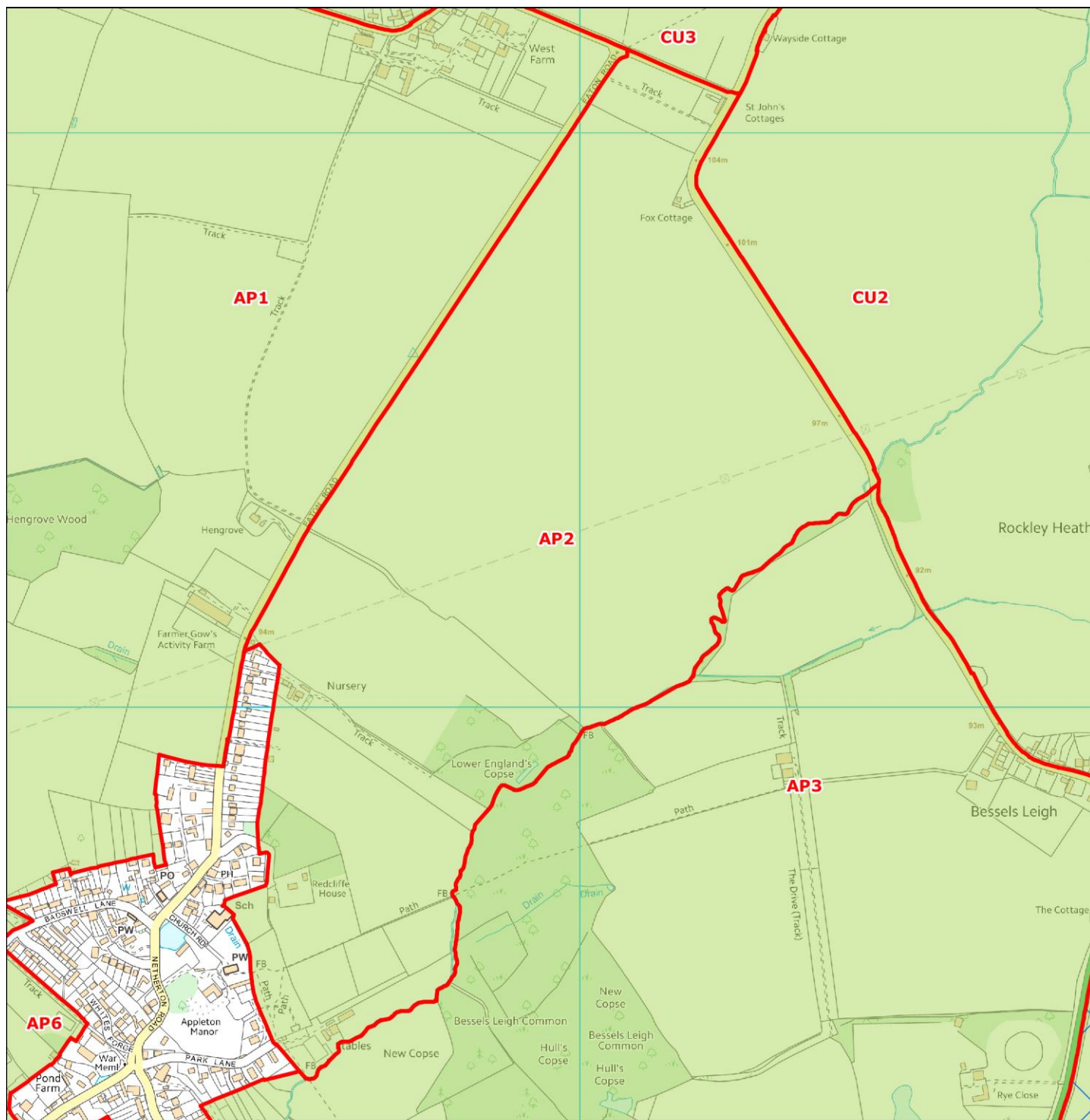


Land Parcel Ref: AP2

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



District boundary



Green belt parcel



Broad area



Green belt

0 0.2 km



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: Vale of White Horse

Other Authorities: N/A

Land Parcel Ref: AP2

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Appleton which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Appleton which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Medium

Notes:

The south western corner of the parcel borders Appleton and the northern boundary is adjacent to Eaton, which in turn is in close proximity to Cumnor. Other than an area of small pasture fields alongside Cumnor, the parcel consists of large arable fields with a very open character, on topography which gently falls away to the southeast. Appleton is fairly well screened from view on approach from the north, but the proximity of the settlement to Cumnor means that any loss of openness along Eaton Road could result in a perceived reduction of the rural settlement gap. The fields in the immediate vicinity of Appleton, to the east of the village and the eastern part of the parcel, play less of a role in settlement separation.

