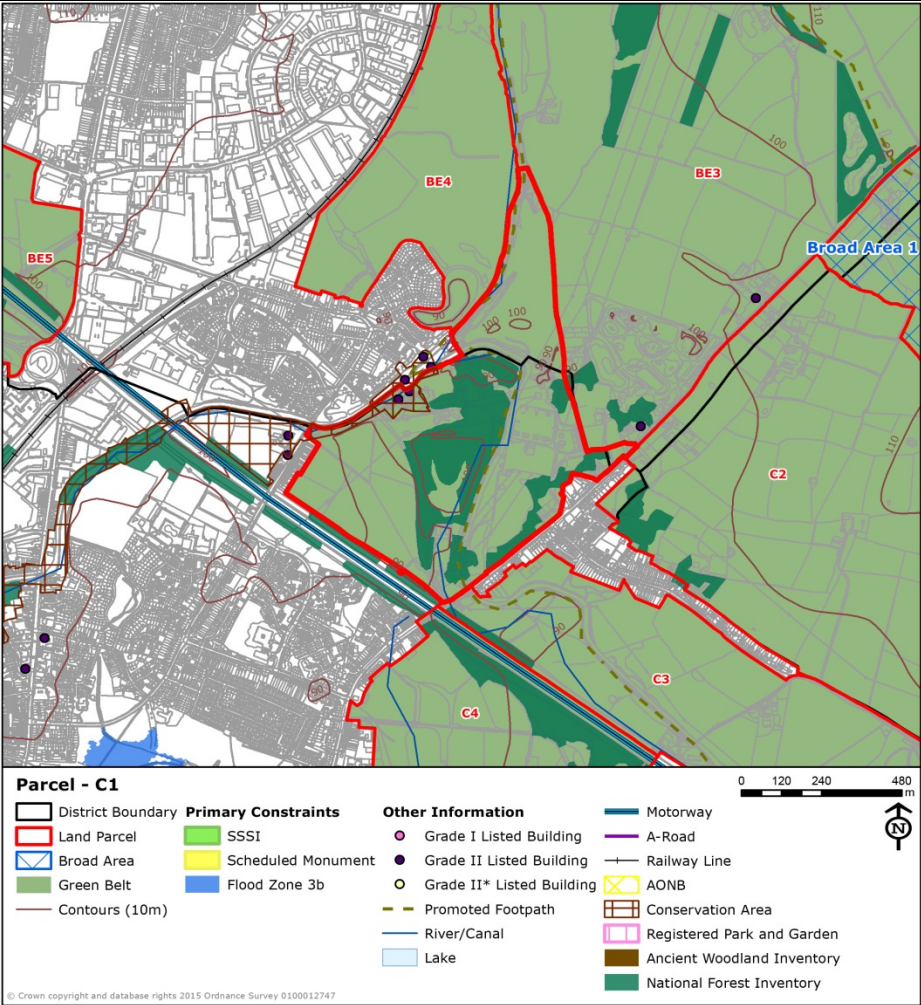
Map Scale @ A3: 1:44,000


LUC

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 Contains, or is based upon, English Heritage's National Heritage List for England data © English Heritage.

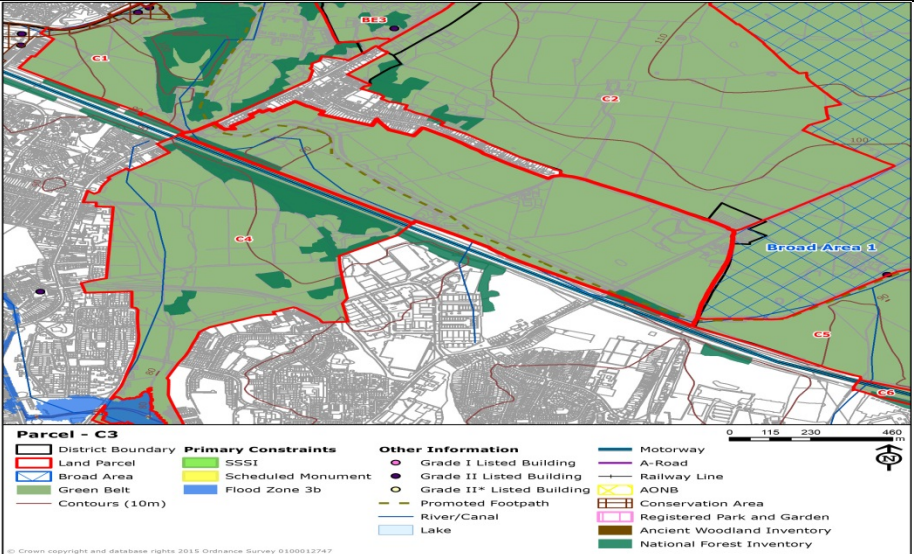
CB:Green_C EB:Green_C LUC/LON 6252-01_020_All_Scores 11/06/2015

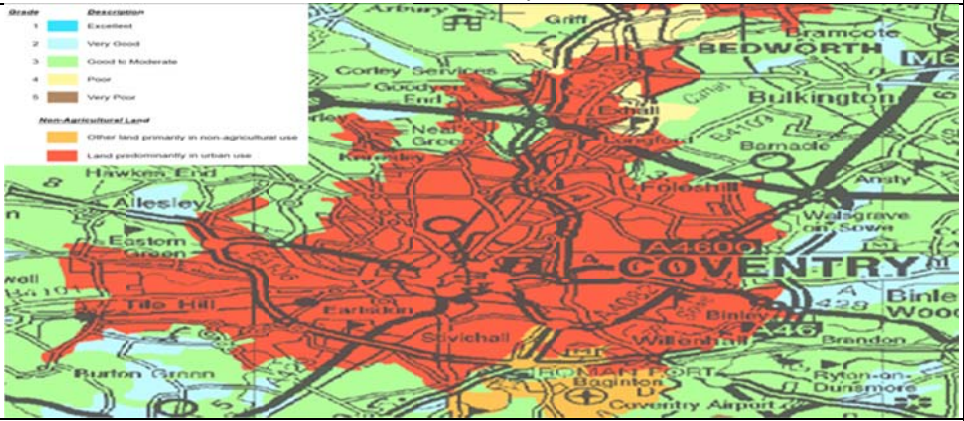
Source: Natural England, English Heritage, Environment Agency

Land Parcel / Site Name	C1	
SHLAA Reference(s)	L30	
Site Plan		
Green Belt Review Comments	2007 DL Study	This area provides a corridor link from the Sowe Valley Green Wedge to the open countryside beyond, with public footpaths crossing the open farmland and along the canal towpath. The only part of this area which has little value as Green Belt against the criteria is the open farmland north of the M6 contained by the old railway track and Sutton Stop.
	2009 SSR Study	Not considered.
	2015 LUC Study	Scored 10 out of 20. The eastern half of the parcel contains an electric sub-station which has an urbanising influence upon this portion of the parcel, compromising its openness. The western half of the parcel is relatively open, has the characteristics of countryside and is free from development.
	Reasons for any difference?	The 2009 assessment carried out an initial sieving process against the purposes of PPG2 (now replaced by NPPF). The 2015 assessment took a 'policy off' approach therefore each parcel was subject to the same assessment methodology. The 2007 focused on

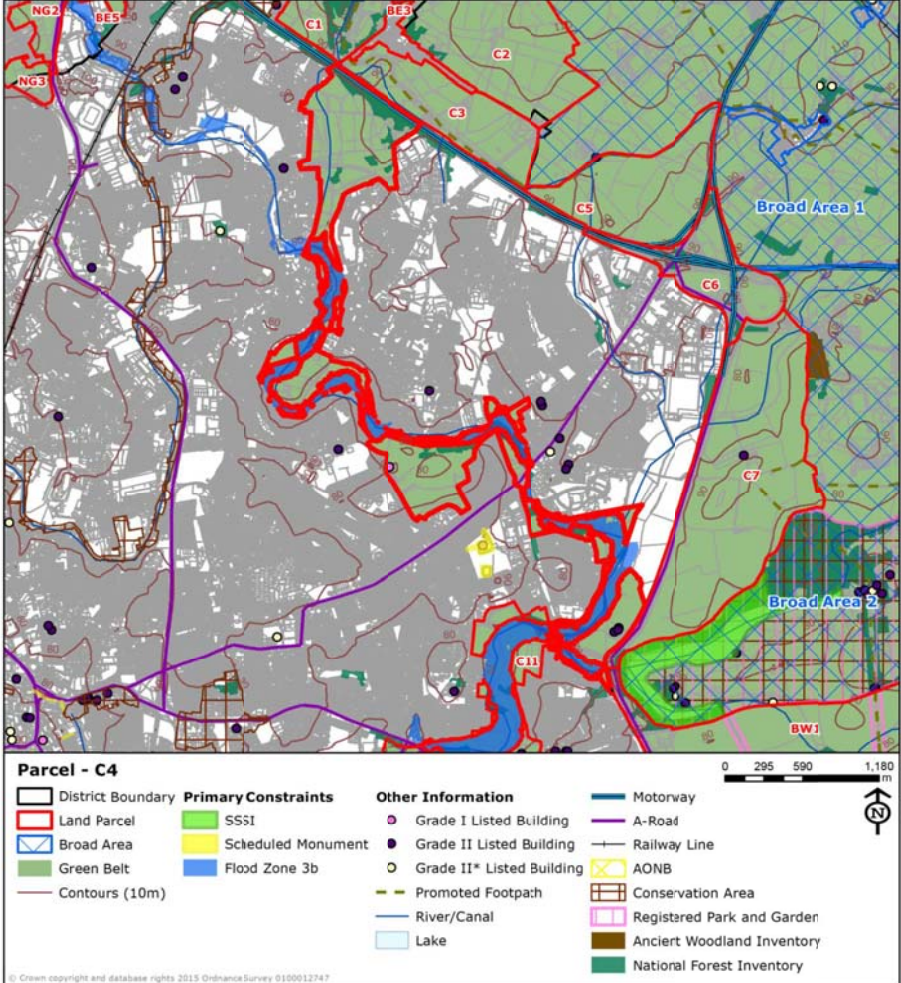
		a small area of the overall parcel but did consider the wider area covered by the 09 and 15 studies.
Landscape Characteristics	<p>The Green Belt designation at Hawkesbury lies adjacent to that at Lenton's Lane, covering the land within the city boundary west of Hawkesbury Lane north of the M6 and with the Oxford and Coventry Canals and housing on Blackhorse Road to the west. Within the area lies Sutton Stop where the canals meet, a section of the Oxford Canal, major electricity sub-station, farmland and the very high spoil mound created with the demolition materials from the former Coventry Power Station. High voltage overhead power lines pass across the area to the north of the Oxford Canal and also south-westward across part of the farmland. To the north lies the open countryside of Warwickshire within the Green Belt.</p>	
Agricultural Land Classification		
Ecology and Biodiversity Review	<p>Comprises a diverse mosaic of post-industrial habitats, including semi-improved grassland, tall herb, scrub and sparsely vegetated ground, covering an artificial roughly triangular mound of fly ash, rubble and other imported materials occupying part of the site of the old Alderman's Green (or Coventry) Power Station on the northern boundary of Coventry. The site was used as a tip around 1985-6 and was then largely left to natural succession, but from about 2000 there has been widespread planting of trees and shrubs to stabilise the banks. Some older plantation woodland is situated at the southern end of the site, while to the north there is a small wet willow carr and reed bed known as Hawkesbury Spinney.</p>	
Historic Environment Record	<p>Scheduled Ancient Monuments: 0 Archaeological Constraint Areas: 10 Listed Buildings: 4 Locally Listed Buildings: 1 Conservation Areas: 1 Registered Parks and Gardens: 0</p> <p>Hawkesbury Junction Conservation Area includes a number of listed and locally listed buildings. These include The Greyhound Inn and 18 Sutton Stop which together form a terrace of two storey buildings which are listed Grade II buildings. At the rear survive old farm buildings. The engine or pump house is perhaps the most unusual and interesting of all the buildings in the Conservation Area, both historically and architecturally.</p>	
Drainage and Flood Risk	<p>Small area to the south of the parcel lies in Floodzones 2 and 3.</p>	
Infrastructure Issues and Mitigation Options	<p>Education</p>	<p>Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.</p>

	Health	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
	Highways	Public transport links together with new and improved cycle routes will also be required in order to ensure sustainable modes of travel are fully integrated from the outset.
	Green / Blue Infrastructure	An integral aspect of enabling growth in this vicinity should be the enhancement of the remaining Green Belt area in that vicinity through compensatory investment. Such enhancements would clearly need to have regard to the Ancient Arden Design Guidelines.
	Social, Community Leisure and Retail	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief. Initial work suggests at least one local centre at the heart of the proposed area.
Summary of SHLAA assessment	Well maintained agricultural land situated adjacent to the M6. Site could offer an infill opportunity between the canal and motorway supporting local services in the surrounding area. Site could be considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	
Key site features	As is the case with the Lenton's Lane area this area provides a corridor link from the Sowe Valley Green Wedge to the open countryside beyond, with public footpaths crossing the open farmland and along the canal towpath.	
Design and Layout Considerations	It is currently designated because of its relationship to the green wedge south of the M6 and the open countryside north of the canal. No nature conservation issues are present in this area. However, it would be a difficult area to develop, given the noise limitations from the M6 which is on an embankment at this point, the overhead power cables and the narrow road access.	
SA/SEA Assessment	Ranked joint 5 th from the 15 areas so considered to be relatively constrained and relatively sustainable from a development point of view.	
Site Conclusion and Recommendation	The only part of this area which has little value as Green Belt against the criteria is the open farmland north of the M6 contained by the old railway track and Sutton Stop. Remove from the Green Belt to take account of the extant permission granted on the former power station site and to promote the sites identified in the Council's SHLAA.	

