

BOROUGH PLAN BACKGROUND PAPER: Gypsy, Travellers and Travelling Showpeople

Nuneaton and Bedworth Borough Council

2015

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Introduction

1. This technical paper provides the context for the Gypsy and Traveller policy. It considers the policy background and evidence studies.

Legislation

2. The Council has a duty under the 2004 Housing Act to assess the accommodation needs of Gypsies and Travellers and to demonstrate how that need will be met.

National Planning Policy

National Planning Policy Framework (DCLG, March 2012)

3. The Government's 'National Planning Policy Framework' (NPPF), published in March 2012, should be read in conjunction with 'Planning Policy for Traveller Sites'. The NPPF states that Local Planning Authorities preparing plans for and taking decisions on Gypsy and Traveller sites should have regard to its policies so far as relevant.

Planning Policy for Traveller Sites (DCLG, March 2012)

4. The Government's 'Planning Policy for Traveller Sites' sets out requirements and recommendations that have helped to shape the Gypsy and Traveller policy.
5. Planning Policy for Travellers Sites defines gypsies and travellers and related terminology. For the purposes of the policy, "travellers" means "gypsies and travellers" and "travelling showpeople" as defined below:

Gypsies and travellers

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Travelling showpeople

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes gypsies and travellers as defined above.

Pitch

A residential pitch on a gypsy and traveller site.

Plot

A pitch on a travelling showpeople site (often called a "yard"). Mixed-use plots for travelling showpeople may incorporate space or to be split to allow for storage equipment.

6. The PPTS 2012 has now been superseded by an updated version published in August 2015 which seeks to redefine Gypsy and Travelling planning rules. It amends the planning definition of travellers to limit it to those who have a nomadic habit of life, meaning that where someone has given up travelling permanently they should be treated no different from the settled population. The document, also restricts circumstances in which temporary permission for Gypsy sites may be given in the green belt. It updates policy so that a lack of an up-to-date five-year supply of deliverable sites is not a significant material consideration in planning decisions involving the grant of temporary planning permission in sensitive areas, such as land designated as green belt.
7. The requirements of the Planning Policy for Travellers are set out below alongside the approach that the Council has taken towards meeting these requirements.

Relevant PPTS 2012 requirement	PPTS sub requirement	Relationship with policy
3.The overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates their traditional and nomadic way of life while respecting the interests of the settled community.		The Gypsies and Travellers policy makes provision for pitches and plots to meet the needs of gypsies and travellers. It sets criteria for the identification of sites that take account of the needs of gypsies and travellers and recognising

Relevant PPTS 2012 requirement	PPTS sub requirement	Relationship with policy
		the approach to identifying sites for housing.
4.To help achieve this, the Government's aims in respect of traveller sites are:	That local planning authorities should make their own assessment of need for the purposes of planning	An updated Gypsy and Traveller Accommodation Assessment was prepared for the Borough in 2013.
	To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites	The updated Gypsy and Traveller Accommodation Assessment was jointly prepared with North Warwickshire Borough Council. The Council has responded to neighbouring Councils, including Rugby, Coventry and Hinckley and Bosworth, when preparing their own assessments.
	To encourage local planning authorities to plan for sites over a reasonable timescale	The Council is preparing a Gypsy and Travellers Site Allocations Plan to follow on from the Borough Plan.
	That plan-making and decision-taking should protect Green Belt from inappropriate development	The Council is aware of Green Belt policy. If it is necessary to identify sites to be allocated for gypsies and travellers within the Green Belt then exceptional circumstances will need to be evidenced.
	To promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites	The Gypsy and Traveller Accommodation Assessment recognises social and private provision but makes no specific recommendations. This issue will be considered

Relevant PPTS 2012 requirement	PPTS sub requirement	Relationship with policy
		further in the Gypsy and Traveller Site Allocations Plan.
	That plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective	The Gypsies and Travellers policy makes provision for pitches and plots to meet the needs of gypsies and travellers. It sets criteria for the identification of sites within the Gypsy and Traveller Site Allocations Plan and for decisions on planning applications that occur in the interim.
	For local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies	The Gypsies and Travellers policy makes provision for pitches and plots to meet the needs of gypsies and travellers. It sets criteria for the identification of sites within the Gypsy and Traveller Site Allocations Plan.
	To increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply	The Gypsies and Travellers policy makes provision for pitches and plots to meet the needs of gypsies and travellers. It sets criteria for the identification of sites within the Gypsy and Traveller Site Allocations Plan.
	To reduce tensions between settled and traveller communities in plan-making and planning decisions	The criteria within the Gypsies and Traveller policy for identifying sites are similar to those for selecting housing sites and

Relevant PPTS 2012 requirement	PPTS sub requirement	Relationship with policy
		also take account of the potential impacts on the settled community.
	To enable provision of suitable accommodation for which travellers can access education, health, welfare and employment infrastructure	The criteria within the Gypsies and Traveller policy take account of these issues.
	For local planning authorities to have due regard to the protection of local amenity and local environment.	The criteria within the Gypsies and Traveller policy take account of these issues.
Policy A 'Using evidence to plan positively and manage development'		
In assembling the evidence base necessary to support their planning approach, local planning authorities should:	Pay particular attention to early and effective community engagement with both settled and traveller communities (including discussing travellers' accommodation needs with travellers themselves, their representative bodies and local support groups)	The Gypsy and Traveller accommodation Assessment consulted with 60 resident gypsy and traveller households. An initial consultation on the Gypsy and Traveller Site Allocations Plan is taking place alongside the Pre-Submission version of the Borough Plan.
	Co-operate with travellers, their representative bodies and local support groups, other local authorities and relevant interest groups to prepare and maintain an up-to-date understanding of the likely permanent and	The Gypsy and Traveller accommodation Assessment consulted with 60 resident gypsy and traveller households. The updated Gypsy and Traveller Accommodation Assessment was jointly prepared with North

Relevant PPTS 2012 requirement	PPTS sub requirement	Relationship with policy
	transit accommodation needs of their areas over the lifespan of their development plan working collaboratively with neighbouring local planning authorities	Warwickshire Borough Council. The Council has responded to neighbouring Councils, including Rugby, Coventry and Hinckley and Bosworth, when preparing their own assessments.
	Use a robust evidence base to establish accommodation needs to inform the preparation of local plans and make planning decisions	An updated Gypsy and Traveller Accommodation Assessment was prepared for the Borough in 2013.
Policy B 'Planning for traveller sites'		
Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the policies in the National Planning Policy Framework, including the presumption in favour of sustainable development and the application of specific policies in the Framework and this planning policy for traveller sites.		The Gypsies and Travellers Policy has been prepared in line with national policy as set out in the National Planning Policy Framework and Planning Policy for Travellers in terms of achieving sustainable development.
Local planning authorities should set pitch targets for gypsies and travellers and plot targets for travelling showpeople which address the likely		The Scale of Growth Policy sets out the targets for permanent residential plots and transit plots in line with the evidence.

Relevant PPTS 2012 requirement	PPTS sub requirement	Relationship with policy
permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.		
Local planning authorities, in producing their Local Plan:	Identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets	<p>The Gypsy and Traveller Site Allocations Plan will identify specific sites for gypsies and travellers.</p> <p>The Council monitors the land supply of gypsy and traveller sites on an annual basis.</p>
	Identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15	The Gypsy and Traveller Site Allocations Plan will identify specific sites for gypsies and travellers.
	Consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area	The Coventry and Warwickshire Duty to Co-operate Group will consider this option where an individual local authority is unable to meet its own needs.
	Relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding populations	The criteria within the Gypsies and Traveller policy take account of these issues.

Relevant PPTS 2012 requirement	PPTS sub requirement	Relationship with policy
	size and density	
	Protect local amenity and environment	The criteria within the Gypsies and Traveller policy take account of these issues.
Criteria should be set to guide land supply allocations where there is an identified need. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community.		<p>The Gypsies and Travellers policy makes provision for pitches and plots to meet the needs of gypsies and travellers. It sets criteria for the identification of sites within the Gypsy and Traveller Site Allocations Plan and for decisions on planning applications that occur in the interim.</p> <p>The criteria take account of the needs of gypsies and travellers and recognising the approach to identifying sites for housing.</p>
Local planning authorities should ensure that traveller sites are sustainable economically, socially and environmentally. Local planning authorities should, therefore, ensure that their policies:	Promote peaceful and integrated co-existence between the site and the local community	The criteria within the Gypsies and Traveller policy take account of these issues.
	Promote, in collaboration with commissioners of health services, access to appropriate health services	The criteria within the Gypsies and Traveller policy take account of these issues.

Relevant PPTS 2012 requirement	PPTS sub requirement	Relationship with policy
	Ensure that children can attend school on a regular basis	The criteria within the Gypsies and Traveller policy take account of these issues.
	Provide a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment	The Gypsies and Traveller policy makes provision for permanent residential and transit pitches for gypsies and travellers.
	Provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development	The criteria within the Gypsies and Traveller policy take account of these issues.
	Avoid placing undue pressure on local infrastructure and services	This issue will be considered through the Gypsy and Traveller Site Allocations Plan in terms of assessing whether local infrastructure and services are needed to support new sites.
	Do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans	The criteria within the Gypsies and Traveller policy take account of these issues.

Relevant PPTS 2012 requirement	PPTS sub requirement	Relationship with policy
	Reflect the extent to which traditional lifestyle (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability	This issue will be considered through the Gypsy and Traveller Site Allocations.
Policy C 'Sites in rural areas and the countryside'		
When assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such a sites does not dominate the nearest settled community.		The criteria within the Gypsies and Traveller policy take account of these issues.
Policy D 'Rural exception sites'		
If there is a lack of affordable land to meet local traveller needs, local planning authorities in rural areas, where viable and practical, should consider allocating and releasing sites solely for affordable traveller sites, including using a rural exception site policy for traveller sites that should also be used to manage applications. A rural exception site policy enables small sites to be used, specifically for affordable traveller sites,		There are no designated small rural communities in the Borough and so Policy D does not apply.

Relevant PPTS 2012 requirement	PPTS sub requirement	Relationship with policy
<p>in small rural communities, that would not normally be used for traveller sites. Rural exception sites should only be used for affordable traveller sites in perpetuity. A rural exception site policy should seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection, whilst also ensuring that rural areas continue to develop as sustainable, mixed, inclusive communities.</p>		
Policy E 'Traveller sites in Green Belt'		
<p>Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. Green Belt boundaries should be altered only in exceptional circumstances. If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt</p>		<p>The Council is aware of Green Belt policy. If it is necessary to identify sites to be allocated for gypsies and travellers within the Green Belt then exceptional circumstances will need to be evidenced.</p>

Relevant PPTS 2012 requirement	PPTS sub requirement	Relationship with policy
<p>boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific need for a traveller site, it should do so only through the plan-making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.</p>		
<p>Policy F 'Mixed planning use traveller sites'</p>		
<p>Local planning authorities should consider, wherever possible, including traveller sites suitable for mixed residential and business uses, having residential and business users, having regard to the safety and amenity of the occupants and neighbouring residents. Local planning authorities should have regard to needs that travelling showpeople have for mixed use yards to allow residential accommodation and space for storage of equipment. Local planning authorities should not permit mixed use on rural</p>		<p>These issues will be considered through the Gypsy and Traveller Site Allocations Plan.</p>

Relevant PPTS 2012 requirement	PPTS sub requirement	Relationship with policy
exception sites.		
Policy G 'Major development projects'		
Local planning authorities should work with the planning applicant and the affected traveller community to identify a site or sites suitable for relocation of the community if a major development proposal requires the permanent or temporary relocation of a traveller site. Local planning authorities are entitled to expect the applicant to identify and provide an alternative site, providing the development on the original site is authorised.		The Council will rely on Planning Policy for Travellers.
Policy H 'Determining planning applications for traveller sites'		
Local planning authorities should consider the following issues amongst other relevant matters when considering planning applications for traveller sites:		This section is relevant for planning applications.
Policy I 'Implementation'		
The implementation policies set out in the National Planning Policy Framework (NPPF) will apply also to plan-making and decision-taking for		Implementation of the Gypsies and Traveller policy and the Gypsy and Traveller Site Allocations Plan will take account of the implementation policies set

Relevant PPTS 2012 requirement	PPTS sub requirement	Relationship with policy
traveller sites. In applying those implementation provisions to travellers sites, references in those provisions to policies in the NPPF should, where relevant, be read to include policies in this planning policy for traveller sites.		out in the NPPF.

Local Evidence

Gypsy and Traveller Accommodation Assessments

Gypsy, Traveller and Travelling Show People Accommodation Assessment for North Warwickshire and Nuneaton and Bedworth (SHUSU/University of Salford, 2013)

4. The targets for residential and transit pitches are based on the Gypsy, Traveller and Travelling Show People Accommodation Assessment for North Warwickshire and Nuneaton and Bedworth (SHUSU/University of Salford, 2013) (The Assessment). This assessment shows that there is a need for 35 residential pitches and between 15-20 transit pitches for the period 2012-2028. This need arises as a result of unauthorised development, movement between areas and household growth.
5. The Plan period for the Borough Plan has been extended to 2031 and so it has been necessary to roll forward the gypsy and travellers assessment. In line, with the original assessment an annual compound growth rate of 3% has been added to the residential pitches. This gives a total figure of 40 residential pitches 2012-2031. As a range was given for the transit pitches, no change has been made. No target was identified for travelling show people. The GTAA did not consider the needs of bargees when it was undertaken and so the needs of this group are being investigated ahead of publication of the next version of this document. The Council would welcome any feedback from consultees on what they think the needs of this part of the Gypsy and Traveller community are. Any permanent planning permissions for pitches gained since April 2012 will be taken off the targets. Since April 2012¹, 9 pitches have gained permanent planning permission

¹ The data here is based at April 2014.

on residential sites. This means that the Council will have to identify sites for 31 residential pitches

6. In summary, the targets for 2012-2031, set out in the emerging Borough Plan are:

Residential pitches	40
Transit pitches	15-20
Travelling Show People plots	0
Bargees	To be determined ²

NBBC Bi-annual Gypsy and Traveller Caravan Count

7. The bi-annual caravan count undertaken by the Council provides further evidence of Gypsy and Traveller accommodation need in the Borough. The July 2011 count recorded 7 unauthorised caravans in the Borough. The number of unauthorised caravans has varied between 2 and 14 in the four previous counts.

NBBC Record of Unauthorised Encampments

8. The Council maintains a record of unauthorised encampments. In general, these encampments appear to be short term stops for gypsies and travellers who are passing through the area for work purposes. Details from 2005 are set out below:

Year	Number of Unauthorised Encampments
2005/6	11
2006/7	9
2007/8	19
2008/9	13
2009/10	17

² The GTAA 2013 did not consider the needs of bargees when it was undertaken and so the needs of this group are being investigated ahead of publication of the next version of this document. The Council would welcome any feedback from consultees on what they think the needs of this part of the Gypsy and Traveller community are.

Year	Number of Unauthorised Encampments
2010/11	16
2011/12	18
2012/13	11
2013/14	3
2014/15	21

Current position

9. Table 2 sets out the current position in terms of gypsy and traveller sites. It also shows changes from 2007 when the first assessment was undertaken.

Table 2 – Existing Traveller Sites 2007, 2012 and 2014

Site Address	Estimated Pitches 2007	Estimated Pitches 2012 Authorised	Estimated Pitches 2012 Unauthorised	Estimated Pitches 2014 Authorised	Estimated Pitches 2014 Unauthorised	Net Change 2012-2014	New Pitches post April 2014
Permanent Pitches							
<u>Privately Owned Sites</u>							
Tides Reach, Smorrall Lane	1	2	0	2		0	
Sunny Acre, Parrotts Grove	1	1	0	2		1	
Half Acre, Parrotts Grove	0	1	0	1		0	
Plot 3 Parrotts Grove	0	0	1	1		1	
Plot 5, Parrotts Grove	0	1	0	1		0	
Bottom Meadow, Mile Tree Lane	7	9	0	9		0	3
Fella's Acre,	1	1	2	1		0	

Site Address	Estimated Pitches 2007	Estimated Pitches 2012 Authorised	Estimated Pitches 2012 Unauthorised	Estimated Pitches 2014 Authorised	Estimated Pitches 2014 Unauthorised	Net Change 2012-2014	New Pitches post April 2014
Mile Tree Lane							
Rosewood, Mile Tree Lane	0	0	3	0		0	
The Haven, Mile Tree Lane	1	1	0	1		0	
The Poppies Bungalow, Mile Tree Lane	4	3	4	1		-2	
The Poppy's Mobile Caravan Park	0	0	0	2		2	
Two Trees Farm, Mile Tree Lane							2
Punch Bowl Bridge, Stoney Road (unoccupied)	0	1	0	1		0	
Boundary Paddock, Withybrook Road	0	1	0	1		0	
Watling Street	0	0	0	4		4	
Total Private	15	21	10	27		6	5
<u>Public Owned Sites</u>							
The Griff, Coventry Road	21	25	0	25		0	
Total Public	21	25	0	25	0	0	
Totals	36	46	10	52	0	6	5
<u>Travelling Show People Plots</u>							

Site Address	Estimated Pitches 2007	Estimated Pitches 2012 Authorised	Estimated Pitches 2012 Unauthorised	Estimated Pitches 2014 Authorised	Estimated Pitches 2014 Unauthorised	Net Change 2012-2014	New Pitches post April 2014
Spinney Lane/ Whittleford Road	1	1	0	1	0	0	
Temporary Pitches							
<u>Privately Owned Sites</u>							
Gypsy Site No.4 Parrotts Grove	0	0	0	4		4	

10. In setting the target for Gypsy and Traveller provision, recent planning applications will be taken into account. Table 2 shows that since 2012 planning permissions for 11 new permanent residential gypsy and traveller pitches have been granted. This means that of the total requirement of 40 residential pitches, there is now a need to find land for 29 pitches. No transit pitches have been granted planning permission and so land for 15-20 transit pitches will need to be identified.

11. Sites for residential and transit pitches will be identified and allocated in the Gypsy and Traveller Site Allocations Plan.

Emerging Borough Plan

Strategic Objectives

12. The relevant strategic objective that this policy will contribute to is:

Objective 4 - To provide the size, type and mix of housing that meets the specific needs of the

Borough. In particular:

- a) Aspirational housing that will attract residents who can make a significant investment in the development of businesses in the area.
- b) Affordable housing of different tenures to meet identified housing need.
- c) Housing options to meet the needs of the increasing number of older people in the Borough.

- d) Providing smaller properties in Nuneaton, family housing in Bedworth and supporting the private rented sector across the Borough.
- e) Continued regeneration and investment in areas where there is poor housing stock to improve energy efficiency, reduce fuel poverty and to bring empty properties back into use.
- f) Adequate provision to meet the identified needs of gypsies and travellers.

Consultation on Issues and Options 2009

13. The following comment was made during the Issues and Options consultation:

- It is disappointing that there is no recognition of the need to address the issue of provision for the Gypsy and Traveller community.

Consultation on Borough Plan Preferred Options 2013

14. The following comments were made during the Preferred Options consultation:

- Request for an extra criteria – the impact on planned development and, in particular, the delivery of strategic housing sites.
- The policy should be based on an updated Gypsy and Traveller Accommodation Assessment.
- Gypsy and Traveller community said:
 - Do not have confidence in sites coming forward and concerned about the timescales
 - Ask whether social need will be provided for as some individuals and families cannot afford land.
- Unmet need is an acceptable basis for making allocations but not for considering planning applications.
- Careful consideration needs to be given to the location and size of sites.
- Commercial activity should be limited on plots

Gypsy and Traveller Policy

15. A policy that sets out the provision targets and criteria for identifying sites is proposed:

The following criteria will be used to identify suitable sites for 40 residential and 15-20 transit pitches in a Gypsy and Travellers Site Allocations Plan or in determining any future planning applications contributing to meeting identified need:

- a) The number of pitches or plots is relative to the size and scale of the site;
- b) The number of pitches or plots is relative to the size and density of the surrounding settled community;
- c) The site is not located in areas of high flood risk;
- d) The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;
- e) The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;
- f) The site has suitable access to the highway network;
- g) The site is located where air or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air or noise pollution as a result of the gypsy and traveller development;
- h) The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport in line with Policy NB7 Hierarchy of Centres;
- i) Give preference to sites where derelict or contaminated land, that has been remediated for residential use, is brought back into use.

Delivery Mechanisms

16. The following delivery mechanisms are relevant:

- Prepare a Gypsy and Traveller Site Allocations Plan to sites for permanent residential and transit pitches.

Monitoring

Indicator	Target
Gypsy and Traveller accommodation	40 residential pitches provided 15-20 transit pitches provided

Unauthorised pitches	None
Unauthorised encampments	None

Alternative Policy Options Considered at Preferred Options Stage

Policy Option	Reason for Rejection
Rely on the approach set out in Planning Policy for Traveller sites.	A locally framed policy that sets out criteria that take account of local circumstances within the framework of national planning policy is preferred.
Include site allocations in this policy.	The Council is not currently in a position to allocate sites in this policy as update of the GTAA is required to establish the current need for sites before work begins to identify suitable sites.

Development of the Gypsy, Travellers and Travelling Showpeople Site Allocations Development Plan Document

To meet the requirements set out in the GTAA 2013, the Council undertook an assessment of the sites submitted through the Call for Sites process and undertook a 3 stage process. The following criteria was used to assess the sites taken to stage 2:

- a) The number of pitches or plots is relative to the size and scale of the site (In determining 1 hectare used as an approximate figure for 15 pitches);
- b) The number of pitches or plots is relative to the size and density of the surrounding settled community;
- c) The site is not located in areas of high flood risk;
- d) The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;
- e) The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;
- f) The site has suitable access to the highway network;

- g) The site is located where air or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air or noise pollution as a result of the gypsy and traveller development;
- h) The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport in line with Policy NB7 Hierarchy of Centres;
- i) Give preference to sites where derelict or contaminated land, that has been remediated for residential use, is brought back into use.

Stage 1

Ref	Address	Green Belt	Separation of Settlements	Summary Stage 1	Recommendation
NB 1	Site 1 Bedworth Rugby Club, Smarts Lane, Bedworth (NUN182)	Not Green Belt.	Not important.	In summary, the site is located within the existing urban area of Bedworth and is considered suitable in principle for development.	Urban site to be assessed through SHLAA. Duplicate NB59
NB 2	Site 2 Land east of Phoenix way/A444 and south of M6 (NUN121)	Not best performing Green Belt.	Yes. For retaining separation between Bedworth and Coventry.	In summary, this land is important for retaining separation between Bedworth and Coventry. The Coventry Joint Green Belt Study (2009) indicates that this land is 'important strategically to confine urban sprawl around Bedworth and along the M6 corridor'. It does not adjoin one of the settlements in the Borough's settlement hierarchy.	No further assessment.
NB 3	Site 3 Grove Lane Keresley (NUN118)	Not best performing Green Belt.	Yes. For retaining separation between Bedworth and Coventry.	In summary, this land is important for retaining separation between Bedworth and Coventry. The Coventry Joint Green Belt Study (2009) indicates that this land is 'important strategically to confine urban sprawl around Bedworth and along the M6 corridor'.	No further assessment.

NB 4	Site 4 Land at Plough Hill Road, Galley Common (NUN280)	Not Green Belt.	Yes. For retaining separation between Nuneaton (Galley Common) and Ansley. and between Galley Common and Chapel End.	In summary, this land is important for retaining separation between Galley Common and Ansley and Chapel End.	No further assessment.
NB 5	Site 5 Land at Ash Green Green/Blackberry Lane (NUN133)	Not best performing Green Belt.	Not important.	In summary, there is potential to consider this land.	Continue assessment to Stage 2.
NB 6	Site 6 Land at Marston Jabbett adjacent to canal (NUN131)	Best performing Green Belt.	Not important.	In summary, the land is best performing Green Belt.	No further assessment.
NB 7	Site 7 Land South of The Long Shoot. (NUN130)	Not Green Belt but meets criteria for Best Performing Green Belt.	Yes. For retaining separation between Nuneaton and Hinckley.	In summary, whilst the land is not designated as Green Belt, it is considered to meet the criteria of best performing Green Belt. It is also important in retaining separation between Nuneaton and Hinckley.	No further assessment.
NB 8	Site 8 Land at Gipsy Lane, Nuneaton (NUN167)	Best performing Green Belt.	Yes. For retaining separation between Nuneaton and Bedworth.	In summary, the land is best performing Green Belt and is important for retaining separation between Nuneaton and Hinckley.	No further assessment.
NB 9	Site 9 Tunnel Road, Galley Common (NUN188)	Not Green Belt.	Not important.	In summary, there is potential to consider this land.	Continue assessment to Stage 2.
NB 10	Site 10 Bedworth Woodlands (NUN080, NUN102, NUN143 & NUN228)			Sites previously considered and ruled out by Member Working Party.	Assess as part of review of PDAs. PDA6

NB 11	Site 11 Marston Lane, Bedworth (NUN211)	Best performing Green Belt.	Yes. For retaining separation between Bedworth and Nuneaton.	In summary, the land is best performing Green Belt and is important for retaining separation between Nuneaton and Bedworth.	No further assessment.
NB 12	Site 12 Burbages Lane (NUN162)	Not best performing Green Belt.	Not important.	In summary, there is potential to consider this land.	Continue assessment to Stage 2.
NB 13	Site 13 Coventry Road, Bulkington (NUN199)	Best performing Green Belt. However, the land is specifically identified as an area that could be removed from the Green Belt without major consequences for the landscape setting.	Not important.	The land is best performing Green Belt. In summary, despite being best performing Green Belt, the land is specifically identified in the Coventry Joint Green Belt Study (2009) as an area that could be removed from the Green Belt. In summary, there is potential to consider this land.	Continue assessment to Stage 2.
NB 14	14 Home Farm, Bulkington (NUN 151)	Best performing Green Belt. However, the land is specifically identified as an area that could be removed from the Green Belt without major consequences for the landscape setting.	Not important.	Despite being best performing Green Belt, the land is specifically identified in the Coventry Joint Green Belt Study (2009) as an area that could be removed from the Green Belt. In summary, there is potential to consider this land.	Continue assessment to Stage 2.
NB 15	Site 15 Wilsons Lane, Exhall (NUN279)			Sites previously considered and ruled out by Member Working Party for housing.	Assess as part of review.
NB 16	Site 16 Land at Camp Hill and Galley Common (NB17) (New SHLAA site)	Not Green Belt.	Yes. For retaining separation between Galley Common	In summary, the land is important for retaining separation between Galley Common and Chapel End.	No further assessment.

			and Chapel End.		
NB 17	Site 17 Land East of Eastboro Way/South of The Long Shoot (part NUN310)	Not Green Belt but meets criteria for Best Performing Green Belt.	Yes. For retaining separation between Nuneaton and Hinckley.	In summary, whilst the land is not designated as Green Belt, it is considered to meet the criteria of best performing Green Belt. It is also important in retaining separation between Nuneaton and Hinckley.	No further assessment.
NB 18	Site 18 Land East of Eastboro Way (part NUN106 and NUN100)	Not best performing Green Belt.	Yes. For retaining separation between Nuneaton and Hinckley.	In summary, the land is important in retaining separation between Nuneaton and Hinckley.	No further assessment.
NB 19	19 East of Lancing Road, Bulkington (NUN155)	Not best performing Green Belt.	Not important.	In summary, there is potential to consider this land if the development strategy of large strategic sites to Nuneaton and Bedworth is altered.	Continue assessment to Stage 2.
NB 20	20 Former Golf Course, Hawkesbury (NUN119)	Not best performing Green Belt.	Not important.	In summary, there is potential to consider this land.	Continue assessment to Stage 2.
NB 21	21 Land North of MccDonnell Drive, Exhall (NUN289)	Not best performing Green Belt.	Yes. For retaining separation between Bedworth and Coventry.	In summary, this land is important for retaining separation between Bedworth and Coventry. The Coventry Joint Green Belt Study (2009) indicates that this land is 'important strategically to confine urban sprawl around Bedworth and along the M6 corridor'.	No further assessment.
NB 22	Site 22 Land South East of Wilsons Lane, Exhall (NUN290)			Sites previously considered and ruled out by Member Working Party.	Assess as part of review.
NB 23	Site 23 Larger Arbury Sites – PDA4 (NUN109), PDA5b (NUN138), PDA5c (NUN115)			Sites previously considered and ruled out due to impact on landscape character.	Assess as part of review.