Land Parcel Ref: AP2

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: High

Notes:

The parcel is predominantly made-up of agricultural fields, with a very large regular-shaped and open field in the north and centre of the parcel and small irregular-shaped fields lined by trees adjacent to the edge of Appleton in the south of the parcel. There is a small pocket of allotments adjacent to the small village of Eaton at the northern tip of the parcel. The countryside is very open in the large field which makes-up the majority of the Green Belt parcel; views are also provided to the surrounding countryside particularly north and south along Eaton Road, between Appleton and Cumnor. The parcel contains a farm, stables and a few isolated dwellings, including a very small terrace at the northern tip of the parcel. The nature and disparate distribution of the development is common in the surrounding countryside and they are not considered to be urbanising influences.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: N/C

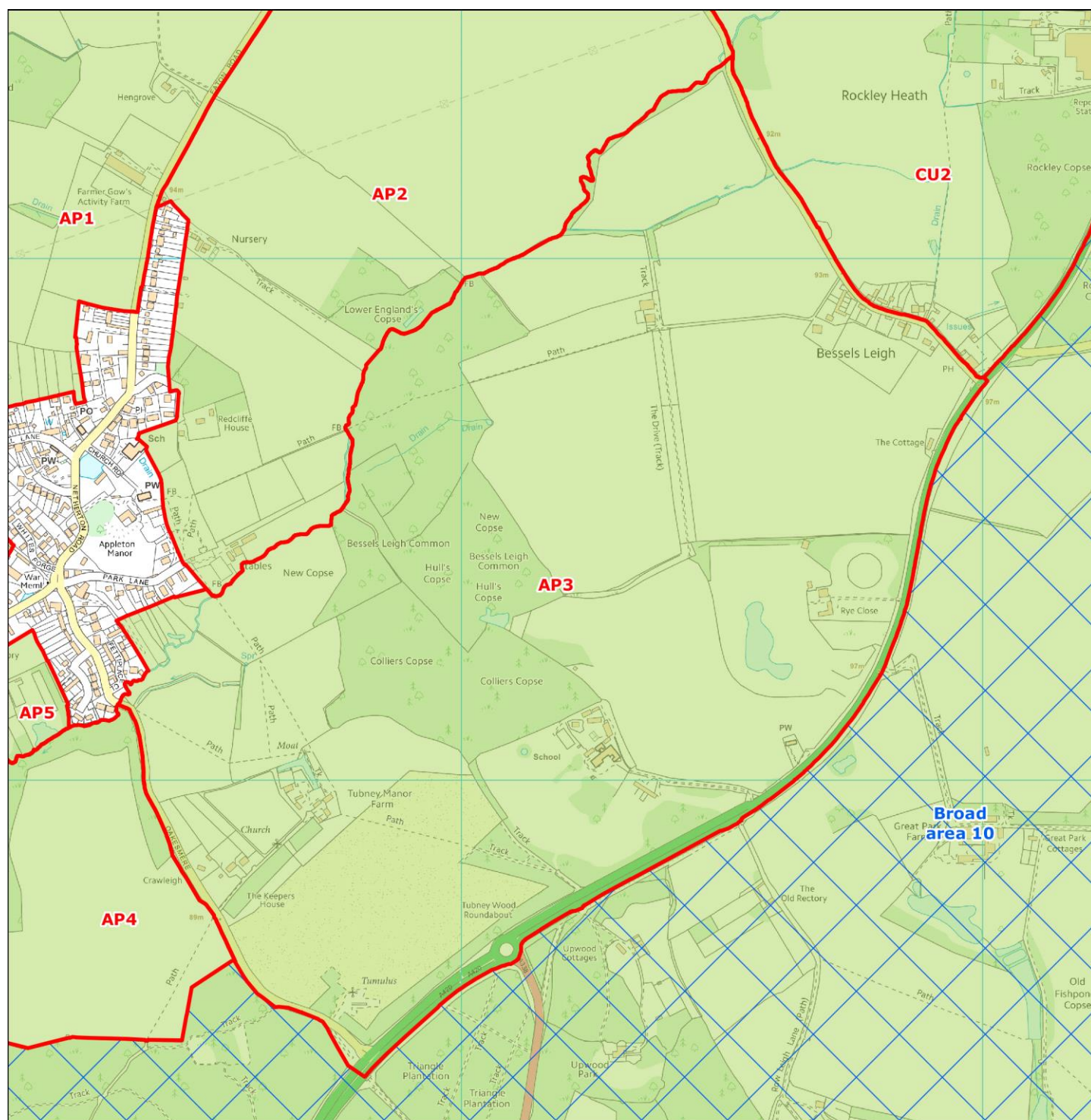
Notes:

Parcel comprises of open, evenly sloping arable farmland on the south-facing side of a broad valley between Eaton and Bessels Leigh. There is no intervisibility with Oxford, with well wooded and/or higher ground to the east and south, and no sense of this area forming part of Oxford's historic setting.