Land Parcel / Site Name	C3	
SHLAA Reference(s)	L16, L30	
Site Plan		
Green Belt Review Comments	2007 DL Study	No formal scoring provided. The character of the area changes from being more urban in the west, with the associated housing along Lenton's Lane and Hawkesbury Lane, to being much more part of the open countryside to the east. There is a high noise level from the M6 traffic across the whole area. The important corridor link, combined with the designation of common and cemetery to the east, and the remote nature of the area, make this unsuitable for release from the Green Belt in isolation within Coventry.
	2009 SSR Study	Although no descriptive assessment was given C3 scored 7.5 out of 33 in the study indicating that it is of lower value to fulfilling the purpose of Green Belt functions.
	2015 LUC Study	C3 scored 14 out of 20 overall. Land within the parcel has the characteristics of countryside. The centre of the parcel contains a cluster of farm buildings; a graveyard lies in the north eastern corner of the site. The southern border of the parcel is the M6 motorway and a canal runs through the parcel. The motorway represents a permanent defensible boundary inhibiting the encroachment of the countryside within the parcel and to the north. Development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the corridor of countryside within the parcel. The parcel has a canal running through it. The canal helps to prevent encroachment of the countryside Southwards. Identified as a HMA.
	Reason for any	The 2015 study highlights the evident threat of

	difference?	encroachment caused by potential development in the area as well as breach of defensible boundaries which is not significantly highlighted in the earlier studies. This could be due to development in the surrounding areas but does present the need for further investigation. Furthermore the 2009 assessment carried out an initial sieving process against the purposes of PPG2 whereas the 2015 assessment took a 'policy off' approach therefore each parcel was subject to the same assessment methodology.
Landscape Characteristics	Land within the parcel has the characteristics of countryside. The centre of the parcel contains a cluster of farm buildings; a graveyard lies in the north eastern corner of the site. The parcel has a canal running through it however the countryside within the other two thirds of the parcel are not protected by the canal which runs closer to the M6 motorway.	
Agricultural Land Classification	 <p>The map displays agricultural land classification around Coventry. The legend indicates five grades: 1 (Excellent, blue), 2 (Very Good, light blue), 3 (Good to Moderate, green), 4 (Poor, yellow), and 5 (Very Poor, orange). Non-agricultural land is shown in red, including areas like 'Other land primarily in non-agricultural use' and 'Land predominantly in urban use'. The map shows a high concentration of red areas (non-agricultural land) in the central and eastern parts of the Coventry area, with green and yellow areas (agricultural land) in the surrounding countryside.</p>	
Ecology and Biodiversity Review	There are many records of amphibians in the Lenton's Lane area, namely great crested newts, smooth newts, common toad and common frog. In addition, other protected and important fauna species recorded in the area include bats, a number of rare butterflies and moths and several birds of conservation concern. County rare plants recorded in the area include greater plantain <i>Plantago major</i> ssp. <i>intermedia</i> and slender spike-rush <i>Eleocharis uniglumis</i> . Any development within the Lenton's Lane area may need to take these species records into consideration through more detailed assessments.	
Historic Environment Record	Scheduled Ancient Monuments: 0 Archaeological Constraint Areas: 5 Listed Buildings: 0 Locally Listed Buildings: 1 Conservation Areas: 0 Registered Parks and Gardens: 0	
Drainage and Flood Risk	Site is mainly within Flood Zone 1 with a small area of Flood Zone 3 at the southeast corner of the Site. The Coventry canal is located along the northern boundary of the Site and flood risk from this source will need detailed assessment prior to consent. Properties situated within close proximity to the canal will require a detailed breach and overtopping assessment to ensure that the potential risk to life can be safely managed throughout the lifetime of the development.	
Infrastructure Issues and	Education	The facilities will need to be assessed in relation to what already exists on site, the need to provide

Mitigation Options		additional facilities should be identified as an integral part of any development brief.
	Health	Facilities require assessment in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
	Highways	At a strategic level the highway network could cope if development was to be considered. Detailed modelling for specific sites within this parcel would be carried out at the application stage.
	Green/Blue Infrastructure	Enabling growth in this area should be pursued with the aim of enhancing and improving the current green belt land with regards to the needs of people in the locality and surrounding area.
	Social, Community, Leisure and Retail	With regards to the needs of the people in the locality facilities will need to be assessed in relation to what is already present, with the need to provide facilities as identified in any development brief.
Summary of SHLAA assessment	Well maintained agricultural land situated adjacent to the M6. Site could offer an infill opportunity between the canal and motorway supporting local services in the surrounding area. Site could be considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	
Key site features	The west of the site is more urbanised with housing along Lentons Lane whereas the Eastern corner of the site contains a cluster of farm buildings; a graveyard and land that portrays the characteristics of countryside. Parcel has a canal running through it.	
Design and Layout Considerations		
SA/SEA Assessment	Scored 5 out of 13. 1 being the least constrained in terms of development and 13 being most constrained by development.	
Site Conclusion and Recommendation	The parcel fulfils the purposes of Green Belt and so should remain as Green Belt designated land.	

Land Parcel / Site Name	C4 Central sector	
SHLAA Reference(s)	WY21, WY22	
Site Plan		
Green Belt Review Comments	2007 DL Study	<p>The restricted width of the green wedges, and the extent of the floodplain, the opportunity to identify land directly for housing or employment uses is quite limited. However, a number of Coventry's schools are located within green wedges, which is an issue of strategic planning concern. The Sowe Valley Green Wedge is the most extensive of the Coventry green wedges running right through the east of Coventry from Alderman's Green in the north to Whitley in the south where it joins with the Sherbourne Valley Green Wedge. It varies in width along its length according to the local landform and land uses. The green wedge contains numerous LNRs, SINC's and sports grounds. Some opportunity for amendments around school playing fields and possible extension to the Green Wedge around NDC area.</p>
	2009 SSR Study	<p>Some question about whether this corridor should be 'Green Belt' as it would seem other policies could safeguard it within the planning system. A major urban resource for recreational and conservation activities within Coventry as well as river and flood management. A detailed study would be required to establish whether there were any development opportunities within the corridor – but it would seem that only small-scale development that would benefit the retention of the corridor as a whole would be appropriate. Recommendation – leave as green corridor.</p>
	2015 LUC Study	<p>Parcels C4 and C11 sit entirely within the City of Coventry and therefore play no role in preventing neighbouring towns</p>

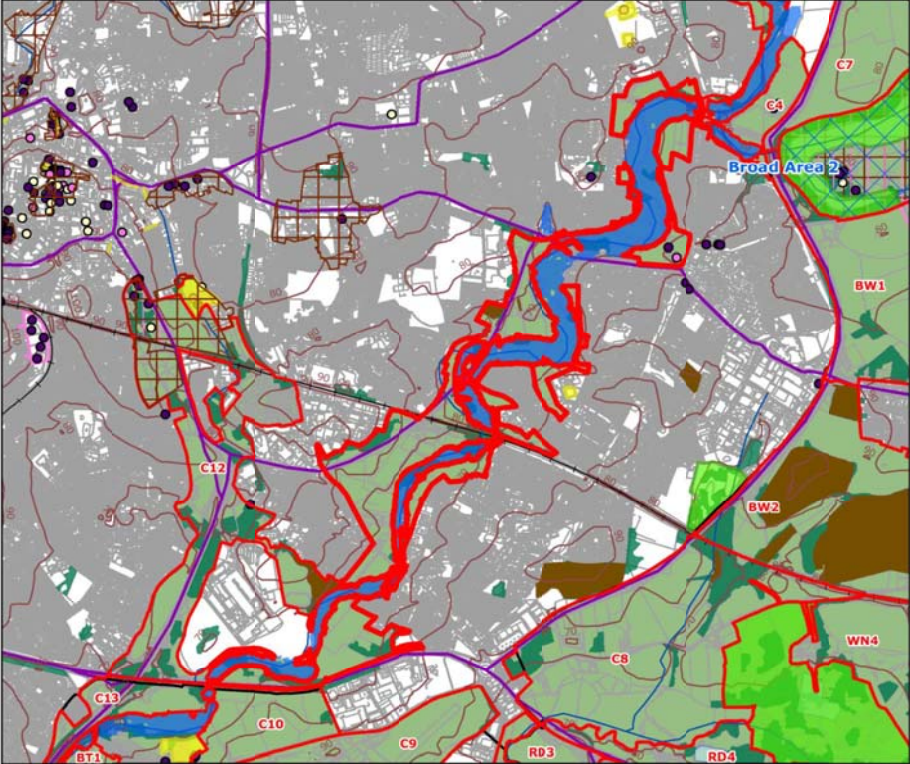
		<p>from merging. None of these parcels has intervisibility with the historic core of the City and all make a relatively low contribution to checking sprawl and safeguarding the countryside from encroachment. Much of the Green Belt within and close to the edge of the sub-region's urban areas plays an important role as 'green infrastructure'. This is particularly relevant in the pockets and corridors of Green Belt within Coventry parcels C4, C11 which not only make the City a better place to live, but also increases the sustainability of the City, promoting health and wellbeing, biodiversity and resilience to climate change. As noted in chapter 4, despite their positive uses, these pockets and corridors of Green Belt have little connection with the wider countryside around Coventry and, partly as a result, make a more limited contribution to the Green Belt purposes. We therefore recommend that the City Council should consider the re-designation of these areas as 'Local Green Spaces'. The NPPF (para. 77) supports such an approach, although not specifically in relation to Green Belt land. Local Green Spaces are described as land of particular '<i>beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</i>' (NPPF para. 77). This describes these parcels very well and, through any appropriate Local Plan policy framework, their protection could be secured as strongly as Green Belt. Walsgrave Hill farm strategic site to be brought forward resulting in the site extending south towards Clifford Bridge Road.</p>
Landscape Characteristics	Mixture of sport and recreation pitches, a tree lined river valley and floodplain meadows through an urban area.	
Agricultural Land Classification	Good to moderate	
Ecology and Biodiversity Review		<ul style="list-style-type: none"> • River Sowe potential local wildlife site survey should be done under the rivers local wildlife sites criteria. • Local Wildlife Sites meadows including Sowe Valley: Dorchester Way; Sowe Valley: Aldermoor to London Road; and Purcell Road Meadow should be resurveyed with new citations and habitat maps. Sowe Valley: Stoke Aldermoor to London Road LWS part of the LWS boundary appears to have been encroached on with new housing development - re survey boundary • Consider possible wetland extension to the River Sowe pLWS as a link between Sowe Valley Dorchester Way LWS. • Consider incorporating area of semi-grassland into Stoke Floods LWS. • Wet grassland on the edge of Sowe Valley Dorchester Way LWS consider as possible inclusion extension and make a potential local wildlife site (pLWS) • Reduce the amount of amenity grassland and increase the area of semi-improved grassland through appropriate management. And extend the existing grassland LWS to include these areas. • Consider for potential local wildlife and survey the acidic grassland • Consider for local wildlife status semi-improved grassland at the former Whitely Pumping Station • Maintain a campaign of eradications of non-native/invasive species including Rhododendron and Cherry laurel • There are many records of protected and notable flora and fauna species in the Sowe Valley Green Wedge area. Protected species which have been

	<p>observed in the area include bats, otter, water vole, grass snake, great crested newt and other amphibians, barn owl and badger. There are historic records of hazel dormouse in the surrounding area in ancient woodlands to the east and south. Notable birds recorded in the area including house sparrow, starling, swallow and willow warbler. A large number of notable invertebrates including beetles, butterflies, moths and flies have been found in the area. In addition, several county rare plants have been recorded, including wild daffodil, corn buttercup and sickle. Notable native black poplars and veteran trees are found in the area and the invasive plants Himalayan balsam, Japanese knotweed and cotoneasters, listed under Schedule 9 of the Wildlife and Countryside Act 1981, have been recorded.</p>	
Historic Environment Record	Several areas of archaeological interest, historic landscape, listed buildings and scheduled ancient monuments and area of archaeological constraint throughout the corridor.	
Drainage and Flood Risk	Wider Sowe Valley floodplain and flood meadows. Flood Zone 2 and 3.	
Infrastructure Issues and Mitigation Options	Education	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
	Health	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
	Highways	Detailed assessments will be required to fully assess, the impact of any future development if this were to occur.
	Green / Blue Infrastructure	This area is the premier green wedge in Coventry and requires some limited improvements to the quality of habitat in some areas.
	Social, Community. Leisure and Retail	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
Summary of SHLAA assessment	WY21, Part of Stoke Floods meadow LWS and floodzone 2 and 3. Area of archaeological interest well used Public Open Space. Not shortlisted. WY22 Grade 2 listing, overhead pylons, noise and Air quality from A46. Shortlist.	
Key site features	Many historic features, listed buildings, moats and boundaries significant water courses, pools and flood meadows. Significant hedgerows, trees and other flora and fauna.	
Design and Layout Considerations	Limited in-fill opportunities only. Some possible urban expansion areas however this will be limited in nature.	
SA/SEA Assessment	Ranked joint 2nd in the scoring, therefore one of the most sustainable and least constrained areas for potential development based on the assessment.	
Site Conclusion and Recommendation	This area provides opportunities for limited in-fill schemes. The wider Sowe Valley area could be removed from the Green Belt and re-designated as Urban Green Space and therefore have equal, if not increased protection as Green Belt as the current Green Belt status may compromise the site in future years, as it does not perform well when assessed against the five purposes of Green Belt.	

Land Parcel / Site Name	C4 Northern sector Sowe Valley	
SHLAA Reference(s)	L13	
Site Plan		
Green Belt Review Comments	2007 DL Study	<p>The restricted width of the green wedges, and the extent of the floodplain, the opportunity to identify land directly for housing or employment uses is quite limited. However, a number of Coventry's schools are located within green wedges, which is an issue of strategic planning concern. The Sowe Valley Green Wedge is the most extensive of the Coventry green wedges running right through the east of Coventry from Alderman's Green in the north to Whitley in the south where it joins with the Sherbourne Valley Green Wedge. It varies in width along its length according to the local landform and land uses. The green wedge contains numerous LNRs, SINC and sports grounds. Some opportunity for amendments around school playing fields and possible extension to the Green Wedge around NDC area.</p>
	2009 SSR Study	<p>Some question about whether this corridor should be 'Green Belt' as it would seem other policies could safeguard it within the planning system. A major urban resource for recreational and conservation activities within Coventry as well as river and flood management. A detailed study would be required to establish whether there were any development opportunities within the corridor – but it would seem that only small-scale development that would benefit the retention of the corridor as a whole would be appropriate. Recommendation – leave as green corridor.</p>

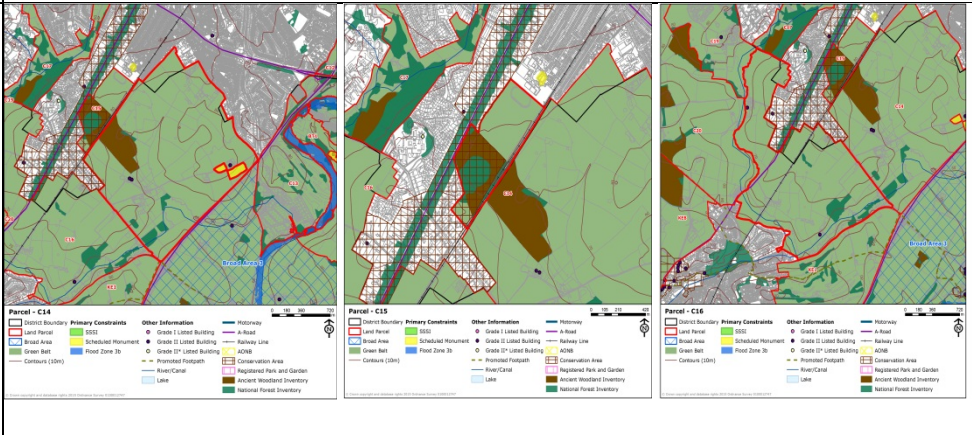
	2015 LUC Study	<p>Parcels C4 and C11 sit entirely within the City of Coventry and therefore play no role in preventing neighbouring towns from merging. None of these parcels has intervisibility with the historic core of the City and all make a relatively low contribution to checking sprawl and safeguarding the countryside from encroachment. Much of the Green Belt within and close to the edge of the sub-region's urban areas plays an important role as 'green infrastructure'. This is particularly relevant in the pockets and corridors of Green Belt within Coventry parcels C4, C11 which not only make the City a better place to live, but also increases the sustainability of the City, promoting health and wellbeing, biodiversity and resilience to climate change. As noted in chapter 4, despite their positive uses, these pockets and corridors of Green Belt have little connection with the wider countryside around Coventry and, partly as a result, make a more limited contribution to the Green Belt purposes. We therefore recommend that the City Council should consider the re-designation of these areas as 'Local Green Spaces'. The NPPF (para. 77) supports such an approach, although not specifically in relation to Green Belt land. Local Green Spaces are described as land of particular 'beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife' (NPPF para. 77). This describes these parcels very well and, through any appropriate Local Plan policy framework, their protection could be secured as strongly as Green Belt.</p>
Landscape Characteristics	Mixture of sport and recreation pitches, a tree lined river valley and floodplain meadows through an urban area.	
Agricultural Land Classification	Good to moderate	
Ecology and Biodiversity Review	<ul style="list-style-type: none"> • River Sowe potential local wildlife site survey should be done under the rivers local wildlife sites criteria. • Consider incorporating area of semi-grassland into Stoke Floods LWS. • Reduce the amount of amenity grassland and increase the area of semi-improved grassland through appropriate management. And extend the existing grassland LWS to include these areas. • Consider for potential local wildlife and survey the acidic grassland • Maintain a campaign of eradications of non-native/invasive species including Rhododendron and Cherry laurel • There are many records of protected and notable flora and fauna species in the Sowe Valley Green Wedge area. Protected species which have been observed in the area include bats, otter, water vole, grass snake, great crested newt and other amphibians, barn owl and badger. There are historic records of hazel dormouse in the surrounding area in ancient woodlands to the east and south. Notable birds recorded in the area including house sparrow, starling, swallow and willow warbler. A large number of notable invertebrates including beetles, butterflies, moths and flies have been found in the area. In addition, several county rare plants have been recorded, including wild daffodil, corn buttercup and sickle. Notable native black poplars and veteran trees are found in the area and the invasive plants Himalayan balsam, Japanese knotweed and cotoneasters, listed under Schedule 9 of the Wildlife and Countryside Act 1981, have been recorded. 	