NB 24	Site 24 King Edwards Road and Anker Street, Nuneaton (NUN298)	Not Green Belt.	Not important.	In summary, the site is located within the existing urban area of Nuneaton and is considered suitable in principle for development.	Urban site to be assessed through SHLAA.
NB 25	Site 25 r/o 60-68 King Edward Road, Nuneaton (NUN051)	Not Green Belt.	Not important.	In summary, the site is located within the existing urban area of Nuneaton and is considered suitable in principle for development.	Urban site to be assessed through SHLAA.
NB 26	Site 26 Burbage Lane / Wheelwright Lane (NUN286)	Not best performing Green Belt.	Not important.	In summary, there is potential to consider this land if the development strategy of large strategic sites to Nuneaton and Bedworth is altered.	Continue assessment to Stage 2.
NB 27	Site 27 Tuttle Hill, Nuneaton (NUN197)	Not Green Belt.	Not important.	In summary, there is potential to consider this land if the development strategy of large strategic sites to Nuneaton and Bedworth is altered.	Continue assessment to Stage 2.
NB 28	Sites 28 ED21	N/A	N/A	Existing employment sites proposed for retail use.	No further assessment for housing use.
NB 29	Sites 29 ED 22	N/A	N/A	Existing employment sites proposed for retail use.	No further assessment for housing use.
NB 30	Site 30 Bridgeway CSS Centre, Coalpits Lane, Bedworth (New SHLAA site)	Not Green Belt.	Not important.	In summary, the site is located within the existing urban area of Bedworth and is considered suitable in principle for development.	Urban site to be assessed through SHLAA.
NB 31	31 Land at Attleborough (NUN137)	Not Green Belt.	Not important.	In summary, there is potential to consider this land if the development strategy of large strategic sites to Nuneaton and Bedworth is altered.	Continue assessment to Stage 2.

NB 32	Site 32 Red Deeps Special School, Nuneaton (NUN196)	Not Green Belt.	Not important.	Borough Plan Preferred Options proposes allocating this land for employment proposes. In any case, the site is located within the existing urban area of Bedworth and is considered suitable in principle for development.	Urban site to be assessed through SHLAA.
NB 33	Site 33 Land South of Hospital Lane, Bedworth Heath (NUN168)	Not best performing Green Belt.	Not important.	In summary, there is no defensible boundary for the Green Belt.	Continue assessment to Stage 2.
NB 34	Site 34 Land at 222 The Longshoot (NUN165)	Not Green Belt.	Not important.	In summary, there is potential to consider this land if the development strategy of large strategic sites to Nuneaton and Bedworth is altered and/ or the Structural buffer is clarified.	Continue assessment to Stage 2.
NB 35	Site 35 Judkins Quarry, Nuneaton (NUN161)	Not Green Belt.	Not important.	In summary, there is potential to consider this land.	Continue assessment to Stage 2.
NB 36	Site 36 Land at Whitestone Farm, Bulkington Lane (NUN152)	Not best performing Green Belt.	Land important to retaining separation between Nuneaton and Bedworth and Bulkington.	The land is important for retaining separation between Nuneaton and Bedworth and Bulkington.	No further assessment.
NB 37	Site 37 Bedworth Lane, Bulkington (NUN173)	Best performing Green Belt. However, the land is specifically identified as an area that could be removed from the Green Belt without major consequences for the landscape	Not important.	Best performing Green Belt but identified as an area that could be removed from the Green Belt. In summary, there is potential to consider this land.	Continue assessment to Stage 2.

		setting.			
NB 38	Site 38 14-16 The Square, Attleborough (NUN258)	Not Green Belt.	Not important.	In summary, the site is located within the existing urban area of Nuneaton and is considered suitable in principle for development.	Urban site to be assessed through SHLAA.
NB 39	Site 39 c/o The Square/George Street, Attleborough (NUN088)	Not Green Belt.	Not important.	In summary, the site is located within the existing urban area of Nuneaton and is considered suitable in principle for development.	Urban site to be assessed through SHLAA.
NB 40	Land at Bowling Green Lane and St Giles Road, Exhall (NUN132, NUN144, NUN202 & NUN122)	Not best performing Green Belt.	Sites Nun132, 144, 202 and northern part of 122 fall within an area important for separation. Southern part of Nun122 is not an important area for separation.	In summary, the northern part of this land is important for retaining separation between Bedworth and Coventry. The Coventry Joint Green Belt Study (2009) indicates that this land is 'important strategically to confine urban sprawl around Bedworth and along the M6 corridor'. However, there is still an area to the south of the site that would be suitable to consider further.	Take southern part of NUN122 to Stage 2 Assessment.
NB40A	Land at Bowling Green Lane and St Giles Road, Exhall (NUN132)	Not best performing Green Belt.	Falls within an area important for separation.	This land is important for retaining separation between Bedworth and Coventry. The Coventry Joint Green Belt Study (2009) indicates that this land is 'important strategically to confine urban sprawl around Bedworth and along the M6 corridor'.	No further assessment.

NB40B	Land at Bowling Green Lane and St Giles Road, Exhall (NUN144)	Not best performing Green Belt.	Falls within an area important for separation.	This land is important for retaining separation between Bedworth and Coventry. The Coventry Joint Green Belt Study (2009) indicates that this land is 'important strategically to confine urban sprawl around Bedworth and along the M6 corridor'.	No further assessment.
NB40C	Land at Bowling Green Lane and St Giles Road, Exhall (NUN202)	Not best performing Green Belt.	Falls within an area important for separation.	This land is important for retaining separation between Bedworth and Coventry. The Coventry Joint Green Belt Study (2009) indicates that this land is 'important strategically to confine urban sprawl around Bedworth and along the M6 corridor'.	No further assessment.
NB40D	Land at Bowling Green Lane and St Giles Road, Exhall (NUN122)	Not best performing Green Belt.	The northern part of the site falls within an area important for separation.	The northern part of this land is important for retaining separation between Bedworth and Coventry. The Coventry Joint Green Belt Study (2009) indicates that this land is 'important strategically to confine urban sprawl around Bedworth and along the M6 corridor'. However, there is still an area to the south of the site that would be suitable to consider further.	Take southern part of NUN122 to Stage 2 Assessment.
NB 41	North West junction of Coventry Road & Wilsons Lane, Exhall, CV7 9PU (NUN279)	Not best performing Green Belt.	Outside areas of separation.	In summary, there is potential to consider this land.	Take to Stage 2 Assessment
NB 42	Land east of Grassington Drive, Nuneaton (part NUN275)	Not best performing Green Belt.	Outside areas of separation.	In summary, there is potential to consider this land.	Take to Stage 2 Assessment. Forms part of NB69.

NB 43	Land at Court Farm, east of the A444 and west of Coventry Road, Bedworth. (New SHLAA site)	Best performing Green Belt.	Outside areas of separation.	The land is best performing Green Belt.	Do not take forward for further assessment
NB 44	Newland Hall Farm, Newland Lane, Ash Green (NUN125)	Not best performing Green Belt.	Falls within an area important for separation.	The site does not directly adjoin the urban area and the land is important for retaining separation between Bedworth and Coventry. The Coventry Joint Green Belt Study (2009) indicates that this land is 'important strategically to confine urban sprawl around Bedworth and along the M6 corridor'.	Do not take forward for further assessment
NB 45	Land north of Prologis Park (Zone 1), north of New Road, Keresley, Coventry (NUN???)	Not best performing Green Belt.	Outside areas of separation but would join Keresley and Ash Green.	Development of this site would join the gap between Keresley and Ash Green.	Do not take forward for further assessment
NB 46	Land at Prologis Park (Zone 2), northeast of Winding House Lane, Coventry (NUN312)				Not assessed as promoting for employment uses.
NB 47	Land west of railway line, east of the The Longshoot, CV11 6JG (NUN130 & NUN307)	Not Green Belt but meets criteria for Best Performing Green Belt.	Falls within an area important for separation.	In summary, the land is important in retaining separation between Nuneaton and Hinckley and meets the criteria for best performing Green Belt.	Do not take forward for further assessment
NB 48	Land east of the railway line, east of the Longshoot, CV11 6JG (No SHLAA site)	N/A	N/A	The site is not located within the Borough.	Do not take forward for further assessment
NB 49	Land at Crowhill, off Golf Drive, Nuneaton CV116QF (part NUN275)	Not best performing Green Belt.	Outside areas of separation.	In summary, there is potential to consider this land.	Take to Stage 2 Assessment. Forms part of NB69.

NB 50	Land to the rear of 22 Coventry Road, Bulkington, CV12 9ND (NUN199)	Not best performing Green Belt.	Outside areas of separation.	In summary, there is potential to consider this land.	Take to Stage 2 Assessment. Duplicates Site NB13
NB 51	Tuttle Hill Reservoir, Mancetter Road, Nuneaton, CV10 0HN (NUN197)	Not Green Belt.	Outside areas of separation.	In summary, there is potential to consider this land.	Take to Stage 2 Assessment
NB 52	Land north of Gipsy Lane and east of Coventry Canal, Nuneaton (Sterling Gate) (NUN117)			Allocated for housing in the Preferred Options Borough Plan.	Assess as part of review.
NB 53	Land east of Wheelwright Lane, Neal's Green, Warwickshire, CV7 9HR (NUN286)	Not best performing Green Belt.	Outside areas of separation.	In summary, there is potential to consider this land.	Take to Stage 2 Assessment
NB 54	Land rear of 28-48 Burbages Lane, Neal's Green, CV6 6AY (New SHLAA site)	Not best performing Green Belt.	Outside areas of separation.	In summary, there is potential to consider this land.	Take to Stage 2
NB 55	Land around Top Farm (NUN304)			Allocated for housing in the Preferred Options Plan.	Assess as part of review of PDAs.
NB 56	Land south of the crematorium, Attleborough (NUN137)	Not Green Belt.	Outside areas of separation.	In summary, there is potential to consider this land.	Take to Stage 2 Assessment
NB 57	Land west of Hickman Road, Galley Common (NUN309)	Not Green Belt.	Outside areas of separation.	In summary, there is potential to consider this land.	Take to Stage 2 Assessment
NB 58	R/O Marston House Farm, Nuneaton Road, Bulkington, CV12 9SB (New SHLAA site)	Best performing Green Belt.	Outside areas of separation.	The land is best performing Green Belt.	Do not take forward for further assessment
NB 59	Bedworth Rugby Football Club, Smarts Road, Bedworth CV12 0BP (NUN182)	Not Green Belt.	Outside areas of separation.	In summary, the site is located within the existing urban area of Bedworth and is considered suitable in principle for development.	Urban site to be assessed through SHLAA.

NB 60	Land to rear of Poplars Farm, The Long Shoot, Nuneaton CV11 6JG (NUN130 & NUN308)	Not Green Belt but meets criteria for Best Performing Green Belt.	Falls within an area important for separation.	In summary, the land is important in retaining separation between Nuneaton and Hinckley and meets the criteria for best performing Green Belt.	Do not take forward for further assessment
NB 61	Woodlands Lane, Bedworth (part of NUN143)	Not Green Belt.	Outside areas of separation.	The site does not directly adjoin the existing urban area and would not be considered further as an individual site.	Do not take forward as an individual site. Assess as part of review.
NB 62	Heather Drive, Bedworth (New SHLAA site)	Not Green Belt.	Outside areas of separation.	The site is located within the existing urban area of Bedworth and is considered suitable in principle for development.	Urban site to be assessed through SHLAA.
NB 63	The Alders, Bedworth (New SHLAA site)	Not Green Belt.	Outside areas of separation.	The site is located within the existing urban area of Bedworth and is considered suitable in principle for development.	Urban site to be assessed through SHLAA.
NB 64	Land east of Woodlands Road (part of NUN228)	Not Green Belt.	Outside areas of separation.	The site does not directly adjoin the existing urban area and would not be considered further as an individual site.	Do not take forward as an individual site. Assess as part of review.
NB 65	Bedworth Lane/Woodlands Lane CV12 0NH (NUN143)	Not Green Belt.	Outside areas of separation.	The site does not directly adjoin the existing urban area and would not be considered further as an individual site.	Do not take forward as an individual site. Assess as part of review.
NB 66	South East of Plough Hill Road (New SHLAA site)	Not Green Belt.	Important for retaining separation between Nuneaton (Galley Common) and Ansley. and between Galley Common and Chapel End.	The land is important for retaining separation between Nuneaton (Galley Common) and Ansley. and between Galley Common and Chapel End.	No further assessment.

NB 67	Land at Bermuda Road Industrial Estate, Nuneaton (NUN166)	N/A	N/A	N/A	Not assessed as promoting for employment uses.
NB 68	NORTH SIDE OF BROOK STREET, Bedworth, CV12 8BA (NUN278)	Best performing Green Belt.	Land is strategically important section of Green Belt that separates Nuneaton, Bedworth and Bulkington.	The land is best performing Green belt and important for retaining separation between Nuneaton Bedworth and Bulkington.	No further assessment.
NB 69	Land north of Oberon Close CV11 6NH (NUN275)	Not best performing Green Belt.	Outside areas of separation.	In summary, there is potential to consider this land.	Take to Stage 2. Comprises Sites NB42 and NB49.
NB 70	Exhall Road, Keresley (New SHLAA Site)	Not best performing Green Belt.	Not important for separation.	In summary, there is potential to consider this land.	Take to Stage 2.
NB 71	Land at Blackhorse Road, Hawkesbury Golf Club, Blackhorse Road, Hawksbury. (NUN119, NUN147 & NUN181)	Not best performing Green Belt.	Not important for separation.	In summary, there is potential to consider this land.	Assess as part of review.
NB 72	Woodland Farm, Ansley, CV10 0OP (NUN153)	N/A	N/A	N/A	Not assessed as promoting for employment uses.
NB 73	Land at Bramcote Close, Bulkington (NUN155)				Duplicates Site NB19.
NB 74	The Croft, Park Lane, Robinson End, Nuneaton (New SHLAA site)	Not Green Belt.	Not important for separation.	In summary, there is potential to consider this land.	Take to Stage 2.
NB 75	Burpages Lane, Neals Green CV6 6AY (NUN222)				Duplicates Site NB12.
NB 76	Land at Higham Lane, Nuneaton (NUN127)				Assess as part of review.
NB 90	Judkins Quarry Complex, Tuttle Hill, Nuneaton CV10 0HU (NUN161)				Duplicates Site NB35.

NB 91	Land off Blackberry Lane, Ash Green (NUN133)				Duplicates Site NB5.
NB 92	Land East of Woodford Close, Neals Green (NUN288)	Not best performing Green Belt.	Not important for separation.	In summary, there is potential to consider this land.	Take to Stage 2.
NB 93	Land East of Coventry Welsh RFC (NUN287)	Not best performing Green Belt.	Not important for separation.	The land does not adjoin the existing urban area.	No further assessment.
NB 94	South of Wilsons Lane, Exhall (NUN290)				Assess as part of review.
NB 95	McDonnell Drive, Bedworth (NUN289)				Duplicates Site NB21.
NB 96	Nuneaton Road, Bulkington (NUN291)	Not best performing Green Belt.	Not important for separation.	In summary, there is potential to consider this land.	Take to Stage 2.
NB 97	McDonnell Drive, Exhall CV7 9GA (NUN284)	Not best performing Green Belt.	Yes. This area is important strategically to confine urban sprawl around Bedworth and along the M6 corridor.	The land does not adjoin the existing urban area and the land is important for retaining separation.	No further assessment.
NB 98	Chestnuts Club, 32 Old Hinckley Road, Nuneaton Cv10 0AB (NUN037)	N/A	N/A	Landowner not promoting site.	No assessment required.
NB 99	Two Trees Farm, Mile Tree Lane, Coventry CV2 1NT (New SHLAA site)	Best performing Green Belt.	Not important for separation.	Landowner promoting for gypsy and traveller use.	Assess as part of review.
NB 100	Nuneaton Road, Bulkington CV12 9RZ (New SHLAA site)	Not best performing Green Belt. But would form an anomaly if this site was removed from the Green Belt.	Not important for separation.	Removing this site from the Green Belt would cause an anomaly.	No further assessment

NB 101	Land opposite the Birches, Nuneaton Road, Bulkington CV12 9RZ (New SHLAA site)	Not best performing Green Belt.	Yes. A strategically important section of Green belt that separates Nuneaton, Bedworth and Bulkington.	The land is important for separation between Nuneaton, Bedowrth and Buklington.	No further assessment.
NB 102	Land north of Astley Lane, Bedworth Heath (New SHLAA site)	Not Green Belt.	Not important for separation.	In summary, there is potential to consider this land.	Take to Stage 2.
NB 103	Colliery Cottages, Astley Lane, Bedworth CV12 0LP (NUN045)	Not Green Belt.	Not important for separation.	The site is located within the existing urban area of Bedworth and is considered suitable in principle for development.	Urban site to be assessed through SHLAA.
NB 104	Heath End Farm, Heath End Road, Nuneaton CV10 7HG (NUN101)	Not Green Belt.	Not important for separation.	The site is located within the existing urban area of Nuneaton and is considered suitable in principle for development.	Urban site to be assessed through SHLAA.
NB 105	Milverton House School, Park Street, Nuneaton (NUN273)	N/A	N/A	Landowner not promoting site.	No assessment required.
NB 106	Pedleys Caravans, 289 Goodyers End Land, Bedworth CV12 0HX (New SHLAA site)	Not best performing Green Belt.	Yes. This area is important strategically to confine urban sprawl around Bedworth and along the M6 corridor.	The land is important for retaining separation between Bedworth and Coventry. The Coventry Joint Green Belt Study (2009) indicates that this land is 'important strategically to confine urban sprawl around Bedworth and along the M6 corridor'.	No further assessment.

NB 107	Land rear of Coventry Road (NUN169)	Best performing Green Belt. However, the land is specifically identified as an area that could be removed from the Green Belt without major consequences for the landscape setting.	Not important.	Despite being best performing Green Belt, the land is specifically identified in the Coventry Joint Green Belt Study (2009) as an area that could be removed from the Green Belt. In summary, there is potential to consider this land.	Continue assessment to Stage 2.
NB 108	Land at Whitestone Farm, Bulkington Lane (NUN110)	Best performing Green Belt.	Yes. A strategic necessity for the Green Belt to prevent joining up with Hinckley.	The site does not directly adjoin the existing urban area, it is located in best performing Green Belt and important for separation between Nuneaton and Hinckley.	No further assessment.
NB 109	Land at Whitestone Farm, Bulkington Lane (NUN111)	Not best performing Green Belt.	Yes. A strategically important section of Green Belt that separates Nuneaton, Bedworth and Bulkington.	The land is important for separation between Nuneaton, Bedworth and Buklington.	No further assessment.
NB 110	Land at Barker's Farm, Newland Lane (NUN150)	Not best performing Green Belt.	Yes. This area is important strategically to confine urban sprawl around Bedworth and along the M6 corridor.	The land is important for retaining separation between Bedworth and Coventry. The Coventry Joint Green Belt Study (2009) indicates that this land is 'important strategically to confine urban sprawl around Bedworth and along the M6 corridor'.	No further assessment.
NB 111	Land at Whitestone Farm, Bulkington Lane (NUN152)				Duplicates Site NB36.
NB 112	Land rear of Coventry Road (NUN151)				Duplicates Site NB14.

NB 113	Land at Barker's Farm, Newland Lane	Not best performing Green Belt.	Not important for separation.	The site does not directly adjoin the urban area, although there are sites being promoted that adjoin this site.	Continue assessment to Stage 2.
NB 114	Land at Burbages Lane (NUN162)				Duplicates Site NB12.
NB 115	Land at Barker's Farm, Newland Lane (NUN136)	Not best performing Green Belt.	Not important for separation.	The site does not directly adjoin the urban area, although there are sites being promoted that adjoin this site.	Continue assessment to Stage 2.
NB 116	21 Church Road, Stockingford, Nuneaton CV10 8LB (NUN245)	Not Green Belt.	Not important for separation.	The site is located within the existing urban area of Nuneaton and is considered suitable in principle for development.	Urban site to be assessed through SHLAA.
NB 117	Parrots Grove/Hawkesbury Lane CV2 1NR (NUN314)	Not best performing Green Belt.	Not important for separation.	The land does not adjoin settlements within the hierarchy.	No further assessment.
NB 118	Land off Wentworth Drive, Nuneaton CV11 6NX (NUN275)				Duplicates Site NB49.
NB 119	Land off Blackhorse Road, Bedworth (NUN181)	Not best performing Green Belt.	No.	In summary, there is potential to consider this land.	Assess as part of review of PDAs. Take to Stage 2.
NB 120	Former Bramcote Hospital, Lutterworth Road, Nuneaton CV11 6QL (NUN313)	Best performing Green Belt.	Yes. For retaining separation between Nuneaton and Burton Hastings.	The land does not adjoin the existing urban area of settlements within the hierarchy, it is best performing Green Belt and is important for retaining separation between Nuneaton and Burton Hastings.	No further assessment.
NB 121	Newdigate Miners Welfare Club	N/A	N/A	Landowner not promoting site.	No assessment required.
NB 122	Plough Hill Golf Course, Plough Hill Road, Galley Common, Nuneaton, CV10 9NZ (NUN280)	Not Green Belt.	The TEP Study identifies this area as land important for retaining separation.	The land does not directly adjoin the urban area and the land is important for retaining separation between Galley Common and Chapel End.	No further assessment.

NB 123	Land at The Long Shoot, Eastboro Way, Nuneaton, CV11 6GL (NUN310)	Not Green Belt but meets criteria for Best Performing Green Belt.	The TEP Study identifies this area as land important for retaining separation.	The land is important for separation between Nuneaton and Hinckley and meets the criteria for best performing Green Belt.	No further assessment.
NB 124	Land off Plough Hill Road, Galley Common, Nuneaton, Warwickshire CV10 9NZ (New SHLAA site)	Not Green Belt.	The TEP Study identifies this area as land important for retaining separation.	The land does not directly adjoin the urban area and the land is important for retaining separation between Galley Common and Chapel End.	No further assessment.
NB 125	Land East of A444 Phoenix Way (NUN121)				Duplicates Site NB2.
NB 126	Newland Farm, Keresley, Coventry (NUN118)				Duplicates Site NB3.
NB 127	Church Farm, Hopsital Lane, CV12 0JZ (NUN128)	No. Hospital Lane forms a defensible boundary.	Yes. This area is important strategically to confine urban sprawl around Bedworth and along the M6 corridor.	The land does not directly adjoin the existing urban area and the land is important for retaining separation between Bedworth and Coventry. The Coventry Joint Green Belt Study (2009) indicates that this land is 'important strategically to confine urban sprawl around Bedworth and along the M6 corridor'.	No further assessment.
NB 128	139 Earls Road, Nuneaton (NUN064)	Not Green Belt.	No.	The site is located within the existing urban area of Nuneaton and is considered suitable in principle for development.	Urban site to be assessed through SHLAA.
NB 129	Land Registry site, Coventry Road, Bulkington (NUN281)	Best performing Green Belt.	Yes. Important for separation between Bulkington and Bedworth.	The site does not directly adjoin the urban area, the land is best performing Green Belt and it is important for separation between Bedworth and Bulkington.	No further assessment.
NB 130	Land North of Wilsons Lane, Exhall (NUN279)				Assess as part of review.

NB 131	Bottom Meadow, Coventry Road, Aldermans Green, Coventry, CV2 1NT (New SHLAA site)	N/A	N/A	N/A	Assess as part of review.
NB 132	North of Vicarage Lane, Ash Green (NUN295)	Not best performing Green Belt.	Yes. Important for separation between M6 and Ash Green and Neal's Green.	The land does not directly adjoin the existing urban area and the land is important for retaining separation between Bedworth and Coventry. The Coventry Joint Green Belt Study (2009) indicates that this land is 'important strategically to confine urban sprawl around Bedworth and along the M6 corridor'.	No further assessment.
NB 133	East of Canal, Bedworth (NUN126)	Best performing Green Belt.	Not important for separation.	The land is best performing Green Belt.	No further assessment.
NB 134	Hawkesbury Golf Course & Parrotts Grove (NUN119, NUN123 & New SHLAA site)	Not best performing Green Belt.	Not important for separation.	In summary, there is potential to consider this land.	Take to Stage 2.

Stage 2

1. NB5 Land at Ash Green / Blackberry Lane (NUN133)

Criteria	Site
	Land at Ash Green / Blackberry Lane
Size	17.8 ha
Current Use	Agriculture
The number of pitches or plots is relative to the size and scale of the site;	15

Criteria	Site
	Land at Ash Green / Blackberry Lane
The number of pitches or plots is relative to the size and density of the surrounding settled community	If whole of site is developed no, but if 15 maximum then Yes.
The site is not located in areas of high flood risk;	Yes - Flood Zone 1. Minimal surface water flooding.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated or other sites.
Agricultural land	Mostly Urban. Grade 3 on western boundary. There is no information about whether or not it is Grade A (best and most versatile land) or Grade B
Landscape	Keresley Urban Fringe Landscape Character Area. Strength of landscape character – Weak Landscape condition - Poor Landscape Strategy - Restore or create.
Historic & natural features	No Statutory or non-statutory listed structures on site or within/adjacent any Conservation Areas. Archaeology Medium impact – potential for yet unrecorded sites on relatively undisturbed agricultural land.

Criteria	Site
	Land at Ash Green / Blackberry Lane
	<p>Historic Landscape Character Low impact on small modern paddocks. HL Broad Type: Fieldscapes HLC Type: Paddocks and Closes and Piecemeal Enclosure Both field types have medium to high Archaeological potential</p>
<p>The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;</p>	<p>Yes, appropriate buffers could be placed between plots and existing residential housing.</p>
<p>The site has suitable access to the highway network;</p>	<p>Yes but no information on impact on road network.</p>
<p>The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller</p>	<p>More than 5km from AQMAs in Nuneaton. Less likely to impact on air quality in AQMAs but depends on travel patterns. No transport or air quality modelling.</p>

Criteria	Site
	Land at Ash Green / Blackberry Lane
development;	
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	Prologis Park and Ricoh Arena are within 2km. Henley College within 5km (in Coventry). Near to bus routes 55, 56 and 57.
Step change in public transport along north south corridor	Within 2km of proposed Ricoh Arena station. Within 2km of bus route 48.
Access to town centres, major leisure centres and community facilities	3.5km to Bedworth town centre. 3.2km to Bedworth Leisure Centre. 5km to Bermuda leisure facilities. Also facilities at Ricoh Arena within 2km. 6.2km to George Eliot Hospital. Near to bus routes 55, 56 and 57. No accessibility modelling.
Open Space	Adjoins Prologis Country Park and Blackberry Lane Recreation Ground.
Give preference to sites where derelict or contaminated land is brought back into use.	Predominantly Greenfield site. 2 examples of unspecified low contaminated land use. No derelict land.
Green Belt	Yes.
Will the site	No. the potential boundaries are field boundaries, although

Criteria	Site
	Land at Ash Green / Blackberry Lane
leave defensible boundary?	a GB along the western edge is Prologis Country Park.
Site Summary	<p>The site is located on the eastern edge of Ash Green and borders Prologis Country park on the east. It is relatively accessible to employment and training, town centres, leisure facilities in Bedworth and North Coventry. It is more than 5km from George Eliot hospital.</p> <p>There are no physical constraints in terms of impacts on open spaces, landscape, derelict and contaminated land, flood risk, biodiversity and mineshafts.</p> <p>Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not expected to restrict development of the site.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p>Development of the whole site would be out of scale with Ash Green, and the amount of recommended plots. Development of a small site could be an option.</p> <p>The site is located in the Green Belt and potential boundaries are field boundaries. Whilst these are not defensible Green Belt, there are features such as the Prologis Country Park boundary that clearly delineate the site as a whole.</p> <p>The site as a whole is not recommended for further consideration due to the lack of defensible Green belt boundary. However, there may be potential to develop a smaller site to the south east of the site. This would have existing development to the east and field boundaries to the west.</p>

2. NB9 Tunnel Road, Galley Common (NUN188)

Criteria	Site
	Tunnel Road, Galley Common
Size	3.19
Current Use	Agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	If whole of site is developed No, but if 15 maximum then yes.
The site is not located in areas of high flood risk;	Flood Zone 1. Watercourse runs across site. Minimal surface water flooding.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated or other sites.
Agricultural land	Grade 3 but no information as to whether the site is Grade 3a (best and most versatile land) or not.
Landscape	Galley Common Hills and Valleys Landscape Character Area

Criteria	Site
	Tunnel Road, Galley Common
	<p>Strength of landscape character – Strong</p> <p>Landscape condition - Moderate</p> <p>Landscape strategy – Conserve and enhance.</p> <p>Difficult to develop in this landscape and retain characteristics of rural and village environment</p>
Historic & natural features	<p>Designated Assets</p> <p>None.</p> <p>Archaeology</p> <p>No information.</p> <p>Historic Landscape Character</p> <p>Piecemeal Enclosure - Large irregular fields with curvilinear reverse 'S' boundaries and dog leg boundaries. Evidence of ridge and furrow in this area suggests this area was once formed of medieval open fields.</p> <p>A recent appeal was dismissed on the basis of impact on the historic landscape character. A series of fields, their layout delineated by reverse 'S' shaped hedgerows, and containing ridge and furrow earthworks. The resulting field pattern suggests that the area is part of an early phase of enclosure of open fields formed by earlier woodland clearance, and most probably medieval in origin.</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring	<p>Yes, appropriate buffers could be placed between plots and existing residential housing. However, access to the site is via routes that are located in between existing residential properties, therefore, this is something that may need to be mitigated against.</p>

Criteria	Site
	Tunnel Road, Galley Common
land uses are protected;	
The site has suitable access to the highway network;	Yes but no information on impact on road network.
The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	<p>Within 5km of AQMA but unlikely to be a key route to destination.</p> <p>No transport or air quality modelling.</p>
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>Key employment locations within 5km at Nuneaton town centre.</p> <p>Training beyond 5km.</p> <p>No accessibility modelling.</p>
Step change in public transport along north	Within 5.5km of Nuneaton station.

