

| Green Belt Purpose | Purpose Expansion | Assessment Criteria | Kings Hill Analysis Prepared by Savills |
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| To check the unrestricted sprawl of large built up areas | Protects countryside from irregular and straggling build forms connected to large built up areas | <p>Would the loss of this GB parcel lead to or constitute ribbon development?</p> <p>Would the loss of this GB parcel result in an isolated development site not connected to existing boundaries?</p> <p>Would the loss of this GB parcel effectively 'round off' the settlement pattern?</p> <p>Is this GB parcel well connected with several boundaries to the built-up area?</p> | <p>No – the main roads (A46 and Stoneleigh Road) act as a barrier to further expansion.</p> <p>No – there is development on 2 sides of the plot of land which could connect easily to development at King's Hill.</p> <p>Yes</p> <p>Yes – there is access to both main roads and rail and the urban area of Coventry.</p> |
| | Prevents sprawl where development would not otherwise be restricted by a physical barrier (e.g roads, railway, large watercourse) | Do natural features and other infrastructure provide a good existing barrier between the existing urban area and undeveloped land, which if breached may set a precedent for unrestricted sprawl? | <p>Yes – A46 and Stoneleigh Road meeting at the southern boundary preventing further sprawl out of Coventry.</p> <p>HS2 is proposed to the south which would provide an additional barrier to further development to the SW and prevent coalescence into Kenilworth.</p> |
| | Prevents development that would result in another settlement being absorbed into a large built up area | Would the loss of this GB parcel result in a small settlement being absorbed into a large built up area? | No. |
| | Protects open land contiguous to or with close proximity to the large built up areas | Would the loss of this GB parcel reduce the open land contiguous to or with close proximity to the large built up area? | Yes – but GB continues outside of the boundary therefore not significant enough to get close to Kenilworth. See above also. |
| Prevent neighbouring towns merging into one another | Prevents the merger of towns | Would the loss of this GB parcel increase the potential joining or blending of towns? | No – not large enough to result in coalescence with Kenilworth |
| | Prevents development that would result in a relatively significant reduction in the distance between towns | Would the loss of this GB parcel lead to a relatively significant reduction in the distance between towns? | No – existing settlement extends beyond the boundary of the GB parcel. This parcel would essentially result in infilling and a natural rounding off of Finham. |
| | Prevents continuous ribbon development along transport | Would the loss of this GB parcel lead to or constitute ribbon development between towns? | No |

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| | routes that link towns | | |
| Safeguarding the countryside from encroachment | Prevents encroachment through a strong defensible boundary or topography between the existing urban area and open countryside | Would the loss of this GB parcel reduce the defensible boundary between the existing urban area and the countryside? | No – the defensible boundary would be extended as GB will remain beyond Stoneleigh Road and the A46. The boundary would be in line with the existing settlement boundary to the rest of the parcel. |
| | Prevents encroachment through existing appropriate uses, including agriculture, forestry, outdoor sport and recreation, cemeteries and local transport infrastructure | Would the loss of this GB parcel lead to encroachments due to a loss of an appropriate use? | No |
| | Prevents encroachment that contains existing uses that would not now constitute appropriate development | Would the loss of this GB parcel lead to further encroachment due to a loss of a peri-urban or inappropriate use? | No |
| | Prevents encroachment due to its open characters, which is not compromised by development that would now be considered inappropriate, or where there is damaged or derelict land | Does the GB parcel contain buildings that are not in agricultural use and development on part of the site that would be classed as brownfield rather than Greenfield development? | Yes – existing residential and existing business, garden centre and nursery uses |
| | Prevents encroachment due to national and local nature conservation areas | Would the loss of this GB parcel impact negatively on national and local nature conservation areas? | There is only one Local Nature Reserve (Wainbody Wood) which will be exempt from development and therefore protected. |
| To preserve the special character of historic towns | GB makes a positive contribution to the setting, or better reveals the significance of a scheduled ancient monument, conservation area, listed building, registered park or garden, or other historic features | Would the loss of this GB parcel reduce the quality of landscape setting for the historic town? | No – there is no historic town |
| | | Would the loss of this GB parcel reduce the significance of a historic building, area or landscape? | No – there is one historic building on the site, Hill Farmhouse which is Grade II listed, therefore design will be sympathetic to its setting. There are no other heritage assets or conservation areas on site. |
| To assist in urban regeneration by encouraging the | GB in Warwick District is considered to play an important role in encouraging | Would the loss of this GB parcel reduce the use of brownfield land adjoining the GB area? | No – Coventry's requirement will be met on both Greenfield and brownfield land and this land would contribute to meeting the remaining |

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| recycling of derelict and other urban land | the recycling of derelict and other urban land, by restricting the availability of Greenfield sites. | Would the loss of this GB parcel reduce the use of urban land in areas experiencing substantial development pressures? | need. No – if the land was allocated as an ADR then it could be released when appropriate. |
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