Historic Environment Record	Several areas of archaeological interest, historic landscape, listed buildings and scheduled ancient monuments and area of archaeological constraint throughout the corridor.	
Drainage and Flood Risk	Wider Sowe Valley floodplain and flood meadows. Flood Zone 2 and 3.	
Infrastructure Issues and Mitigation Options	Education	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
	Health	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
	Highways	Detailed assessments will be required to fully assess, the impact of any future development if this were to occur.
	Green / Blue Infrastructure	This area is the premier green wedge in Coventry and requires some limited improvements to the quality of habitat in some areas.
	Social, Community. Leisure and Retail	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
Summary of SHLAA assessment	Surface and floodzone 2 and 3 flooding risk. Well used public open space and mature trees and hedges. Not shortlisted.	
Key site features	Many historic features, listed buildings, moats and boundaries significant water courses, pools and flood meadows. Significant hedgerows, trees and other flora and fauna.	
Design and Layout Considerations	Limited in-fill opportunities only. Some possible urban expansion areas however this will be limited in nature.	
SA/SEA Assessment	Score of 1 in the matrices, therefore one of the most sustainable and least constrained areas for potential development based on the assessment.	
Site Conclusion and Recommendation	This area provides opportunities for limited in-fill schemes. The wider Sowe Valley area could be removed from the Green Belt and re-designated as Urban Green Space and therefore have equal, if not increased protection as Green Belt as the current Green Belt status may compromise the site in future years, as it does not perform well when assessed against the five purposes of Green Belt.	


Land Parcel / Site Name	C11 Southern sector	
SHLAA Reference(s)	BW37, BW38,	
Site Plan	 <p>Parcel - C11</p> <p>© Crown copyright and database rights 2015 Ordnance Survey 0100012747</p>	
Green Belt Review Comments	2007 DL Study	<p>The restricted width of the green wedges, and the extent of the floodplain, the opportunity to identify land directly for housing or employment uses is quite limited. However, a number of Coventry's schools are located within green wedges, which is an issue of strategic planning concern. The Sowe Valley Green Wedge is the most extensive of the Coventry green wedges running right through the east of Coventry from Alderman's Green in the north to Whitley in the south where it joins with the Sherbourne Valley Green Wedge. It varies in width along its length according to the local landform and land uses. The green wedge contains numerous LNRs, SINC's and sports grounds. Some opportunity for amendments around school playing fields and possible extension to the Green Wedge around NDC area.</p>
	2009 SSR Study	<p>Some question about whether this corridor should be 'Green Belt' as it would seem other policies could safeguard it within the planning system. A major urban resource for recreational and conservation activities within Coventry as well as river and flood management. A detailed study would be required to establish whether there were any development opportunities within the corridor – but it would seem that only small-scale development that would benefit the retention of the corridor as a whole would be appropriate. Recommendation – leave as green corridor.</p>
	2015 LUC Study	<p>The northern tip of the parcel contains some of the grounds</p>

		<p>and buildings of a large secondary school. Further south, in between the communities of Binley to the east and Stoke to the west is Marconi Sports and Social Club and another large school, both of which have associated sports pitches some of which are hardstanding and floodlit. Further south again (south of the railway line running into the centre of Coventry) another sports club which has associated sports pitches some of which are hardstanding and floodlit. In the narrow green gap between the communities of Willenhall to the east and Whitley to the west is a derelict manor house surrounded by hardstanding. The floodlit areas and areas of hardstanding associated with these developments have diminished the openness of the Green Belt; however as the majority of the development in the Green Belt is playing fields, what remains is relatively open and plays an important role in inhibiting the continued erosion of this narrow strategic green gap along the River Sowe. The River Sowe runs through the centre of the green corridor. This natural feature contains a largely uninterrupted area of Flood Zone 3b which is unlikely to be developed. However, development of the Green Belt that does not fall within the functional flood plain would have a significant effect on the visual appearance of this strategic gap. Therefore, the River Stowe is considered to be a less significant boundary. A railway line runs through the centre of the parcel; however, its orientation does not help to prevent merging and its contribution to Purpose 3 is negligible.</p>
Landscape Characteristics	Mixture of sport and recreation pitches, a tree lined river valley and floodplain meadows through an urban area.	
Agricultural Land Classification	Good to moderate	
Ecology and Biodiversity Review	<ul style="list-style-type: none"> • River Sowe potential local wildlife site survey should be done under the rivers local wildlife sites criteria. • Local Wildlife Sites meadows including Sowe Valley: Dorchester Way; Sowe Valley: Aldermoor to London Road; and Purcell Road Meadow should be resurveyed with new citations and habitat maps. Sowe Valley: Stoke Aldermoor to London Road LWS part of the LWS boundary appears to have been encroached on with new housing development - re survey boundary • Consider possible wetland extension to the River Sowe pLWS as a link between Sowe Valley Dorchester Way LWS. • Consider incorporating area of semi-grassland into Stoke Floods LWS. • Wet grassland on the edge of Sowe Valley Dorchester Way LWS consider as possible inclusion extension and make a potential local wildlife site (pLWS). • Reduce the amount of amenity grassland and increase the area of semi-improved grassland through appropriate management. And extend the existing grassland LWS to include these areas. • Consider for potential local wildlife and survey the acidic grassland. • Consider for local wildlife status semi-improved grassland at the former Whitely Pumping Station. • Maintain a campaign of eradications of non-native/invasive species including Rhododendron and Cherry laurel • There are many records of protected and notable flora and fauna species 	

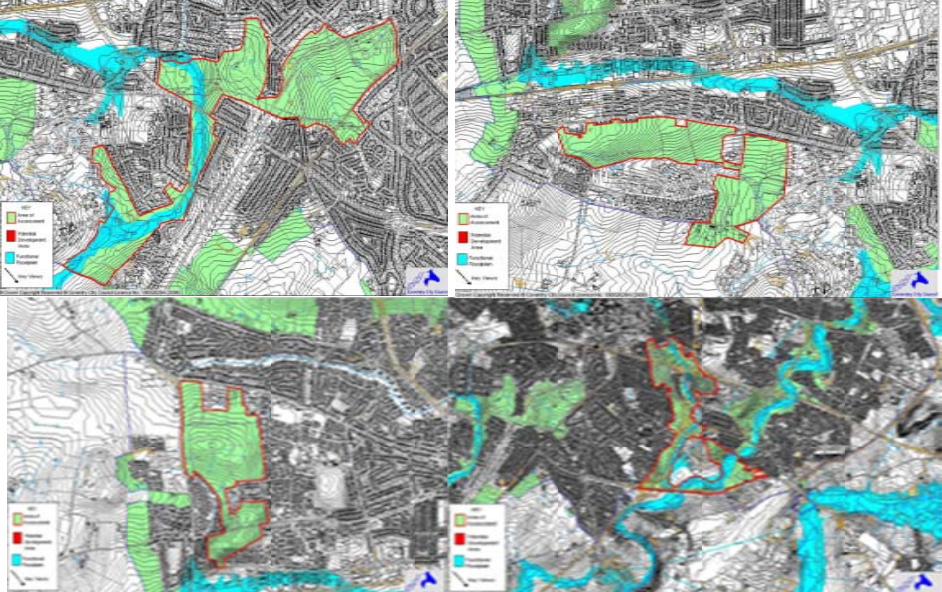
	<p>in the Sowe Valley Green Wedge area. Protected species which have been observed in the area include bats, otter, water vole, grass snake, great crested newt and other amphibians, barn owl and badger. There are historic records of hazel dormouse in the surrounding area in ancient woodlands to the east and south. Notable birds recorded in the area including house sparrow, starling, swallow and willow warbler. A large number of notable invertebrates including beetles, butterflies, moths and flies have been found in the area. In addition, several county rare plants have been recorded, including wild daffodil, corn buttercup and sickle. Notable native black poplars and veteran trees are found in the area and the invasive plants Himalayan balsam, Japanese knotweed and cotoneasters, listed under Schedule 9 of the Wildlife and Countryside Act 1981, have been recorded.</p>	
Historic Environment Record	<p>Several areas of archaeological interest, historic landscape, listed buildings and scheduled ancient monuments and area of archaeological constraint throughout the corridor.</p>	
Drainage and Flood Risk	<p>Wider Sowe Valley floodplain and flood meadows. Flood Zone 2 and 3.</p>	
Infrastructure Issues and Mitigation Options	Education	<p>Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.</p>
	Health	<p>Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.</p>
	Highways	<p>Detailed assessments will be required to fully assess, the impact of any future development if this were to occur.</p>
	Green / Blue Infrastructure	<p>This area is the premier green wedge in Coventry and requires some limited improvements to the quality of habitat in some areas.</p>
	Social, Community. Leisure and Retail	<p>Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.</p>
Summary of SHLAA assessment	<p>BW37 Locally listed building adjacent LNR. With this in mind, some opportunity for development. Shortlist. BW38 Mature planting and historic ridge and furrow field layout. Shortlist subject to design and layout.</p>	
Key site features	<p>Many historic features, listed buildings, moats and boundaries significant water courses, pools and flood meadows. Significant hedgerows, trees and other flora and fauna.</p>	
Design and Layout Considerations	<p>Limited in-fill opportunities only. Some possible urban expansion areas however this will be limited in nature.</p>	
SA/SEA Assessment	<p>Score of 1 in the matrices, therefore one of the most sustainable and least constrained areas for potential development based on the assessment.</p>	
Site Conclusion and Recommendation	<p>This area provides opportunities for limited in-fill schemes. The wider Sowe Valley area could be removed from the Green Belt and re-designated as Urban Green Space and therefore have equal, if not increased protection as Green Belt as the current Green Belt status may compromise the site in future years, as it does not perform well when assessed against the five purposes of Green Belt.</p>	

Land Parcel / Site Name	C14,C15,C16	
SHLAA Reference(s)	Wa13, Wa11	
Site Plan		
Green Belt Review Comments	2007 DL Study	<p>No formal scoring provided in the 07 study just a descriptive assessment. The area to the north-west of the Coventry-Kenilworth railway line comprises playing fields for Bishop Ullathorne RC School, Wainbody Wood (which is an ancient wood and a designated LNR) and a small area of playing fields for Wainbody Wood Special School. The topography of the land in Warwickshire to the south-east of this area is attractive rolling farmland. There are two key issues as regards release of any land here from the Green Belt. The first relates to the Building Schools for the Future (BSF) programme and the possible need to redevelop any of these school sites, and then whether there is sufficient land outside the Green Belt to enable that to happen. The second issue is broader and relates to the need to consider with adjoining local planning authorities, the potential release of Green Belt across local authority boundaries and where that would most suitably happen, if needed.</p> <p>The Cannon Park Green Wedge extends from the city boundary near Gibbet Hill and the University of Warwick towards the City Centre encompassing Canley Ford, Hearsall Golf Course and the War Memorial Park. Canley Brook forms a prominent feature through much of the wedge. Significant sections of Kenilworth Road Conservation Area are contained within the wedge.</p>
	2009 SSR Study	Although no descriptive assessment was given C12e scored 7.5 out of 33 in the study indicating that it is of lower value to fulfilling the purpose of Green Belt functions.
	2015 LUC Study	C14 scored 15 out of 20 overall. The parcel contains several agricultural farms/nurseries, some playing


		<p>fields along the edge of Coventry and a couple of clusters of isolated residential properties which compromise the openness of the Green belt within their immediate vicinity; however, the majority of the land within the parcel is open.</p> <p>A small portion of the north western border of the parcel runs along the Kenilworth Road Conservation Area which sits within the historic city of Coventry and a band of ancient woodland that starts in the Conservation Area enters the parcel. Therefore the parcel is part of the setting of the historic city of Coventry. In addition, there is good intervisibility with the historic core of Coventry to the north.</p> <p>C15 scored 10 out of 20 overall. The northern half of the parcel is a school playing field; the southern half of the parcel is woodland, some of which is ancient woodland. The woodland within the parcel falls within the Kenilworth Road Conservation Area which sits within the historic city of Coventry. Therefore, the parcel is considered to contribute to the setting of the historic town of Coventry.</p> <p>C16 scored 15 out of 20 overall. Land within the parcel has the characteristics of countryside. There is some urbanising development associated with the houses along Dalehouse Lane and Coventry Road and a car park for buildings located just off of Stoneleigh Road, however the vast majority of this large parcel consists of open farmland so this encroachment has a more limited effect. This parcel partially contains some of the Kenilworth Road Conservation Area which sits within the historic city of Coventry. Therefore, the parcel is part of the setting of the historic city of Coventry.</p>
	Reasons for any differences?	Differences appear to be mainly methodology based with the 2007 study giving a descriptive assessment and later studies giving a score based assessment in conjunction with consistent descriptions of each land parcel in the Green Belt.
Landscape Characteristics	<p>Land within these parcels have the characteristics of countryside. The parcels contain several farms/nurseries, some playing fields along the edge of Coventry and a couple of clusters of isolated residential properties.</p> <p>Land within the parcels have the characteristics of countryside. There is some urbanising development associated with the houses along Dalehouse Lane and Coventry Road and a car park for buildings located just off of Stoneleigh Road, however the vast majority of this large parcel consists of open farmland so this encroachment has a more limited effect. The parcel also contains the small Finham Brook running near to its Southern and South-Eastern edges.</p>	

<p>Agricultural Land Classification</p>		
<p>Ecology and Biodiversity Review</p>	<p>There are many records of bats within the Gibbet Hill area, the majority of which have been recorded along the Kenilworth Road. The wider area supports populations of amphibians and reptiles, including great crested newts and grass snakes. Hedgehog, badger and several rare moth species have been recorded in this area.</p> <p>There are several records of grass snake within the Finham area, as well as amphibians including common frog, common toad and smooth newt. In addition, other protected and important fauna species recorded in the area include bats and badger, as well as rare moth species. County rare plants recorded in the area include pales sedge <i>Carex pallescens</i>.</p>	
<p>Historic Environment Record</p>	<p>Scheduled ancient monuments: 0 Archaeological Constraints Area: 3 Listed Buildings: 0 Locally Listed Buildings: 0 Conservation Areas: 1 Registered Parks and Gardens: 0</p>	
<p>Drainage and Flood Risk</p>	<p>None of the parcels lie within floodzones 2 or 3 although localised surface water drainage issues would need to be considered through on-going maintenance of gully and ditch cleansing.</p>	
<p>Infrastructure Issues and Mitigation Options</p>	<p>Education</p>	<p>The facilities will need to be assessed in relation to what already exists on site, the need to provide additional facilities should be identified as an integral part of any development brief.</p>
<p>Health</p>	<p>Health</p>	<p>Facilities require assessment in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.</p>
<p>Highways</p>	<p>Highways</p>	<p>Public transport links together with new and improved cycle routes that will be required in order to ensure sustainable modes of travel are fully integrated from the onset.</p>
<p>Green/Blue Infrastructure</p>	<p>Green/Blue Infrastructure</p>	<p>An integral aspect of enabling growth in this area should be aimed at enhancing the current green belt land in the area with regards to the needs of people in the locality and surrounding area.</p>
<p>Social, Community, Leisure and Retail.</p>	<p>Social, Community, Leisure and Retail.</p>	<p>With regards to the needs of the people in the locality facilities will need to be assessed in relation to what is already present, with the need to provide facilities as</p>