Criteria	Site
	Tunnel Road, Galley Common
south corridor	Within 2.5km of bus route 48.
Access to town centres, major leisure centres and community facilities	<p>5.2km to Nuneaton town centre.</p> <p>5.5km to Pingles Leisure Centre.</p> <p>5km to Bermuda leisure facilities.</p> <p>5km to George Eliot Hospital.</p> <p>No accessibility modelling.</p>
Open Space	No impacts on open spaces.
Give preference to sites where derelict or contaminated land is brought back into use.	Predominantly a Greenfield site. 1 example of unspecified low contaminated land use.
Green Belt	No
Will the site leave a defensible GB boundary?	N/A
Site Summary	<p>The site is located on the western edge of Nuneaton at Galley Common. It is relatively accessible to employment, town centre and leisure facilities in Nuneaton. These facilities are more than 2km but less than 5km away. Training is more than 5km. Access to the major north south public transport routes is poor.</p> <p>There are no physical constraints in terms of impact on open space, derelict and contaminated land, flood risk, biodiversity and mineshafts.</p>

Criteria	Site
	Tunnel Road, Galley Common
	<p>The area is of high landscape value. The landscape is sensitive and a number of important features are identified for retention. The landscape strategy for this area is conserve and enhance.</p> <p>The site has a number of important historic features that were considered of such importance at a recent planning appeal to justify dismissal of the appeal.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p>The site is not out of scale with the size of the settlement but the site is not well integrated into the existing urban area of Nuneaton.</p> <p>The site is not Green Belt.</p> <p>The site is not recommended for development due to the impact of development on its historic environment and landscape character features, the relatively low accessibility of the site and its lack of integration within the existing urban area.</p>

3. NB10 Bedworth Woodlands (NUN080, NUN102, NUN143 & NUN228)

Criteria	Site
	Bedworth Woodlands
Size	73ha
Current Use	agricultural
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	If whole of site is developed no, but if 15 maximum then yes.
The site is not located in areas of high flood risk;	There is river flooding from the River Sowe. 15% of the site is affected by Flood Zones 2 and 3. Surface water flooding and overland flows will also need to be considered
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	<p>No European or nationally designated sites.</p> <p>The Nook, Charity Spinney & Meadows and Flash Meadow Local Wildlife Sites are located on the site. Adjacent to the PDA is Newdigate Colliery LWS and Newdigate Cutting pLWS</p> <p>The PDA has a high concentration of highly distinctive habitats.</p>
Agricultural land	Grade 3 and Grade 4.
Landscape	<p>Landscape Character Area: Bedworth Woodlands Rural Fringe.</p> <p>The area has a Moderate strength of landscape character and</p>

Criteria	Site
	Bedworth Woodlands
	<p>is in Moderate landscape condition.</p> <p>The landscape strategy is to Enhance</p>
<p>Historic & natural features</p>	<p>GGP Archaeological Potential: Medium</p> <p>Historic Environment Assessment</p> <p>No Designated Assets or Conservation Areas.</p> <p>Impact on setting of designated assets:</p> <p>None</p> <p>Impact on Archaeology / Archaeological Sensitivity of Site:</p> <p>Medium.</p>
<p>The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;</p>	<p>Yes, appropriate buffers could be placed between plots and existing residential housing.</p>
<p>The site has suitable access to the highway</p>	<p>Yes but no information on impact on road network.</p>

Criteria	Site
	Bedworth Woodlands
network;	
The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	No transport or air quality modelling in relation to a development as G&T site. However, transport modelling was undertaken for the Preferred Options indicated that there will be a negative impact on the AQMAs, but this PDA is not considered to be a significant contributor.
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	BTC (1.8km) is within 2km. Bermuda IE (2.1km), Bayton Road (2.5km), Prologis (3.5km), NTC (4.9km) and KEGs (4.9km) are within 5km. Bus Routes: 768, 57, 56, and 55
Step change in public transport along north south corridor	1.9km from BTS, 3km from Bermuda TS and 3.9 from Ricoh Arena TS.
Access to town centres, major leisure centres	1.8km from BTC and 4.9km from NTC.

Criteria	Site
	Bedworth Woodlands
and community facilities	<p>1.7km from Bedworth LC and 4.3km from Pingles.</p> <p>2.1km from BLC and 3.7km from Ricoh Arena.</p> <p>3.6km from GEH.</p>
Open Space	<p>Contains The Nook natural and semi-natural open space, natural and semi-natural fields.</p> <p>Slough Ward has deficiencies in all open space types, except allotments</p>
Give preference to sites where derelict or contaminated land is brought back into use.	<p>Several areas of potential unspecified low level contamination associated with Old quarry, landscaping, pond, embankment, well.</p> <p>Adjacent to previous colliery (Newdigate LWS), open cast coal extraction and coal spoil, coal depot/yard</p> <p>Some localised investigation and remediation may be required.</p>
Green Belt	No
Will the site leave a defensible GB boundary?	N/A
Site Summary	<p>The site is located on the north western edge of Bedworth. It is relatively accessible to employment and training, town centre, leisure facilities and George Eliot Hospital.</p> <p>There are no physical constraints in terms of mineshafts.</p> <p>The site boundary includes the Nook Community Park but it is not the intention to place development on this land. This land is</p>

Criteria	Site
	<p data-bbox="488 264 820 297">Bedworth Woodlands</p> <p data-bbox="488 338 1007 371">excluded from the developable area.</p> <p data-bbox="488 405 1407 566">Whilst there are no significant issues on site in terms of derelict and contaminated land, the site adjoins the former Newdigate colliery and further investigation will be required to identify and issues and mitigation.</p> <p data-bbox="488 600 1407 719">The area is one of medium landscape value where the landscape strategy is to enhance. Development would require landscape mitigation.</p> <p data-bbox="488 752 1407 958">There is the possibility of the presence of truncated medieval ridge and furrow and unrecorded archaeological features of medium sensitivity. Archaeology evaluation, including field walking, geophysical survey, trial trenching and suitable mitigation is required.</p> <p data-bbox="488 992 1407 1198">There is river flooding from the River Sowe. 15% of the site is affected by Flood Zones 2 and 3. Surface water flooding and overland flows will also need to be considered. Development can avoid these areas and there be sufficient land for a viable site.</p> <p data-bbox="488 1232 1407 1438">The Nook, Charity Spinney and Meadow and Flash Meadow Local Wildlife Sites are located on the site. The area has a high concentration of highly distinctive habitats. Development would need to avoid these sites and ensure that they do not become isolated from the wider ecological network.</p> <p data-bbox="488 1471 1407 1588">The land is identified as a Mineral Safeguarding Area. Further information is required from WCC but this is not expected to restrict development of the site.</p> <p data-bbox="488 1621 1059 1655">The site is not located in the Green Belt.</p> <p data-bbox="488 1688 1407 1895">The site has a number of environmental issues – wildlife and landscape that would need to be carefully considered. A small scale site could be integrated at the edge of the urban area. However, given the site of the site as a whole it is recommended to be taken forward as a housing site.</p>

4. NB12 Site 12 Burbages Lane (NUN162/NUN222)

Criteria	Site
	Burbages Lane
Size	2.87ha
Current Use	Agriculture & Allotments
The number of pitches or plots is relative to the size and scale of the site;	Yes 15 plots would fit in with site.
The number of pitches or plots is relative to the size and density of the surrounding settled community	If whole of site is developed no, but if 15 maximum then yes.
The site is not located in areas of high flood risk;	Flood Zone 1. Minimal surface water flooding.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated sites but site includes Greenwood Farm deferred LWS
Agricultural land	Western half – Urban. Eastern half – Grade 3. There is no information about whether or not it is Grade A (best and most versatile land) or Grade 3B.
Landscape	Keresley Urban Fringe Landscape Character Area.

Criteria	Site
	Burbages Lane
	<p>Strength of landscape character – Weak</p> <p>Landscape condition - Poor</p> <p>Landscape Strategy - Restore or create.</p>
Historic & natural features	<p><u>Designated Sites</u></p> <p>No Statutory or non-statutory listed structures on site or within/adjacent any Conservation Areas.</p> <p><u>Archaeology</u></p> <p>The land appears to be relatively undisturbed agricultural land. So there is medium potential for as yet unrecorded archaeological features.</p> <p><u>Historic Landscape Character</u></p> <p>Landscape dominated by housing and schools and fragments of early 19th century surviving planned enclosure field systems. Low sensitivity of historic landscape.</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	<p>Appropriate buffers could be placed between plots and existing residential housing.</p>
The site has suitable access to the highway network;	<p>Yes but no information on impact on road network.</p>

Criteria	Site
	Burbages Lane
The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	No transport or air quality modelling in relation to a development as G&T site.
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	Prologis and Ricoh Arena are within 2km. Henley College within 5km (in Coventry). Near to bus routes 56 and 57. No accessibility modelling.
Step change in public transport along north south corridor	Within 1km of proposed Ricoh Arena station. Within 1.5km of bus route 48.
Access to town centres, major leisure centres and community facilities	4km to Bedworth town centre 3.5km to Bedworth Leisure Centre. 5.5km to Bermuda leisure facilities. Also facilities at Ricoh Arena within 1km. 6.8km to George Eliot Hospital.

Criteria	Site
	Burbages Lane
	<p>Near to bus routes 56 and 57.</p> <p>No accessibility modelling.</p>
Open Space	No direct impact on open spaces. Prologis Country Park and Blackberry Lane within 1km.
Give preference to sites where derelict or contaminated land is brought back into use.	<p>Predominantly Greenfield site. No identified contamination.</p> <p>No derelict land</p>
Green Belt	Yes
Will the site leave a defensible GB boundary?	No. The potential boundaries within the Borough are field boundaries.
Site Summary	<p>The site is located on the western edge of Neals Green. It is relatively accessible to employment and training, town centres, leisure facilities in Bedworth and North Coventry. It is more than 5km from George Eliot hospital.</p> <p>There are no physical constraints in terms of impacts on open spaces, landscape, derelict and contaminated land, flood risk and mineshafts.</p> <p>A large area of the site has potential to be a Local Wildlife Site. Further work is needed to determine whether or not the site has significant biodiversity value.</p> <p>Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not expected to restrict development of the site.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p>The site, is not out of scale with the settlement. It also integrates</p>

Criteria	Site
	Burbages Lane
	<p>well into the settlement.</p> <p>The site is Green Belt and the potential boundaries are field boundaries for the site in the Borough.</p> <p>There are outstanding issues for this site in terms of biodiversity and Green belt boundary. If these issues are resolved then there is potential for the site to be considered for development but at this stage there is uncertainty. It is recommended that the northern eastern part of the site is taken forward for consideration as a G&T site. If the southern part is designated as a LWS then this would make the site more defensible in Green Belt terms.</p>

5. NB14 Home Farm, Bulkington (NUN 151)

Criteria	Site
	Home Farm Bulkington
Size	7.05
Current Use	Agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	yes
The site is not located in areas of high flood risk;	Flood Zone 1. Small areas of surface water flooding along west boundary and along property boundary along Coventry Road.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated or other sites.
Agricultural land	Grade 3. There is no information about whether or not it is Grade 3A (best and most versatile land) or 3B.
Landscape	Bulkington Village Farmlands Landscape Character Area. Strength of landscape character – Moderate Landscape condition - Poor Landscape Strategy - Enhance and restore.

Criteria	Site
	Home Farm Bulkington
Historic & natural features	<p><u>Designated Sites</u></p> <p>No Statutory or non-statutory listed structures on site or within/adjacent any Conservation Areas.</p> <p><u>Archaeology</u></p> <p>Medium potential impact – as yet unrecorded sites within agricultural land.</p> <p>Low potential impact –for possible presence of truncated medieval ridge and furrow.</p> <p><u>Historic Landscape Character</u></p> <p>HL Broad Type: Fieldscapes</p> <p>HLC Type: Small Rectilinear Fields, Large Rectilinear Fields and Large Irregular Fields</p> <p>Rectilinear fields are associated with medium archaeological potential; whereas large irregular fields are associated with medium to high archaeological potential, all of which are often related to ridge and furrow and deserted medieval settlements.</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	Appropriate buffers could be put in place.
The site has suitable access to the highway network;	Yes but no information on impact on road network.

Criteria	Site
	Home Farm Bulkington
The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	<p>More than 5km from AQMAs in Nuneaton. Less likely to impact on air quality in AQMAs but depends on travel patterns.</p> <p>No transport or air quality modelling.</p>
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>Within 5km of Bayton Road Industrial Estate and Bedworth town centre.</p> <p>Training beyond 5km.</p> <p>Near to bus route 56.</p> <p>No accessibility modelling.</p>
Step change in public transport along north south corridor	<p>Within 2.2km of Bedworth station.</p> <p>Within 2.7km of bus route 48.</p>
Access to town centres, major leisure centres and community facilities	<p>2.5km to Bedworth town centre.</p> <p>2.5km to Bedworth Leisure Centre and 4km to Bermuda leisure facilities.</p> <p>5km to George Eliot Hospital.</p>

Criteria	Site
	Home Farm Bulkington
	<p>Near to bus route 56.</p> <p>No accessibility modelling.</p>
Open Space	No direct impact on open spaces. Within 0.5km of Bulkington Recreation Ground and Barnacle Lane Community Parks.
Give preference to sites where derelict or contaminated land is brought back into use.	<p>Predominantly Greenfield site. 1 example of unspecified low contaminated land and railway land adjoins site.</p> <p>No derelict land.</p>
Green Belt	Yes
Will the site leave a defensible GB boundary?	No. The potential boundaries are the railway and field boundaries that are not defensible.
Site Summary	<p>Despite being best performing Green Belt, the land is specifically identified in the Coventry Joint Green Belt Study (2009) as an area that could be removed from the Green Belt.</p> <p>The site is located on the western edge of Bulkington. It is relatively accessible to employment and training, town centre and leisure facilities in Nuneaton and Bedworth. These facilities are more than 2km but less than 5km away. Access to major north south public transport routes is poor. Bulkington has a range of local facilities. Bulkington has a range of local facilities but it is a less sustainable location than the towns of Nuneaton and Bedworth. Some development small to medium scale may be appropriate.</p> <p>There are no physical constraints in terms of open spaces, landscape, derelict and contaminated land, flood risk, biodiversity and mineshafts.</p> <p>There are potential issues for historic environment and best and most versatile land. These issues will not restrict development but may require mitigation measures.</p> <p>The land is identified as a Mineral Safeguarding Area. Further</p>

Criteria	Site
	Home Farm Bulkington
	<p>information required from WCC but this is not expected to restrict development of the site.</p> <p>The site in line with the scale of the settlement and could integrate into the existing urban area of Bulkington.</p> <p>The site is Green Belt. The potential boundaries are the railway and field boundaries. Development of the site alone would leave an anomaly in the Green Belt.</p> <p>The site, on its own, does not have the potential for defensible Green Belt boundaries. This site is not recommended for development.</p>

6. NB15 Wilsons Lane, Exhall (NUN279)

Criteria	Site
	Wilsons Lane, Exhall
Size	Site is 2.63 ha. The developable area is 1.71ha
Current Use	Agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	Flood Zone 1. Minimal surface water flooding to the southwest.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated sites. However there is a potential LWS along the east boundary and further south along Wilsons Lane is Moat House LWS.
Agricultural land	No information.
Landscape	Keresley Urban Fringe Landscape Character Area Strength of landscape character – Weak Landscape condition - Poor Landscape strategy – Restore and Create.

Criteria	Site
	Wilsons Lane, Exhall
	Considered to have capacity for residential and employment uses due to poor landscape and visual qualities.
Historic & natural features	<p><u>Designated Assets</u></p> <p>None.</p> <p><u>Archaeology</u></p> <p>Archaeological Potential:</p> <p>Low to Medium</p> <p>Impact on setting of designated assets:</p> <p>None</p> <p>Impact on Archaeology / Archaeological Sensitivity of Site:</p> <p>Low to Medium</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	There are no residential properties surrounding the property. There is only an employment site. Buffers could be appropriate between the two sites.
The site has suitable access to the highway network;	Yes but no information on impact on road network.
The site is located where air pollution or	Beyond 5km of AQMA. Journeys unlikely to regularly pass

Criteria	Site
	Wilsons Lane, Exhall
noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	through and directly impact AQMA. No transport or air quality modelling.
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	Bayton Road (0.5km) and Ricoh Arena (1.7km) are within 2km. BTC, (2.1km), Prologis (2.6km), Bermuda (4.1km) and Henley College (3.3km) are within 5km. Bus Routes: 778, 209, 48 and 20
Step change in public transport along north south corridor	1.8km from Ricoh Arena TS, 2.2km from BTS and 4.9km from Bermuda TS
Access to town centres, major leisure centres and community facilities	1.7km from Bedworth LC, 4.3 from Pingles, 4.1km from BLC 1.5km from Ricoh Arena.

Criteria	Site
	Wilsons Lane, Exhall
	3.6km from GEH.
Open Space	No impacts on open spaces.
Give preference to sites where derelict or contaminated land is brought back into use.	Site is greenfield. No examples of contaminated land use. Electricity pylons cross the southern portion of the site.
Green Belt	Yes
Will the site leave a defensible GB boundary?	No. The boundaries are field boundaries.
Site Summary	<p>The site is located to the south of Bedworth at Exhall. It is relatively accessible to employment, town centre, leisure facilities and George Eliot Hospital.</p> <p>There are no physical constraints in terms of open space, landscape, historic environment, derelict and contaminated sites, flood risk, best and most versatile agricultural land and mineshafts.</p> <p>Electricity pylons cross the site and it is close to the M6 motorway.</p> <p>A potential Local Wildlife Site at Wilsons Lane adjoins the site and will require further investigation/mitigation.</p> <p>Part of the site is identified as a Mineral Safeguarding Area. Further information is required from WCC but this is not expected to restrict development of the site.</p> <p>The site is located in the Green Belt. The site does not have defensible Green Belt boundaries..</p> <p>The site, is not out of scale with the size of the settlement. The site adjoins industrial estates to the west but it is not well integrated into the existing urban area of Bedworth as a stand</p>

Criteria	Site
	<p>Wilsons Lane, Exhall</p>
	<p>alone site.</p> <p>The site has no significant constraints but it is not well integrated into the existing urban area and does not have defensible Green Belt boundaries. It may not be attractive due to its location, electricity pylons and neighbouring. The site is not recommended for development.</p>

7. NB19 East of Lancing Road, Bulkington (NUN155)

Criteria	Site
	East of Lancing Road, Bulkington
Size	8.5ha
Current Use	Agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	Flood Zone 1. Small areas of surface water flooding.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated sites are located within the site but a potential Local Wildlife Site adjoins the site.
Agricultural land	Grade 3. There is no information about whether or not it is Grade 3A (best and most versatile land) or 3B.
Landscape	Bulkington Rolling Farmlands Landscape Character Area. Strength of landscape character – Moderate Landscape condition - Poor

Criteria	Site
	East of Lancing Road, Bulkington
	<p>Landscape Strategy - Enhance and restore.</p> <p>The Land Use Designations Study indicates that land on this north east part of Bulkington is sensitive and important to retaining the setting of the settlement.</p>
Historic & natural features	<p><u>Designated Sites</u></p> <p>No Statutory or non-statutory listed structures on site or within/adjacent any Conservation Areas.</p> <p><u>Archaeology</u></p> <p>Medium impact – Possibility of further Palaeolithic artefacts and later prehistoric tools.</p> <p>Medium potential for as yet unrecorded sites within the relatively undisturbed agricultural land.</p> <p><u>Historic Landscape Character</u></p> <p>HL Broad Type: Fieldscapes</p> <p>HLC Type: Paddocks and Closes and Piecemeal Enclosure</p> <p>Both field types have medium to high Archaeological potential.</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	<p>Access to the site is along a residential estate. The site is surrounded by residential houses therefore, providing a buffer from every viewing angle may be difficult to integrate into the landscape.</p>
The site has suitable access to the highway network;	<p>Access from Barmcote Close or Lancing Road. The site has suitable access but there is no information in regard to impact on road</p>
The site is	<p>More than 5km from AQMAs in Nuneaton. Less likely to impact</p>

Criteria	Site
	East of Lancing Road, Bulkington
located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	on air quality in AQMAs but depends on travel patterns. No transport or air quality modelling.
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	Bayton Road Industrial Estate and Bedworth town centre are within 5km. Training beyond 5km. Near to bus route 56. No accessibility modelling.
Step change in public transport along north south corridor	Within 3.4km of Bedworth station. Within 3.5km of bus route 48.
Access to town centres, major leisure centres and community facilities	3.7km to Bedworth town centre 3.8km to Bedworth Leisure Centre and 4.8km to Bermuda leisure facilities. 5.5km to George Eliot Hospital. Near to bus route 56.

Criteria	Site
	East of Lancing Road, Bulkington
	No accessibility modelling.
Open Space	No direct impact on open spaces. Within 1km of Bulkington Recreation Ground and Barnacle Lane Community Parks
Give preference to sites where derelict or contaminated land is brought back into use.	Predominantly Greenfield site. 1 example of unspecified low contaminated land use and sewage works adjoins. No derelict land.
Green Belt	Yes
Will the site leave a defensible GB boundary?	No, the northeast boundaries are field boundaries and so not defensible.
Site Summary	<p>The site is located on the eastern edge of Bulkington. It is relatively less accessible to employment and training, town centre and leisure facilities in Nuneaton and Bedworth. These facilities are more than 2km but less than 5km away. Access to major north south public transport routes is poor. Bulkington has a range of local facilities but it is a less sustainable location than the towns of Nuneaton and Bedworth. Some development small to medium scale would be appropriate.</p> <p>There are no physical constraints in terms of impacts on open spaces, landscape, derelict and contaminated, flood risk, biodiversity, mineral safeguarding and mineshafts.</p> <p>Whilst there are no specific landscape character issues, the Land Use Designations Study indicates that land on this north east part of Bulkington is sensitive and important to retaining the setting of the settlement.</p> <p>Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not expected to restrict development of the site.</p> <p>The site, is not out of scale with the settlement and would be well integrated into the existing urban area.</p>

Criteria	Site
	<p data-bbox="485 266 1002 300">East of Lancing Road, Bulkington</p> <p data-bbox="485 338 1406 412">The site is Green Belt and the potential boundaries are field boundaries.</p> <p data-bbox="485 450 1406 568">The site is not recommended for development as development would impact on the setting of the settlement and there would not be a defensible Green Belt boundary.</p>

8. NB20 Former Golf Course, Hawkesbury (NUN119)

Criteria	Site
Size	18.8 developable area
Current Use	Amenity/open space
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	Flood Zone 1. Medium areas of surface water flooding to south east of site.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated sites. Bayton Road Lakes LWS and Coventry Canal Potential LWS adjoin the site
Agricultural land	Grade 4
Landscape	Nuneaton and Bedworth Urban Fringes Landscape Character Area. Strength of landscape character – Moderate

Criteria	Site
	<p>Landscape condition - Poor</p> <p>Landscape strategy – Enhance and restore.</p>
<p>Historic & natural features</p>	<p><u>Designated Sites</u></p> <p>No Statutory or non-statutory listed structures on site or within/adjacent any Conservation Areas.</p> <p><u>Archaeology</u></p> <p>High impact – deserted medieval settlement at Hawkesbury/Tackley at centre of site. Likely that buried remains occur here.</p> <p>Low impact – former site of canal basin in north of site.</p> <p><u>Historic Landscape Character</u></p> <p>HL Broad Type: Designed Landscape</p> <p>HLC Type: Golf Course.</p>
<p>The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;</p>	<p>There is enough space to form an appropriate buffer for between the existing residential areas.</p>
<p>The site has suitable access to the highway network;</p>	<p>Strategic Transport modelling indicates 4 transport schemes are required to support development for housing development. There is no information for development related to G&T sites.</p> <p>No information for S-Paramics.</p>
<p>The site is located where air pollution or noise pollution</p>	<p>More than 5km from AQMAs in Nuneaton. Less likely to impact on air quality in AQMAs but depends on travel patterns.</p> <p>No transport or air quality modelling.</p>

Criteria	Site
<p>will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;</p>	
<p>The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;</p>	
<p>Access to employment and training</p>	<p>Within 2km of Bayton Road Industrial Estate and within 5km of Prologis, Bedworth town centre and Ricoh Arena</p> <p>Training within 5km of Henley College (in Coventry)</p> <p>Near to bus routes 209 and 778.</p> <p>Accessibility modelling shows PDA9 to be within 0-10 mins by public transport and within 0-10 minutes by walking to employment and training.</p>
<p>Step change in public transport along north south corridor</p>	<p>Within 2km of Bedworth station.</p> <p>Within 1.2km of bus route 48.</p>
<p>Access to town centres, major leisure centres and community facilities</p>	<p>2km to Bedworth town centre</p> <p>1.5km to Bedworth Leisure Centre and 4.3km to Bermuda leisure facilities.</p> <p>5.5km to George Eliot Hospital.</p>

Criteria	Site
	<p>Near to bus routes 209 and 778.</p> <p>Accessibility modelling shows PDA9 is within 0-10 minutes by public transport and 40-50 minutes by public transport to the following facilities on average: hospitals, GP, fruit and veg, town centre and education.</p>
Open Space	No direct impact on open spaces. Within 1km of the southern end of Miners Welfare Destination Park.
Give preference to sites where derelict or contaminated land is brought back into use.	<p>Site likely to contain larger area of prior industrial use or potentially contaminated land use that will need to be remediated.</p> <p>The site is also affected by a HSE Hazard Area which reduces the developable area.</p>
Green Belt	Yes
Will the site leave a defensible GB boundary?	Although there are defensible elements around the site (canal and Bayton Road Lakes LWS), the size of the G&T site would lead to a boundary which is not.
Site Summary	<p>The site is relatively accessible to employment and training, town centres and leisure facilities in Bedworth and north Coventry. It is more than 5km to George Eliot Hospital.</p> <p>There are no physical constraints in terms of impacts on open spaces, landscape and flood risk.</p> <p>There is potential for the buried remains of the medieval village of Tackley/Hawkesbury to be found. Further investigation / archaeological evaluation is required to establish the suitability of the site for development and to identify suitable mitigation through recording, excavation and/or preservation in situ.</p> <p>There are up to 18 coal shafts on site that would require treatment prior to any development. Also, there is an area of previous industrial land use that may be contaminated and require treatment.</p> <p>There are issues in terms of biodiversity and best and most versatile agricultural land. These issues will not prevent</p>