AP3

Vale of White Horse

Green belt parcel



— — —
L — —

10



0

C

0.25



Contains Ordnance Survey data © Crown copyright and database right 2015

Vale of White Horse

N/A

Land Parcel Ref: AP3

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel abuts Appleton which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel abuts Appleton which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Low

Notes:

The western corner of the parcel borders Appleton and the eastern boundary borders the A420. The parcel has a strong sense of openness and includes areas of woodland, a sand pit and Bessels Leigh School. The eastern boundary is in relatively close proximity to Wootton, but terrain, extensive woodland, absence of direct road linkage and the intervening A420, with its bounding hedgerows, form a physical and visual barrier which create separation. The northern boundary is in relatively close proximity to Cumnor, but the juxtaposition of a large area of woodland screens views between this part of the parcel and Appleton. The parcel therefore plays only a limited role preventing the erosion of settlement gaps.

Land Parcel Ref: AP3

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: High

Notes:

The parcel is well treed in character, including the large Bessels Leigh Common ancient woodland, vegetated stream channels and the parkland treescape around Bessels Leigh School. There are also some large regular-shaped agricultural fields which represent the most open areas of the parcel, with good views of the countryside immediately to the north. Developments are scattered throughout the parcel, but most are rural in character and not considered to be urbanising influences, for example, St Lawrence Church, Tubney Manor Farm and the large isolated dwellings, including those within the small village of Bessels Leigh in the northern corner of the parcel. There is a large sand extraction site in the southern corner of the parcel and there are relatively modern buildings and areas of hardstanding associated with Bessels Leigh School, but the extent of screening by large woodland blocks and belts means that these are not considered to be significant urbanising influences on the wider countryside.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: N/C

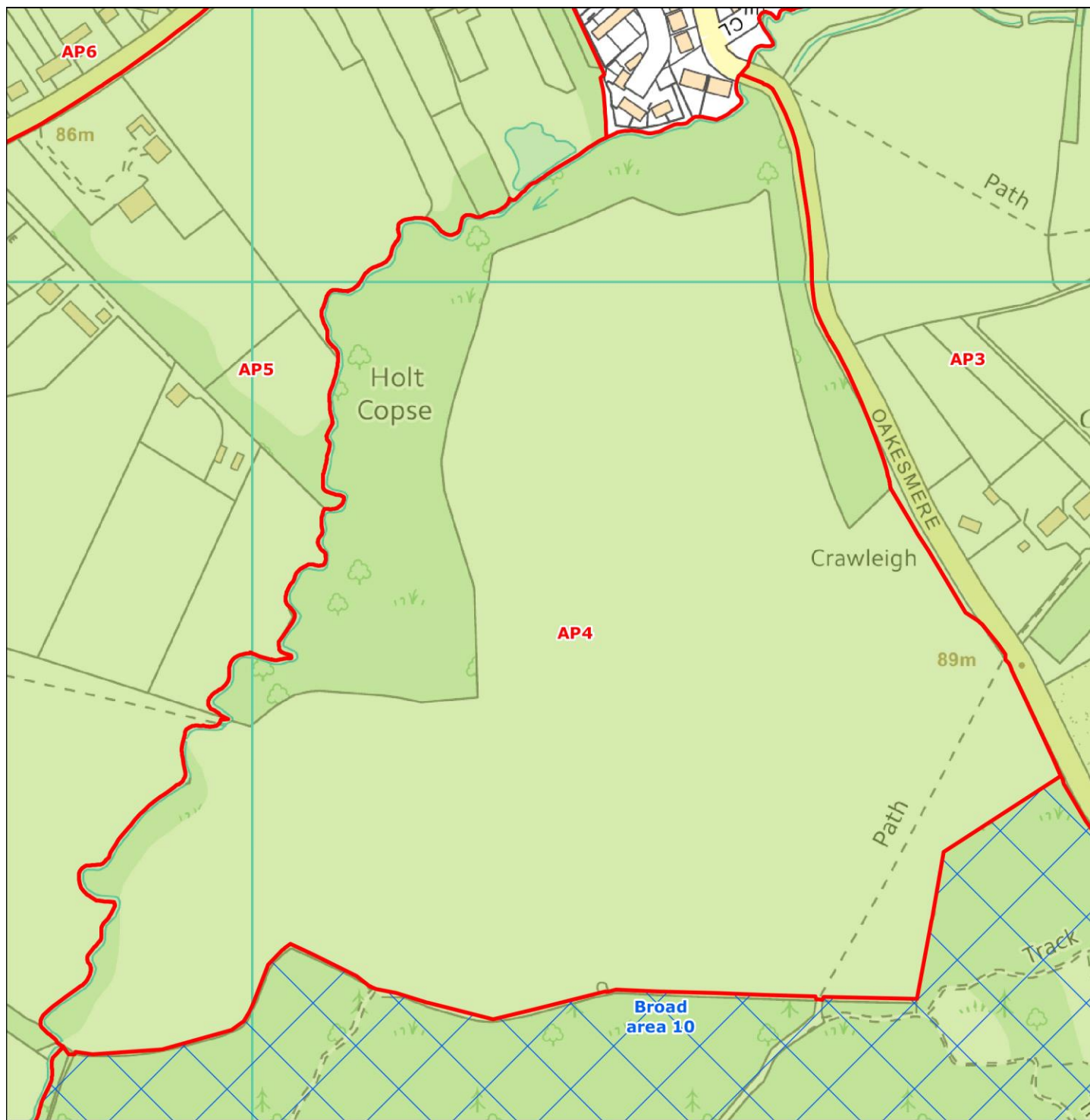
Notes:

The land parcel includes an elevated, undulating, well-wooded landscape, with parkland elements, sloping generally downhill to the west. There is no visual relationship with Oxford. The eastern fringes of the parcel contribute to perception of rural landscape on approach to Botley along A420, but most of the parcel lacks any intervisibility with the road.

Land Parcel Ref: AP4

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



District boundary



Green belt parcel



Broad area



Green belt

0 0.09 km



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: Vale of White Horse

Other Authorities: N/A

Land Parcel Ref: AP4

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Appleton which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Appleton which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: N/C

Notes:

The parcel is located to the south of Appleton, with the southern boundary bordering Tubney Wood. Hedgerows and associated trees close to the roadsides of the northern most boundaries of the parcel form a physical barrier creating visual separation from the parcel and its surroundings, whereas the south-eastern boundary is more open with partial views into parcel AP3. The parcel is not in close proximity to any other settlements considered against this purpose, and Wootton which is the nearest settlement is quite distant. Due to the size and location of the parcel it makes no contribution to preventing the merging or erosion of the visual or physical gap between the inset settlements.

Land Parcel Ref: AP4

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: High

Notes:

The parcel is predominantly made-up of one large irregular-shaped field lined by woodland with the large Tubney Wood to the south. There is no development within the parcel and no urbanising influences.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: N/C

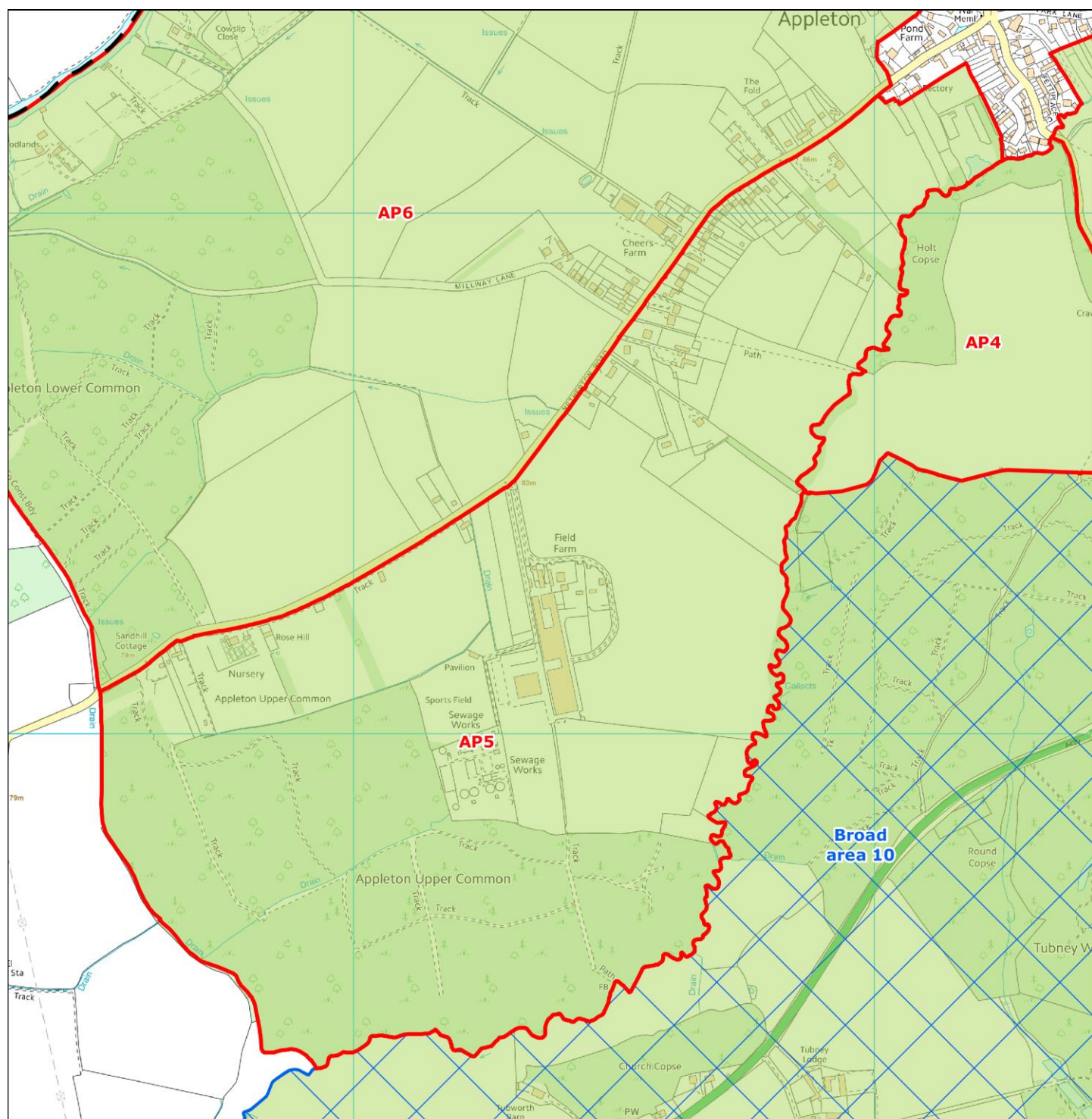
Notes:

This is a west-facing slope of a stream valley which feeds into the Thames west of Appleton Common. It is a very contained parcel, surrounded by woodland, with no sense of any relationship with either Oxford or the Thames Valley approach to Oxford.

AP5

Vale of White Horse

Green belt parcel



— — —
L — —

10



 Green belt

Green belt

A horizontal scale bar with a black segment on the left and a white segment on the right, labeled '0' at the left end and '0.25 km' at the right end.



Contains Ordnance Survey data © Crown copyright and database right 2015

Vale of White Horse

N/A

Land Parcel Ref: AP5

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Appleton which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Appleton which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: N/C

Notes:

The parcel is located to the south of Appleton, and is a large area of open land, with a gently sloping topography as you move south away from Appleton. The northern boundary of the parcel is bordered by Netherton Road, which provides open views across the parcel. The parcel is not in close proximity to any other settlements considered against this purpose and makes no contribution to preventing the merging or erosion of the visual or physical gap between settlements.

Land Parcel Ref: AP5

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: Medium

Notes:

The parcel is predominantly made-up of irregular-shaped fields lined by woodland to the south and east including Appleton Upper Common which sits in the parcel. There is a large open field adjacent to the very large Field Farm complex in the south of the parcel. There is a significant amount of development within the parcel but distinction can be made between the western part of the parcel, which retains an open, rural character, despite there being a number of scattered dwellings along Netherton Road and would score 'high' in its own right, and the eastern part, which is characterised by continuous sprawling development out from the historic core of Appleton. The sewage treatment works in the south of the parcel is well screened by trees and does not have a major impact on the character of the wider landscape.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: N/C