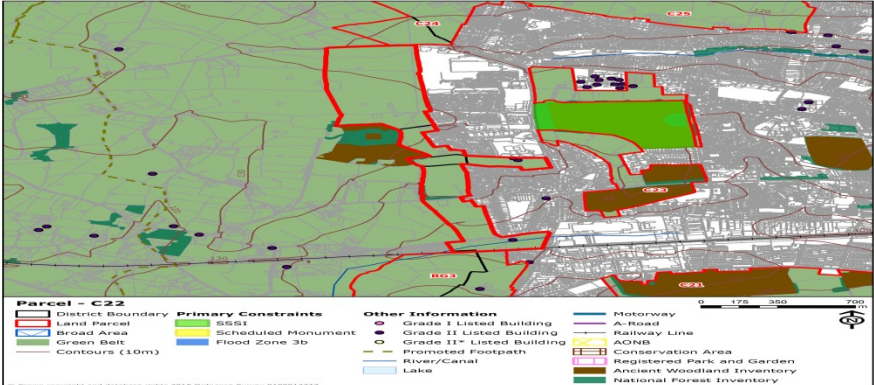
	identified in any development brief.
Summary of SHLAA assessment	Area of Agricultural land situated to the rear of low density housing which fronts the highway
Key site features	Contains Bishop Ullathorn School, Wainbody Wood (ancient woodland), rolling farmland and multiple golf courses. Parcel partially contains some of the Kenilworth Road Conservation Area.
Design and Layout Considerations	N/A
SA/SEA Assessment	Scored 4 out of 13. 1 being the least constrained in terms of development and 13 being most constrained by development.
Site Conclusion and Recommendation	<p>C16 – fulfils the purposes of Green Belt reflected in its high scoring. No change and to remain as Green Belt.</p> <p>C15 – actively used as a school playing field and given its relatively low score does not fulfil the purposes of Green Belt to a large extent. Remove from the Green Belt and re-designate as Urban Green Space.</p> <p>C14 – forms part of a wider parcel area with the majority in Warwick District Council. The parcel is inextricably linked to the way in which WDC address the issue and will be considered more closely as part of the on-going discussions through the Duty to Cooperate.</p>


Land Parcel / Site Name	C23,C21,C17.C18,C12	
SHLAA Reference(s)	BW37, WE35, WE21, WA19	
Site Plan		
Green Belt Review Comments	2007 DL Study	<p>No formal scoring provided just a descriptive assessment - The Cannon Park Green Wedge extends from the city boundary near Gibbet Hill and the University of Warwick towards the City Centre encompassing Canley Ford, Hearsall Golf Course and the War Memorial Park. Canley Brook forms a prominent feature through much of the wedge. Significant sections of Kenilworth Road Conservation Area are contained within the wedge. Westwood Heath Wedge incorporates various playing fields and two ancient woods – Ten Shilling Wood and Park Wood. Both these woods are LNR’s and are linked by the Westwood Stream.</p> <p>No clear changes to Green Belt designation identified. The Sherbourne Wedge extends from Whitley towards the City Centre incorporating extensive allotments. The River Sherbourne floodplain extends across much of the designated area. London Road Cemetery, which is a conservation area, is not available or appropriate for built development. The green wedge does contain historic views of the City Centre.</p>
	2009 SSR Study	<p>These areas make up the River Sowe green corridor that runs north-south through Coventry from the M6 at Alderman’s Green to the confluence with the River Sherbourne at Whitley. A great many sites of interest – ranging from ridge and furrow to moated sites to the former Whitley airfield. A detailed study would be required to establish whether there were any development opportunities within the corridor – but</p>

		<p>it would seem that only small-scale development that would benefit the retention of the corridor as a whole would be appropriate. Recommendation – remain as strategic green corridor.</p> <p>These areas are significant public open spaces and green corridors within the urban structure of southern Coventry. Urban green space with woodland and other recreational facilities also comprise this area of green belt.</p> <p>C22a contains Park Wood and Ten Shilling wood as well as school grounds and meadow open space adjacent to new housing development. Tocil Wood is ancient woodland with earthworks. There is ridge and furrow nearer Canley.</p> <p>This area is on the edge of ‘Ancient Arden’ including local footpaths near Conway Farm and ancient woodland. Medium scale field system with a number of woods and scattered farms. Contains a local water course; field ponds; permanent pasture and ancient woodland. Recommendation - retain as part of the Coventry Green Belt.</p>
	2015 LUC Study	<p>C12 scored 11 out of 20 overall and in particular scored 4 out of 4 in respect of preserving the setting and special character of an historic town.</p> <p>C17 scored 10 out of 20 overall. The 2015 study highlights the fact that C17 is open green belt land comprising of allotments, golf courses and woodland and previous development has diminished the openness of the green belt and what remains plays an important role in preventing any further encroachment of this green corridor.</p> <p>C18 scored 10 out of 20 overall and in particular, all parcels in this study scored 4 out of 4 and make an equal contribution to purpose 5 of green belt.</p> <p>C21 scored 8 out 20 overall and is made up of flood lit sport pitches which the study highlighted as diminishing the openness of the green belt.</p> <p>C23 scored 7 out of 20 overall. The centre of the parcel is wooded and designated as a SSSI. This area is free from development.</p>
	Reasons for any difference?	<p>The 2015 study took a ‘policy off’ approach which resulted in each parcel being subject to the same assessment methodology. Conversely the 2009 study opted for a ‘sieving’ process against the purposes of PPG2. Similarly the 2007 study considered the wider area covered by the 09/15 study but recent changes to the landscape and development in and around the area may be the cause of minor differences due to these parcels being more centralized than other green belt land.</p>

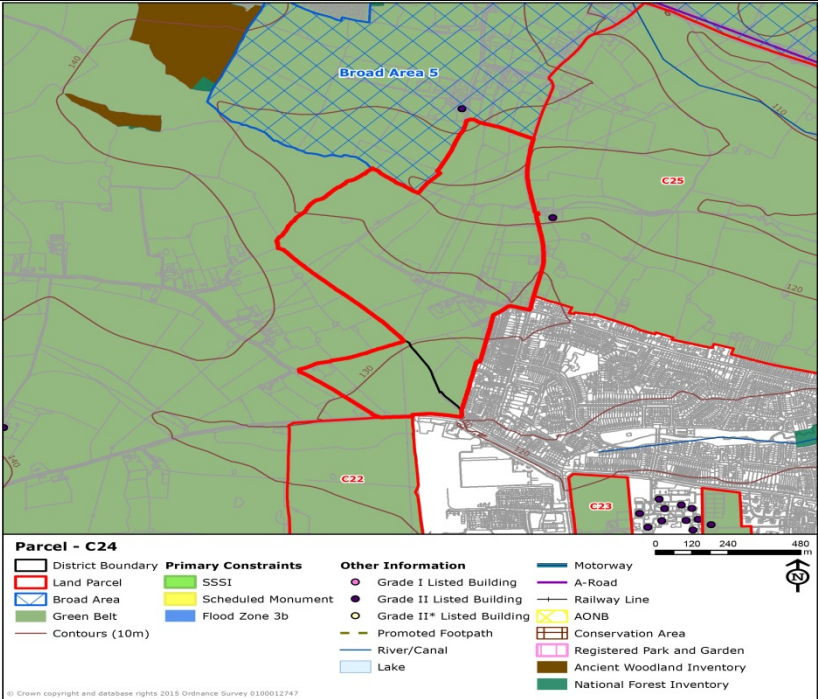
<p>Landscape Characteristics</p>	<p>The parcel contains the Grade II War Memorial Park Registered Park and Garden, several listed buildings and is within 2km of over 10 other Conservation Areas scattered throughout Coventry.</p> <p>The pocket of Green Belt retains some of the characteristics of countryside and is still relatively open and plays an important role in inhibiting the continued erosion of this largely green space in Coventry. Wholly the parcels contain farmland, woodland, allotments, sports fields, gold courses and the war memorial park.</p>
<p>Agricultural Land Classification</p>	
<p>Ecology and Biodiversity Review</p>	<p>There are many records of protected and notable flora and fauna species in the Sowe Valley Green Wedge area. Protected species which have been observed in the area include bats, otter, water vole, grass snake, great crested newt and other amphibians, barn owl and badger. There are historic records of hazel dormouse in the surrounding area in ancient woodlands to the east and south. Notable birds recorded in the area including house sparrow, starling, swallow and willow warbler. A large number of notable invertebrates including beetles, butterflies, moths and flies have been found in the area. In addition, several county rare plants have been recorded, including wild daffodil <i>Narcissus pseudonarcissus</i>, corn buttercup <i>Ranunculus arvensis</i> and sickle meddick <i>Medicago sativa</i> ssp <i>falcata</i>. Notable native black poplars and veteran trees are found in the area and the invasive plants Himalayan balsam, Japanese knotweed and cotoneasters.</p> <p>Protected and important fauna records of bats, otter, smooth newt, common frog, common toad, badger and hedgehog as well as a number of notable birds, butterflies, bees, moths and beetles have been observed in the area. In addition, several county rare plants have been recorded; including treacle mustard <i>Erysimum cheiranthoides</i> and bird's foot <i>Ornithopus perpusillus</i>, as well as important native black poplards and veteran trees.</p> <p>The Cannon Park Green Wedge area is a stronghold for great crested newts, with many records, particularly in the south part. In addition, protected and important fauna records of bats, otter, grass snake, smooth newt, common frog, common toad, water vole, otter, badger, harvest mouse and hedgehog as well as a number of notable birds, butterflies, moths and beetles have been observed in the area. In addition, several county rare plants have been recorded; including pale sedge <i>Carex pallescens</i> and yellow sedge <i>Carex viridula</i> ssp. <i>oedocarpa</i> as well as important veteran trees.</p> <p>There are many amphibian records in the Westwood Heath Green Wedge area including populations of great crested newts. Other protected and important fauna observed in the area includes bats, water vole, hedgehog and notable butterfly and beetle species.</p>
<p>Historic</p>	<p>Scheduled Ancient Monuments: 0</p>

Environment Record	Archaeological Constraints Area: 21 Listed Buildings: 0 Locally Listed Buildings: 0 Conservation Areas: 2 Registered Parks and Gardens: 2	
Drainage and Flood Risk	Parcel C12 - Small areas of surface water flood risk at the edges of the site along a small watercourse which flows in to the River Sowe. Most of the site is not at risk of surface water flooding. It is clear from the modelled flood extents that the Site slopes towards the River Sowe so there is little scope for surface water to accumulate on the site.	
Infrastructure Issues and Mitigation Options	Education	The facilities will need to be assessed in relation to what already exists on site, the need to provide additional facilities should be identified as an integral part of any development brief.
	Health	Facilities require assessment in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
	Highways	Public transport links together with new and improved cycle routes that will be required in order to ensure sustainable modes of travel are fully integrated from the onset.
	Green/Blue Infrastructure	C12, C17 and C18 remain an integral part of the city's green belt land and these areas are used frequently by the people of the city's and fulfil their purposes of Green Belt, especially in and around the War Memorial Park. An integral aspect of enabling growth in this area should be aimed at enhancing the current green belt land in the area with regards to the needs of people in the locality and surrounding area.
	Social, Community, Leisure and Retail.	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
Summary of SHLAA assessment	Parcel C12: Site is situated within the Green Belt and is situated in a prominent location at a major road interchange. Site could be suitable for development subject to amendment of GB boundary. There are no apparent constraints to the site.	
Key site features	Areas of farmland, woodland including two ancient woods - Ten Shilling Wood and Park Wood, floodlit sports fields, golf courses and The War Memorial Park.	
Design and Layout Considerations	n/a	
SA/SEA Assessment	Scored 9/13 – 1 being the most constrained, 13 being heavily constrained.	
Site Conclusion and Recommendation	The parcels that comprise this area adequately fulfil the purposes of Green Belt with the exception of C23 which is recommended to be removed from the Green Belt given its scoring of 7 out of 20. All other parcels to be re-designated to Urban Green Space. C12 proposed amendment to Green Belt boundary resulting in site being removed from Green Belt for educational purposes relating to Blue Coat's School.	

Land Parcel / Site Name	C22	
SHLAA Reference(s)	We28	
Site Plan		
Green Belt Review Comments	2007 DL Study	The area is open remnant ancient fields adjacent to Rough Close Wood which has been designated a SINC. It is also visually open and provides an important link through to the Tile Hill Green Wedge. Visually, this area has clear and planned boundaries to the Green Belt while at the same time performing an important nature conservation function and therefore fulfils its purpose as Green Belt land well. The area also consists of public playing fields called Floyd's Fields as well as other playing fields. Development of these two fields would represent an unnatural extension into the open countryside.
	2009 SSR Study	15a (northern part of the parcel) scored 7.5 whereas 15b (southern part of the parcel) (scored 5.5 out of 33 for the formal assessment).
	2015 LUC Study	C22 scored 13 out of 20 overall. Land within the parcel has the characteristics of countryside. This parcel contains agricultural and sports fields, and has no associated urbanising development. 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.
	Reasons for any difference?	The principle reason for differences within the written descriptions and formal assessment of the parcels reside in the methodology used in each study. The 2009 study used a sieving process and not all parcels were given a formal assessment whereas the 2015 study was more thorough and scored each Green Belt parcel out of 20.
Landscape Characteristics	This parcel is comprised entirely of open farmland, sports fields and small copses.	