Criteria	Site
	<p>development but may require mitigation measures. The site is also affected by a HSE Hazard Area which does not prevent development but does reduce the developable area.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p>The sites would not be out of scale with the settlement of Bedworth but whilst it directly adjoins Bedworth it is not well integrated due to the railway and Bayton Road Industrial Estate.</p> <p>The site is Green Belt. The canal forms a defensible Green Belt boundary for the majority of the site.</p> <p>The site is well located in straight line distance terms to the existing urban area but is not well integrated due to barriers. There are also significant constraints but these are not insurmountable. The site as a whole is s too large for one G&T development and a defensible Green Belt boundary would not be created within the site itself.</p>

Land South East of Wilsons Lane, Exhall (NUN290)

Criteria	Site
	Land South East of Wilsons Lane, Exhall
Size	2.1 developable area 0.67
Current Use	Agriculture
The number of pitches or plots is relative to the size and scale of the site;	11
The number of pitches or plots is relative to the size and density of the surrounding settled community	11
The site is not located in areas of high flood risk;	Flood Zone 1. Minimal surface water flooding to the southeast
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated sites. A potential LWS is located along the eastern boundary of NB15 (NUN279). Further south of along Wilsons Lane is the Moat House pLWS.
Agricultural land	No information on GGP.
Landscape	Keresley Urban Fringe Landscape Character Area Strength of landscape character – Weak Landscape condition - Poor

Criteria	Site
	Land South East of Wilsons Lane, Exhall
	<p>Landscape strategy – Restore and Create.</p> <p>Considered to have capacity for residential and employment uses due to poor landscape and visual qualities.</p>
Historic & natural features	<p><u>Designated Assets</u></p> <p>None.</p> <p><u>Archaeology</u></p> <p>Archaeological Potential:</p> <p>Low to Medium</p> <p>Impact on setting of designated assets:</p> <p>None</p> <p>Impact on Archaeology / Archaeological Sensitivity of Site:</p> <p>Low to Medium</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	No surrounding residential uses. The M6 borders the site therefore appropriate screening may be necessary.
The site has suitable access to the highway network;	Yes but no information on impact to road network.
The site is located where air	Beyond 5km of AQMA. Journeys unlikely to regularly pass through and directly impact AQMA. Would need to investigate

Criteria	Site
	Land South East of Wilsons Lane, Exhall
<p>pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;</p>	<p>potential air/noise pollution from M^A.</p> <p>No transport or air quality modelling.</p>
<p>The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;</p>	
<p>Access to employment and training</p>	<p>Bayton Road (0.5km) and Ricoh Arena (1.7km) are within 2km.</p> <p>BTC, (2.4km), Prologis (2.7km), Bermuda (4.1km) and Henley College (3.4km) are within 5km.</p> <p>Bus Routes: 778, 209, 48 and 20</p>
<p>Step change in public transport along north south corridor</p>	<p>1.8km from Ricoh Arena TS</p> <p>2.3km from BTS</p> <p>4.9km from Bermuda TS.</p>
<p>Access to town centres, major leisure centres and community facilities</p>	<p>1.7km from Bedworth LC and 4.3 from Pingles.</p> <p>2.1km from BLC and 3.7km from Ricoh Arena.</p>

Criteria	Site
	Land South East of Wilsons Lane, Exhall
	3.6km from GEH.
Open Space	No impacts on open spaces.
Give preference to sites where derelict or contaminated land is brought back into use.	<p>Site is greenfield. One example of Unspecified low contaminated land use: - Old quarry, landscaping, pond, embankment, well.</p> <p>Electricity pylons cross the central part of the site.</p>
Green Belt	Yes
Will the site leave a defensible GB boundary?	Yes. Where it borders the M6, Coventry Road and access road
Site Summary	<p>The site is located to the south of Bedworth at Exhall. It is relatively accessible to employment, town centre, leisure facilities and George Eliot Hospital.</p> <p>There are no physical constraints in terms of open space, landscape, historic environment, derelict and contaminated sites, flood risk, best and most versatile agricultural land and mineshafts.</p> <p>Electricity pylons cross the site and it adjoins the M6 motorway.</p> <p>A potential Local Wildlife Site at Wilsons Lane adjoins the site and will require further investigation/mitigation.</p> <p>Part of the site is identified as a Mineral Safeguarding Area. Further information is required from WCC but this is not expected to restrict development of the site.</p> <p>The site is located in the Green Belt. The site has defensible Green Belt boundaries in terms of the M6 and Wilsons Lane.</p> <p>The site is not out of scale with the size of the settlement. The site adjoins industrial estates to the west but it is not well integrated into the existing urban area of Bedworth as a stand alone site.</p>

Criteria	Site
	Land South East of Wilsons Lane, Exhall
	<p>The site has no significant constraints but it would leave a gap between the site and the School Lane employment site meaning it could be considered to be not well integrated into the existing urban area. It may not be an attractive location for development due to electricity pylons and neighbouring uses.</p>

NB23 Larger Arbury Sites – PDA4 (NUN109)

Criteria	Site
	Arbury Site – PDA4 (NUN109)
Size	67.9
Current Use	Agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	<p>Primary flood risk is from overtopping of two unnamed drains</p> <p>4% of the site is affected by flood zones 3 and 2.</p> <p>The reservoir and surface water flooding will also need to be considered.</p>
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	<p>No European or nationally designated sites.</p> <p>Contains Seeswood Pool Local Wildlife Site and is adjacent Seeswood ancient woodland, both of which are considered to have moderate/high to high distinctiveness.</p>

Criteria	Site
	Arbury Site – PDA4 (NUN109)
Agricultural land	Grade 3.
Landscape	<p>Landscape Character Area: Arbury Parklands</p> <p>The area has a Strong strength of landscape character and the landscape is in Good condition.</p> <p>The landscape strategy is to Conserve.</p>
Historic & natural features	<p>GGP Archaeological Potential: High</p> <p>Historic Environment Assessment</p> <p>No Designated Assets or CAs</p> <p>Impact on setting of designated assets:</p> <p>Low impact on nearby listed buildings</p> <p>Impact on Archaeology / Archaeological Sensitivity of Site</p> <p>Medium</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are	Yes

Criteria	Site
	Arbury Site – PDA4 (NUN109)
protected;	
The site has suitable access to the highway network;	Yes, although, there is no information on the impact on the road.
The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	No information available this would need to be investigated further but there are no obvious reasons why this would be an issue.
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	Bermuda IE (3.4km), NTC (3.9km), KEGs (4.2km) and NW&HC (4.6km) are within 5km. Bus Routes: 41, 17, 10 and 9.
Step change in public transport along north south corridor	3.5km from Bermuda TS and 4.3km from NTS.

Criteria	Site
	Arbury Site – PDA4 (NUN109)
Access to town centres, major leisure centres and community facilities	<p>3.5km from Bermuda LC and 4.km from Pingles.</p> <p>3.9km from NTC.</p> <p>3.2km from GEH.</p>
Open Space	<p>Contains Seeswood Pool natural and semi-natural open space.</p> <p>Adjacent to Arbury Hall and Seeswood natural and semi-natural open space.</p> <p>Arbury Ward has deficiencies in Parks & Gardens, green corridors, children & young people and allotments</p>
Give preference to sites where derelict or contaminated land is brought back into use.	Several small areas of potential unspecified low level contamination associated with Old quarry, landscaping, pond, embankment, well
Green Belt	Yes
Will the site leave a defensible GB boundary?	No. Only boundaries are Astley Lane and field boundaries which given the scale of potetenial development would not be significant
Site Summary	<p>The site is located on the western edge of Nuneaton. It is relatively accessible to employment and training, town centre, leisure facilities and George Eliot Hospital.</p> <p>The site is not accessible to the north south rail or bus corridor.</p> <p>There are no physical constraints in terms of open spaces, derelict or contaminated land, or mineshafts.</p> <p>The landscape strategy is to conserve. Site Specific landscape</p>

Criteria	Site
	<p data-bbox="485 264 938 300">Arbury Site – PDA4 (NUN109)</p> <p data-bbox="485 338 1406 412">character assessment indicated that the site should not be taken forward for development.</p> <p data-bbox="485 450 1406 860">There are a number of listed buildings and Arbury Hall Registered Park and Garden within the vicinity of the site but the impact on the settings is considered to be low. Mitigation measures should be discussed with English Heritage. There is potential for Palaeolithic and unrecorded sites. This will not prevent development but archaeology evaluation, including field walking, geophysical survey, trial trenching and suitable mitigation is required. The development should also address the legibility to understand the landscape in relation to the life and works of George Eliot.</p> <p data-bbox="485 898 1406 1010">The site adjoins Seeswood Pool Local Wildlife Site and Seeswood Ancient Woodland which have moderate/high to high distinctiveness.</p> <p data-bbox="485 1048 1406 1249">4% of the site is subject to Flood Zones 2 and 3 due to overtopping of unnamed drains. The reservoir and surface water flood risk will also need to be considered. Development can avoid these areas and there be sufficient land for a viable site.</p> <p data-bbox="485 1288 1406 1400">The land is identified as a Mineral Safeguarding Area. Further information is required from WCC but this is not expected to restrict development of the site.</p> <p data-bbox="485 1438 1406 1512">The site is located in the Green Belt. The potential boundaries are Astley Lane and field boundaries that are not defensible.</p> <p data-bbox="485 1550 1406 1662">The site is not out of scale with the size of the settlement but integration is reduced by the eastern boundary not joining the existing urban area of Nuneaton.</p> <p data-bbox="485 1700 1406 1818">The site will have a significant impact on the landscape, may be difficult to integrate into the existing urban area. It is not recommended for development.</p>

NB23 Arbury Sites –PDA5b (NUN138)

Criteria	Site
Size	12.92
Current Use	agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	<p>Fluvial risk of flooding from two unnamed drains.</p> <p>In total, 8% of the site is affected by Flood Zones 2 and 3. Surface water flooding will also need to be considered in the same locations.</p>
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No European, national or locally designated sites.
Agricultural land	Mostly grade 3, with grade 4 to the south of the site.
Landscape	<p>Landscape Character Area: Arbury Parklands</p> <p>The area has a Strong strength of landscape character and the</p>

Criteria	Site
	<p>landscape is in Good condition.</p> <p>The landscape strategy is to Conserve.</p>
<p>Historic & natural features</p>	<p>GGP</p> <p>Archaeological Potential</p> <p>Archaeological Potential: Medium</p> <p>Historic Environment Assessment</p> <p>No Designated Assets or Conservation Areas.</p> <p>Impact on setting of designated assets:</p> <p>Medium impact on nearby buildings/structures</p> <p>Impact on Archaeology / Archaeological Sensitivity of Site:</p> <p>Medium to High</p>
<p>The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;</p>	<p>yes</p>
<p>The site has</p>	<p>No would need an extensive road development to reach site or</p>

Criteria	Site
suitable access to the highway network;	delivery of surrounding sites for housing.
The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	No information.
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>Bermuda (1.7km) is within 2km.</p> <p>NTC (2.8km), Attleborough Fields (3.8km), BTC (3.5km), Bayton Road (4.7km), KEGs (3.1km) and NW&HC (4.3km) are within 5km.</p> <p>Bus Routes:768, 778, 55, 41, 17, 9</p>
Step change in public transport along north	2.8km from NTC and 3.5km from BTC.

Criteria	Site
south corridor	
Access to town centres, major leisure centres and community facilities	<p>1.7 from Bermuda LC and 2.7km from Pingles.</p> <p>2.8km from NTC.</p> <p>1.8km from GEH</p>
Open Space	<p>No important open spaces.</p> <p>Adjacent Arbury Hall and Seeswood natural and semi-natural open space.</p> <p>Arbury Ward has deficiencies in Parks & Gardens, green corridors, children & young people and allotments</p>
Give preference to sites where derelict or contaminated land is brought back into use.	No contamination.
Green Belt	yes
Will the site leave a defensible GB boundary?	No. Potential boundaries are field boundaries, an unnamed tributary and the Registered Park and Garden boundary. The boundaries are not defensible and the site, on its own, would be an anomalous whole in the Green Belt.
Site Summary	<p>The site is located to the west of Nuneaton between PDA5A and Arbury Hall Registered Park and Garden. It is relatively accessible to employment and training, town centre, leisure facilities and George Eliot Hospital.</p> <p>There are no physical constraints in terms of derelict or contaminated land or mineshafts.</p>

Criteria	Site
	<p>The landscape strategy is to conserve. Site specific landscape character assessment indicated that the site should not be taken forward for development.</p> <p>It is likely that the site contains further Chilvers Coton medieval kilns, Palaeolithic artefacts and unrecorded archaeological features. This does not necessarily preclude development but further investigative work is required to ascertain the suitability of the site for development. Archaeology evaluation, including field walking, geophysical survey, trial trenching and suitable mitigation is required.</p> <p>The development should also address the legibility to understand the landscape in relation to the life and works of George Eliot.</p> <p>The site is within 1km of Ensor's Pool SAC and SSSI to the east of the site. There are currently hydrogeological investigations taking place in relation to the sources of water for the pool and whether development would have any impact. Also, the development must not cause extra recreational pressure on Ensor's Pool. Suitable mitigation measures will be required.</p> <p>There is river flooding from two unnamed drains. 8% of the site is affected by Flood Zones 2 and 3 and surface water flooding will also need to be considered. Development can avoid these areas and there be sufficient land for a viable site.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information is required from WCC but this is not expected to restrict development of the site.</p> <p>The site is located in the Green Belt. The potential boundaries are field boundaries, an unnamed tributary and the Registered Park and Garden boundary. These boundaries are not defensible. The site, on its own, would be an anomalous whole in the Green Belt.</p> <p>The site is not out of scale with the size of the settlement but on its own is not able to integrate into the existing urban area of Nuneaton.</p> <p>The site has the potential to have a significant impact on</p>

Criteria	Site
	<p>the Grade II* registered park and garden, landscape, there is a lack of defensible Green Belt boundary and the site is not able to integrate into the existing urban area. The site is not recommended for development.</p>

NB23Arbury Sites –PDA5c (NUN115)

Criteria	Site
	<p>Arbury Sites</p>
Size	22.4
Current Use	Agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	<p>Fluvial risk of flooding is from unnamed drain.</p> <p>In total, 15% of the site is affected by Flood Zones 2 and 3.</p> <p>Surface water flooding will also need to be considered in the same locations.</p>
<p>The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;</p>	

Criteria	Site
	Arbury Sites
Wildlife and biodiversity	<p>No European, national or locally designated sites.</p> <p>The Rough Local Wildlife Sites and ancient woodland also adjoins, also highly distinctive habitats.</p>
Agricultural land	No. Grade 4.
Landscape	<p>Landscape Character Area: Arbury Parklands</p> <p>The area has a Strong strength of landscape character and the landscape is in Good condition.</p> <p>The landscape strategy is to Conserve.</p> <p>However, the TEP Land Use Designations Study indicates that this land has scope for development. A site specific landscape character assessment indicated that the land is not considered suitable to be taken forward for development.</p>
Historic & natural features	<p>Archaeological Potential</p> <p>Archaeological Potential: Medium/High</p> <p>Historic Environment Assessment</p> <p>No Designated Assets or Conservation Areas.</p> <p>Impact on Settings of Designated Assets:</p> <p>Medium to High on nearby RP&G</p>

Criteria	Site
	Arbury Sites
	<p>Impact on Archaeology / Archaeological Sensitivity of Site</p> <p>Medium to High</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	Yes
The site has suitable access to the highway network;	No. No information on impact to road network.
The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	No information.
The site is accessible to town and district centres, local services and facilities	

Criteria	Site
	Arbury Sites
such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>Bermuda IE (1.3km) is within 2km.</p> <p>NTC (3.2km), Attleborough Fields (3.7km), BTC (2.7km), Bayton Road (3.9km), KEGs (3.4km) and NW&HC are within 5km.</p> <p>Bus Routes: 768, 778, 55, 41, 17, 9</p>
Step change in public transport along north south corridor	1.6km from Bermuda TS, 2.9km from BTS and 3.7km from NTS.
Access to town centres, major leisure centres and community facilities	<p>1.3km from Bermuda LC and 2.8km from Pingles.</p> <p>2.7km from BTC and 3.2km from NTC.</p> <p>1.8km from GEH</p>
Open Space	<p>No important open spaces.</p> <p>Adjacent Coventry Wood natural and semi-natural open space and Arbury Estate Land natural and semi-natural open space.</p> <p>Arbury Ward has deficiencies in Parks & Gardens, green corridors, children & young people and allotments</p>
Give preference to sites where derelict or contaminated	Several small areas of potential unspecified low level contamination associated with Old quarry, landscaping, pond, embankment, well.

Criteria	Site
	Arbury Sites
land is brought back into use.	
Green Belt	Yes
Will the site leave a defensible GB boundary?	No. The potential boundaries are field boundaries and the Registered Park and Garden boundary. These boundaries are not defensible. The site, on its own, is an awkward shape in terms of defining a continuous Green Belt boundary.
Site Summary	<p>The site is located to the south west of Nuneaton south of PDA5A. It is relatively accessible to employment and training, town centre, leisure facilities and George Eliot Hospital.</p> <p>There are no physical constraints in terms of derelict or contaminated land or mineshafts.</p> <p>The landscape strategy is to conserve. Site specific landscape character assessment indicated that the site should not be taken forward for development.</p> <p>It is likely that Roman pottery kilns (high sensitivity) and as yet unrecorded archaeological sites (medium sensitivity) are present. Archaeology evaluation, including field walking, geophysical survey, trial trenching and suitable mitigation is required. The development should also address the legibility to understand the landscape in relation to the life and works of George Eliot.</p> <p>There is river flooding from an unnamed drain. 15% of the site is affected by Flood Zones 2 and 3. Surface water flooding and overland flows will also need to be considered. Development can avoid these areas and there be sufficient land for a viable site.</p> <p>The site is within 1km of Ensor's Pool SAC and SSSI to the east of the site. There are currently hydrogeological investigations taking place in relation to the sources of water for the pool and whether development would have any impact. Also, the development must not cause extra recreational pressure on Ensor's Pool. Suitable mitigation measures will be required.</p>

Criteria	Site
	Arbury Sites
	<p>The Rough Local Wildlife Site and ancient woodland forms the land between the site and the existing urban area. The area has highly distinctive habitats.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information is required from WCC but this is not expected to restrict development of the site.</p> <p>The site is located in the Green Belt. The potential boundaries are field boundaries and the Registered Park and Garden boundary. These boundaries are not defensible. The site, on its own, is an awkward shape.</p> <p>The site is not out of scale with the size of the settlement but the land adjoins industrial estates and so it will be difficult to integrate residential development into the existing urban area of Nuneaton.</p> <p>The site has the potential to have a significant impact on the Grade II* registered park and garden, landscape, there is a lack of defensible Green Belt boundary and the site will integrate poorly into the existing urban area. The site is not recommended for development either on its own or as part of a larger site.</p>

NB26 Burbage Lane / Wheelwright Lane (NUN286)

Criteria	Site
	Burbage Lane / Wheelwright Lane
Size	3.4
Current use	agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	Flood Zone 1. No identified surface water flooding.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated sites.
Agricultural land	Grade 3. There is no information about whether or not it is Grade A (best and most versatile land) or Grade 3B.
Landscape	Keresley Urban Fringe Landscape Character Area. Strength of landscape character – Weak Landscape condition - Poor Landscape Strategy - Restore or create.

Criteria	Site
<p>Historic & natural features</p>	<p><u>Designated Assets</u></p> <p>No Statutory or non-statutory listed structures on site or within/adjacent any Conservation Areas.</p> <p><u>Archaeology</u></p> <p>No information.</p> <p><u>Historic Landscape Character and Archaeological Potential</u></p> <p>Planned Enclosure.</p> <p>HL Broad Type: Fieldscapes</p> <p>HLC Type: Planned Enclosure</p> <p>Planned enclosures generally have medium Archaeological Potential and are associated with ridge and furrow features and deserted medieval settlements.</p>
<p>The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;</p>	<p>Residential properties are located to the north of the site. However, an appropriate buffer could be implemented.</p>
<p>The site has suitable access to the highway network;</p>	<p>Yes but not information on impact on road.</p>
<p>The site is located where air pollution or noise pollution will not affect the health and well</p>	<p>More than 5km from AQMAs in Nuneaton. Less likely to impact on air quality in AQMAs but depends on travel patterns.</p> <p>No transport or air quality modelling.</p>

Criteria	Site
	Burbage Lane / Wheelwright Lane
being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>Prologis and Ricoh Arena are within 2km.</p> <p>Henley College within 5km (in Coventry).</p> <p>Near to bus routes 56 and 57.</p> <p>No accessibility modelling</p>
Step change in public transport along north south corridor	<p>Within 1.2km to proposed Ricoh Arena station.</p> <p>Within 1.5km of bus route 48.</p>
Access to town centres, major leisure centres and community facilities	<p>3.5km to Bedworth town centre.</p> <p>3km to Bedworth Leisure Centre.</p> <p>5.2km to Bermuda leisure facilities. Also within 1.2km of facilities at Ricoh Arena.</p> <p>6.5km to George Eliot Hospital.</p> <p>No accessibility modelling.</p>
Open Space	No direct impact on open spaces. Prologis Country Park and Blackberry Lane within 1km.
Give preference to sites where	Predominantly Greenfield land. No contamination identified.

Criteria	Site
derelict or contaminated land is brought back into use.	Burbage Lane / Wheelwright Lane The site is adjacent Derelict land. Development of this site may provide an opportunity to clean the land.
Green Belt	Yes
Will the site leave a defensible GB boundary?	No, eastern boundary will be field boundaries.
Site Summary	<p>The site is located on the western edge of Neals Green. It is relatively accessible to employment and training, town centres, leisure facilities in Bedworth and North Coventry. It is more than 5km from George Eliot hospital.</p> <p>There are no physical constraints in terms of impacts on open space, landscape, derelict and contaminated land, biodiversity or mineshafts.</p> <p>There are issues relating to historic environment, best and most versatile land. These issues are unlikely to restrict development but may require mitigation measures.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p>The site is not out of scale with the settlement and the site integrates well into the existing urban area.</p> <p>The site is Green Belt and the potential boundaries are field boundaries and so not defensible in Green Belt terms.</p> <p>The site has no known significant constraints but it does not have a defensible Green Belt boundary. At this stage the site is not recommended for development.</p>

NB27 Mancetter Road, Tuttle Hill, Nuneaton (NUN197)

Criteria	Site
	Mancetter Road, Tuttle Hill
Size	1.78ha
Current Use	Sui Generis
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	Flood Zone 1. Minimal surface water flooding. SuDS could mitigate surface water issues.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated sites. Site falls under Windmill Hill Community Nature Area a Potential LWS HBA 2013 states "A previously rejected pLWS which has improved considerably when it was resurveyed in 2011 by OP." Reserve Poor's Piece LWS is located across the other side of Mancetter Road.
Agricultural land	Grade 3 agricultural land but no information about whether or not it the land is grade A or B.
Landscape	Hartshill Ridge Landscape Character Area. Strength of landscape character – Moderate

Criteria	Site
	Mancetter Road, Tuttle Hill
	<p>Landscape condition - Poor.</p> <p>Landscape strategy - Enhance and restore</p> <p>The land north of the quarry is identified as a sensitive landscape. It is a ridgeline and visible within the landscape. New development would be visible and alter the landscape character even if set within a mature landscape.</p>
Historic & natural features	<p><u>Designated Sites</u></p> <p>No Statutory or non-statutory listed structures on site or within/adjacent any Conservation Areas.</p> <p><u>Archaeology</u></p> <p>No information.</p> <p><u>Historic Landscape Character</u></p> <p>The HLC indicates that the site's archaeological potential is low-medium, with some potential for industrial and designed landscapes</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	<p>There are residential properties to the east and north of the site which are separated by roads and a track. Further screening could be provided to ensure privacy and residential amenity is obtained.</p>
The site has suitable access to the highway network;	<p>Yes</p>
The site is located where air pollution or	<p>Within 2km and 3km of the AQMAs in Nuneaton. Traffic likely to take a direct route through AQMA.</p>

Criteria	Site
	Mancetter Road, Tuttle Hill
noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	No transport or air quality modelling.
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>Within 5km of Nuneaton town centre, Bermuda and Attleborough Fields.</p> <p>Within 5km of North Warwickshire & Hinckley College and King Edward College..</p> <p>Bus route 48 runs alongside the site.</p> <p>No accessibility modelling.</p>
Step change in public transport along north south corridor	<p>Within 2.8km of Nuneaton station.</p> <p>Bus route 48 runs alongside the site along Tuttle Hill.</p>
Access to town centres, major leisure centres and community facilities	<p>3.6km to Pingles Leisure Centre.</p> <p>2.8 km to Nuneaton town centre, 4.5km to Bermuda leisure facilities.</p> <p>3.3km to George Eliot Hospital.</p> <p>Near to bus route 48.</p>

Criteria	Site
	Mancetter Road, Tuttle Hill
	No accessibility modelling.
Open Space	Adjoins Windmill Hill Community Park.
Give preference to sites where derelict or contaminated land is brought back into use.	The land was previously used as a covered reservoir and has several examples of unspecified low contaminated land use.
Green Belt	No
Will the site leave a defensible GB boundary?	N/A
Site Summary	<p>The site is located on the northern edge of Nuneaton on the east side of Mancetter Road. It is relatively accessible to employment and training, town centres, leisure facilities and George Eliot hospital in Nuneaton.</p> <p>There are no physical constraints in terms of open space, landscape, historic environment, flood risk, biodiversity or mineshafts.</p> <p>The site falls under Windmill Hill Community Nature Area Potential LWS. Further work will need to be undertaken to investigate this.</p> <p>Whilst the landscape strategy is to the enhance and restore, the Land Use Designations Study indicates that the land north of the quarry is a sensitive landscape. It is a ridgeline and visible within the landscape. New development would be visible and alter the landscape character even if set within a mature landscape. A number of important landscape features are also identified.</p> <p>Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not expected to restrict development of the site.</p> <p>The land is identified as a Mineral Safeguarding Area. Further</p>

Criteria	Site
	<p data-bbox="485 266 895 300">Mancetter Road, Tuttle Hill</p> <p data-bbox="485 338 1406 412">information required from WCC but this is not expected to restrict development of the site.</p> <p data-bbox="485 450 1406 524">The status of the covered reservoir and its impact on development of the site is unclear.</p> <p data-bbox="485 562 1059 595">The site is not located in the Green Belt.</p> <p data-bbox="485 633 1406 831">The site is not out of scale with the size of the settlement but it is not well integrated into the existing urban area. The site adjoins residential property on the west side of Mancetter Road but is separated from the existing urban area of Nuneaton on the eastern side by the quarry.</p> <p data-bbox="485 869 1406 1066">The site is recommended for development. The site is not in Green Belt. Issues with landscape would need to be considered.as it is not well integrated into the existing urban area and it is located on a sensitive ridgeline landscape.</p>

NB31 Land at Attleborough Fields, off Eastboro Way, Nuneaton (NUN137)

Criteria	Site
	Land at Attleborough Fields, off Eastboro Way, Nuneaton
Size	12.35
Current Use	Agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	Flood Zones 2 & 3 across northeast of site due to River Anker. Significant surface water flooding along River Anker and east of site along drain. SuDS could mitigate surface water issues.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated or other sites.
Agricultural land	Areas of Grade 2 and Grade 3 land There is no information about whether the Grade 3 land is Grade 3A (best and most versatile) or 3B
Landscape	Nuneaton Estate Farmlands Landscape Character Area. The strength of character is weak and the landscape condition is poor.