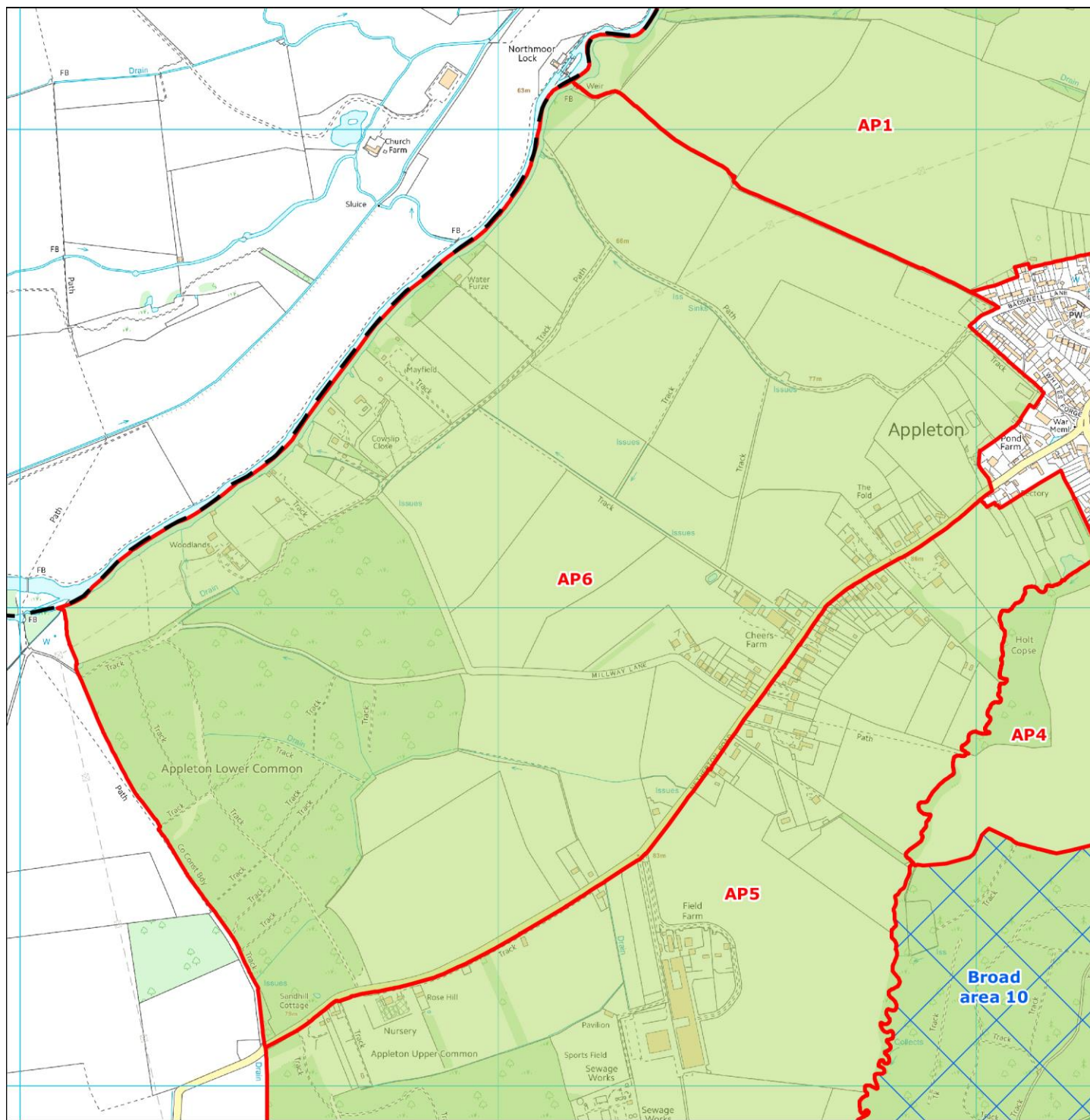
Notes:

The land parcel comprises of south-facing farmed slopes of a shallow valley which carries a stream into the Thames to the west of Appleton Common. The southern end of the parcel is woodland, and woodlands frame the shallow valley slopes to the east. There is no visual relationship with Oxford or the Thames Valley.

Land Parcel Ref: AP6

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



District boundary



Green belt parcel



Broad area



Green belt

0 0.25 km



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: Vale of White Horse

Other Authorities: N/A

Land Parcel Ref: AP6

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Appleton which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Appleton which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: N/C

Notes:

The parcel is situated to the southwest of Appleton and is bordered by the River Thames on the western boundary and Netherton Road on the eastern/southern boundary. The parcel is a large area of open land with a gently sloping topography as you move southwest away from Appleton. The western and southern boundaries border the edge of the Green Belt and therefore the parcel is not in close proximity to any other settlements considered against this purpose and makes no contribution to preventing the merging or erosion of the visual or physical gap between settlements.

Land Parcel Ref: AP6

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: Medium

Notes:

The parcel is predominantly made-up of large regular-shaped agricultural fields on the eastern side of the River Thames. Appleton Lower Common Wood sits in the south western portion of the parcel. Sloping down to the River Thames at the western edge of the parcel, the open fields have excellent views of the wider countryside to the north west, west and south west. The parcel contains a farm (Cheers Farm) and surrounding linear development out from Appleton along Netherton Road and Millway Lane. There is also dispersed modern riverside development along the Thames, accessed via Millway Lane, but this is set in a well-treed landscape with little wider impact. Modern expansion of Appleton has an urbanising influence on the countryside in the vicinity, but much of the parcel still has a rural character, and the western part would in isolation rate as 'high' against this criterion.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Low