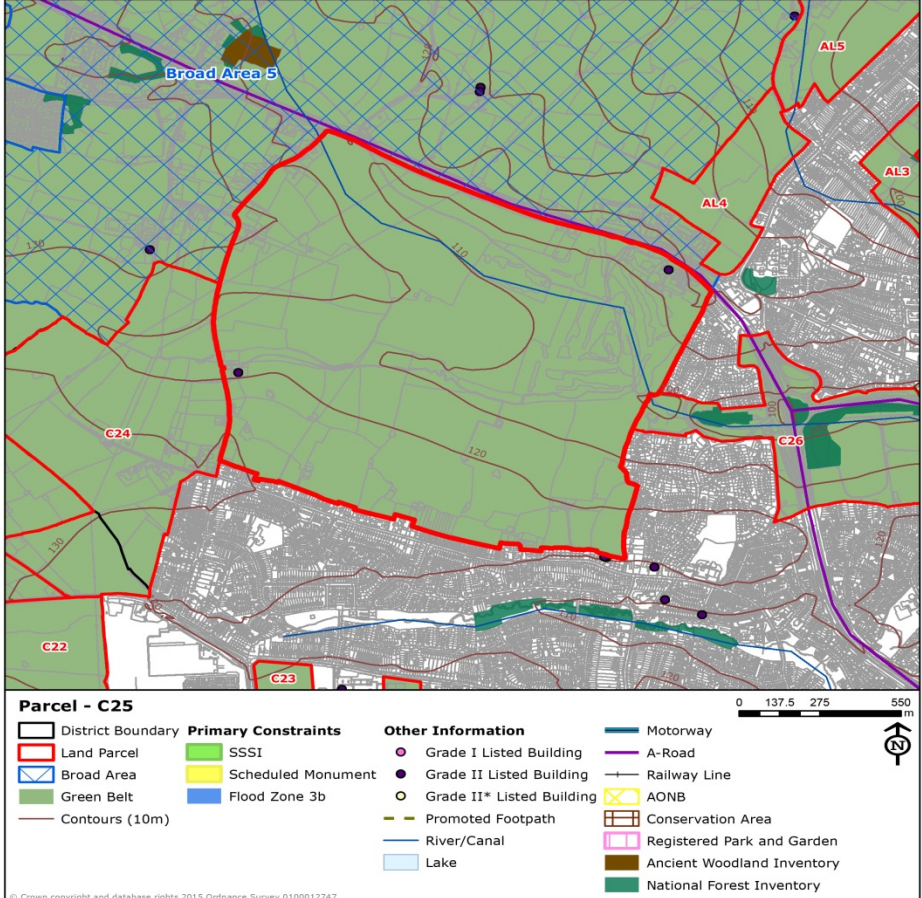
Agricultural Land Classification		
Ecology and Biodiversity Review	<p>There are many records of amphibians in the Tile Hill and wider area, namely great crested newts, smooth newts, common toad and common frog. Other protected and important fauna species recorded in the area include bats, badger and rare invertebrates.</p>	
Historic Environment Record	<p>Scheduled Ancient Monuments: 0 Archaeological Constraint Area: 6 Listed Buildings: 3 Locally Listed Buildings: 1 Registered Parks and Gardens: 0</p>	
Drainage and Flood Risk	<p>Identified by Severn Trent Water to have medium impact on the sewerage network. Localised capacity assessments will be required once the sites have been confirmed for development, which may affect development timescales. Site is entirely within Flood Zone 1 with a small watercourse on-site which has not been modelled which may require further investigation.</p>	
Infrastructure Issues and Mitigation Options	<p>Education</p>	<p>The facilities will need to be assessed in relation to what already exists on site, the need to provide additional facilities should be identified as an integral part of any development brief.</p>
	<p>Health</p>	<p>Facilities require assessment in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.</p>
	<p>Highways</p>	<p>At a strategic level the highway network could cope if development was to be considered. Detailed modelling for specific sites within this parcel would be carried out at the application stage.</p>
	<p>Green/Blue Infrastructure</p>	
	<p>Social, Community, Leisure and Retail</p>	<p>Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.</p>
Summary of SHLAA assessment	<p>Any development of this site would need to be mindful of the setting of listed farm properties in the centre of the site and create suitable access. Notwithstanding there are clear opportunities to link in with recent developments to the north east, offering a sustainable development location adjacent to Tile Hill station. Any development would not intrude upon the western extremities of the existing urban area and would not inter relate with any ribbon developments that could present a risk of urban sprawl. Site could be considered suitable subject to overcoming Green belt constraint and</p>	

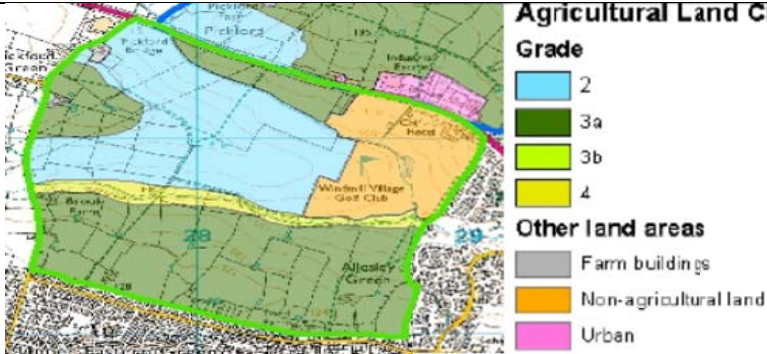
	provision of adequate infrastructure and design proposals.
Key site features	Site contains ancient fields and Rough Wood Close which is a designated SINC. Contains agricultural and sports fields most notably Floyd's Fields.
Design and Layout Considerations	
SA/SEA Assessment	Scored 4 out of 13 – 1 being the most constrained, 13 being heavily constrained.
Site Conclusion and Recommendation	It does seem anomalous that the boundary of the Green Belt washes over some of the houses fronting Cromwell Lane. A consistent boundary at the rear of the built-up area, as per the other sub-areas, would appear to be more logical. Therefore, there is some merit in this field being considered for release from the Green Belt which would give a clear and consistent boundary on both sides.

Land Parcel / Site Name	C24	
SHLAA Reference(s)	Bab 36,58,78	
Site Plan		
Green Belt Review Comments	2007 DL Study	Area to the west of Pickford Green Lane it is apparent that any built development here would be isolated from the city's built-up area and would represent a significant visual intrusion into the sensitive Meriden Gap. As such it would not meet the Green Belt criteria relating to urban sprawl, reducing important gaps between urban areas and encroachment of the countryside.
	2009 SSR Study	Although the Ancient Arden character area has important historical and cultural values that need protecting. A sensitive planning approach could retain and restore some of the historic landscape features and the brook valley. We recommend that the area be largely retained within the Green Belt. There may be minor opportunities for development at the edge of the existing settlement.
	2015 LUC Study	Scored 12 out of 20. Land within the parcel has the characteristics of countryside. Most of the parcel is open and under agricultural use, although there is some development in the form of a school, a church and several dwellings along Church Lane; it is also crossed by pylons. The church does not represent an urbanising influence; however the school is relatively modern and there are pavements and associated street lighting along Church Lane, as well as pylons, which do represent urbanising influences.
	Reasons for any difference?	N/A

Landscape Characteristics	This area is rolling farmland with some farms and other residential buildings at Pickford Grange, plus the various industrial and office buildings between the A45 and Meriden Road.	
Agricultural Land Classification	Good to moderate	
Ecology and Biodiversity Review	Woods, hedges and hedge trees, permanent pasture, small watercourses, field ponds.	
Historic Environment Record	Several areas of ridge and furrow at east and west edge of study area; possible moated site at southern edge. Local footpaths along Pickford Brook.	
Drainage and Flood Risk	No known issues.	
Infrastructure Issues and Mitigation Options	Education	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
	Health	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
	Highways	Public transport links together with new and improved cycle routes will also be required in order to ensure sustainable modes of travel are fully integrated from the outset.
	Green / Blue Infrastructure	An integral aspect of enabling growth in this vicinity should be the enhancement of the remaining Green Belt area in that vicinity through compensatory investment. Such enhancements would clearly need to have regard to the Ancient Arden Design Guidelines.
	Social, Community Leisure and Retail	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief. Initial work suggests at least one local centre at the heart of the proposed area.
Summary of SHLAA assessment	<p>Bab36: Area of well-maintained agricultural land within a rural setting. Site extends beyond the existing built line of the city's urban area and relates poorly to the existing urban area. This suggests development of this site could cause substantial harm and encroachment to the Green Belt and the established Meriden Gap. Residential development is therefore likely to be unacceptable in this Green Belt location.</p> <p>Bab 58: Site comprises an area of land with potential for LWS designation, suggesting development would risk the removal of a sensitive and high quality environment. Development of the site would also protrude outwards of the western most urban form of Coventry causing intrusion into the wider Meridan Gap</p> <p>Bab 78: Site comprises an area of land with potential for LWS designation, suggesting development would remove a sensitive high quality environment. Development of the site would also protrude outwards of the western most urban form of Coventry causing intrusion into the wider Meridan Gap</p>	

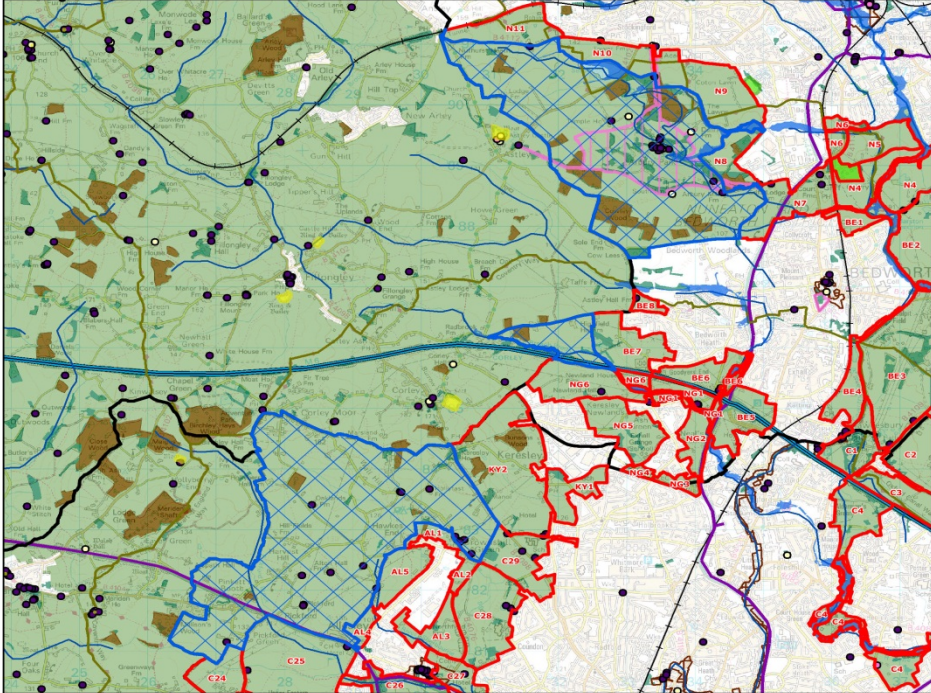
Key site features	Many historic features and unique interest - but studies suggest general decline of boundaries (hedges / gradual loss of hedgerow trees) over last 15 years.
Design and Layout Considerations	n/a
SA/SEA Assessment	The parcel was ranked joint 4 th in terms of it scoring as being towards the higher end of its sustainability credentials.
Site Conclusion and Recommendation	Parcel fulfils the purposes of Green Belt and contributes significantly to the Meriden Gap. No change so remain as Green Belt.


Land Parcel / Site Name	C25 - Land East of Pickford Green Lane and North of Upper Eastern Green Lane	
SHLAA Reference(s)	Bab70	
Site Plan	 <p>Parcel - C25</p> <p> District Boundary Land Parcel Broad Area Green Belt Contours (10m) </p> <p> Primary Constraints SSSI Scheduled Monument Flood Zone 3b </p> <p> Other Information Grade I Listed Building Grade II Listed Building Grade II* Listed Building Promoted Footpath Lake </p> <p> Motorway A-Road Railway Line AONB Conservation Area Registered Park and Garden Ancient Woodland Inventory National Forest Inventory </p> <p>0 137.5 275 550 m</p> <p>© Crown copyright and database rights 2015 Ordnance Survey 0100012747</p>	
Green Belt Review Comments	2007 DL Study	<p>No formal scoring provided just a descriptive assessment - substantial part of the plateau north of Eastern Green is effectively hidden from these views by the landform, although the further north across the valley the more intrusive would development become. If careful boundaries were drawn to the plateau area the visual impact of its development from the north and west would be relatively minimal. However, by extending beyond the indicative line northward the impact becomes progressively greater to the extent that it would give the appearance of significantly reducing the Meriden Gap.</p>
	2009 SSR Study	<p>Although the Ancient Arden character area has important historical and cultural values that need protecting, C16b has been significantly degraded and might be considered for removal from the Green Belt. Recommends further detailed study. Shown as a parcel to be retained in the Green Belt and was not subject to a detailed score assessment as per other parcels in Coventry.</p>
	2015 LUC Study	<p>Scored 11 out of 20 overall, and, in particular, scored 0 out of 4 in respect of preserving the setting and</p>

		special character of an historic town (purpose 4 of Green Belt).														
	Reasons for any difference?	The 2009 assessment carried out an initial sieving process against the purposes of PPG2 (now replaced by NPPF). The 2015 assessment took a 'policy off' approach therefore each parcel was subject to the same assessment methodology. The 2007 focused on a small area of the overall parcel but did consider the wider area covered by the 09 and 15 studies.														
Landscape Characteristics	Predominately rolling farmland with some farms and other residential buildings at Pickford Grange, and various industrial and office buildings between the A45 and Meriden Road. Golf course at the northeastern end including two stream valleys with the eastward flowing streams joining to form Pickford Brook just before the Park Hill estate. The resulting landform means that there is a broad plateau to the immediate north of Eastern Green which then slopes down to the first of the two streams. High voltage overhead power cables cross the north-western section of the area.															
Agricultural Land Classification	 <p>Agricultural Land Classification</p> <p>Grade</p> <ul style="list-style-type: none"> 2 3a 3b 4 <p>Other land areas</p> <ul style="list-style-type: none"> Farm buildings Non-agricultural land Urban <table border="1"> <thead> <tr> <th>Grade</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Excellent quality agricultural land with no or very minor limitations to agricultural use.</td> </tr> <tr> <td>2</td> <td>Very good quality agricultural land with minor limitations which affect crop yield, cultivation or harvesting.</td> </tr> <tr> <td>3a</td> <td>Good quality agricultural land capable of producing moderate to high yields of a narrow range of arable crops or moderate yields of a wider range of crops.</td> </tr> <tr> <td>3b</td> <td>Moderate quality agricultural land capable of producing moderate yields of a narrow range of crops or lower yields of a wider range of crops.</td> </tr> <tr> <td>4</td> <td>Poor quality agricultural land with severe limitations which significantly restrict the range of crops and/or level of yields.</td> </tr> <tr> <td>5</td> <td>Very poor quality agricultural land with very severe limitations which restrict use to permanent pasture or rough grazing, except for occasional pioneer forage crops.</td> </tr> </tbody> </table>		Grade	Description	1	Excellent quality agricultural land with no or very minor limitations to agricultural use.	2	Very good quality agricultural land with minor limitations which affect crop yield, cultivation or harvesting.	3a	Good quality agricultural land capable of producing moderate to high yields of a narrow range of arable crops or moderate yields of a wider range of crops.	3b	Moderate quality agricultural land capable of producing moderate yields of a narrow range of crops or lower yields of a wider range of crops.	4	Poor quality agricultural land with severe limitations which significantly restrict the range of crops and/or level of yields.	5	Very poor quality agricultural land with very severe limitations which restrict use to permanent pasture or rough grazing, except for occasional pioneer forage crops.
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Ecology and Biodiversity Review	Predominantly agricultural area consisting mostly of arable and improved grassland which together contribute to the low habitat distinctiveness. The areas of low to medium habitat distinctiveness consist mostly of amenity grassland notably at the golf course adjacent to Windmill Farm and the rugby ground. Protected and important fauna records of great crested newt, smooth newt, common frog, badger, bats, white clawed crayfish, water vole and brown hare plus a notable invertebrate, have been observed in the area. County rare flora records in the area include water violet, orange foxtail, blunt-leaved pondweed, sharp-flowered rush and shepherd's downy rose in addition to native black poplars and veteran trees.															
Historic Environment Record	Scheduled Ancient Monuments: 0 Archaeological Constraint Areas: 12 Listed Buildings: 0															