Criteria	Site
	Land at Attleborough Fields, off Eastboro Way, Nuneaton
	The strategy is to restore and create.
Historic & natural features	<u>Designated sites</u> No Statutory or non-statutory listed structures on site or within/adjacent any Conservation Areas. <u>Archaeology</u> Medium – possibility of further Palaeolithic artefacts and later prehistoric tools. Potential for as yet unrecorded sites within the relatively undisturbed agricultural land. <u>Historic Landscape Character</u> HEA indicates a low impact on modern field systems. HL Broad Type: Fieldscapes HLC Type: Very Large Post War Fields and Large Irregular Fields
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	Yes majority of the site would be appropriate without any buffers, if the northern area was developed then there may need to be some screening between the crematorium.
The site has suitable access to the highway network;	Yes, but no information on impact on roads.
The site is located where air pollution or noise pollution will not affect the	Within 2km and 3km of AQMAs in Nuneaton. Traffic likely to take a direct route through AQMA. No transport or air quality modelling.

Criteria	Site
	Land at Attleborough Fields, off Eastboro Way, Nuneaton
health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>Within 2km of Nuneaton town centre and Attleborough Fields.</p> <p>Within 2km of North Warwickshire and Hinckley College and King Edward College.</p> <p>Near to bus route 7.</p> <p>No accessibility modelling.</p>
Step change in public transport along north south corridor	<p>Within 2.8km of Nuneaton station.</p> <p>Within 1.5km and 2km of bus route 48.</p>
Access to town centres, major leisure centres and community facilities	<p>2km to Nuneaton town centre</p> <p>1.5km to Pingles Leisure Centre and 3.2km to Bermuda leisure facilities.</p> <p>2.5km to George Eliot Hospital.</p> <p>Near to bus route 7.</p> <p>No accessibility modelling.</p>
Open Space	Adjoins Crow Hill Recreation Ground Community Park.
Give preference	Predominantly Greenfield land. 1 example of unspecified low

Criteria	Site
to sites where derelict or contaminated land is brought back into use.	Land at Attleborough Fields, off Eastboro Way, Nuneaton contaminated land use. Not a derelict site
Green Belt	No
Will the site leave a defensible GB boundary?	N/A
Site Summary	<p>The site is located on the eastern edge of Nuneaton. It is accessible to employment and training, town centres, leisure facilities and George Eliot Hospital.</p> <p>There are no physical constraints in terms of open spaces, landscape, historic environment, derelict or contaminated land, biodiversity or mineshafts.</p> <p>There are areas of flood zone 2 and 3 as well as significant surface water flooding along the River Anker. Development can avoid these areas and there be sufficient land for a viable site. Measures will also need to be taken to ensure that there is no flooding downstream as a result of the development.</p> <p>The site includes land that is identified as Grade 2 best and most versatile agricultural land.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p>The site is not located in the Green Belt.</p> <p>The site is not out of scale with the size of the settlement. However, due to the scale of a G&T development the site cannot be considered to be well integrated into the existing urban area of Nuneaton.</p> <p>The areas at risk from flooding should not accommodate built development. However, the site which is left is still a lot larger than is needed for the G&T requirements,</p>

Criteria	Site
	Land at Attleborough Fields, off Eastboro Way, Nuneaton
	<p>therefore, capacity is not an issue. The site cannot be considered to be well integrated into the existing urban area of Nuneaton The site is not recommended for development for this use, but could be considered for other larger scale residential or employment uses.</p>

NB33 Land South of Hospital Lane, Bedworth Heath (NUN168)

Criteria	Site
	NB33 Land South of Hospital Lane, Bedworth Heath
Size	Developable area of 3.07 hectares
Current Use	Agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	Flood Zone 1. Minimal surface water flooding.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated or other sites.
Agricultural land	Mostly Grade 3 but no information about whether it is Grade 3 (best and most versatile) or not.
Landscape	Keresley Newlands Ancient Arden Landscape Character Area. Strength of landscape character – Moderate Condition – Good to Moderate Landscape strategy – Conserve and Enhance

Criteria	Site
	NB33 Land South of Hospital Lane, Bedworth Heath
	Sensitive landscape retaining a rural and tranquil character
Historic & natural features	<p><u>Designated Assets</u></p> <p>None.</p> <p><u>Archaeology</u></p> <p>No information.</p> <p><u>Historic Landscape Character & Archaeology Potential</u></p> <p>The HLC indicates that this land is 'Other Large rectilinear fields'. Archaeology potential is medium - This type often has ridge and furrow and deserted medieval settlements associated with it. There is higher potential in permanent pasture, less under arable cultivation.</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	yes
The site has suitable access to the highway network;	Yes, but no information on impact on roads
The site is located where air pollution or noise pollution will not affect the health and well being of site residents and	<p>More than 5km from AQMAs in Nuneaton. Less likely to impact on air quality in AQMAs but depends on travel patterns.</p> <p>No transport or air quality modelling.</p>

Criteria	Site
	NB33 Land South of Hospital Lane, Bedworth Heath
neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>Within 2km of proposed Prologis Park (existing and proposed).</p> <p>Training within 5km at Henley College (in Coventry)</p> <p>No accessibility modelling.</p>
Step change in public transport along north south corridor	<p>Within 3km of Bedworth and proposed Ricoh Arena station.</p> <p>Within 3.2km of bus route 48.</p>
Access to town centres, major leisure centres and community facilities	<p>3km to Bedworth town centre.</p> <p>3km to Bedworth Leisure Centre. 4km to Bermuda leisure facilities. Also within 2.8km of facilities at Ricoh Arena.</p> <p>5.5km to George Eliot Hospital.</p> <p>No accessibility modelling.</p>
Open Space	<p>No open spaces will be impacted. Within 0.5km of Anderton Road Recreation Ground and over 1km to Newdigate Recreation Ground Community Park</p>
Give preference to sites where derelict or contaminated land is brought	<p>Predominantly Greenfield land. Adjoins land that was previously used as a hospital.</p>

Criteria	Site
	NB33 Land South of Hospital Lane, Bedworth Heath
back into use.	
Green Belt	Yes
Will the site leave a defensible GB boundary?	No. Potential boundaries are field boundaries and so not defensible. Hospital Lane forms a clear defensible boundary.
Site Summary	<p>The site is located on the western edge of Bedworth. It does not currently adjoin the existing urban area but it would adjoin the proposed Preferred Options allocation SHS3 Hospital Lane. It is relatively accessible to employment, town centres, leisure facilities in Bedworth and north Coventry. It is more than 5km from training and George Eliot Hospital.</p> <p>There are no physical constraints in terms of open space, derelict and contaminated land, flood risk, biodiversity or mineshafts.</p> <p>The area is of high landscape value. The landscape is sensitive and has a rural and tranquil character. The landscape strategy for this area is to conserve and enhance.</p> <p>The site is not out of scale with the settlement and has potential to integrate given the proposed allocation at Hospital Lane.</p> <p>The site is Green Belt and the potential boundaries are field boundaries and so not defensible. Hospital Lane forms a clear defensible boundary for any extension of Bedworth in this location.</p> <p>The site is not recommended for development due the impacts on landscape character and the lack of defensible Green Belt boundary.</p>

NB35 Judkins Quarry, Nuneaton (NUN161)

Criteria	Site
	Judkins Quarry, Nuneaton
Size	12ha
Current Use	Waste disposal site
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	Flood Zone 1. Minimal surface water flooding. SuDS could mitigate surface water issues.

Criteria	Site
	Judkins Quarry, Nuneaton
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated sites. Potential Local Wildlife Sites are located at Judkins Quarry, Coventry Canal and along the railway embankments.
Agricultural land	West of canal – Urban. East of canal – Grade 3. There is no information about whether or not it is Grade 3A (best and most versatile agricultural land) or 3B.
Landscape	Anker Valley Estate Farmlands Landscape Character Area. Strength of landscape character – Moderate Landscape condition - Poor. Landscape strategy - Enhance and restore. This land was assessed for landscape sensitivity as part of Parcel 2A. This work indicates the land is not recommended to be taken forward for development with the exception of a small area in the southern corner at the convergence of the railway lines potentially being suitable for employment uses.
Historic & natural features	<u>Designated Sites</u> No Statutory or non-statutory listed structures on site or within/adjacent any Conservation Areas. <u>Archaeology</u> No site specific information. <u>Historic Landscape Character</u> The HLC indicates HL Broad Type: Hard Rock Extraction, Orchards & Allotments and Small fieldscapes. HLC indicates archaeology potential is medium
The site is located where the privacy,	yes

Criteria	Site
	Judkins Quarry, Nuneaton
visual and residential amenity for both site residents and neighbouring land uses are protected;	
The site has suitable access to the highway network;	Yes but no information on impact to road.
The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	<p>Within 1km and 2km of AQMAs in Nuneaton. Traffic likely to take a direct route through AQMA.</p> <p>No transport or air quality modelling</p>
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>Within 2km of Nuneaton town centre.</p> <p>Within 2km of North Warwickshire and Hinckley College and King Edward VI College.</p> <p>Bus route 48 runs alongside the site.</p>

Criteria	Site
	Judkins Quarry, Nuneaton
	No accessibility modelling.
Step change in public transport along north south corridor	<p>Within 1.5km of Nuneaton station.</p> <p>Bus route 48 runs alongside the site on Tuttle Hill.</p>
Access to town centres, major leisure centres and community facilities	<p>1.5km to Nuneaton town centre.</p> <p>2.3km to Pingles Leisure Centre and 3.5km to Bermuda leisure facilities.</p> <p>2.3km to George Eliot Hospital.</p> <p>Near to bus route 48.</p> <p>No accessibility modelling</p>
Open Space	No impact on open spaces. Within 0.5km of Sandon Community Park but access across rail line and 1km of Stubbs Pool Community Parks.
Give preference to sites where derelict or contaminated land is brought back into use.	<p>Derelict land at Judkins Quarry (mineral extraction), Jodrell Street (railway land) and Stoney Lane allotments (other).</p> <p>Opportunity to remediate but requires investigation.</p> <p>It is possible that collectively the concentration of contaminants and dereliction proves unsuitable for residential use.</p>
Green Belt	No
Will the site leave a defensible GB boundary?	N/A
Site Summary	<p>The site is located on the northern edge of Nuneaton. It is relatively very accessible to employment and training, town centres, leisure facilities and George Eliot Hospital. It has good access to major public transport north south routes.</p> <p>There are no physical constraints in terms of impact on open spaces, flood risk and mineshafts.</p>

Criteria	Site
	<p data-bbox="485 264 890 300">Judkins Quarry, Nuneaton</p> <p data-bbox="485 338 1406 584">The site has previous uses relating to the processing of quarry extraction and so there is potential for land contamination. Whilst development of the site provides the opportunity to bring the land back into use, there is uncertainty about whether the land is suitable for residential use. Further investigation is required.</p> <p data-bbox="485 618 1406 689">There are also outstanding issues relating to the impact on landscape character.</p> <p data-bbox="485 723 1406 846">There are issues in terms of historic environment and best and most versatile land. These are not expected to restrict development but may require mitigation measures.</p> <p data-bbox="485 880 1406 1003">The site is located within close proximity to the AQMAs in Nuneaton and so depending on travel patterns development may impact on these.</p> <p data-bbox="485 1037 1406 1160">The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p data-bbox="485 1193 1406 1395">The site is not out of scale with the settlement but it is unclear whether G&T will be a suitable use for the site given the existing and proposed industrial and waste management uses for the remainder of the quarry. This also raises doubts about the attractiveness of the site to potential occupiers..</p> <p data-bbox="485 1429 1059 1464">The site is not located in the Green Belt.</p> <p data-bbox="485 1498 1406 1570">Although the location is urbanised, residential development would appear isolated within an industrial context.</p> <p data-bbox="485 1603 1406 1850">The site is generally well located but there are outstanding concerns particularly relating to land contamination, adjoining uses and landscape that may affect the delivery of the site. There are also issues in terms of desirability for the site. Given these concerns it is recommended that this site is not taken forward at this stage.</p>

NB37 Bedworth Lane, Bulkington (NUN173)

Criteria	Site
	Bedworth Lane, Bulkington
Size	4.8
Current Use	agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	Flood Zone 1. Small areas of surface water flooding.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated sites are located within the site but a potential Local Wildlife Site adjoins the site
Agricultural land	Grade 3. There is no information about whether or not it is Grade 3A (best and most versatile land) or 3B.
Landscape	Bulkington Village Farmlands Landscape Character Area. Strength of landscape character – Moderate Landscape condition - Poor Landscape Strategy - Enhance and restore.

Criteria	Site
Historic & natural features	Bedworth Lane, Bulkington Designated Sites No Statutory or non-statutory listed structures on site or within/adjacent any Conservation Areas. Archaeology Medium potential impact – as yet unrecorded sites within agricultural land. Low potential impact –for possible presence of truncated medieval ridge and furrow. Historic Landscape Character HL Broad Type: Fieldscapes HLC Type: Small Rectilinear Fields, Large Rectilinear Fields and Large Irregular Fields Rectilinear fields are associated with medium archaeological potential; whereas large irregular fields are associated with medium to high archaeological potential, all of which are often related to ridge and furrow and deserted medieval settlements.
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	Residential properties to the north of the site would need to be screened by an appropriate buffer.
The site has suitable access to the highway network;	Yes, no information on impact on roads
The site is located where air	More than 5km from AQMAs in Nuneaton. Less likely to impact

Criteria	Site
	Bedworth Lane, Bulkington
pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	<p>on air quality in AQMAs but depends on travel patterns.</p> <p>No transport or air quality modelling.</p>
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>Within 5km of Bayton Road Industrial Estate and Bedworth town centre.</p> <p>Training beyond 5km.</p> <p>Near to bus route 56.</p> <p>No accessibility modelling.</p>
Step change in public transport along north south corridor	<p>Within 2.2km of Bedworth station.</p> <p>Within 2.7km of bus route 48.</p>
Access to town centres, major leisure centres and community facilities	<p>2.5km to Bedworth town centre.</p> <p>2.5km to Bedworth Leisure Centre and 4km to Bermuda leisure facilities.</p> <p>5km to George Eliot Hospital.</p> <p>Near to bus route 56.</p>

Criteria	Site
	Bedworth Lane, Bulkington
	No accessibility modelling.
Open Space	No direct impact on open spaces. Within 0.5km of Bulkington Recreation Ground and Barnacle Lane Community Parks.
Give preference to sites where derelict or contaminated land is brought back into use.	Predominantly Greenfield site. 2 examples of unspecified low contaminated land use and railway land adjoins site. No derelict land.
Green Belt	Yes
Will the site leave a defensible GB boundary?	This site and the fields to the south of the site are contained by the railway to the west and the existing residential dwellings to the south.
Site Summary	<p>Despite being best performing Green Belt, the land is specifically identified in the Coventry Joint Green Belt Study (2009) as an area that could be removed from the Green Belt.</p> <p>The site is located on the western edge of Bulkington. It is relatively less accessible to employment and training, town centre and leisure facilities in Nuneaton and Bedworth. These facilities are more than 2km but less than 5km away. Access to major north south public transport routes is poor. Bulkington has a range of local facilities but it is a less sustainable location than the towns of Nuneaton and Bedworth. Some development small to medium scale would be appropriate.</p> <p>There are no physical constraints in terms of open spaces, landscape, derelict and contaminated land, flood risk, biodiversity and mineshafts.</p> <p>There are potential issues for historic environment and best and most versatile land. These issues will not restrict development but may require mitigation measures.</p>

Criteria	Site
	<p data-bbox="485 264 874 300">Bedworth Lane, Bulkington</p> <p data-bbox="485 331 1406 456">The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p data-bbox="485 488 1406 568">The site, in line with the scale of the settlement. It has the potential to integrate into the existing urban area of Bulkington.</p> <p data-bbox="485 600 1406 680">The site is Green Belt. The railway line form a defensible Green Belt boundar to the east.</p> <p data-bbox="485 712 1406 837">This site does not have significant constraints, with the least constraints of the sites in Bulkington. The site is recommended for development.</p>

NB40 Land St Giles Road and A444, Exhall (NUN122)

This assessment relates to the southern portion of the land as the northern section is identified as being important for separation.

Criteria	Site
	Land at Bowling Green Lane and St Giles Road, Exhall
Size	11.5 ha of developable land
Current Use	agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	Flood zones 2 and 3 to north and east of site but the area could be easily avoided. SuDS could mitigate surface water issues.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated sites.
Agricultural land	Grade 3. There is no information about whether or not it is Grade A (best and most versatile land) or Grade 3B.
Landscape	Keresley Urban Fringe Landscape Character Area. Strength of Character – Weak

Criteria	Site
	Land at Bowling Green Lane and St Giles Road, Exhall
	<p>Landscape Condition – Poor</p> <p>Landscape Strategy – Restore and Create.</p> <p>The JGBS Landscape Assessment indicates that the land to the north, adjacent to the M6, contributes to the perception of separation and openness and the area and should continue to be safeguarded. The rest of the area, however, would be suitable for development.</p>
Historic & natural features	<p><u>Designated Assets</u></p> <p>No statutorily listed or non-statutorily listed buildings on site or within/adjacent to any Conservation Areas.</p> <p><u>Historic Landscape Character and Archaeology Potential</u></p> <p>Site not assessed by HEA. The Historic Landscape Character Study indicates:</p> <p>HL Broad Type: Fieldscapes</p> <p>HLC Type: Planned Enclosure</p> <p>Planned enclosures have medium Archaeological Potential and are associated with ridge and furrow features and deserted medieval settlements</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	<p>The southern part of the site backs on to existing residential properties, but the majority of the site would be satisfactory.</p>
The site has suitable access	<p>Yes, but no information on impact on roads.</p>

Criteria	Site
	Land at Bowling Green Lane and St Giles Road, Exhall
to the highway network;	
The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	Located more than 5km from AQMAs in Nuneaton. Less likely to impact on air quality in AQMAs but depends on travel patterns.
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>Access to key employment sites at Prologis and Ricoh Arena within 2km and to Bedworth Town Centre, Bayton Road and Bermuda within 5km</p> <p>Access to training at Henley College (Coventry) within 5km</p> <p>The site is within 500m to bus stops (209, 56 and 57)</p>
Step change in public transport along north south corridor	<p>Approximately 1.5 km from proposed NUCKLE station.</p> <p>Not within 500m of bus route 48</p>
Access to town centres, major leisure centres and community	<p>Access to Bedworth town centre within 5km</p> <p>Access to Ricoh Arena and Arena Park within 2km.</p>

Criteria	Site
	Land at Bowling Green Lane and St Giles Road, Exhall
facilities	<p>Access to Bedworth Leisure Centre within 5km.</p> <p>No access within 5km to George Eliot Hospital (6.2km)</p> <p>Within 500m of a bus route to town centres, MLFs and MCFs (209, 56 & 57)</p>
Open Space	No open space sites will be impacted.
Give preference to sites where derelict or contaminated land is brought back into use.	The site is not contaminated or derelict.
Green Belt	Yes
Will the site leave a defensible GB boundary?	Due to scale of potential site, defensible features would not be possible. There are features that could potentially be used e.g. public footpath. However, this would still create a site that is too large for the proposed development.
Site Summary	<p>The northern part of this land is important for retaining separation between Bedworth and Coventry. The Coventry Joint Green Belt Study (2009) indicates that this land is 'important strategically to confine urban sprawl around Bedworth and along the M6 corridor'.</p> <p>The site is relatively accessible to employment and training, town centre and leisure facilities within Bedworth and north Coventry.</p> <p>There are no physical constraints in terms of impact on open space, landscape character, derelict land, biodiversity, best and most versatile land.</p> <p>Small areas of flood zones 2 and 3 are identified to the north and east. However, the site is large enough for development to avoid this land and maintain a viable site.</p> <p>Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not</p>

Criteria	Site
	<p data-bbox="485 264 1273 300">Land at Bowling Green Lane and St Giles Road, Exhall</p> <p data-bbox="485 347 1109 383">expected to restrict development of the site.</p> <p data-bbox="485 416 1406 533">The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p data-bbox="485 566 1406 813">The northern part of the site is excluded as it is identified as land that should be retained in the Green Belt. This land is considered important for retaining separation between Bedworth and Coventry. It is 'important strategically to confine urban sprawl around Bedworth and along the M6 corridor'. The developable area reflects this.</p> <p data-bbox="485 846 1406 1093">The site as a whole fills the gap between the A444 and the existing built-up area of Ash Green/Neals Green. However, the scale of the potential development would be significantly smaller and could be integrated into the existing urban area. For this reason the site is not recommended for further consideration.</p>

Land to the rear of 22 Coventry Road, Bulkington (NUN199)

Criteria	Site
	Land to the rear of 22 Coventry Road
Size	0.81
Current Use	Agriculture
The number of pitches or plots is relative to the size and scale of the site;	14
The number of pitches or plots is relative to the size and density of the surrounding settled community	14
The site is not located in areas of high flood risk;	No risk of river flooding. Flood Zone 1. SuDS could mitigate surface water issues.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated sites.
Agricultural land	Grade 3. There is no information about whether or not it is Grade A (best and most versatile land) or Grade 3B.
Landscape	Bulkington Village Farmlands Landscape Character Area Strength of landscape character – Moderate Landscape condition - Poor. Landscape strategy - to Enhance and Restore.

Criteria	Site
	Land to the rear of 22 Coventry Road
Historic & natural features	<u>Designated Assets</u> No statutorily listed or non-statutorily listed buildings on site or within/adjacent to any Conservation Areas. <u>Historic Landscape Character and Archaeological Potential</u> The HLC indicates: HL Broad Type: Fieldscapes HLC Type: Other Small Rectilinear Fields The archaeological potential is medium, often characterised by ridge and furrow and deserted medieval settlements.
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	There are residential properties to the south and east of the site. Access to the site would also be via residential properties. Buffers could be integrated along the borders of the site but this could reduce the site size slightly.
The site has suitable access to the highway network;	Yes but no information on impact of roads.
The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be	More than 5km from AQMAs in Nuneaton. Less likely to impact on air quality in AQMAs but depends on travel patterns.

Criteria	Site
	Land to the rear of 22 Coventry Road
affected by air pollution or noise pollution as a result of the gypsy and traveller development;	
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>Access to key employment sites at Bayton Road and Bedworth town centre within 5km.</p> <p>No access to training within 5km.</p> <p>The site is within 500m of bus route 56.</p>
Step change in public transport along north south corridor	<p>Approximately 4.5km from proposed NUCKLE station.</p> <p>Not within 500m of bus route 48</p>
Access to town centres, major leisure centres and community facilities	<p>Access to Bedworth town centre within 5km.</p> <p>Access to Bedworth Leisure Centre and Bermuda Leisure Complex</p> <p>Within 5km of George Eliot Hospital.</p> <p>Within 500m of a bus route 56 to town centres, MLFs and MCFs.</p>
Open Space	No open space sites will be impacted.
Give preference to sites where derelict or contaminated land is brought back into use.	The site itself is not contaminated or derelict but developing it may provide an opportunity to clean the potential contaminant that adjoins the site.

Criteria	Site
	Land to the rear of 22 Coventry Road
Green Belt	Yes
Will the site leave a defensible GB boundary?	No, There is a footpath to the east of the site but the boundary to the north is a field boundary.
Site Summary	<p>Despite being best performing Green Belt, the land is specifically identified in the Coventry Joint Green Belt Study (2009) as an area that could be removed from the Green Belt.</p> <p>The site is located on the western edge of Bulkington. It is relatively less accessible to employment and training, town centre and leisure facilities in Nuneaton and Bedworth. These facilities are more than 2km but less than 5km away. Access to major north south public transport routes is poor.</p> <p>There are no physical constraints in terms of impact on open spaces, landscape, derelict land, flood risk, biodiversity, best and most versatile agricultural land or mineshafts.</p> <p>Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not expected to restrict development of the site.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p>The site adjoins Bulkington and its size would not be out of scale with the existing settlement and would integrate well.</p> <p>The site is located in the Green Belt. The potential Green Belt boundaries are field boundaries and not defensible Green Belt.</p> <p>The SHLAA, the JGBS's Landscape Assessment and the TEP Study states that there are some small-scale development opportunities in this area, where land is isolated from adjacent farmland by existing ribbon development and the wooded railway embankment. In addition, developing these sites as a group will enable a defensible Green Belt boundary using the railway and Bedworth Lane.</p>

Criteria	Site
	Land to the rear of 22 Coventry Road
	There are no significant constraints for this site. However, the site is not recommended for development as there is a lack of defensible boundaries due to it being a standalone site.

Land north of Gipsy Lane and east of Coventry Canal, Nuneaton (Sterling Gate)
(NUN117)

Criteria	Site
Size	28ha
Current Use	agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	<p>Fluvial risk of flooding from the Wem Brook and Griff Brook. In total, 25% of the site is affected by Flood Zones 2 and 3.</p> <p>Additional flood residual risk from the Coventry Canal.</p> <p>Surface water will also need to be considered, particularly within the flood zone areas.</p>
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	<p>No European, national or locally designated sites.</p> <p>The PDA3 has low habitat distinctiveness. However, Coventry Canal LWS, which borders the site, has high distinctiveness.</p>
Agricultural land	Urban land and Grade 4.