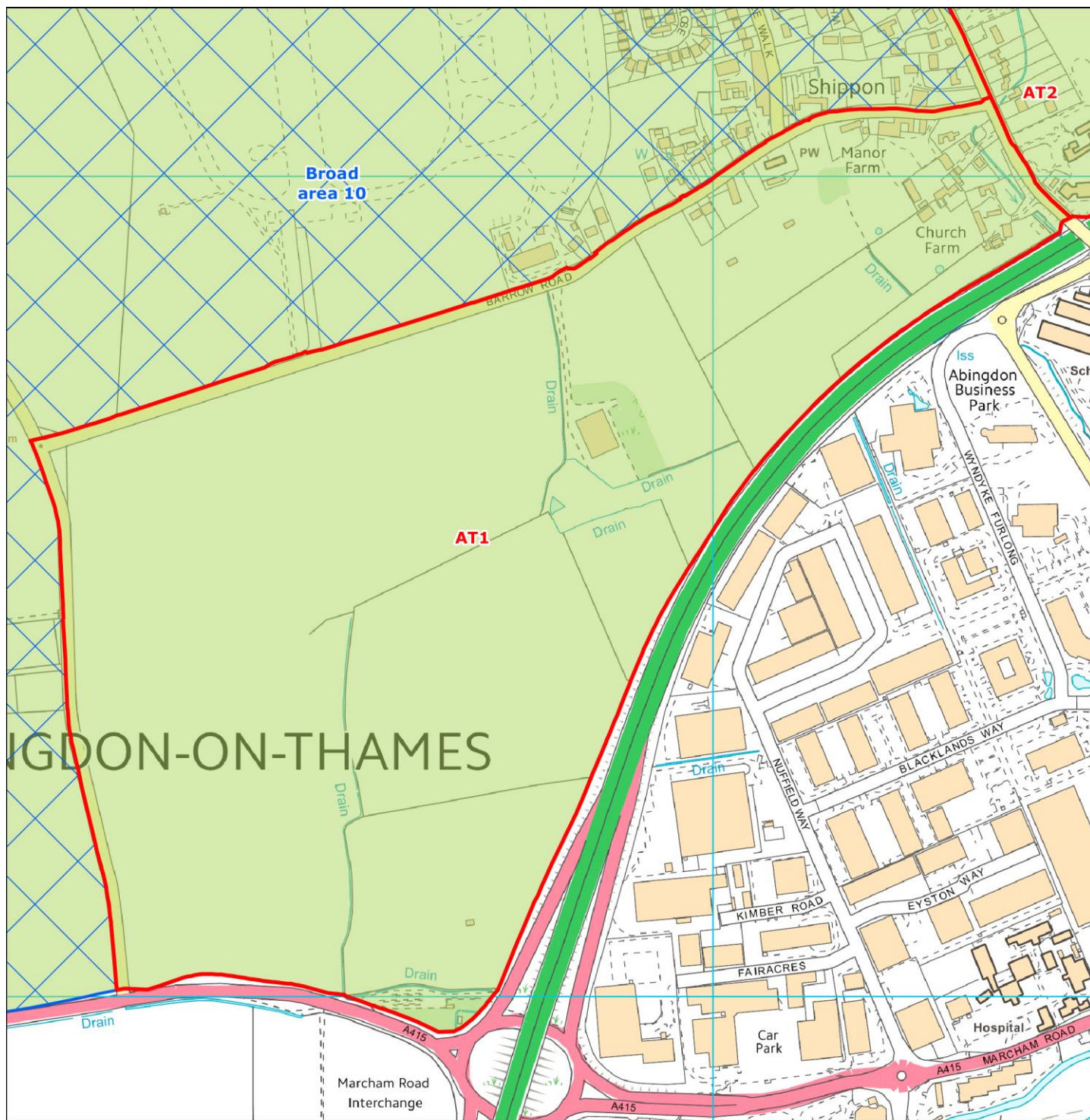
Notes:

The parcel lies c.9-10km from central Oxford. The slope is west-facing, away from Oxford, and higher ground prevents any visual relationship. The continuity of the rural approach into the heart of Oxford along the Thames Valley does play a role in Oxford's special character, and the parcel is crossed by several rights of way that link (across a footbridge) the Thames Path to Appleton. However the meandering form of the river valley means that this parcel is some distance from the city along that route.

Land Parcel Ref: AT1

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



District boundary



Green belt parcel



Broad area



Green belt

0 0.15 km



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: Vale of White Horse

Other Authorities: N/A

Land Parcel Ref: AT1

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Abingdon-on-Thames which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Abingdon-on-Thames which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Low

Notes:

The parcel is situated to the west of Abingdon, and is bordered by the A34 to the east, the A415 to the south and Shippon to the north. The parcel has a strong sense of openness and is a relatively flat area of land with views across it from the surrounding roads. The parcel is not in close proximity to any other settlements considered against this purpose, but 20th century development has closed the gap between Abingdon and Shippon so that only the presence of the A34 constitutes a gap between the two. Loss of openness in this parcel could cause more of a merging of the two settlements, which would have some impact in terms of the gap between an enlarged Abingdon and Wootton, but this is limited by the location of this parcel to the west of Abingdon, away from the B4017 (which provides a direct link between the two settlements).