	<p>Locally Listed Buildings: 0 Conservation Areas: 0 Registered Parks and Gardens: 0 The fields are bounded by hedges, many of which are banked and include veteran trees, and may date back to the time of the Allesley IN closure Award of 1654. Several trees which were part of former field boundaries are still present within the fields. Public footpaths create good access to the area. The proximity of a large residential area to the south makes this a convenient and popular location for walkers. This is an active area due to the presence of the dual carriage way to the north and the golf course to the east.</p>	
Drainage and Flood Risk	<p>Northern and eastern parts of the site are within flood zones 2 and 3. The impact of any proposed development on this floodplain will need to be assessed in detail, and particularly in regard to changing the character of the valley environment and the extension of the green wedge.</p>	
Infrastructure Issues and Mitigation Options	Education	<p>Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.</p>
	Health	<p>Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.</p>
	Highways	<p>At grade separation on A45 In order to allow access rather than filtering through Eastern Green. Public transport links together with new and improved cycle routes will also be required in order to ensure sustainable modes of travel are fully integrated from the outset. Mid Aug turn the handle on Cov model due end of July. WSP and Joe to provide.</p>
	Green / Blue Infrastructure	<p>The green wedge which was created with the development of the Park Hill housing area could be extended westwards as part of the development and the highly attractive stream, trees and fields should be protected and enhanced. An integral aspect of enabling growth in this vicinity should be the enhancement of the remaining Green Belt area in that vicinity through compensatory investment. Such enhancements would clearly need to have regard to the Ancient Arden Design Guidelines. Golf course is subject to negotiation and would require appropriate compensatory arrangements within the locality.</p>
	Social, Community. Leisure and Retail	<p>Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief. Initial work suggests at least one local centre at the heart of the proposed area.</p>
Summary of SHLAA assessment	<p>Shortlisted at 20dph achieving 2,814 units overall. Site will require investment in terms of highway and community infrastructure to ensure sustainable development. The size and scale of the development should support this in viability terms.</p>	
Key site features	<p>Many historic features and unique interest but studies suggest general decline</p>	

	of boundaries (sporadic hedges / gradual loss of hedgerow trees) over last 15 years. The golf course appears to have hastened this trend. Several areas of ridge and furrow at east and west edge of study area; possible moated site at southern edge. Local footpaths along Pickford Brook.
Design and Layout Considerations	<ul style="list-style-type: none"> • Extensive informal planting with tree cover, green boundary along central, high part of site (roughly parallel to road and brook corridors) to separate residential and business developments and screen views (and noise) from proposed industrial developments and A45. • Potential for multi-functional green open space and pedestrian movement corridor. • Areas for residential development, sloping down to brook valley
SA/SEA Assessment	Ranked 11th from the 15 defined areas so one of the most constrained parcels based on the SA framework.
Site Conclusion and Recommendation	Subject to removal from the Green Belt, site offers a natural extension of the existing urban area without reducing the physical distance of the Meriden Gap. Site is also to be considered for approx. 15-20ha of employment development to help provide a buffer to the A45 along with the full number of residential units as set out through the 2015 SHLAA assessment.

Land Parcel / Site Name	Broad Area 5					
SHLAA Reference(s)	Bab 76, 84, 85, 86, 87, 88, 77, 89, 40, 39 OUT2					
Site Plan	 <p>Parcel - Broad Area 5</p> <table border="0"> <tr> <td> <ul style="list-style-type: none"> District Boundary Land Parcel Broad Area Green Belt </td> <td> Primary Constraints <ul style="list-style-type: none"> SSSI Scheduled Monument Flood Zone 3b </td> <td> Other Information <ul style="list-style-type: none"> Grade I Listed Building Grade II Listed Building Grade II* Listed Building Promoted Footpath River/Canal Lake </td> <td> <ul style="list-style-type: none"> Motorway A-Road Railway AONB Conservation Area Registered Park and Garden Ancient Woodland Inventory National Forest Inventory </td> </tr> </table> <p>© Crown copyright and database rights 2015 Ordnance Survey 0100012747</p>		<ul style="list-style-type: none"> District Boundary Land Parcel Broad Area Green Belt 	Primary Constraints <ul style="list-style-type: none"> SSSI Scheduled Monument Flood Zone 3b 	Other Information <ul style="list-style-type: none"> Grade I Listed Building Grade II Listed Building Grade II* Listed Building Promoted Footpath River/Canal Lake 	<ul style="list-style-type: none"> Motorway A-Road Railway AONB Conservation Area Registered Park and Garden Ancient Woodland Inventory National Forest Inventory
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Green Belt Review Comments	2007 DL Study	<p>Given the central location within the Meriden Gap of the area any built development on the western extremity of the built-up area here would be extremely sensitive. Views across the area are extensive, making any significant land release highly visible. These are particularly evident looking west and north from the elevated area of Windmill Hill in the vicinity of the Coventry Hill Hotel, and north, west and south from Long Lane and Brownhill Green Lane. Views to the east towards the city across this area exist from sections of the A45, Oak Lane and other lanes across the area further west. Development in this area would therefore have the effect of substantially reducing its open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham.</p>				

	2009 SSR Study	 <p data-bbox="659 618 1038 636">© Crown Copyright Reserved © Coventry City Council Licence No. 100026294 (2015)</p> <p data-bbox="659 640 1398 707">C17a – no score, C17b – no score, c17c – 16.5 out of 33, c17d – 14 out of 33, c17e – 18.5 out of 33 c18a – 17.5 out of 33.</p>
	2015 LUC Study	<p data-bbox="659 712 1398 1137">Broad area 5 lies between Coventry to the south east, Bedworth to the east, Nuneaton to the north east and Coleshill and Birmingham to the west. The area contains the Registered Park and Gardens at Arbury Hall, including two Grade I Listed Buildings. While the broad area sits between the historic towns of Nuneaton and Bedworth and borders Coventry, the broad area has limited intervisibility with the historic cores of these towns. Therefore, while the broad area plays some role in preserving the setting and special character of surrounding historic towns, it was considered to make more of a contribution to the other purposes of Green Belt, namely:</p> <ul data-bbox="659 1142 1398 1527" style="list-style-type: none"> - Checks the sprawl of Coventry to the south east, Bedworth to the east and Nuneaton to the north east. - Prevents the merging of Coventry, Bedworth and Nuneaton to the east. - Safeguards the countryside, including a number of ancient woodlands. - Preserves the setting and special character of historic towns, including Coventry, Nuneaton and Bedworth. - Assisting urban regeneration by encouraging the recycling of derelict and other urban land across the West Midlands.
	Reasons for any difference?	<p data-bbox="659 1536 1398 1740">The 2009 assessment carried out an initial sieving process against the purposes of PPG2 (now replaced by NPPF). The 2015 assessment took a ‘policy off’ approach therefore each parcel was subject to the same assessment methodology. The 2007 focused on a small area of the overall parcel but did consider the wider area covered by the 09 and 15 studies.</p>
Landscape Characteristics	<p data-bbox="448 1749 1398 1843">The entire area gives the appearance of a complex and highly attractive lattice of fields, lanes and woods – an area of classic Ancient Arden Landscape which has been carefully managed to retain that character.</p>	

Agricultural Land Classification

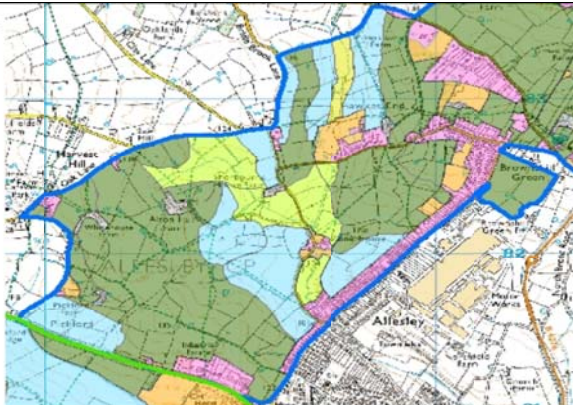
Agricultural Land Classification

Grade

- 2
- 3a
- 3b
- 4

Other land areas

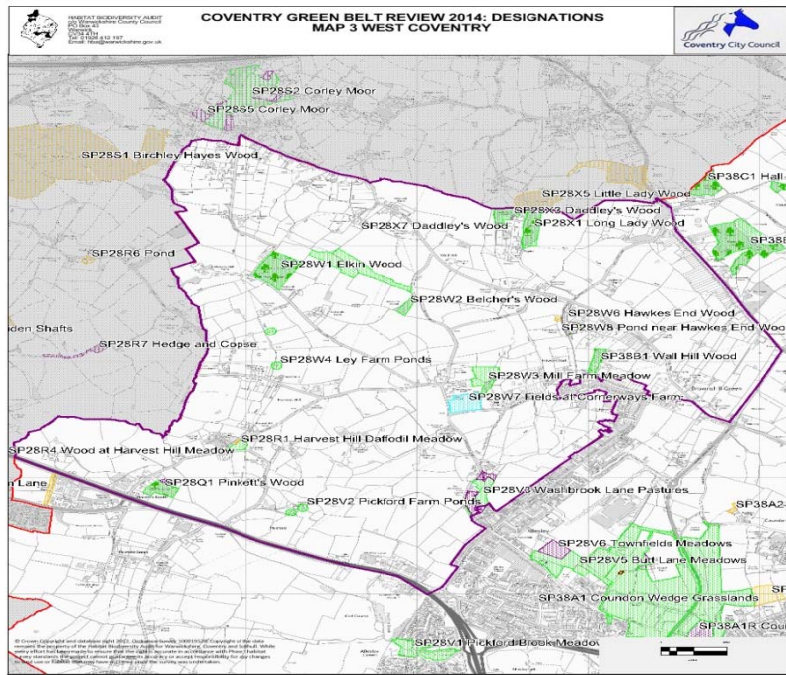
- Farm buildings
- Non-agricultural land
- Urban



Grade	Description
1	Excellent quality agricultural land with no or very minor limitations to agricultural use.
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Ecology and Biodiversity Review

The West Coventry greenbelt is mostly agricultural land consisting of arable fields and improved grassland pastures. Interspersed throughout the area a remnant woodlands and semi-improved grasslands of variable wildlife diversity. The hedgerows have largely been retained creating the characteristic Arden landscape of generally smaller fields with hedgerows.



Local Wildlife Site Status

- deferred
- destroyed
- LWS
- potential site
- rejected
- LNR
- Local Geological Site
- SSSI
- Ancient Woodland
- Green Belt

PRINTED 24/11/2014

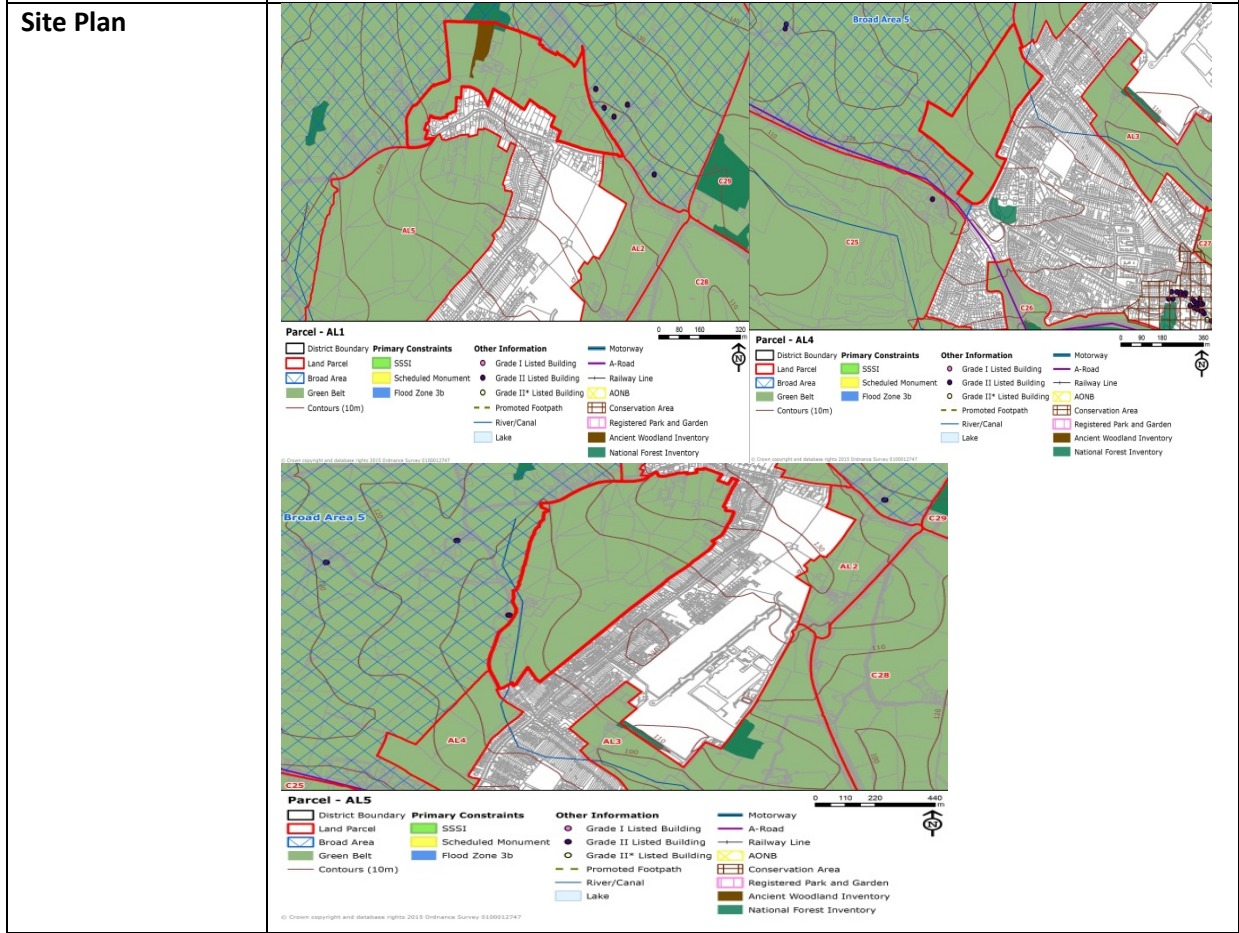
Historic Environment

Scheduled Ancient Monuments: 0
 Archaeological Constraint Areas: 13

Record	Listed Buildings: 1 Locally Listed Buildings: 4 Conservation Areas: 0 Registered Parks and Gardens: 0	
Drainage and Flood Risk	The floodplain of the upper end of the River Sherbourne passes through the eastern side of the area close to Hawkes End.	
Infrastructure Issues and Mitigation Options	Education	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
	Health	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
	Highways	Public transport links together with new and improved cycle routes will also be required in order to ensure sustainable modes of travel are fully integrated from the outset.
	Green / Blue Infrastructure	An integral aspect of enabling growth in this vicinity should be the enhancement of the remaining Green Belt area in that vicinity through compensatory investment. Such enhancements would clearly need to have regard to the Ancient Arden Design Guidelines.
	Social, Community Leisure and Retail	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief. Initial work suggests at least one local centre at the heart of the proposed area.
Summary of SHLAA assessment	See SHLAA report as many sites are located within this area.	
Key site features	There are no significant views of the City Centre from this area. The area abuts and interrelates with Coundon Wedge to the south-east but is not part of a green wedge. There are several SINC's within the area but none adjacent to the built-up area of the city.	
Design and Layout Considerations	The parcel forms part of the ancient Arden landscape so any development proposals would need to respect local guidelines and standards.	
SA/SEA Assessment	Ranked joint 2 nd from the 15 defined areas, based on the SA framework in terms of it being one of the most constrained areas in Coventry and therefore the least sustainable sites for any proposed development considerations.	
Site Conclusion and Recommendation	Forms a strategic part of the Coventry Green Belt. No change, remain as Green Belt.	