Criteria	Site
<p>Landscape</p>	<p>Landscape Character Area: Nuneaton and Bedworth Urban Fringes.</p> <p>The area has a Moderate strength of landscape character and is in Poor landscape condition.</p> <p>The landscape strategy is to Enhance and Restore</p> <p>It should be noted, however, that the Parcel was identified in the Study has land to scope for development.</p>
<p>Historic & natural features</p>	<p>GGP</p> <p>Archaeological Potential</p> <p>Archaeological Potential: Medium</p> <p>Historic Environment Assessment</p> <p>No Designated Assets or Conservation Areas.</p> <p>Impact on setting of designated assets:</p> <p>None</p> <p>Impact on Archaeology / Archaeological Sensitivity of Site:</p> <p>In some cases High in others Medium.</p>
<p>The site is located where the privacy,</p>	<p>Yes</p>

Criteria	Site
<p>visual and residential amenity for both site residents and neighbouring land uses are protected;</p>	
<p>The site has suitable access to the highway network;</p>	<p>Yes. Impact to road has only been modelled for housing development rather than G&T</p>
<p>The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;</p>	<p>Air quality modelling for the Borough Plan Preferred Options sites included SHS1 as a housing site and indicated that there were no particular issues with this site.</p>
<p>The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;</p>	
<p>Access to employment and training</p>	<p>Bermuda IE (1.6km), Attleborough Fields (1.8km) are within 2km.</p>

Criteria	Site
	<p>NTC (2.4km),</p> <p>BTC, Bayton Road IE (4km), KEGs (2.1km) and NW&HC are within 5km.</p> <p>Bus Routes: 209, 74, 56, 48, 1 and 2.</p>
Step change in public transport along north south corridor	1.2km from Bermuda TS and 2.7 from NTS
Access to town centres, major leisure centres and community facilities	<p>1.6km from Bermuda LC and 1.5km from Pingles.</p> <p>2.4 km from NTC.</p> <p>1.6km from GEH</p>
Open Space	<p>No important open spaces.</p> <p>Adjacent to Marston Lane Corridor to the east and Griff Hollows natural and semi-natural open space to the northwest.</p> <p>Wem Brook Ward has deficiencies in natural and semi-natural open space and children & young people.</p>
Give preference to sites where derelict or contaminated land is brought	<p>No contamination on site.</p> <p>Adjacent to potential medium level of contamination associated with metal manufacturing, refining & Sterling Foundry.</p> <p>Some localised investigation and remediation may be required.</p>

Criteria	Site
back into use.	
Green Belt	Yes
Will the site leave a defensible GB boundary?	Although there are features on the site as a whole that could be considered defensible on its own the potential development couldn't be considered defensible.
Site Summary	<p>The site is located on the southern edge of Nuneaton. It is relatively accessible to employment and training, town centre, leisure facilities and George Eliot Hospital.</p> <p>There are no physical constraints in terms of open spaces, landscape, derelict or contaminated land, biodiversity, best and most versatile agricultural land or mineshafts.</p> <p>The site adjoins Marston Lane open space corridor to the east and the Coventry Canal Local Wildlife Site, highly distinctive for habitats, to the west. Both of these assets should be protected and enhanced by development.</p> <p>There is high potential for the presence of archaeological features, particularly Roman and Palaeolithic artefacts. This will not prevent development but archaeology evaluation, including field walking, geophysical survey, trial trenching and suitable mitigation is required. The development should also address the legibility to understand the landscape in relation to the life and works of George Eliot.</p> <p>Some localised investigations of land contamination may be required due to the site adjoining the former Sterling Foundry site.</p> <p>25% of the site subject to Flood Zones 2 and 3 due to the Wem Brook and Griff Brook. There is also some surface water and overland flows flood risk. Development can avoid these areas and there be sufficient land for a viable site. Overtopping from the Coventry Canal should also be considered.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information is required from WCC but this is not expected to</p>

Criteria	Site
	<p>restrict development of the site.</p> <p>The site is located in the Green Belt. The potential boundaries are the Coventry Canal and Gipsy Lane, both are defensible.</p> <p>The site is not out of scale with the size of the settlement but would not integrate well into the existing urban area of Nuneaton.</p> <p>The site has areas of flood risk where built development should not be placed to the east of the site. The site itself is too large for a G&T site therefore, integration into the urban area and creation of a defensible Green Belt boundary would be difficult. The site is not recommended for development.</p>

Land around Top Farm (NUN304)

Criteria	Site
	Land around Top Farm
Size	94.6
Current Use	agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	There are flood zones 2 and 3 on the southern part of the site along the change brook. However, the site is big enough to avoid these areas.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	Habitat Biodiversity Audit: Phase 1 Survey - The majority of this land is ranked 1, the lowest habitat ranking, out of 5, with the remainder ranked 2. There are no LWSs within this piece of land, although Weddington Country Walk LWS is approximately 220m away to the northwest at its closest point.
Agricultural land	This land is classed as Grade 2, very good
Landscape	The land approximately west from Top Farm is considered to be a sensitive landscape, whereas to the east it is considered to be

Criteria	Site
	<p data-bbox="485 264 817 300">Land around Top Farm</p> <p data-bbox="485 344 1404 719">less sensitive with fewer key characteristics. Here, development would present an opportunity to reduce the prominence of urban edges. However, it would need to be accompanied by advanced and established landscape structure to retain the appearance of small clustered settlements rather than a large conurbation particularly in views from the A5. To the north of the land's northern boundary landscape enhancement is required, whilst care would need to be taken in design to avoid developing on the highest ground closest to the A5. TEP, PDA10 ADDENDUM</p> <p data-bbox="485 752 1404 831">LCA 2 Anker Valley Estate Farmlands (also referred as parcel Nb12 and PDA10).</p> <p data-bbox="485 864 1404 943">Strength of landscape character is moderate and landscape condition is moderate.</p> <p data-bbox="485 976 1027 1012">The landscape strategy is to enhance.</p> <p data-bbox="485 1113 1404 1361">The site contains pleasant features typical of a rural mainly pastoral landscape although it is typical of a landscape in close proximity to the urban edge and busy roads. Attractive features include the pastoral farmland and farmstead on higher ground. Less attractive features include the hard urban edges along Higham Lane and southern boundaries due to limited screening.</p> <p data-bbox="485 1462 1404 1834">These urban influences result in a landscape that cannot be considered to be remote or tranquil, although the level of disturbance varies depending on proximity to the settlement edge. The presence of the A5 provides some interruption although this is generally through noise as hedgerows along the road help to partially filter views of traffic movement along the road. A more remote character is experienced north of Top Farm where the urban edge becomes less prominent in views despite the proximity to the A5.</p> <p data-bbox="485 1935 1404 2013">The harsh urban edge, particularly along Higham Lane, the rear gardens along Brookdale Road and Romsey Avenue, is</p>

Criteria	Site
	Land around Top Farm
	<p>accompanied with soft filtered edges (as a result of trees in some gardens) along Change Brook which help to filter views of the urban edge to the south of the parcel. Although the site helps to form a pleasant setting to the edge of Nuneaton views are not particularly distinctive and there is scope to improve views of the settlement through introduction of greater screening to augment filtering of the edge provided by vegetation along Change Brook.</p>
Historic & natural features	<p>There are no known archaeological aspects which could inhibit development within the Strategic Site. The Strategic Site is covered by enclosed fields with possible medieval ridge and furrow features but no recorded evidence of settlement and as a result is considered to be of medium sensitivity. The far north end of the Study Area is of medium sensitivity in that there is a chance that further Palaeolithic finds could be made here, while the area immediately either side of Watling Street is considered to be of medium sensitivity with the chance that roadside Roman settlement could exist at any point. Development within the Strategic Site could impact upon truncated medieval ridge and furrow earthworks. Overall the Strategic Site is considered to be of medium- low sensitivity.</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	<p>Yes appropriate privacy, visual and residential amenity could be achieved on the site.</p>
The site has suitable access to the highway network;	<p>Yes. There is no traffic modelling for the purposes of a G&T site, only residential housing is considered in the modelling.</p>

Criteria	Site
	Land around Top Farm
<p>The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;</p>	<p>This site could have potential traffic and congestion issues for Higham Lane and the surrounding roads. The site is located near to an Air Quality Management Zone, therefore, the increase in traffic from this site may have an adverse effect on this zone.</p>
<p>The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;</p>	
<p>Access to employment and training</p>	<p>Parts of PDA 1 are furthest from access to employment and training, with distances of 2.1km from: Attleborough Fields, 2.6km from NTC, 2.9km from Mira and 4.9km from Bermuda IE.</p> <p>NW&HC is 1.2km and KEGs is 2.4km.</p> <p>Bus routes: 158, 48, 4 and 86</p>
<p>Step change in public transport along north south corridor</p>	<p>Parts of the SHS are 2.1km from NTS and 4.1km from Bermuda TS</p>
<p>Access to town centres, major leisure centres and community</p>	<p>1.9km from NTC.</p> <p>2.7km from Pingles and 4.4 km from Bermuda LC.</p>

Criteria	Site
	Land around Top Farm
facilities	<p>2.9km from GEH.</p> <p>1.9km from NTC.</p> <p>3km from Pingles and 4.4km from Bermuda LC.</p> <p>3.8km from GEH.</p> <p>2km from NTC.</p> <p>2.8km from pingles and 4km from Bermuda LC.</p> <p>3.5km from GEH</p>
Open Space	<p>Weddington Walk green corridor along boundary.</p> <p>St Nicolas and Weddington Wards have open space deficiencies overall and specifically in terms of amenity greenspace, children and young people, allotments and natural and semi-natural open space.</p>
Give preference to sites where derelict or contaminated land is brought back into use.	Some small areas of potential unspecified low level contamination localised investigation and remediation may be required.
Green Belt	No
Will the site leave a defensible GB boundary?	n/a
Site Summary	The site is located on the north eastern edge of Nuneaton. It is relatively accessible to employment and training, town centres,

Criteria	Site
	<p data-bbox="485 264 817 300">Land around Top Farm</p> <p data-bbox="485 344 1086 380">leisure facilities and George Eliot Hospital.</p> <p data-bbox="485 416 1406 743">The far north end of the Study Area is of medium sensitivity in that there is a chance that further Palaeolithic finds could be made here, while the area immediately either side of Watling Street is considered to be of medium sensitivity with the chance that roadside Roman settlement could exist at any point. Development within the Strategic Site could impact upon truncated medieval ridge and furrow earthworks. Overall the Strategic Site is considered to be of medium- low sensitivity.</p> <p data-bbox="485 846 1406 1093">Areas of the site subject to Flood Zones 2 and 3 around the Change Brook and an unnamed drain. There is also some surface water flood risk within the Long Shoot area, along Weddington Walk and unnamed drains on Top Farm. Development can avoid these areas and there be sufficient land for a viable site.</p> <p data-bbox="485 1128 1406 1205">The site includes land that is identified as Grade 2 best and most versatile agricultural land.</p> <p data-bbox="485 1240 1059 1276">The site is not located in the Green Belt.</p> <p data-bbox="485 1312 1406 1469">The site is not out of scale with the size of the settlement and the site could be well integrated into the existing urban area of Nuneaton, depending on where development is located within the larger site area.</p> <p data-bbox="485 1505 1406 1787">The site as a whole is too large for a G&T site. The field against Bramdene Avenue could be considered on it own and would integrate into the existing urban area. Any other locations e..g along Higham Lane would form development which were standalone features of the landscape and couldn't be considered to be integrated into the urban area.</p>

NB57 Land west of Hickman Road, Galley Common (NUN309)

Criteria	Site
	Land west of Hickman Road, Galley Common
Size	13.3ha
Current Use	agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	No risk of river flooding. Flood Zone 1. SuDS could mitigate surface water issues.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated sites.
Agricultural land	Grade 3. There is no information about whether or not it is Grade A (best and most versatile land) or Grade 3B.
Landscape	Galley Common Hills and Valleys Landscape Character Area. Strength of landscape character – Strong Landscape condition - Moderate Landscape strategy - Conserve and Enhance.

Criteria	Site
	Land west of Hickman Road, Galley Common
Historic & natural features	<p><u>Designated Assets</u></p> <p>No statutorily listed or non-statutorily listed buildings on site or within/adjacent to any Conservation Areas.</p> <p><u>Historic Landscape Character and Archaeological Potential</u></p> <p>The HLC indicates:</p> <p>HL Broad Type: Fieldscapes</p> <p>HLC Types: Paddocks and Closes, Irregular Enclosure, Reorganised Irregular Enclosure, Planned Enclosure, Large Irregular Fields,</p> <p>All Irregular subtypes have medium to high archaeological potential and are associated with ridge and furrow and deserted medieval settlements; whereas all Planned Enclosure subtypes have medium archaeological potential, often characterised by ridge and furrow and deserted medieval settlements.</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	<p>The southern part of the site borders existing residential housing and the access to the site is in between residential dwellings. A public footpath runs through the site. However, overall the site is big enough to be able to keep visual and residential amenity.</p>
The site has suitable access to the highway network;	<p>Yes but no information on impact on roads.</p>
The site is located where air pollution or noise pollution will not affect the	<p>Within 4.5km and 5km of AQMAs in Nuneaton.</p>

Criteria	Site
	Land west of Hickman Road, Galley Common
health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>Access to key employment sites within 5km at Nuneaton town centre.</p> <p>No access to training within 5km.</p> <p>The site is within 500m of bus route 18.</p>
Step change in public transport along north south corridor	<p>Part of site within 5km of Nuneaton station.</p> <p>Not within 500m of bus route 48.</p>
Access to town centres, major leisure centres and community facilities	<p>4.5 km from Nuneaton town centre.</p> <p>5km to Pingles Leisure Centre and 4.5km to Bermuda leisure facilities.</p> <p>Access to George Eliot Hospital within 5km.</p> <p>Within 500m of bus route 18 to town centres, MLFs and MCFs.</p>
Open Space	No open space sites will be impacted.
Give preference to sites where derelict or contaminated	Predominantly Greenfield land. Several examples of unspecified low contaminated land use.

Criteria	Site
	Land west of Hickman Road, Galley Common
land is brought back into use.	The site is not derelict.
Green Belt	No
Will the site leave a defensible GB boundary?	N/a
Site Summary	<p>The site is located on the northern edge of Nuneaton at Galley Common.</p> <p>It is relatively inaccessible with employment, training, town centres, leisure and hospital at 5km or further from the site. The site is 5km from Nuneaton station.</p> <p>There are no physical constraints in terms of open space, derelict land, flood risk, biodiversity and mineshafts. However, the site is located in an area of high landscape value that is considered to have less capacity to accommodate development and it would be difficult to mitigate the impact of development on the landscape.</p> <p>Further information is required in terms of historic assets as the HLC indicates a medium to high potential for archaeology. It is uncertain whether this will restrict development of the site.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p>The size of the development is not out of scale with the size of the settlement. However, the site would not integrate well into the existing urban area and would appear as a protuberance and be prominent in the sensitive landscape.</p> <p>The site is not located in the Green Belt.</p> <p>The site is not recommended for development as it is relatively inaccessible from employment, town centres and major leisure and community facilities, it will impact on the sensitive landscape character and will not integrate well</p>

Criteria	Site
	Land west of Hickman Road, Galley Common
	into the existing urban area.

NB61 Woodlands Lane, Bedworth (part of NUN143)

Criteria	Site
	Woodlands Lane, Bedworth
Size	10ha
Current Use	agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	No
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No European or nationally designated sites.
Agricultural land	Grade 3
Landscape	Landscape Character Area: Bedworth Woodlands Rural Fringe. The area has a Moderate strength of landscape character and is in Moderate landscape condition.

Criteria	Site
	Woodlands Lane, Bedworth
	The landscape strategy is to Enhance
Historic & natural features	<p>GGP Archaeological Potential: Medium</p> <p>Historic Environment Assessment</p> <p>No Designated Assets or Conservation Areas.</p> <p>Impact on setting of designated assets:</p> <p>None</p> <p>Impact on Archaeology / Archaeological Sensitivity of Site:</p> <p>Medium.</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	Yes
The site has suitable access to the highway network;	Yes. There is no information on impact on roads
The site is located where air pollution or noise pollution	No information in relation to G&T site.

Criteria	Site
	Woodlands Lane, Bedworth
<p>will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;</p>	
<p>The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;</p>	
<p>Access to employment and training</p>	<p>BTC (1.8km) is within 2km.</p> <p>Bermuda IE (2.1km), Bayton Road (2.5km), Prologis (3.5km), NTC (4.9km) and KEGs (4.9km) are within 5km.</p> <p>Bus Routes: 768, 57, 56, and 55</p>
<p>Step change in public transport along north south corridor</p>	<p>1.9km from BTS, 3km from Bermuda TS and 3.9 from Ricoh Arena TS.</p>
<p>Access to town centres, major leisure centres and community facilities</p>	<p>1.7km from Bedworth LC and 4.3 from Pingles.</p> <p>2.1km from BLC and 3.7km from Ricoh Arena.</p> <p>3.6km from GEH.</p>

Criteria	Site
	Woodlands Lane, Bedworth
Open Space	Slough Ward has deficiencies in all open space types, except allotments
Give preference to sites where derelict or contaminated land is brought back into use.	Some localised investigation and remediation may be required to investigate unspecified low level contamination
Green Belt	No
Will the site leave a defensible GB boundary?	N/a
Site Summary	<p>The site is located on the north western edge of Bedworth. It is relatively accessible to employment and training, town centre, leisure facilities and George Eliot Hospital.</p> <p>There are no physical constraints in terms of mineshafts.</p> <p>The area is one of medium landscape value where the landscape strategy is to enhance. Development would require landscape mitigation.</p> <p>There is the possibility of unrecorded archaeological features of medium sensitivity. Archaeology evaluation, including field walking, geophysical survey, trial trenching and suitable mitigation is required.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information is required from WCC but this is not expected to restrict development of the site.</p> <p>The site is not located in the Green Belt.</p> <p>The site, is out of scale with the size of the settlement and does not have the potential to integrate into the existing urban area of Bedworth.</p> <p>The site is not recommended for development.</p>

NB64 Land east of Woodlands Road (part of NUN228)

Criteria	Site
	Land east of Woodlands Road
Size	0.46
Current Use	Agriculture
The number of pitches or plots is relative to the size and scale of the site;	6
The number of pitches or plots is relative to the size and density of the surrounding settled community	6
The site is not located in areas of high flood risk;	No
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No European or nationally designated sites.
Agricultural land	Grade 3
Landscape	Landscape Character Area: Bedworth Woodlands Rural Fringe. The area has a Moderate strength of landscape character and is in Moderate landscape condition.

Criteria	Site
	Land east of Woodlands Road
	The landscape strategy is to Enhance
Historic & natural features	<p>GGP Archaeological Potential: Medium</p> <p>Historic Environment Assessment</p> <p>No Designated Assets or Conservation Areas.</p> <p>Impact on setting of designated assets:</p> <p>None</p> <p>Impact on Archaeology / Archaeological Sensitivity of Site:</p> <p>Medium.</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	<p>Yes</p>
The site has suitable access to the highway network;	<p>Yes. There is no information on the impact on the roads</p>
The site is located where air pollution or noise pollution	<p>No information in relation to G&T site.</p>

Criteria	Site
	Land east of Woodlands Road
will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>BTC (1.8km) is within 2km.</p> <p>Bermuda IE (2.1km), Bayton Road (2.5km), Prologis (3.5km), NTC (4.9km) and KEGs (4.9km) are within 5km.</p> <p>Bus Routes: 768, 57, 56, and 55</p>
Step change in public transport along north south corridor	1.9km from BTS, 3km from Bermuda TS and 3.9 from Ricoh Arena TS.
Access to town centres, major leisure centres and community facilities	<p>1.7km from Bedworth LC and 4.3 from Pingles.</p> <p>2.1km from BLC and 3.7km from Ricoh Arena.</p> <p>3.6km from GEH.</p>

Criteria	Site
	Land east of Woodlands Road
Open Space	Slough Ward has deficiencies in all open space types, except allotments
Give preference to sites where derelict or contaminated land is brought back into use.	Some localised investigation and remediation may be required to investigate unspecified low level contamination
Green Belt	No
Will the site leave a defensible GB boundary?	N/a
Site Summary	<p>The site is located on the north western edge of Bedworth. It is relatively accessible to employment and training, town centre, leisure facilities and George Eliot Hospital.</p> <p>There are no physical constraints in terms of mineshafts.</p> <p>The area is one of medium landscape value where the landscape strategy is to enhance. Development would require landscape mitigation.</p> <p>There is the possibility of unrecorded archaeological features of medium sensitivity. Archaeology evaluation, including field walking, geophysical survey, trial trenching and suitable mitigation is required.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information is required from WCC but this is not expected to restrict development of the site.</p> <p>The site is not located in the Green Belt.</p> <p>The site is not out of scale with the size of the settlement, however, due to the shape and positioning of the site it does not integrate into the existing urban area of Bedworth.</p> <p>The site is not recommended for development.</p>

NB 69 Land north of Oberon Close CV11 6NH (NUN275)

Criteria	Site
	Land north of Oberon Close
Size	8.13ha
Current Use	Agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	No risk of river flooding. Flood Zone 1. Surface water flooding particularly on northern part of site.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated sites.
Agricultural land	Grade 2 best and most versatile agricultural land.
Landscape	Nuneaton Estate Farmlands Landscape Character Area Strength of landscape character – Weak Landscape condition - Poor.

Criteria	Site
	Landscape strategy - Restore and Create.
Historic & natural features	<p><u>Designated Assets</u></p> <p>No statutorily listed or non-statutorily listed buildings on site or within/adjacent to any Conservation Areas.</p> <p><u>Historic Landscape Character and Archaeological Potential</u></p> <p>The HLC indicates:</p> <p>HL Broad Type: Fieldscapes</p> <p>HLC Type: Large Irregular Fields</p> <p>Irregular subtypes have medium to high archaeological potential and are associated with ridge and furrow and deserted medieval settlements.</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	There is residential development to the south of the site and access would be via a residential route. However, suitable screening should ensure privacy and amenity is maintained.
The site has suitable access to the highway network;	Yes. There is no information on impact on roads.
The site is located where air pollution or noise pollution will not affect the health and well being of site	Within 3km of AQMAs in Nuneaton.

Criteria	Site
	Land north of Oberon Close
residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>Access to key employment sites at Attleborough Fields within 1 km. Nuneaton town centre, Bermuda Park.</p> <p>Within 5km of North Warwickshire & Hinckley College and King Edward VI College.</p> <p>The site is within 500m of bus route 7.</p>
Step change in public transport along north south corridor	<p>Approximately 1.5 km from proposed NUCKLE station.</p> <p>Not within 500m of bus route 48.</p>
Access to town centres, major leisure centres and community facilities	<p>Access to Nuneaton town centre within 5km.</p> <p>Access to Pingles within 2km. Bermuda Leisure Complex within 5km.</p> <p>George Eliot within 5 km.</p> <p>Within 500m of a bus route to town centres, MLFs and MCFs (7).</p>
Open Space	No open space sites will be impacted.
Give preference to sites where derelict or contaminated	Site is not contaminated or derelict.

Criteria	Site
land is brought back into use.	
Green Belt	Yes
Will the site leave a defensible GB boundary?	No. The boundaries are field boundaries and footpaths.
Site Summary	<p>The site is relatively accessible to employment and training, town centre and leisure facilities within Attleborough and Nuneaton. The George Eliot Hospital is within 5km.</p> <p>There are no physical constraints in terms of impact on open spaces, landscape, flood risk, biodiversity, derelict land or mineshafts.</p> <p>The site is Grade 2 best and most versatile agricultural land.</p> <p>Further information is required in terms of historic assets as the HLC indicates a medium to high potential for archaeology but this is not expected to restrict development of the site.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p>The site adjoins Nuneaton and its size would not be out of scale with the existing settlement but due to size of proposed development and shape of the site it would integrate well into the existing urban area.</p> <p>The site is located in the existing Green Belt. The boundaries of the site are field boundaries and footpaths, and it would be difficult to create a defensible Green Belt boundary.</p> <p>The site has no significant issues but it does not have a defensible Green Belt boundary and would not integrate well into the existing urban settlement boundary. It is not recommended for development.</p>

NB70 Exhall Road, Keresley (New SHLAA Site)

Criteria	Site
Size	5.1
Current Use	agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	Flood Zone 1. No surface water flooding identified.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	The north of the site includes Somers Road Meadow LWS. This area would be excluded from the development site and may require mitigation to ensure net gain in biodiversity.
Agricultural land	Grade 3. There is no information about whether or not it is Grade A (best and most versatile land) or Grade 3B.
Landscape	Keresley Urban Fringe Landscape Character Area. Strength of landscape character – Weak

Criteria	Site
	<p>Landscape condition - Poor</p> <p>Landscape strategy - Restore and create.</p> <p>The land along New Road is noted as being important in retaining separation between Ash Green and Keresley Newlands.</p>
Historic & natural features	<p>Designated Assets</p> <p>No statutorily listed or non-statutorily listed buildings on site or within/adjacent to any Conservation Areas.</p> <p><u>Historic Landscape Character and Archaeological Potential</u></p> <p>Site not assessed by HEA. The Historic Landscape Character Study indicates:</p> <p>HL Broad Type: Fieldscapes</p> <p>HLC Types: Planned Enclosure</p> <p>Archaeological potential is medium. Associated with ridge and furrow features and deserted medieval settlements.</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	<p>There is residential properties to the west of the site. However, appropriate screening could be implemented to ensure privacy and amenity.</p>
The site has suitable access to the highway network;	<p>Yes. There is no information about the impact to the roads.</p>
The site is located where air	<p>More than 5km from AQMAs in N&B. Less likely to impact on air quality in AQMAs but depends on travel patterns.</p>

Criteria	Site
<p>pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;</p>	<p>No transport or air quality modelling.</p>
<p>The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;</p>	
<p>Access to employment and training</p>	<p>Access to key employment sites at Prologis within 2km. Ricoh Arena, Bedworth town centre, Bayton Road and Bermuda are within 5km.</p> <p>Henley College within 5km (in Coventry).</p> <p>Close to bus route 55.</p>
<p>Step change in public transport along north south corridor</p>	<p>2.4 km to proposed NUCKLE Station at Ricoh Arena</p> <p>2.8 km to bus route 48.</p>
<p>Access to town centres, major leisure centres and community facilities</p>	<p>4km to Bedworth town centre.</p> <p>Access to Ricoh leisure facilities at 2.5 km, Bedworth leisure centre at 3.7 km and Bermuda leisure facilities at 5.5 km.</p> <p>George Eliot Hospital is 6.5 km.</p> <p>Within 500m of a bus route to town centres, MLFs and MCFs</p> <p>No accessibility modelling.</p>

Criteria	Site
Open Space	No open space sites will be impacted. Within 0.5km of Prologis Country Park.
Give preference to sites where derelict or contaminated land is brought back into use.	Site is not contaminated or derelict.
Green Belt	Yes
Will the site leave a defensible GB boundary?	No the potential boundaries are field boundaries and so indefensible.
Site Summary	<p>The site is located on the eastern edge of Keresley. It is relatively accessible to employment and training, town centres, and leisure within 5km at Bedworth and Coventry but it is more than 5km to George Eliot Hospital.</p> <p>There are no physical constraints in terms of impact on open space, landscape, derelict or contaminated land or mineshafts.</p> <p>Whilst there are no specific landscape character issues, the Land Use Designations Study states that land along New Road is important in retaining separation between Ash Green and Keresley Newlands.</p> <p>There are also potential issues in terms of historic environment and best and most versatile land. These are unlikely to restrict development taking place but may require mitigation.</p> <p>Part of the site is a Local Wildlife Site. This area has been excluded from the developable area. It is expected that the rest of the site can be developed but some mitigation will be required to ensure there is no harm to the Local Wildlife Site.</p> <p>The site, is not out of scale with the size of Keresley. However, it would not integrate well into the existing urban area and would reduce the gap between Keresley and Ash Green.</p>

Criteria	Site
	<p>The site is also located in the Green Belt. The potential boundaries for the Green Belt consist of field boundaries and so not defensible in Green Belt terms.</p> <p>The site is not recommended due to lack of defensible Green Belt boundaries and lack of integration into the existing urban area.</p>

NB71 Land at Blackhorse Road, Hawkesbury Golf Club, Blackhorse Road, Hawksbury. (NUN119, NUN147 & NUN181)

Criteria	Site
Size	32.77
Current Use	Amenity/ Open psace
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	Yes
The site is not located in areas of high flood risk;	Flood Zone 1. Medium areas of surface water flooding to south east of site.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated sites. Bayton Road Lakes LWS and Coventry Canal Potential LWS adjoin the site
Agricultural land	Grade 4
Landscape	Nuneaton and Bedworth Urban Fringes Landscape Character Area. Strength of landscape character – Moderate

Criteria	Site
	<p>Landscape condition - Poor</p> <p>Landscape strategy – Enhance and restore.</p>
<p>Historic & natural features</p>	<p><u>Designated Sites</u></p> <p>No Statutory or non-statutory listed structures on site or within/adjacent any Conservation Areas.</p> <p><u>Archaeology</u></p> <p>High impact – deserted medieval settlement at Hawkesbury/Tackley at centre of site. Likely that buried remains occur here.</p> <p>Low impact – former site of canal basin in north of site.</p> <p><u>Historic Landscape Character</u></p> <p>HL Broad Type: Designed Landscape</p> <p>HLC Type: Golf Course.</p>
<p>The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;</p>	<p>There is enough space to form an appropriate buffer for between the existing residential areas.</p>
<p>The site has suitable access to the highway network;</p>	<p>Strategic Transport modelling indicates 4 transport schemes are required to support development for housing development. There is no information for development related to G&T sites.</p> <p>No information for S-Paramics.</p>
<p>The site is located where air pollution or noise pollution</p>	<p>More than 5km from AQMAs in Nuneaton. Less likely to impact on air quality in AQMAs but depends on travel patterns.</p>

Criteria	Site
<p>will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;</p>	<p>No transport or air quality modelling.</p>
<p>The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;</p>	
<p>Access to employment and training</p>	<p>Within 2km of Bayton Road Industrial Estate and within 5km of Prologis, Bedworth town centre and Ricoh Arena</p> <p>Training within 5km of Henley College (in Coventry)</p> <p>Near to bus routes 209 and 778.</p> <p>Accessibility modelling shows PDA9 to be within 0-10 mins by public transport and within 0-10 minutes by walking to employment and training.</p>
<p>Step change in public transport along north south corridor</p>	<p>Within 2km of Bedworth station.</p> <p>Within 1.2km of bus route 48.</p>
<p>Access to town centres, major leisure centres and community facilities</p>	<p>2km to Bedworth town centre</p> <p>1.5km to Bedworth Leisure Centre and 4.3km to Bermuda leisure facilities.</p> <p>5.5km to George Eliot Hospital.</p>

Criteria	Site
	<p>Near to bus routes 209 and 778.</p> <p>Accessibility modelling shows PDA9 is within 0-10 minutes by public transport and 40-50 minutes by public transport to the following facilities on average: hospitals, GP, fruit and veg, town centre and education.</p>
Open Space	No direct impact on open spaces. Within 1km of the southern end of Miners Welfare Destination Park.
Give preference to sites where derelict or contaminated land is brought back into use.	<p>Site likely to contain larger area of prior industrial use or potentially contaminated land use that will need to be remediated.</p> <p>The site is also affected by a HSE Hazard Area which reduces the developable area.</p>
Green Belt	Yes
Will the site leave a defensible GB boundary?	Although there are defensible elements around the site (canal and Bayton Road Lakes LWS), the size of the G&T site would lead to a boundary which is not.
Site Summary	<p>The site is relatively accessible to employment and training, town centres and leisure facilities in Bedworth and north Coventry. It is more than 5km to George Eliot Hospital.</p> <p>There are no physical constraints in terms of impacts on open spaces, landscape and flood risk.</p> <p>There is potential for the buried remains of the medieval village of Tackley/Hawkesbury to be found. Further investigation / archaeological evaluation is required to establish the suitability of the site for development and to identify suitable mitigation through recording, excavation and/or preservation in situ.</p> <p>There are up to 18 coal shafts on site that would require treatment prior to any development. Also, there is an area of previous industrial land use that may be contaminated and require treatment.</p> <p>There are issues in terms of biodiversity and best and most</p>

Criteria	Site
	<p>versatile agricultural land. These issues will not prevent development but may require mitigation measures. The site is also affected by a HSE Hazard Area which does not prevent development but does reduce the developable area.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p>The sites would not be out of scale with the settlement of Bedworth but whilst it directly adjoins Bedworth it is not well integrated due to the railway and Bayton Road Industrial Estate.</p> <p>The site is Green Belt. The canal forms a defensible Green Belt boundary for the majority of the site.</p> <p>The site is well located in straight line distance terms to the existing urban area but is not well integrated due to barriers. There are also significant constraints but these are not insurmountable. The site as a whole is too large for one G&T development and a defensible Green Belt boundary would not be created within the site itself.</p>

NB74 The Croft, Park Lane, Robinson End, Nuneaton (New SHLAA site)

Criteria	Site
	The Croft, Park Lane, Robinson End, Nuneaton
Size	0.19
Current Use	agriculture
The number of pitches or plots is relative to the size and scale of the site;	5
The number of pitches or plots is relative to the size and density of the surrounding settled community	5
The site is not located in areas of high flood risk;	No risk of river flooding (Flood Zone 1) and no identified surface water issues.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No sites currently designated but forms part of a potential Local Wildlife Site.
Agricultural land	Urban land.
Landscape	Galley Common Hill and Robinson's End Valley Landscape Character Area. Strength of landscape character – Moderate Landscape condition - Moderate. Landscape strategy - Enhance.