Land Parcel / Site Name AL4, AL5, AL1

SHLAA Reference(s) Bab 49,14,83,13,75,5,62,4









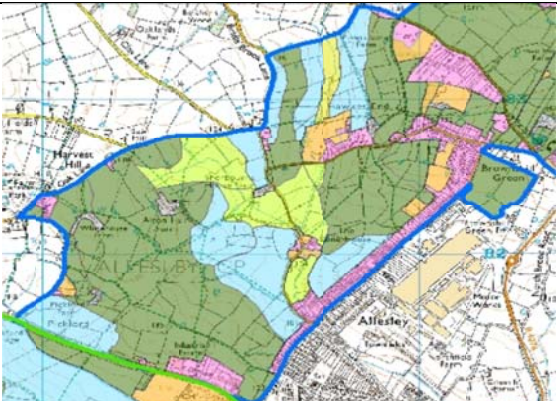


Green Belt Review Comments

2007 DL Study

No formal scoring provided just a descriptive assessment - given the central location within the Meriden Gap of the area any built development on the western extremity of the built-up area here would be extremely sensitive. Views across the area are extensive, making any significant land release highly visible. These are particularly evident looking west and north from the elevated area of Windmill Hill in the vicinity of the Coventry Hill Hotel, and north, west and south from Long Lane and Brownhill Green Lane. Views to the east towards the city across this area exist from sections of the A45, Oak Lane and other lanes across the area further west. Development in this area would therefore have the effect of substantially reducing its open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham.

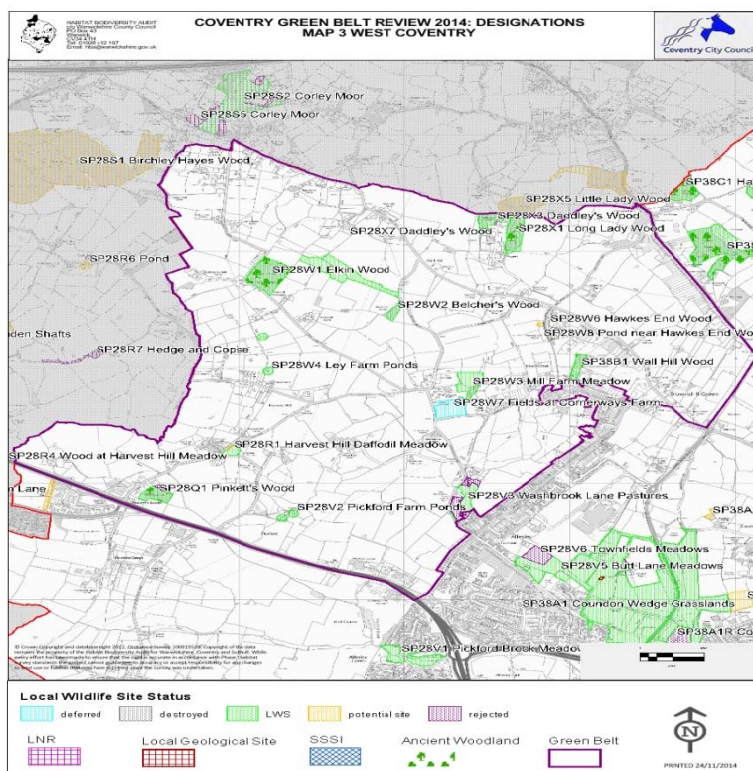
2009 SSR Study

		 <p>© Crown Copyright Reserved © Coventry City Council Licence No. 100026294 (2015)</p> <p>C17f – no score C17d - 14 out of 33</p>
	2015 LUC Study	<p>AL1 – 12 out of 20 AL4 – 13 out of 20 AL5 – 11 out of 20</p>
	Reasons for any difference?	<p>The 2009 assessment carried out an initial sieving process against the purposes of PPG2 (now replaced by NPPF). The 2015 assessment took a ‘policy off’ approach therefore each parcel was subject to the same assessment methodology. The 2007 focused on a small area of the overall parcel but did consider the wider area covered by the 09 and 15 studies.</p>
Landscape Characteristics	<p>This is an area of intensively farmed undulating land comprising many narrow country lanes and small fields with strong hedgerows and field trees. There are also several ancient woods in this area – Pinkett’s Wood, Elkin Wood, Belcher’s Wood, Daddley’s Wood and Lord’s Wood. As such, the area gives the appearance of a complex and highly attractive lattice of fields, lanes and woods – an area of classic Ancient Arden Landscape which has been carefully managed to retain that character.</p>	
Agricultural Land Classification	<p>Agricultural Land Classification</p> <p>Grade</p> <ul style="list-style-type: none">  2  3a  3b  4 <p>Other land areas</p> <ul style="list-style-type: none">  Farm buildings  Non-agricultural land  Urban 	

Grade	Description
1	Excellent quality agricultural land with no or very minor limitations to agricultural use.
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Ecology and Biodiversity Review

The West Coventry greenbelt is mostly agricultural land consisting of arable fields and improved grassland pastures. Interspersed throughout the area are remnant woodlands and semi-improved grasslands of variable wildlife diversity. The hedgerows have largely been retained creating the characteristic Arden landscape of generally smaller fields with hedgerows.



Historic Environment Record

Scheduled Ancient Monuments: 0
 Archaeological Constraint Areas: 22
 Listed Buildings: 8
 Locally Listed Buildings: 4
 Conservation Areas: 0
 Registered Parks and Gardens: 0

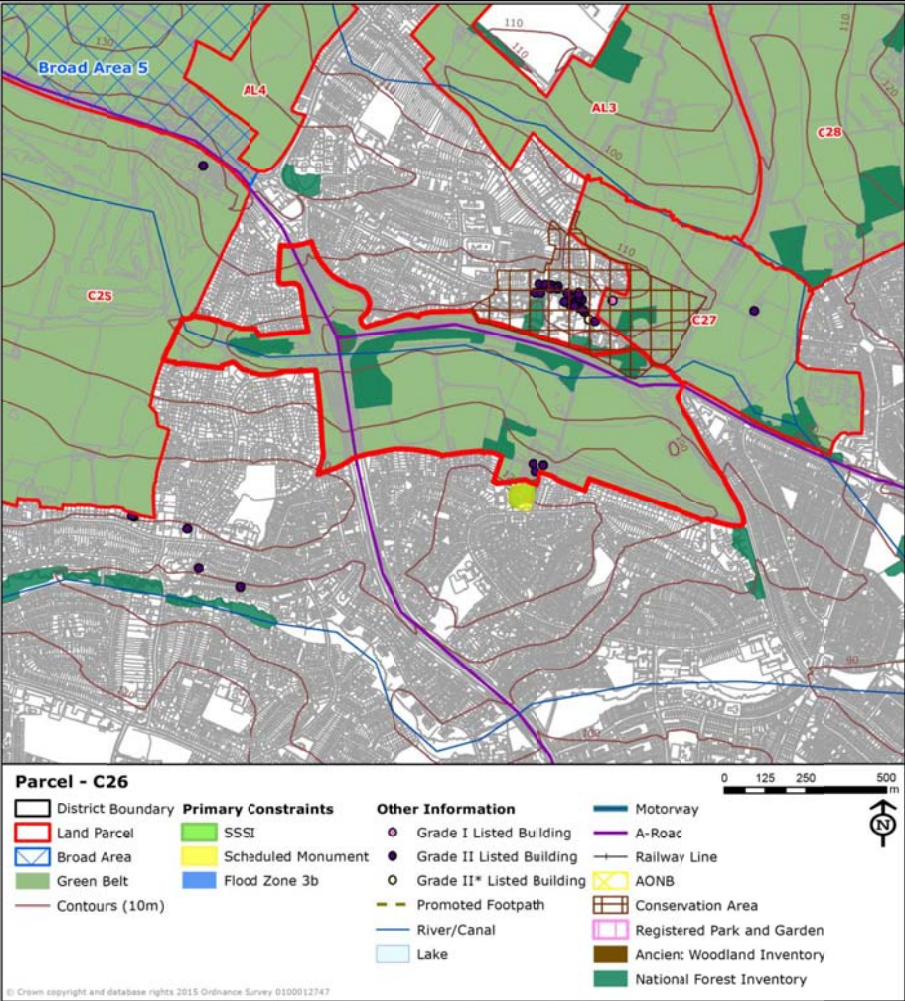
Drainage and Flood Risk

The area is identified as being within Flood Zone 2 which indicates medium Probability of flooding comprising land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding.

Infrastructure Issues and Mitigation Options	Education	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
	Health	Facilities will need to be assessed in relation to what

		is already present with the need to provide additional facilities identified as an integral part of any development brief.
	Highways	Public transport links together with new and improved cycle routes will also be required in order to ensure sustainable modes of travel are fully integrated from the outset.
	Green / Blue Infrastructure	An integral aspect of enabling growth in this vicinity should be the enhancement of the remaining Green Belt area in that vicinity through compensatory investment. Such enhancements would clearly need to have regard to the Ancient Arden Design Guidelines. Golf course is subject to negotiation and would require appropriate compensatory arrangements within the locality.
	Social, Community. Leisure and Retail	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief. Initial work suggests at least one local centre at the heart of the proposed area.
Summary of SHLAA assessment	<ul style="list-style-type: none"> • Green infrastructure linked to historic environment is important • Sites need to be grouped and considered holistically to support urban cohesion • Tamworth Road offers strong defensible boundary • Historic woodlands must be retained with ecology links between them enhanced • Key view lines and area of higher land which have greater visual impact on the wider Green Belt should be protected • Any opportunity to place power lines underground would be supported (mindful of viability though) • Important to ensure connectivity to existing urban area • Respect ancient Arden design and characteristics wherever possible 	
Key site features	<ul style="list-style-type: none"> • Ancient woodlands, Hall brook corridor and high ridge lines offer opportunity for a sweeping green corridor running through the centre of the site. • Ancient Arden location offers potential design opportunities. 	
Design and Layout Considerations	Due to the juxtaposition of the area with the city's built-up area, with Coundon Wedge lying between, any development would have to extend the area of Allesley Village or the ribbon development along Browns Lane west into the Meriden Gap in a relatively isolated manner.	
SA/SEA Assessment	Parcel areas ranked 3rd from 15 areas so one of the least constrained areas based on the SA framework.	
Site Conclusion and Recommendation	The most recent Green Belt Review identifies the parcels as predominantly arable land with some ancient woodland with many historical features of unique interest. Based on all of the evidence, this area which comprises the three defined parcels is considered to be a heritage rich landscape which provides value to the green belt fulfilling the five purposes as reflected in the scores. All parcels to remain in the Green Belt. Browns Lane Nursery site within parcel AL5 is structured around a hedgerow boundary with poly tunnels and associated hardstanding which has a distinctly different character to the	

	remaining parcel that comprises AL5. This site is recommended to be removed from the Green Belt but the remaining land within this parcel is to remain Green Belt.
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Land Parcel / Site Name	C26	
SHLAA Reference(s)	n/a	
Site Plan		
Green Belt Review Comments	2007 DL Study	<p>In looking at the existing green wedge areas of Green Belt in the city it is apparent that there are several areas which have some or all of the characteristics of green wedges but have not been so designated. Given that the review of Green Belt is to be undertaken only on a very occasional basis, now is the time to address any anomalies if they exist. It needs to be remembered that all these potential areas will currently have urban green space status within the CDP. The issue here is whether there are any areas which share the characteristics of green wedge Green Belt – that they have a linearity which inter-connects areas for the benefit of people and nature conservation combined with a scale which gives them a visual importance across a wide area. One such anomaly has already been highlighted and referred to in relation to Potters Green corridor because of its relationship with the Sowe Valley Green Wedge. The other possible anomalies are at Lake View Park, Eastern Green and Canley. Within the Coventry Green Space Strategy Network Map, 1994, the Eastern Green Corridor is shown. The area extends alongside the River Sherbourne from the allotments to the east of Four Pounds Avenue out through Lake View Park (where it meets Pickford Brook), between Allesley Park and Whoberley housing areas to the A45. Beyond the A45 the corridor extends through Mount Nod and then much more narrowly through Eastern Green.</p>

		There is a continuous paved walkway between Allesley Old Road and just west of Alderminster Road at Mount Nod, including under the A45. For the most part the land within the corridor is ornamental public open space although there are also two allotments areas and the school grounds of St Christopher Primary School where general public access is not available. The width of the corridor is generally wider the closer to the city centre. The linearity of the corridor is good over large sections, with a short gap in the vicinity of the east of Allesley Old Road. The corridor presents wide strategic views for travellers passing through the areas, with the exception of the area to the west of Mount Nod where its effect is much more localised though still important. In short, the corridor possesses the characteristics of green wedge Green Belt in terms of linearity, cohesion and connectivity and its designation is therefore recommended.
	2009 SSR Study	A green wedge including a site of important nature conservation.
	2015 LUC Study	The land parcel contains limited development including a car park and the driveway leading to the Allesley Hall property. Allesley Hall and its associated outbuildings are also found in this parcel, compromising the openness of the Green Belt within its immediate vicinity. This parcel forms all of the Green Belt between Coventry and Allesley and there is a distance of approximately 400m between the settlements. However, if Allesley is deemed to be part of Coventry, consider designating as Local Green Space.
Landscape Characteristics	Allesley park and golf course. Formal park with mature planting and amenity grassland with some watercourses.	
Agricultural Land Classification	Good to moderate	
Ecology and Biodiversity Review	Semi-improved and amenity grassland forming part of Allesley Park and Pickford Brook meadows LWS. Also includes a number of ponds with noted species. Pockets of high species distinctiveness with majority moderate to high species distinctiveness. Significant hedgerow connectivity and significant reptile and amphibian population likely.	
Historic Environment Record	Allesley Hall area of archaeological constraint, grade 2 and locality listed buildings including walled garden and 2 areas of archaeological constraint which include former deer park and ridge, furrow landscape and castle mound. Numerous protected trees are in the area as part of Tree preservations 128, 141 containing around 100 trees including amongst others Ash, Yew, Oak, Beech, Maple and Horse Chestnut.	
Drainage and Flood Risk	Area intersected by the Pickford Brook. Within floodzone 2 and 3 for flooding from the brook running along the centreline of Pickford Way to the North of the area.	
Infrastructure Issues and Mitigation Options	Education	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
	Health	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
	Highways	Detailed assessments will be required to fully assess, the impact of any future development if this were to occur.
	Green / Blue Infrastructure	This area is the premier green wedge in Coventry and requires some limited improvements to the quality of habitat in some areas.
	Social, Community Leisure and Retail	Facilities will need to be assessed in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
Summary of SHLAA assessment	n/a	
Key site features	Historic parkland and golf course with mature trees and hedgerows, ponds and historic ridge and furrow landscape.	
Design and Layout Considerations	Careful consideration should be given to any development in this area due to the historic nature and the well-used public open space.	

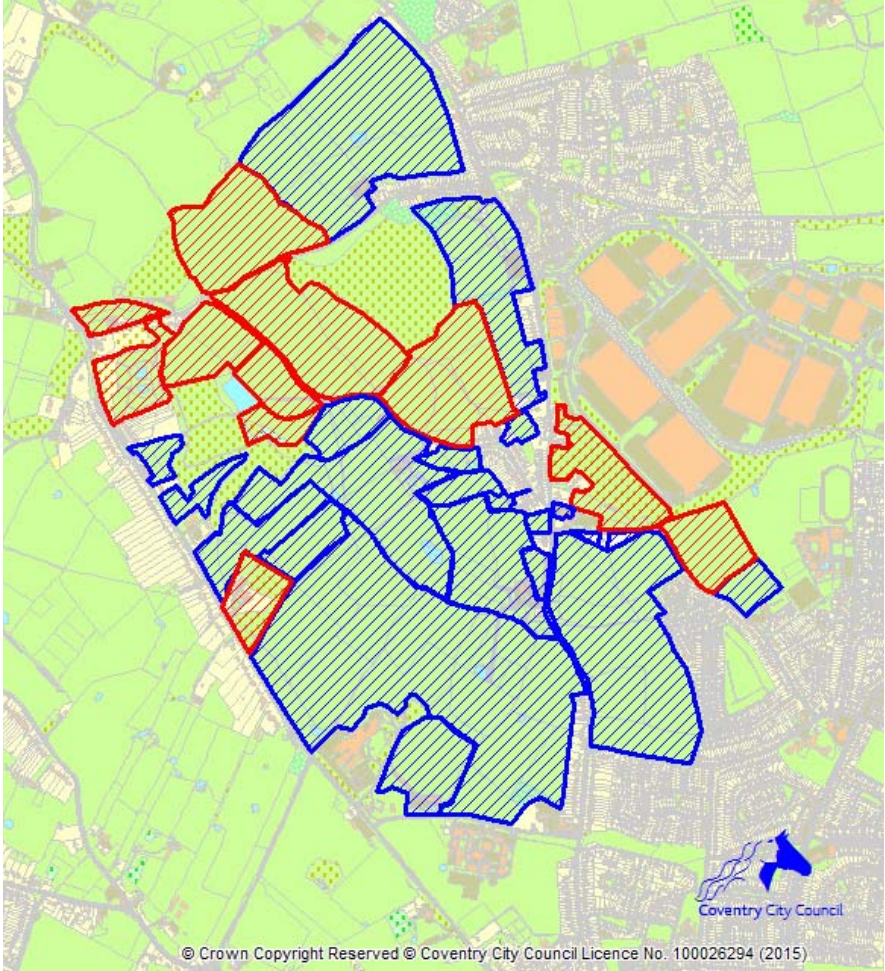
SA/SEA Assessment	The assessment scored this site at 13 which means, based on this assessment that the site would not be a sustainable development option.
Site Conclusion and Recommendation	Remove from the Green Belt if considered part of the urban area and re-designated as local green space. Area not suitable for development due to the historic and natural setting, although surrounded by built development. The site provides a useful resource for leisure and recreation.

Land Parcel / Site Name	C27,AL3,C28,AL2,C29	
SHLAA Reference(s)	Bab 2, Bab 61, Bab 82, Bab 30, Bab 31, Bab 33	
Site Plan		
Green Belt Review Comments	2007 DL Study	<p>No formal scoring provided just a descriptive assessment. Coundon Wedge is different from the other green wedges in that it is both a corridor from the open countryside into the built-up area of the city and, because of its width and scale, forms part of that open countryside. River Sherbourne and its stream tributary cross the open countryside part of the wedge. Within the open countryside part of the wedge are several old field lanes. In 2001 the site was put forward for sale following the expansion of the area for manufacturing uses. However, this is now of little relevance and questions have been raised whether it should be put into the Green Belt as part of Coundon Wedge. In considering the land in relation to the criteria it has no particular nature conservation value and does not lie in a floodplain. Neither would its development significantly harm or detract from views of the city centre or nearby historic towns. The main issue concerns the visual impact of its potential development in harming the open character of the Green Belt or the linear cohesion of the green wedge. Site contains Coundon Court School and Hollyfast primary school. C18b and C18c highlighted to remain in the Green Belt whereas C18d was highlighted to be retained for further study.</p>
	2009 SSR Study	C18 is in the <i>Arden</i> character area and the <i>Ancient Arden</i> character type. A small scaled farmed

		<p>landscape with scattered settlement and ancient origins. 18a – predominantly arable land with some ancient woodland; 18b – relatively intact ‘Ancient Arden’ mixed farming with interwar ribbon development (large mature gardens) along roads. Towards east – Coundon Hall (former Parkland with schools and playing fields); 18c – the ‘Coundon Wedge’ - an attractive corridor of permanent pasture and woodland that is apparently still functional as grazing land and popular for walking. .18c The Jaguar works was first built as a WWII tank factory. Now closed – future plans not established. Possible iron age hillfort, medieval track, much ridge and furrow, fishponds, Allesley church. Varied and heritage-rich wedges of landscape which have great value to the Coventry Green Belt and provide a variety of functions. We recommend the entire area C18 is retained within the Green Belt. However there are aspects of all areas that might benefit from landscape enhancement. This might lead to small infill development opportunities – or rationalisation of the settlement boundaries (particularly around the Jaguar Works?). We suggest that this area is looked at in more detail.</p>
	<p>2015 LUC Study</p>	<p>C27 scored 14 out of 20. Land within the C27 parcel has the characteristics of countryside. The parcel is mainly free from development although there is limited urbanising development including a car park and lighting associated with Tiverton School in the east of the parcel. Parcel plays a role in preventing ribbon development along Holyhead Road and Birmingham Road but has limited effect in preventing encroachment to the wider countryside.</p> <p>C28 scored 14 out of 20 overall. Land within the parcel has the characteristics of countryside. Development in this parcel (particularly in the eastern part), particularly the buildings, car parks and lighting associated with the schools, have an urbanising influence of the Green Belt. The Green Belt within the parcel plays an important role in preventing encroachment on the countryside within the parcel.</p> <p>C29 scored 14 out of 20 overall. The parcel consists of predominantly parkland landscape with the characteristics of countryside and has a strong visual connection with the countryside to the west. The Eastern part of the parcel contains development in the form of sports pitches, a garden centre and two schools all of which have associated paving and street lighting resulting in an urbanized effect.</p> <p>AL2 scored 13 out of 20 overall. Most of the land within the parcel has strong characteristics of countryside, and the site visit revealed a small scale field pattern with hedgerows and evidence of historic ridge and furrow farming. This parcel</p>

		contains some limited development in the form of several houses and associated pavements and street lighting, but is otherwise open within no other urbanising influences. The parcel contains no significant boundaries but does help prevent ribbon development along Hawkes Mill Lane and Wall Hill Road. AL3 scored 17 out of 20 overall. The parcel contains very limited development except for two small farm buildings and their associated development which marginally limits the openness of this parcel. Furthermore the parcel has strong characteristics of the countryside and has the River Sherbourne running perpendicular to the urban edge of Coventry which plays a role in preventing encroachment.
	Reasons for any differences?	Differences appear to be mainly methodology based with the 2007 study giving a descriptive assessment and later studies giving a score based assessment in conjunction with consistent descriptions of each land parcel in the Green Belt.
Landscape Characteristics	C27 and C28 contain the characteristics of countryside whereas C29 has a parkland landscape. Similarly to C27 and C28, AL2 and AL3 have very strong characteristics of countryside and AL3 has a small watercourse stemming from the River Sherbourne running through it.	
Agricultural Land Classification	Good to moderated.	
Ecology and Biodiversity Review	Protected and important fauna species recorded in the area include white clawed crayfish, bats, water vole, badger, hedgehog, common frog, common toad, smooth newt and great crested newt and a number of notable moths and beetles. There are a number of important veteran trees in the area, including several within Allesley Park. The invasive plants Himalayan balsam and Japanese rose, listed under Schedule 9 of the Wildlife and Countryside Act 1981, have been recorded in this area. Any development within the Coundon Wedge Green Corridor area may need to take these species records into consideration through more detailed assessments.	
Historic Environment Record	Contains some areas of archaeological constraint.	
Drainage and Flood Risk	A number of streams and brooks run through this area however there is no impact from floodzones 2 and 3 in this area.	
Infrastructure Issues and Mitigation Options	Education	The facilities will need to be assessed in relation to what already exists on site, the need to provide additional facilities should be identified as an integral part of any development brief.
	Health	Facilities require assessment in relation to what is already present with the need to provide additional facilities identified as an integral part of any development brief.
	Highways	The facilities will need to be assessed in relation to what already exists on site, the need to provide

		additional facilities should be identified as an integral part of any development brief.
	Green/Blue Infrastructure	An integral aspect of enabling growth in this area should be aimed at enhancing the current green belt land in the area with regards to the needs of people in the locality and surrounding area.
	Social, Community, Leisure and Retail.	With regards to the needs of the people in the locality facilities will need to be assessed in relation to what is already present, with the need to provide facilities as identified in any development brief.
Summary of SHLAA assessment	Bab 2 and 33 to be allocated for a mix of housing and employment. Three Southern plots Bab 82, 30 and 31 to be retained in Green Belt.	
Key site features	Contains a stream stemming from the river Sherbourne, ridge and furrow land and areas of high biodiversity. Site contains Coundon Court School and Hollyfast primary school.	
Design and Layout Considerations	Any built development should be of high quality, have regard to the landscape and ecological distinctiveness and be in keeping with the Arden setting and design. AL2 – the parcel benefits from alternative access and a defensible boundary is established which provides a different character to the other parcels in this area	
SA/SEA Assessment	C27, C28 and AL3 all scored 10 whereas C29 and AL2 scored 10 out of 13. 1 being the least constrained in terms of development and 13 being most constrained by development.	
Site Conclusion and Recommendation	High value landscape with high value biodiversity and historic landscape and fulfils the purposes of Green Belt by separating Urban Coventry from Allesley village. Parcel AL2 benefits from a defensible boundary in the form of Coundon Wedge Drive running along the eastern boundary.	

Land Parcel / Site Name	Potential urban extension at Keresley		
SHLAA Reference(s)	Proposed as developable – Bab15, 16, 19, 21, 23, 24, 27, 29, 37, 48, 51a, 52, 54, 55, 56, 57, 60, 63, 64, 67, 68		
	Proposed to be Discounted – Bab20, 22, 25, 26, 28, 34, 47, 50, 51b, 53, 65		
Site Plan – blue hatched shortlisted, red hatched discounted			
Total Site Area - Ha (and total developable)	135ha (108ha at 80% of gross)		
Possible Number of Homes @	20dph 100% site area 2,700	30dph 80% site area 3,200	35dph 80% site area 3,750
Green Belt Review Comments	2007 DL Study	Key views identified from bab26 – Hounds Hill. 4 principle areas identified as possible development plots focusing around Bab 15, 16, 19, 21, 22, 47, 67 and 68. It is important to note however that since this assessment Bab 22 has become increasingly planted to provide buffering to Pro-Logis Park, whilst Bab47 has become established woodland.	
	2009 SSR Study	Parcels 19a-d identified as areas of least constraint – principle issues related to medium-higher value landscape and existence of the ancient woodlands.	
	2015 LUC Study	Parcels KY1 and KY2 – score 14 on the assessment. Principle concerns appear to relate to the relationship between	

		Coventry, Pro Logis Park and Keresley pit village and how that existing relationship could be impacted by development.
	Reasons for any difference?	Principle difference appears to be the interpretation of the city's existing relationship with Pro Logis park and the Keresley pit village to the north, and as a result the impact development of this could have in terms of urban sprawl and merging of settlements.
Landscape Characteristics	<p>Good example of Ancient Arden landscape, including ancient woodlands and small to medium sized fields. Evidence of shift to intensive arable farming with a consequent decline in the function of field boundaries. The age structure of hedgerow trees is also dominated by mature oaks.</p> <p>Recommendations to:</p> <ul style="list-style-type: none"> • Conserve and enhance diversity of ancient woodlands. • Conserve sub-regular field pattern and improve management of field boundaries. • Enhance age structure of hedgerow tree cover 	
Agricultural Land Classification	Land to the west of the area is broadly grade 2 agricultural land set alongside non-agricultural uses. The land to the east and north of the area is grade 3a and 3b, with further non-agricultural uses along the eastern edge.	
Ecology and Biodiversity Review	There are many records of amphibians in the Keresley area, namely great crested newts, smooth newts, common toad and common frog. In addition, other protected and important fauna species recorded in the area include bats, brown hare, badger and notable birds, as well as rare beetles, moths, butterflies and bees. There are several important veteran trees in the north of the area, in Bunsons Wood.	
Historic Environment Record	<p>HLC23 – North Keresley Character Area – predominately rural setting with ancient hedgerows to the perimeter. Previous woodland cultivated in 1800's. Field boundaries are historic and should be retained.</p> <p>HLC35 – Keresley Character Area – intense prehistoric activity, with surveys showing signs of Mesolithic / early Neolithic occupation south of Thomspson's Lane. Modern day Fivefield road is also thought to have existed since the 1300's. The area is characterised by ancient hedgerows and smaller field patters reflective of the ancient Arden character. The woodlands are also important historic features as are a number of medieval fishponds.</p>	
Drainage and Flood Risk	The Hall Brook corridor runs through the centre of the southern half of the site. There are also some isolated areas of surface water flood risk that have been highlighted through the SHLAA assessment. Drainage will be an important consideration if this area is taken forward.	
Infrastructure Issues and Mitigation Options	Education	First phase application proposes a 2FE primary school. Recent permission to redevelop secondary schools in catchment. An additional Primary school would be required towards the northern half of the area.

		Current expansion plans at Keresley Grange should also help absorb capacity.
	Health	Current concerns raised through consultation about surgery capacity and links to hospital. Expect a new surgery would be required within a local centre towards the north of the area. Green infrastructure and public foot/cycle ways will help promote healthy living and active travel.
	Highways and public transport	<p>Highway pressures identified along the main routes into the city centre. Junction upgrades at Long Lane would be required as would potentially new distributor road to take traffic away from existing residential streets. Any opportunity to ensure existing HGV traffic from ProLogis park is diverted away from residential roads should be encouraged</p> <p>Public transport opportunities will need to be incorporated as will cycle routes and pedestrian footpaths. Opportunities to link foot and cycle paths along the green corridor would be supported.</p>
	Green / Blue Infrastructure	<ul style="list-style-type: none"> • Hall Brook corridor could become a principle feature • Opportunities to overcome drainage issues could be linked to green infrastructure such as SUDS • Historic hedgerows and field patterns could be linked into urban lay out proposals • Look at need for replacement sports pitches in local area and any opportunities to improve local access to new school provisions linked to any development.
	Social, Community, Leisure and Retail	At least 1 local centre should be considered although 2 smaller centres 1 more south and the other further north could help balance community provisions. Look at grouped provisions to support vitality and linked trips – focus on schools as hubs.
Summary of SHLAA assessment		<ul style="list-style-type: none"> • Green infrastructure linked to historic environment is important • Sites need to be grouped and considered holistically to support urban cohesion • Tamworth Road offers strong defensible boundary • Historic woodlands must be retained with ecology links between them enhanced • Key view lines and area of higher land which have greater visual impact on the wider Green Belt should be protected • Any opportunity to place power lines underground would be supported (mindful of viability though) • Important to ensure connectivity to existing urban area • Respect ancient Arden design and characteristics wherever possible

Key site features	<ul style="list-style-type: none"> • Ancient woodlands, Hall brook corridor and high ridge lines offer opportunity for a sweeping green corridor running through the centre of the site. • Ancient Arden location offers design angle.
Design and Layout Considerations	<ul style="list-style-type: none"> • Ancient Arden location is an important consideration • Some examples of low density homes along Bennett's Road and Tamworth Road would need to be integrated into street scene and setting • Importance of incorporating multi-use green infrastructure
SA/SEA Assessment	Parcel KY1 and KY2 Scored 7 th and 12 th respectively. This ranks as being at the lower end of the sustainability scoring.
Site Conclusion and Recommendation	<ul style="list-style-type: none"> • To utilise defensible Green Belt boundaries to the north and west, removing land from the Green Belt to support development of approximately 3,000 homes, 2 primary schools and 2 small local centres. • Use policy though to protect highest value landscape and woodlands as part of green corridors that follow the ridge line and Hall Brook.

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