Criteria	Site
Historic & natural features	<p>The Croft, Park Lane, Robinson End, Nuneaton</p> <p><u>Designated Assets</u></p> <p>No statutorily listed or non-statutorily listed buildings on site or within/adjacent to any Conservation Areas.</p> <p><u>Historic Landscape Character and Archaeological Potential</u></p> <p>The HLC indicates:</p> <p>HL Broad Type: Fieldscapes</p> <p>HLC Type: Large Irregular Fields</p> <p>Irregular subtypes have medium to high archaeological potential and are associated with ridge and furrow and deserted medieval settlements.</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	<p>Yes</p>
The site has suitable access to the highway network;	<p>Yes. There is no information on impact to road.</p>
The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring	<p>Within 4km and 5km of AQMAs in Nuneaton.</p>

Criteria	Site
uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	The Croft, Park Lane, Robinson End, Nuneaton
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>Access to key employment sites within 5km at Nuneaton town centre.</p> <p>Within 5km of King Edward VI College.</p> <p>The site is within 500m of bus routes 10 & 17.</p>
Step change in public transport along north south corridor	<p>Approximately 4.5km from proposed NUCKLE station.</p> <p>Not within 500m of bus route 48.</p>
Access to town centres, major leisure centres and community facilities	<p>Within 4km of Nuneaton town centre.</p> <p>Within 5km of Bermuda Leisure Complex.</p> <p>George Eliot (MCF) within 5 km.</p> <p>Within 500m of a bus route to town centres, MLFs and MCFs (10 & 17).</p>
Open Space	No open space sites will be impacted.
Give preference to sites where derelict or contaminated land is brought back into use.	<p>Predominately Greenfield site with example of unspecified low contaminated land use.</p> <p>The site is not derelict.</p>

Criteria	Site
	The Croft, Park Lane, Robinson End, Nuneaton
Green Belt	Yes
Will the site leave a defensible GB boundary?	No. Site is bounded by the south by a public footpath but otherwise it is open.
Site Summary	<p>The site is located on the western edge of Nuneaton at Robinson's End. It is relatively less accessible to employment and training, town centre and leisure facilities in Nuneaton and Bedworth. These facilities are more than 2km but less than 5km away. Access to major north south public transport routes is poor.</p> <p>There are no physical constraints in terms of the impact on open spaces, derelict land, flood risk, best and most versatile agricultural land or mineshafts. The area is one of medium landscape value where the landscape strategy is to enhance. Development would require landscape mitigation.</p> <p>Further information is required in terms of historic assets as the HLC indicates a medium to high potential for archaeology. It is uncertain whether this will restrict development of the site.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p>The site is located in the Green Belt.</p> <p>The size of the site is not out of scale with the size of the settlement, but it is not possible to integrate it into the existing urban settlement. For this reason, it is recommended that this site is not taken forward for development.</p>

NB 76 Land at Higham Lane, Nuneaton (NUN127)

Criteria	Site
	Land at Higham Lane, Nuneaton
Size	18.72
Current Use	Agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	No. Fluvial risk of flooding from the Change Brook
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No European, national or locally designated sites.
Agricultural land	Grade 2 and Grade 3
Landscape	Landscape Character Area: Anker Valley Estate Farmlands. The area has a Moderate strength of landscape character and is in a Moderate landscape condition. The landscape strategy is to Enhance.

Criteria	Site
	Land at Higham Lane, Nuneaton
Historic & natural features	GGP: Archaeological Potential: Medium Historic Environment Assessment No Designated Assets or CAs Impact on setting of designated assets: None Impact on Archaeology / Archaeological Sensitivity of Site Medium
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	Residential properties border the southern boundary of the site. However, appropriate screening could be put in place to ensure privacy and amenity. Although this would mean the site would be less integrated into the existing urban area.
The site has suitable access to the highway network;	Yes. No information on impact to road.
The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or	No information for individual site.

Criteria	Site
	Land at Higham Lane, Nuneaton
noise pollution as a result of the gypsy and traveller development;	
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>Attleborough Fields (2.1km), NTC (2.6km), Mira (2.9km) and Bermuda (4.9) IE are within 5km.</p> <p>NW&HC is 1.2km and KEGs is 2.4km.</p> <p>Bus routes: 158, 48, 4 and 86</p>
Step change in public transport along north south corridor	2.1km from NTS and 4.1km from Bermuda TS
Access to town centres, major leisure centres and community facilities	<p>1.9km from NTC.</p> <p>3km from Pingles and 4.4km from Bermuda LC.</p> <p>3.8km from GEH.</p>
Open Space	St Nicolas Ward has open space deficiencies overall and specifically in terms of amenity greenspace, children and young people, allotments and natural and semi-natural open space.
Give preference to sites where derelict or contaminated land is brought	<p>Several small areas of potential unspecified low level contamination associated with Old quarry, landscaping, pond, embankment, well.</p> <p>Some localised investigation and remediation may be required.</p>

Criteria	Site
	Land at Higham Lane, Nuneaton
back into use.	
Green Belt	No
Will the site leave a defensible GB boundary?	N/A
Site Summary	<p>The site is located on the north eastern edge of Nuneaton north of Weddington and St Nicolas Park. It is relatively accessible to employment and training, town centres, leisure facilities and George Eliot Hospital.</p> <p>There are no physical constraints in terms of open spaces, landscape, derelict or contaminated land, biodiversity or mineshafts.</p> <p>There is potential for Palaeolithic or Roman finds. This will not prevent development but archaeology evaluation, including field walking, geophysical survey, trial trenching and suitable mitigation is required.</p> <p>The land running along the Change Brook is subject to surface water flooding but development could avoid these areas and there still be sufficient land for a viable site.</p> <p>The site includes land that is identified as Grade 2 (and Grade 3) best and most versatile agricultural land.</p> <p>The site is not located in the Green Belt.</p> <p>The site is not out of scale with the size of the settlement. However, t due to the potential size of the site, the development wouldn't integrate well into the existing urban area.</p> <p>The site is not recommended for development for this use.</p>

NB92 Land East of Woodford Close, Neals Green (NUN288)

Criteria	Site
Size	3.99
Current Use	Agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	Flood zone 1. Minimal surface water flooding along southern boundary. SuDS could mitigate surface water issues.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	Adjoins Barratts Farm Lane potential LWS. May impact adjacent pLWS, and therefore may require mitigation to ensure net gain in biodiversity.
Agricultural land	Grade 3. There is no information about whether or not it is Grade A (best and most versatile land) or Grade 3B
Landscape	Keresley Urban Fringe Landscape Character Area Strength of landscape character – Weak

Criteria	Site
	<p>Landscape condition - Poor</p> <p>Landscape strategy - Restore and create.</p>
<p>Historic & natural features</p>	<p><u>Designated Assets</u></p> <p>No statutorily listed or non-statutorily listed buildings on site. Barratt's Farmhouse listed building on adjoining land.</p> <p><u>Historic Landscape Character and Archaeological Potential</u></p> <p>Site not assessed by HEA. The Historic Landscape Character Study indicates:</p> <p>HL Broad Type: Fieldscapes</p> <p>HLC Types: Planned Enclosure,</p> <p>Archaeological Potential is medium. Associated with ridge and furrow features and deserted medieval settlements.</p>
<p>The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;</p>	<p>There is existing residential properties to the east of the site and access to the site would run along beside this. Appropriate screening could be put in place although this would mean the development is less integrated into the existing urban area.</p>
<p>The site has suitable access to the highway network;</p>	<p>Yes. No information on impact to roads.</p>
<p>The site is located where air pollution or noise pollution will not affect the health and well</p>	<p>More than 5km from AQMAs in N&B. Less likely to impact on air quality in AQMAs but depends on travel patterns.</p> <p>No transport or air quality modelling.</p>

Criteria	Site
<p>being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;</p>	
<p>The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;</p>	
<p>Access to employment and training</p>	<p>Access to key employment sites at Prologis, Ricoh and Bayton Road within 2km. Bedworth town centre and Bermuda Business Park are within 5km.</p> <p>Henley College is within 5km (in Coventry).</p> <p>Bus routes 56, 57 and 209 are nearby.</p>
<p>Step change in public transport along north south corridor</p>	<p>1.3 km to proposed NUCKLE Station (Ricoh)</p> <p>1.2 km to bus route 48.</p>
<p>Access to town centres, major leisure centres and community facilities</p>	<p>3.5km to Bedworth town centre.</p> <p>Access to Ricoh leisure facilities is within 1.5 km. Bedworth leisure centre is 2.9 km and to Bermuda leisure facilities is 5 km.</p> <p>George Eliot Hospital is 6.5 km.</p> <p>Within 500m of a bus route to town centres, MLFs and MCFs</p> <p>No accessibility modelling.</p>
<p>Open Space</p>	<p>No open space sites will be impacted. Within 1km of Prologis Country Park and Blackberry Lane Recreation Ground.</p>

Criteria	Site
<p>Give preference to sites where derelict or contaminated land is brought back into use.</p>	<p>The site is adjacent to derelict land, between Barratts Farm and the A444. Developing the site could provide the opportunity to improve the derelict site.</p>
<p>Green Belt</p>	<p>Yes</p>
<p>Will the site leave a defensible GB boundary?</p>	<p>No. Potential boundaries are field boundaries and so indefensible.</p>
<p>Site Summary</p>	<p>The site is located on the eastern edge of Neals Green. It is relatively accessible to employment and training, town centres, and leisure within 2km or 5km at Bedworth and Coventry but it is more than 5km to George Eliot Hospital.</p> <p>There are no physical constraints in terms of impacts on open spaces, landscape, flood risk or mineshafts.</p> <p>There are potential issues in terms of biodiversity, the historic environment and best and most versatile land. These are unlikely to restrict development taking place but may require mitigation.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but it is not expected to restrict development.</p> <p>The site is not out of scale with the size of Ash Green/Neals Green but the site alone does not integrate well into the existing settlement.</p> <p>The site is located in the Green Belt. The potential boundaries for the Green Belt consist of field boundaries and so not defensible in Green Belt terms</p> <p>The site is not recommended for development as it is not well integrated into the existing urban area, there would not be a defensible Green Belt boundary.</p>

NB96 Nuneaton Road, Bulkington (NUN291)

Criteria	Site
	Nuneaton Road, Bulkington (NUN291)
Size	5.14
Current Use	Agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	Flood Zone 1. Large areas of surface water flooding on eastern side of site. SuDS could mitigate surface water issues.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	Adjoins a potential LWS (field not named). May impact adjacent pLWS, and therefore may require mitigation to ensure net gain in biodiversity.
Agricultural land	Grade 3. There is no information about whether or not it is Grade A (best and most versatile land) or Grade 3B.
Landscape	Bulkington Rolling Farmlands Landscape Character Area. Strength of landscape character – Moderate

Criteria	Site
	Nuneaton Road, Bulkington (NUN291)
	<p>Landscape condition - Moderate to Poor</p> <p>Landscape strategy - Enhance and restore.</p> <p>The land on this north east part of Bulkington is important to retaining the setting of the settlement.</p>
Historic & natural features	<p><u>Designated Assets</u></p> <p>No statutorily listed or non-statutorily listed buildings on site or within/adjacent to any Conservation Areas.</p> <p><u>Historic Landscape Character and Archaeology Potential</u></p> <p>Site not assessed by HEA. The Historic Landscape Character Study indicates:</p> <p>HL Broad Type: Fieldscapes</p> <p>HLC Types: Irregular (Piecemeal) Enclosure,</p> <p>All Irregular subtypes have medium to high archaeological potential and are associated with ridge and furrow and deserted medieval settlements.</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	<p>Residential development border the southern boundary. Appropriate screening could be put in place to ensure privacy and amenity is retained.</p>
The site has suitable access to the highway network;	<p>Yes. There is no information on the impact to roads.</p>
The site is located where air	

Criteria	Site
	Nuneaton Road, Bulkington (NUN291)
pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>Access to key employment sites at Bayton Road and Bedworth town centre within 5km.</p> <p>Training is beyond 5km.</p> <p>Bus route 56 is nearby.</p>
Step change in public transport along north south corridor	<p>3 km to Bedworth Station</p> <p>3.5 km to bus route 48.</p>
Access to town centres, major leisure centres and community facilities	<p>Access to Bedworth town centre is 3.5 km and Nuneaton town centre is 5.5 km.</p> <p>Access to Bedworth leisure centre is 3.5 km Pingles Leisure Centre is 4.5km. Bermuda leisure facilities is 4.5 km</p> <p>Access to George Eliot Hospital is 5 km.</p> <p>Within 500m of a bus route to town centres, MLFs and MCFs</p> <p>No accessibility modelling</p>

Criteria	Site
	Nuneaton Road, Bulkington (NUN291)
Open Space	No open space sites will be impacted. Within 0.5km of Bulkington Recreation Ground Community Park
Give preference to sites where derelict or contaminated land is brought back into use.	Site predominantly Greenfield but potential contamination from Animal and Animal Products Processing Works on edge of site. Developing the site could provide the opportunity to clean the potential areas of contamination.
Green Belt	Yes
Will the site leave a defensible GB boundary?	No. The potential Green Belt boundary will consist of field boundaries.
Site Summary	<p>The land is located on the northern edge of Bulkington. It is relatively less accessible to employment, town centre and major leisure and community facilities in Nuneaton and Bedworth. These facilities are all more than 2km but within 5km. Training is beyond 5km. Access to major north south public transport routes is poor.</p> <p>There are no physical constraints in terms of impacts on open spaces, landscape, derelict land, flood risk, or mineshafts.</p> <p>Whilst there are no specific landscape character issues, the Land Use Designations Study indicates that land on this north east part of Bulkington is important to retaining the setting of the settlement.</p> <p>There are potential issues in terms of biodiversity, the historic environment and best and most versatile land. These are unlikely to restrict development taking place but may require mitigation.</p> <p>The land is also identified by the Green Infrastructure Plan as a site for a community park. Development of the site would frustrate this potential proposal.</p> <p>The site is not out of scale with the size of Bulkington and it</p>

Criteria	Site
	<p data-bbox="485 264 1066 300">Nuneaton Road, Bulkington (NUN291)</p> <p data-bbox="485 347 1177 383">would integrate well into the existing urban area.</p> <p data-bbox="485 416 1406 533">The site is located in the Green Belt. The potential boundaries for the Green Belt consist of field boundaries and so not defensible in Green Belt terms.</p> <p data-bbox="485 566 1406 728">The site is not recommended for development as there would not be a defensible Green Belt boundary. There are other sites in Bulkington which have a defensible Green belt boundary and fewer known constraints.</p>

NB107 Land rear of Coventry Road (NUN169)

Criteria	Site
Size	3.76
Current Use	agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	Flood Zone 1. Small areas of surface water flooding.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated or other sites.
Agricultural land	Grade 3. There is no information about whether or not it is Grade 3A (best and most versatile land) or 3B.
Landscape	Bulkington Village Farmlands Landscape Character Area. Strength of landscape character – Moderate Landscape condition - Poor

Criteria	Site
	Landscape Strategy - Enhance and restore.
Historic & natural features	<p>Designated Sites</p> <p>No Statutory or non-statutory listed structures on site or within/adjacent any Conservation Areas.</p> <p>Archaeology</p> <p>Medium potential impact – as yet unrecorded sites within agricultural land.</p> <p>Low potential impact –for possible presence of truncated medieval ridge and furrow.</p> <p>Historic Landscape Character</p> <p>HL Broad Type: Fieldscapes</p> <p>HLC Type: Small Rectilinear Fields, Large Rectilinear Fields and Large Irregular Fields</p> <p>Rectilinear fields are associated with medium archaeological potential; whereas large irregular fields are associated with medium to high archaeological potential, all of which are often related to ridge and furrow and deserted medieval settlements.</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	<p>Residential properties to east of site. Site could accommodate appropriate screening.</p>
The site has suitable access to the highway network;	<p>There is a constraint over access with only one point of access serving the site via a narrow track. Site would require delivery of adjacent site to deliver a proper access to site.</p>

Criteria	Site
<p>The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;</p>	<p>More than 5km from AQMAs in Nuneaton. Less likely to impact on air quality in AQMAs but depends on travel patterns.</p> <p>No transport or air quality modelling.</p>
<p>The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;</p>	
<p>Access to employment and training</p>	<p>Within 5km of Bayton Road Industrial Estate and Bedworth town centre.</p> <p>Training beyond 5km.</p> <p>Near to bus route 56.</p> <p>No accessibility modelling.</p>
<p>Step change in public transport along north south corridor</p>	<p>Within 2.2km of Bedworth station.</p> <p>Within 2.7km of bus route 48.</p>
<p>Access to town centres, major leisure centres and community facilities</p>	<p>2.5km to Bedworth town centre.</p> <p>2.5km to Bedworth Leisure Centre and 4km to Bermuda leisure facilities.</p> <p>5km to George Eliot Hospital.</p>

Criteria	Site
	<p>Near to bus route 56.</p> <p>No accessibility modelling.</p>
Open Space	No direct impact on open spaces. Within 0.5km of Bulkington Recreation Ground and Barnacle Lane Community Parks.
Give preference to sites where derelict or contaminated land is brought back into use.	<p>Predominantly Greenfield site. 2 examples of unspecified low contaminated land use and railway land adjoins site.</p> <p>No derelict land.</p>
Green Belt	Yes
Will the site leave a defensible GB boundary?	No. The railway and Bedworth Road are defensible boundaries for the site but the proposed development would be big enough to make use of these.
Site Summary	<p>Despite being best performing Green Belt, the land is specifically identified in the Coventry Joint Green Belt Study (2009) as an area that could be removed from the Green Belt.</p> <p>The site is located on the western edge of Bulkington. It is relatively less accessible to employment and training, town centre and leisure facilities in Nuneaton and Bedworth. These facilities are more than 2km but less than 5km away. Access to major north south public transport routes is poor. Bulkington has a range of local facilities but it is a less sustainable location than the towns of Nuneaton and Bedworth. Some development small to medium scale would be appropriate.</p> <p>There are no physical constraints in terms of open spaces, landscape, derelict and contaminated land, flood risk, biodiversity and mineshafts.</p> <p>There are potential issues for historic environment and best and most versatile land. These issues will not restrict development but may require mitigation measures.</p> <p>The land is identified as a Mineral Safeguarding Area. Further</p>

Criteria	Site
	<p>information required from WCC but this is not expected to restrict development of the site.</p> <p>The site is in line with the scale of the settlement but due to its location it would not integrate well into the existing urban area of Bulkington.</p> <p>The site is Green Belt but due to the size of the proposed development would not form a defensible boundary.</p> <p>This site does not have significant constraints, but does not have a suitable access point on its own and does not have a defensible boundary.</p>

NB113 Land at Barker's Farm, Newland Lane (NUN212)

Criteria	Site
	Land at Barker's Farm, Newland Lane
Size	1.09
Current Use	Agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15

Criteria	Site
	Land at Barker's Farm, Newland Lane
The site is not located in areas of high flood risk;	Flood Zone 1. Minimal surface water flooding. SuDS could mitigate surface water issues.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated wildlife sites identified.
Agricultural land	Grade 3. There is no information about whether or not it is Grade A (best and most versatile land) or Grade 3B.
Landscape	Keresley Urban Fringe Landscape Character Area Strength of landscape character – Weak Landscape condition - Poor Landscape Strategy - Restore and create.
Historic & natural features	<u>Designated Assets</u> No statutorily listed or non-statutorily listed buildings on site or within/adjacent to any Conservation Areas. <u>Historic Landscape Character and Archaeological Potential</u> Site not assessed by HEA. The Historic Landscape Character Study indicates: HL Broad Type: Fieldscapes HLC Types: Planned Enclosure, Archaeological Potential is medium. Associated with ridge and furrow features and deserted medieval settlements.
The site is located where the privacy, visual and residential	Yes

Criteria	Site
	Land at Barker's Farm, Newland Lane
amenity for both site residents and neighbouring land uses are protected;	
The site has suitable access to the highway network;	Yes. No information on impact on road.
The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	More than 5km from AQMAs in Nuneaton. Less likely to impact on air quality in AQMAs but depends on travel patterns. No transport or air quality modelling.
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	Access to key employment areas at Prologis within 2km. Bedworth town centre, Bayton Road and Bermuda are within 5km. Henley College is within 5km (in Coventry). Bus route 55 is nearby.

Criteria	Site
	Land at Barker's Farm, Newland Lane
Step change in public transport along north south corridor	<p>Within 2 km to proposed NUCKLE Station (Ricoh)</p> <p>2.5 km to number 48 bus route.</p>
Access to town centres, major leisure centres and community facilities	<p>3.8km to Bedworth town centre.</p> <p>Ricoh leisure facilities within 2.2 km. Bedworth leisure centre is 3.5 km, Bermuda leisure facilities it is 5 km.</p> <p>George Eliot Hospital is 6.5 km.</p> <p>Within 500m of a bus route to town centres, MLFs and MCFs</p> <p>No accessibility modelling.</p>
Open Space	Adjoins Prologis Country Park.
Give preference to sites where derelict or contaminated land is brought back into use.	Site is not contaminated or derelict.
Green Belt	Yes
Will the site leave a defensible GB boundary?	No. Development of the site alone would create a whole in the Green Belt. If developed with land to the east, New Road would form a defensible Green Belt boundary but field boundaries to the south of the site.
Site Summary	<p>The site is located to the east of Ash Green. It is relatively accessible with employment and training, town centres and leisure facilities in Bedworth and north Coventry.</p> <p>There are no physical constraints in terms of impact on open spaces, landscape, derelict or contaminated land, flood risk, biodiversity, mineral safeguarding or mineshafts.</p> <p>There are also issues in terms of historic environment and best and most versatile land. These are unlikely to restrict development taking place but may require mitigation.</p>

Criteria	Site
	Land at Barker's Farm, Newland Lane
	<p>Whilst there are no specific landscape character issues, the Land Use Designations Study indicates that land along New Road is important in retaining separation between Ash Green and Keresley Newlands.</p> <p>The site would not be out of scale with the settlement of Ash Green but it does not directly adjoin the settlement. The site is within the Green Belt. Development of this site alone would create an anomalous whole.</p> <p>The site is not recommended for development as it does not directly adjoin Ash Green and it would create an anomalous hole in the Green Belt.</p>

NB115 Land at Barker's Farm, Newland Lane (NUN136)

Criteria	Site
	Land at Barker's Farm, Newland Lane
Size	18.09
Current Use	Agriculture
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	Flood Zone 1. Small area of surface water flooding runs north south through the centre of site. SuDS could mitigate surface water issues.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	Adjoins Somers Road Meadow LWS. May impact adjacent LWS, and therefore may require mitigation to ensure net gain in biodiversity.
Agricultural land	Grade 3. There is no information about whether or not it is Grade A (best and most versatile land) or Grade 3B.
Landscape	Keresley Urban Fringe Landscape Character Area. Strength of landscape character – Weak

Criteria	Site
	Land at Barker's Farm, Newland Lane
	<p>Landscape condition - Poor</p> <p>Landscape strategy - Restore and create.</p> <p>Land along New Road is noted as being important in retaining separation between Ash Green and Keresley Newlands.</p>
Historic & natural features	<p><u>Designated Assets</u></p> <p>No statutorily listed or non-statutorily listed buildings on site or within/adjacent to any Conservation Areas.</p> <p><u>Historic Landscape Character and Archaeological Potential</u></p> <p>Site not assessed by HEA. The Historic Landscape Character Study indicates:</p> <p>HL Broad Type: Fieldscapes</p> <p>HLC Types: Planned Enclosure,</p> <p>Archaeological Potential is medium. Associated with ridge and furrow features and deserted medieval settlements.</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	Residential properties to east of site. The site is large enough to incorporate appropriate screening.
The site has suitable access to the highway network;	Yes. No information on
The site is	More than 5km from AQMAs in Nuneaton. Less likely to impact

Criteria	Site
	Land at Barker's Farm, Newland Lane
located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	on air quality in AQMAs but depends on travel patterns. No transport or air quality modelling.
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	Access to key employment sites at Prologis within 2km. Bedworth town centre, Bayton Road and Bermuda are within 5km. Access to training at Henley College (in Coventry) is within 5km. Bus route 55 is nearby.
Step change in public transport along north south corridor	Within 2.5 km to proposed NUCKLE Station (Ricoh) 2.5 km to number 48 bus route.
Access to town centres, major leisure centres and community facilities	3.7km to Bedworth town centre. Ricoh leisure facilities is within 2.5 km. Bedworth leisure centre is 3.6 km. Bermuda leisure facilities is 5.1 km. George Eliot Hospital is 6.5 km. Within 500m of a bus route to town centres, MLFs and MCFs

Criteria	Site
	No accessibility modelling.
Open Space	No open space sites will be impacted. Site is close to Prologis Country Park.
Give preference to sites where derelict or contaminated land is brought back into use.	Site is not contaminated or derelict.
Green Belt	Yes
Will the site leave a defensible GB boundary?	No. The potential boundaries are field boundaries and these are not defensible.
Site Summary	<p>The site is located to the east of Ash Green. It is relatively accessible with employment and training, town centres and leisure facilities in Bedworth and north Coventry.</p> <p>There are no physical constraints in terms of open spaces, landscape, derelict land, mineral safeguarding or mineshafts.</p> <p>There are issues in terms of historic environment, biodiversity and best and most versatile land. These are unlikely to restrict development taking place but may require mitigation.</p> <p>Whilst there are no specific landscape character issues, the Land Use Designations Study indicates that land along New Road is important in retaining separation between Ash Green and Keresley Newlands.</p> <p>The site would not out of scale with the settlement of Ash Green but it would not and it does not integrate well into the existing urban area.</p> <p>The site is within the Green Belt. The potential boundaries are field boundaries and so not defensible.</p> <p>The site is not recommended for development as it would be out of scale with Ash Green, it does not integrate well</p>

Criteria	Site
	Land at Barker's Farm, Newland Lane
	and the potential Green belt boundaries are not defensible.

NB119 Land off Blackhorse Road, Bedworth (NUN181)

Criteria	Site
Size	3.37
Current Use	Amenity/greenspace
The number of pitches or plots is relative to the size and scale of the site;	15
The number of pitches or plots is relative to the size and density of the surrounding settled community	15
The site is not located in areas of high flood risk;	No Flood zones present. Some surface flooding on eastern boundary but development could avoid this.
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated sites.
Agricultural land	Grade 4.
Landscape	Nuneaton and Bedworth Urban Fringes Landscape Character Area. Strength of landscape character – Moderate

Criteria	Site
	<p>Landscape condition - Poor</p> <p>Landscape strategy – Enhance and restore.</p>
<p>Historic & natural features</p>	<p><u>Designated Sites</u></p> <p>No Statutory or non-statutory listed structures on site or within/adjacent any Conservation Areas.</p>
<p>The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;</p>	<p>Yes appropriate screening could be implemented.</p>
<p>The site has suitable access to the highway network;</p>	<p>Yes</p>
<p>The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the</p>	<p>More than 5km from AQMAs in Nuneaton. Less likely to impact on air quality in AQMAs but depends on travel patterns.</p> <p>No transport or air quality modelling</p>

Criteria	Site
gypsy and traveller development;	
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>Within 2km of Bayton Road Industrial Estate and within 5km of Prologis, Bedworth town centre and Ricoh Arena</p> <p>Training within 5km of Henley College (in Coventry)</p> <p>Near to bus routes 209 and 778.</p> <p>Accessibility modelling shows PDA9 to be within 0-10 mins by public transport and within 0-10 minutes by walking to employment and training.</p>
Step change in public transport along north south corridor	<p>Within 2km of Bedworth station.</p> <p>Within 1.2km of bus route 48.</p>
Access to town centres, major leisure centres and community facilities	<p>2km to Bedworth town centre</p> <p>1.5km to Bedworth Leisure Centre and 4.3km to Bermuda leisure facilities.</p> <p>5.5km to George Eliot Hospital.</p> <p>Near to bus routes 209 and 778.</p> <p>Accessibility modelling shows PDA9 is within 0-10 minutes by public transport and 40-50 minutes by public transport to the following facilities on average: hospitals, GP, fruit and veg, town centre and education.</p>
Open Space	No direct impact on open spaces. Within 1km of the southern end of Miners Welfare Destination Park.
Give preference to sites where derelict or	Site likely to contain larger area of prior industrial use or potentially contaminated land use that will need to be remediated.

Criteria	Site
contaminated land is brought back into use.	The site is also affected by a HSE Hazard Area which reduces the developable area.
Green Belt	Yes
Will the site leave a defensible GB boundary?	There is a public footpath which borders the northern part of the site. However, the proposed development would be too small to fill the site and would not leave a defensible boundary.
Site Summary	<p>The site is relatively accessible to employment and training, town centres and leisure facilities in Bedworth and north Coventry. It is more than 5km to George Eliot Hospital.</p> <p>There are no physical constraints in terms of impacts on open spaces, landscape, flood risk and best and most versatile agricultural land.</p> <p>There is potential for the buried remains of the medieval village of Tackley/Hawkesbury to be found. Further investigation / archaeological evaluation is required to establish the suitability of the site for development and to identify suitable mitigation through recording, excavation and/or preservation in situ.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p>The site is not out of scale with the settlement of Bedworth but whilst it directly adjoins Bedworth it is not well integrated due to the railway and Bayton Road Industrial Estate.</p> <p>The site is Green Belt. The site as a whole is too big for the proposed development to form a defensible boundary.</p> <p>The site is well located in straight line distance terms to the existing urban area but is not well integrated due to barriers. There are also significant constraints but these are not insurmountable. There is not a defensible Green Belt boundary. The site is not recommend for development</p>

NB131 Bottom Meadow, Mile Tree Lane, Coventry, CV2 1NT (New SHLAA site)

Criteria	Site
Size	0.05ha
Current Use	Gypsy and Traveller Site
The number of pitches or plots is relative to the size and scale of the site;	6
The number of pitches or plots is relative to the size and density of the surrounding settled community	Yes
The site is not located in areas of high flood risk;	No
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated sites.
Agricultural land	Grade 3 in area (though land is already tarmac)
Landscape	Bulkington Village Farmlands Landscape Character Area. Strength of landscape character – Moderate Landscape condition - Poor Landscape Strategy - Enhance and restore

Criteria	Site
	Bottom Meadow, Mile Tree Lane, Coventry
Historic & natural features	<p><u>Designated Sites</u></p> <p>No Statutory or non-statutory listed structures on site or within/adjacent any Conservation Areas.</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	Yes appropriate screening could be put in place
The site has suitable access to the highway network;	Yes. There is no information on impact to roads.
The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	<p>More than 5km from AQMAs in Nuneaton. Less likely to impact on air quality in AQMAs but depends on travel patterns.</p> <p>No transport or air quality modelling.</p>

Criteria	Site
	Bottom Meadow, Mile Tree Lane, Coventry
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;	
Access to employment and training	<p>Within 5km of Bayton Road Industrial Estate and Bedworth town centre.</p> <p>Training beyond 5km.</p> <p>Within 2km to bus route 56.</p> <p>No accessibility modelling.</p>
Step change in public transport along north south corridor	<p>Within 5km of Bedworth station.</p> <p>Within 3.5km of bus route 48.</p>
Access to town centres, major leisure centres and community facilities	<p>Within 5km to Bedworth town centre.</p> <p>2.5km to Bedworth Leisure Centre and 4.5km to Bermuda leisure facilities.</p> <p>5.5km to George Eliot Hospital.</p> <p>Within 2km to bus route 56.</p> <p>No accessibility modelling.</p>
Open Space	No direct impact on open spaces. Within 2km of Bulkington Recreation Ground and Barnacle Lane Community Parks.
Give preference to sites where derelict or contaminated land is brought back into use.	No derelict land.
Green Belt	Yes
Will the site leave a defensible GB	No. There is a road to the north of the site. However, in the context of the site it is surrounded by existing development .

Criteria	Site
boundary?	
Site Summary	<p>The site is located to the south west of Bulkington. It is relatively less accessible to employment and training, town centre and leisure facilities in Nuneaton and Bedworth. These facilities are more than 2km but less than 5km away. Access to major north south public transport routes is poor.</p> <p>There are no physical constraints in terms of impact on open spaces, landscape, derelict land, flood risk, biodiversity, best and most versatile agricultural land or mineshafts.</p> <p>Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not expected to restrict development of the site.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p>The site adjoins existing development and would not be out of scale with the existing development.</p> <p>The site is located in the Green Belt. The potential Green Belt boundaries are a road and the existing development. However, the proposed site does not reach the road boundary. The boundary to the east would be a field boundary which crosses over into an adjacent authority boundary. Considering the existing surrounding uses the openness of this area of Green Belt has been eroded.</p> <p>This site is recommended for development.</p>

NB99 Two Trees Farm, Mile Tree Lane, Coventry (New SHLAA site)

Criteria	Site
Size	0.38ha
Current Use	Gypsy and Traveller Site
The number of pitches or plots is relative to the size and scale of the site;	6 pitches with 7 touring caravans.
The number of pitches or plots is relative to the size and density of the surrounding settled community	Yes
The site is not located in areas of high flood risk;	No
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated sites.
Agricultural land	Grade 3 in area (though land is already tarmac)
Landscape	Bulkington Village Farmlands Landscape Character Area. Strength of landscape character – Moderate Landscape condition - Poor Landscape Strategy - Enhance and restore

Criteria	Site
	Two Trees Farm, Mile Tree Lane, Coventry
Historic & natural features	<p><u>Designated Sites</u></p> <p>No Statutory or non-statutory listed structures on site or within/adjacent any Conservation Areas.</p>
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	Yes appropriate screening could be put in place
The site has suitable access to the highway network;	Yes. There is no information on impact to roads.
The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	<p>More than 5km from AQMAs in Nuneaton. Less likely to impact on air quality in AQMAs but depends on travel patterns.</p> <p>No transport or air quality modelling.</p>

Criteria	Site
	Two Trees Farm, Mile Tree Lane, Coventry
<p>The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;</p>	
<p>Access to employment and training</p>	<p>Within 5km of Bayton Road Industrial Estate and Bedworth town centre.</p> <p>Training beyond 5km.</p> <p>Near to bus route 56.</p> <p>No accessibility modelling.</p>
<p>Step change in public transport along north south corridor</p>	<p>Within 2.5km of Bedworth station.</p> <p>Within 2.7km of bus route 48.</p>
<p>Access to town centres, major leisure centres and community facilities</p>	<p>2.5km to Bedworth town centre.</p> <p>2.5km to Bedworth Leisure Centre and 4.5km to Bermuda leisure facilities.</p> <p>5.5km to George Eliot Hospital.</p> <p>Near to bus route 56.</p> <p>No accessibility modelling.</p>
<p>Open Space</p>	<p>No direct impact on open spaces. Within 2km of Bulkington Recreation Ground and Barnacle Lane Community Parks.</p>
<p>Give preference to sites where derelict or contaminated land is brought back into use.</p>	<p>No derelict land or indications of possible contamination.</p>
<p>Green Belt</p>	<p>Yes</p>
<p>Will the site leave a defensible GB</p>	<p>The site is surrounded by existing development and a road.</p>

Criteria	Site
	Two Trees Farm, Mile Tree Lane, Coventry
boundary?	
Site Summary	<p>The site is located to the south west of Bulkington. It is relatively less accessible to employment and training, town centre and leisure facilities in Nuneaton and Bedworth. These facilities are more than 2km but generally less than 5km away. Access to major north south public transport routes is poor.</p> <p>There are no physical constraints in terms of impact on open spaces, landscape, derelict land, flood risk, biodiversity, best and most versatile agricultural land or mineshafts.</p> <p>Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not expected to restrict development of the site.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p>The site adjoins existing development and would not be out of scale with the existing development.</p> <p>The site is located in the Green Belt. The potential Green Belt boundaries are a road and the existing development and field boundaries.</p> <p>There are no insurmountable constraints on the site. The main issue for the site would be the creation of a defensible Green Belt boundary. This site is not recommended for development.</p>

Land of Hawkesbury Lane (New SHLAA site)

Criteria	Site
	Land of Hawkesbury Lane, Coventry
Size	0.28 ha(total site area is 0.62ha with 0.34ha in Rugby Borough)
Current Use	Agriculture
The number of pitches or plots is relative to the size and scale of the site;	3
The number of pitches or plots is relative to the size and density of the surrounding settled community	3
The site is not located in areas of high flood risk;	No
The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;	
Wildlife and biodiversity	No designated sites.
Agricultural land	Grade 3
Landscape	<p>Nuneaton and Bedworth Urban Fringes The strength of landscape character is moderate and the landscape condition is poor.</p> <p>The landscape strategy is to enhance and restore.</p>

Criteria	Site
	Land of Hawkesbury Lane, Coventry
Historic & natural features	Tolldish Hall and Tolldish Hall Cottage Listed building is located across the road but this site shouldn't have an impact on this.
The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;	Appropriate screening could be put in place to ensure privacy and residential amenity is retained.
The site has suitable access to the highway network;	Yes. No information on impact to roads
The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the gypsy and traveller development;	No potential contaminations issues identified. No information on impact to air quality management areas.
The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking,	

Criteria	Site
cycling and public transport;	
Access to employment and training	<p>Within 5km of Bayton Road Industrial Estate and Bedworth town centre.</p> <p>Training beyond 5km.</p> <p>Within 3km of bus route 56 and 48.</p> <p>No accessibility modelling.</p>
Step change in public transport along north south corridor	<p>Within 3km of Bedworth station.</p> <p>Within 3km of bus route 48.</p>
Access to town centres, major leisure centres and community facilities	<p>Within 3km to Bedworth town centre.</p> <p>3km to Bedworth Leisure Centre and 5km to Bermuda leisure facilities.</p> <p>6km to George Eliot Hospital.</p> <p>Near to bus route 56.</p> <p>No accessibility modelling.</p>
Open Space	No direct impact on open spaces. Within 2km of Bulkington Recreation Ground and Barnacle Lane Community Parks.
Give preference to sites where derelict or contaminated land is brought back into use.	No derelict land or indications of possible contamination.
Green Belt	Yes
Will the site leave a defensible GB boundary?	The site would be surrounded by a road and existing development, with an access road to an adjacent industrial site.

Criteria	Site
	<p data-bbox="485 264 1007 297">Land of Hawkesbury Lane, Coventry</p> <p data-bbox="485 344 1406 546">Site Summary The site is located to the south west of Bulkington and south east of Bedworth. It is relatively less accessible to employment and training, town centre and leisure facilities in Nuneaton and Bedworth. These facilities generally 5km or more away. Access to major north south public transport routes is poor.</p> <p data-bbox="485 584 1406 701">There are no physical constraints in terms of impact on open spaces, landscape, derelict land, flood risk, biodiversity, best and most versatile agricultural land or mineshafts.</p> <p data-bbox="485 734 1299 768">Further information is required in terms of historic assets.</p> <p data-bbox="485 801 1406 918">The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p data-bbox="485 952 1406 1068">The site adjoins existing residential and agricultural development and would not be out of scale with the existing development.</p> <p data-bbox="485 1102 1406 1218">The site is located in the Green Belt. The potential Green Belt boundaries are a road to the north, a private road to the west and existing development to the south and east.</p> <p data-bbox="485 1252 1406 1458">There are no insurmountable constraints on the site. The main issue for the site would be the creation of a defensible Green Belt boundary. Although the site seems fairly self-contained, it is bound by a private road and the site crosses into Rugby Borough. This site is not recommended for development.</p>

Stage 3

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
Land at Ash Green / Blackberry Lane (nun133)	17.8 (1.54)	15	Yes	Not fully (existing housing to east, field boundaries to west &	It is relatively accessible to employment and training, town centres, leisure facilities in Bedworth and North Coventry. It is more than 5km from George Eliot

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
				north, residential & road to south.	<p>hospital.</p> <p>There are no physical constraints in terms of impacts on open spaces, landscape, derelict and contaminated land, flood risk, biodiversity and mineshafts.</p> <p>Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not expected to restrict development of the site.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p>Development of the whole site would be out of scale with Ash Green, and the amount of recommended plots. Development of a small site could be an option.</p> <p>The site is located in the Green Belt and potential boundaries are field boundaries. Whilst these are not defensible Green Belt, there are features such as the Prologis Country Park boundary that clearly delineate the site as a whole.</p> <p>The site as a whole is not recommended for further consideration due to the lack of defensible Green belt boundary. However, there may be potential to develop a smaller site to the south east of the site.</p>

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					This would have existing development to the east and field boundaries to the west.
Bottom Meadow, Mile Tree Lane, Coventry, CV2 1NT (New SHLAA site)	0.05	3	Yes	<p>The potential Green Belt boundaries are a road and the existing development.</p> <p>However, the proposed site does not reach the road boundary. The boundary to the east would be a field boundary which crosses over into an adjacent authority boundary. Considering the existing surrounding uses the openness of this area of Green Belt has been eroded</p>	<p>It is relatively less accessible to employment and training, town centre and leisure facilities in Nuneaton and Bedworth. These facilities are more than 2km but less than 5km away. Access to major north south public transport routes is poor.</p> <p>There are no immediate physical constraints in terms of impact on open spaces, landscape, derelict land, flood risk, biodiversity, best and most versatile agricultural land or mineshafts.</p> <p>Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not expected to restrict development of the site.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information is required from WCC but this is not expected to restrict development of the site.</p> <p>The site adjoins existing development and would not be out of scale with the existing development.</p> <p>The site is located in the Green Belt. The potential Green Belt boundaries are a road and the existing development. However, the proposed site does not</p>

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					reach the road boundary. The boundary to the east would be a field boundary which crosses over into an adjacent authority boundary. Considering the existing surrounding uses the openness of this area of Green Belt has been eroded. This site is recommended for development.
South East of Wilsons Lane (NUN290)	1.36 (0.67)	7	Yes	Not fully. Road to north & east. Road into site on west but doesn't fully follow site boundary. M6 to south.	<p>The site is located to the south of Bedworth at Exhall. It is relatively accessible to employment, town centre, leisure facilities and George Eliot Hospital.</p> <p>There are no physical constraints in terms of open space, landscape, historic environment, derelict and contaminated sites, flood risk, best and most versatile agricultural land and mineshafts.</p> <p>Electricity pylons cross the site and it adjoins the M6 motorway.</p> <p>A potential Local Wildlife Site at Wilsons Lane adjoins the site and will require further investigation/mitigation.</p> <p>Part of the site is identified as a Mineral Safeguarding Area. Further information is required from WCC but this is not expected to restrict development of the site.</p> <p>The site is located in the Green Belt. The site has defensible Green Belt boundaries in terms of the</p>

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					<p>M6 and Wilsons Lane.</p> <p>The site is not out of scale with the size of the settlement. The site adjoins industrial estates to the west but it is not well integrated into the existing urban area of Bedworth as a stand alone site.</p> <p>The site has no significant constraints but it would leave a gap between the site and the School Lane employment site meaning it could be considered to be not well integrated into the existing urban area. It may not be an attractive location for development due to electricity pylons and neighbouring uses.</p>
Mancetter Road, Tuttle Hill, Nuneaton (NUN197)	1.78	15	No	This site is not Green Belt.	<p>It is relatively accessible to employment and training, town centres, leisure facilities and George Eliot hospital in Nuneaton.</p> <p>There are no immediate physical constraints in terms of open space, landscape, historic environment, flood risk, biodiversity or mineshafts.</p> <p>Whilst the landscape strategy is to enhance and restore, the Land Use Designations Study indicates that the land north of the quarry is a sensitive landscape. It is a ridgeline and visible within the landscape. New development would be visible and alter the landscape character even if set within a mature landscape. A number of important landscape features are also identified around the site. However,</p>

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					<p>this study is not clear what type of development it is referring. The impact of a Gypsy and Traveller site is likely to be less visible due as there will not be any 2 or more storeys.</p> <p>Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not expected to restrict development of the site.</p> <p>The site contains no nationally designated wildlife sites. Further information is required in terms of the potential Local Wildlife Site designation. Site falls under Windmill Hill Community Nature Area, a potential LWS which has recently expanded to include the site boundary. Reserve Poor's Piece LWS is located across the other side of Mancetter Road.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information is required from WCC but this is not expected to restrict development of the site.</p> <p>The status of the covered reservoir and its impact on development of the site is unclear.</p> <p>The site is not located in the Green Belt.</p> <p>The site is not out of scale with the size of the settlement but it could be considered as not well integrated into the existing urban area due to the lack of development on the east side of Mancetter Road due to Judkins Quarry. However, existing residential development</p>

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					<p>does exist north of the site and on the west side of Mancetter Road.</p> <p>The site is recommended for development. The site is not in Green Belt. Issues with landscape would need to be considered and resolved to ensure any design is sensitive to the surrounding landscape.</p>
Burbages Lane (NUN162/NUN222)	0.87	15	Yes	<p>The site is Green Belt and the potential boundaries are field boundaries for the site in the Borough. If the area around the site is designated a Local Wildlife Site this will help to give the site a stronger boundary.</p>	<p>It is relatively accessible to employment and training, town centres, leisure facilities in Bedworth and North Coventry. However, it is more than 5km from George Eliot hospital.</p> <p>There are no immediate physical constraints in terms of impacts on open spaces, landscape, derelict and contaminated land, flood risk and mineshafts.</p> <p>The area around the site has the potential to be a Local Wildlife Site. Further work is needed to determine whether or not the site has significant biodiversity value.</p> <p>Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not expected to restrict development of the site.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p>

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					<p>The site, is not out of scale with the settlement. It also integrates well into the existing settlement.</p> <p>The site is Green Belt and the potential boundaries are field boundaries for the site in the Borough. If the area around the site is designated a Local Wildlife Site this will help to give the site a stronger boundary.</p> <p>There are outstanding issues for this site in terms of biodiversity and Green belt boundary. If these issues are resolved then there is potential for the site to be considered for development but at this stage there is uncertainty. It is recommended that the northern eastern part of the site is taken forward (as pictured) for consideration as a G&T site. If the southern part is designated as a LWS then this would make the site more defensible in Green Belt terms.</p>
Land rear of 22 Coventry Road Bulkington (NUN199)	0.81	15	Yes	Not fully. Residential to east and south. Field boundary to north and west.	<p>Despite being best performing Green Belt, the land is specifically identified in the Coventry Joint Green Belt Study (2009) as an area that could be removed from the Green Belt.</p> <p>The site is located on the western edge of Bulkington. It is relatively less accessible to employment and training, town centre and leisure facilities in Nuneaton and Bedworth. These facilities are more than 2km but less than 5km away. Access to major</p>

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					<p>north south public transport routes is poor.</p> <p>There are no physical constraints in terms of impact on open spaces, landscape, derelict land, flood risk, biodiversity, best and most versatile agricultural land or mineshafts.</p> <p>Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not expected to restrict development of the site.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p>The site adjoins Bulkington and its size would not be out of scale with the existing settlement and would integrate well.</p> <p>The site is located in the Green Belt. The potential Green Belt boundaries are field boundaries and not defensible Green Belt.</p> <p>The SHLAA, the JGBS's Landscape Assessment and the TEP Study states that there are some small-scale development opportunities in this area, where land is isolated from adjacent farmland by existing ribbon development and the wooded railway embankment. In addition, developing these sites as a</p>

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					<p>group will enable a defensible Green Belt boundary using the railway and Bedworth Lane.</p> <p>There are no significant constraints for this site. However, the site is not recommended for development as there is a lack of defensible boundaries due to it being a standalone site.</p>
Land around Top Farm (NUN304)	94.6 (1.69)	15	No	N/A	<p>The site is located on the north eastern edge of Nuneaton. It is relatively accessible to employment and training, town centres, leisure facilities and George Eliot Hospital.</p> <p>The far north end of the Study Area is of medium sensitivity in that there is a chance that further Palaeolithic finds could be made here, while the area immediately either side of Watling Street is considered to be of medium sensitivity with the chance that roadside Roman settlement could exist at any point. Development within the Strategic Site could impact upon truncated medieval ridge and furrow earthworks. Overall the Strategic Site is considered to be of medium- low sensitivity.</p> <p>Areas of the site subject to Flood Zones 2 and 3</p>

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					<p>around the Change Brook and an unnamed drain. There is also some surface water flood risk within the Long Shoot area, along Weddington Walk and unnamed drains on Top Farm. Development can avoid these areas and there be sufficient land for a viable site.</p> <p>The site includes land that is identified as Grade 2 best and most versatile agricultural land.</p> <p>The site is not located in the Green Belt.</p> <p>The site is not out of scale with the size of the settlement and the site could be well integrated into the existing urban area of Nuneaton, depending on where development is located within the larger site area.</p> <p>The site as a whole is too large for a G&T site. The field against Bramdene Avenue could be considered on its own and would integrate into the existing urban area. Any other locations e.g. along Higham Lane would form development which were standalone features of the landscape and could not be considered to be integrated into the existing urban area.</p>
Land off Hawkesbury Lane (New SHLAA site)	0.28	3	Yes	Not fully. Road to north, existing development to south	The site is located to the south west of Bulkington and south east of Bedworth. It is relatively less accessible to

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
				<p>and east. Private road to west. Southern boundary of goes into Rugby Borough, therefore, NBBC boundary would be in the middle of a field.</p>	<p>employment and training, town centre and leisure facilities in Nuneaton and Bedworth. These facilities generally 5km or more away. Access to major north south public transport routes is poor.</p> <p>There are no physical constraints in terms of impact on open spaces, landscape, derelict land, flood risk, biodiversity, best and most versatile agricultural land or mineshafts.</p> <p>Further information is required in terms of historic assets.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p>The site adjoins existing residential and agricultural development and would not be out of scale with the existing development.</p> <p>The site is located in the Green Belt. The potential Green Belt boundaries are a road to the north, a private road to the west and existing development to the south and east.</p> <p>There are no insurmountable constraints on the site. The main issue for the site would be the creation of a defensible Green Belt boundary. Although the site seems fairly self-contained, it is bound by a private road and the site crosses into</p>

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					Rugby Borough. This site is not recommended for development.
Land at Attleborough Fields, off Eastboro Way, Nuneaton	12.35 (1.75 ha)	15	No	This site is not Green Belt.	<p>It is accessible to employment and training, town centres, leisure facilities and George Eliot Hospital.</p> <p>There are no immediate physical constraints in terms of open spaces, landscape, historic environment, derelict or contaminated land, biodiversity or mineshafts.</p> <p>There are areas of flood zone 2 and 3 as well as significant surface water flooding along the River Anker. Development can avoid these areas and there be sufficient land for a viable site. Measures will also need to be taken to ensure that there is no flooding downstream as a result of the development.</p> <p>The site includes land that is identified as Grade 2 best and most versatile agricultural land.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information is required from WCC but this is not expected to restrict development of the site.</p> <p>The site is not located in the Green Belt.</p> <p>The site is not out of scale with the size of the settlement. However, due to the scale of a G&T development the site could be considered to be not</p>

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					<p>well integrated into the existing urban area of Nuneaton.</p> <p>The areas at risk from flooding should not accommodate built development. However, the site which is left is still a lot larger than is needed for the G&T requirements, therefore, capacity is not an issue. However, development in this area may encourage further development east of Eastboro Way. The site is recommended for development for this use.</p>
Two Trees Farm, Mile Tree Lane, Coventry (New SHLAA site)	0.38	6	Yes	Road to north, existing development to east, field boundaries to west and south (proposed site doesn't reach the field boundary).	<p>It is relatively less accessible to employment and training, town centre and leisure facilities in Nuneaton and Bedworth. These facilities are more than 2km but generally less than 5km away. Access to major north south public transport routes is poor.</p> <p>There are no immediate physical constraints in terms of impact on open spaces, landscape, derelict land, flood risk, biodiversity, best and most versatile agricultural land or mineshafts.</p> <p>Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not expected to restrict development of the site.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information is</p>

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					<p>required from WCC but this is not expected to restrict development of the site.</p> <p>The site adjoins existing development and would not be out of scale with the existing development.</p> <p>The site is located in the Green Belt. The potential Green Belt boundaries are a road and the existing development and field boundaries</p> <p>There are no insurmountable constraints on the site. The main issue for the site would be the creation of a defensible Green Belt boundary. This was granted a 4 year temporary permission by an inspector but then called and dismissed by the secretary of state. However, this site should be reviewed again after the high court ruling associated with the way the Secretary of State dealt with Gypsy and Traveller sites in the Green Belt. The granting of the temporary planning permission by the inspector does indicate the site suitability for this purpose. The allocation of the site would also meet the personal needs of the current occupants and their family. The continuation of access to education and health services is also a matter to be weighed in favour of this site. This site is recommended for</p>

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					development.

Site to be taken forward

Meeting the Requirement for Permanent and Transit Pitches

To fulfil the identified need for 31 Gypsy and Traveller pitches for permanent residential pitches and 15-20 Gypsy and Traveller pitches for transit pitches between now and 2031, as evidenced by the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment for North Warwickshire and Nuneaton and Bedworth 2013. The following locations have been identified for potential development for permanent Gypsy and Traveller use, to be solely occupied by Gypsies and Travellers:

GT.A Land off Mancetter Road, Tuttle Hill, Nuneaton
Potential pitch provision: 15 pitches

GT.B Burbages Lane, Ash Green
Potential pitch provision: 15 pitches

GT.C Bottom Meadow, Mile Tree Lane, Coventry
Potential pitch provision: 3 pitches

GT.D Land at Attleborough Fields, Eastboro Way, Nuneaton
Potential pitch provision: 15 pitches

GT.E Two Trees Farm, Mile Tree Lane, Coventry
Potential pitch provision: 6 pitches