Land Parcel Ref: AT1

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: High

Notes:

The parcel is predominantly made-up of large irregular-shaped agricultural fields. The open fields have excellent views of the countryside to the south, west and north. As well as lying adjacent to the town of Abingdon-on-Thames, the parcel also contains a portion of the neighbouring village of Shippon in its northern corner. Here the parcel contains the village church (St Mary Magdalene), Church Farm and a few isolated dwellings on the edge of the village. In addition, the parcel contains a large barn in the centre of the parcel and an area of hardstanding used as a lorry stop in the southern corner of the parcel. The lorry stop in the southern corner of the parcel is the only urbanising influence on the countryside within the parcel; however, there are street lights along Faringdon Road at the north eastern edge of the parcel. Due to the small proportion of the parcel that the lorry stop covers, it is not considered to be a significant urbanising influence.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: N/C

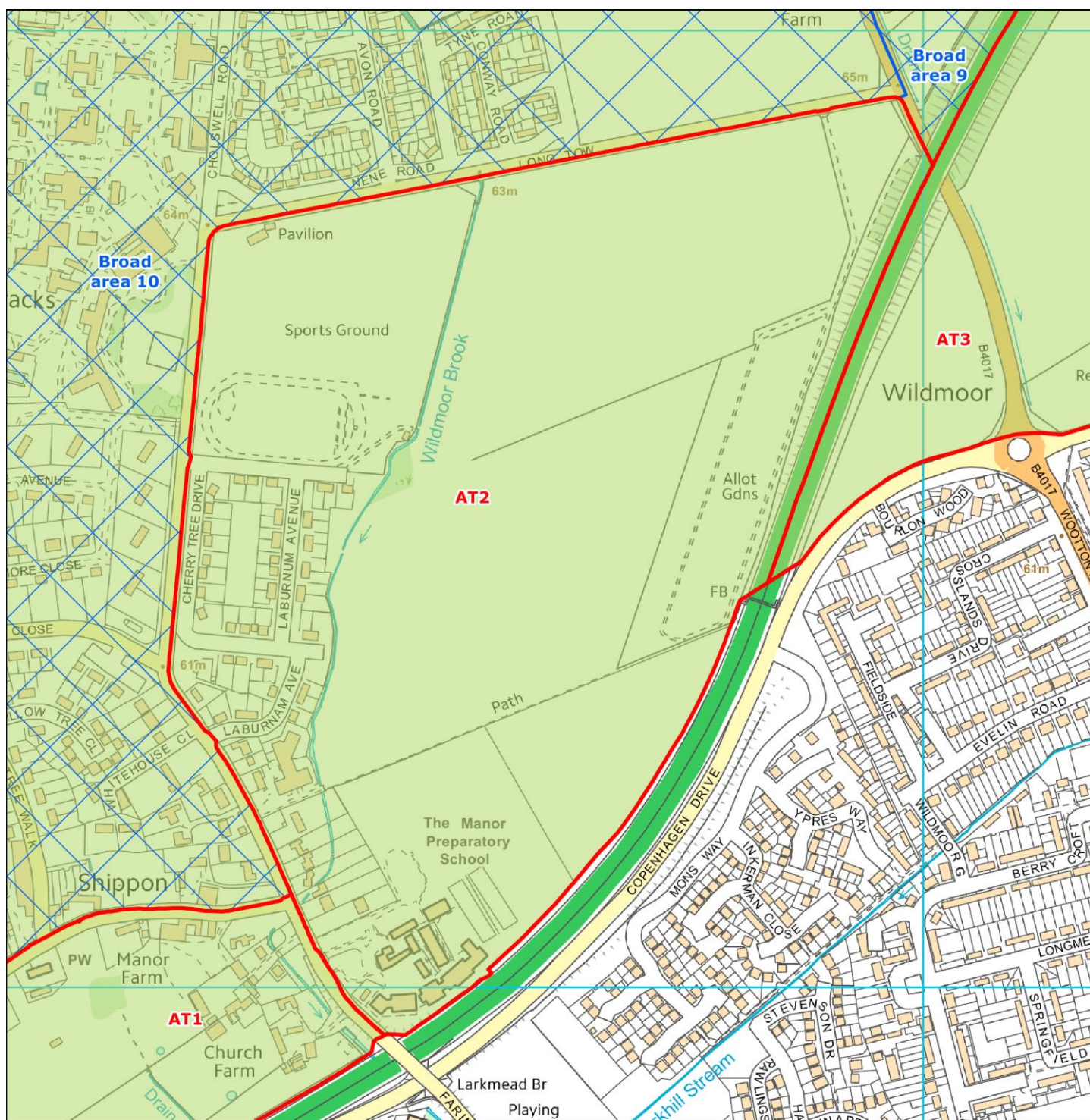
Notes:

There is no visual relationship with Oxford and it makes little contribution to the rural character of Oxford's wider setting, being related more closely to Abingdon.

Land Parcel Ref: AT2

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



--- District boundary Green belt parcel Broad area Green belt 0 0.1 km

Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority:

Other Authorities:

Land Parcel Ref: AT2

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Abingdon-on-Thames which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Abingdon-on-Thames which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Medium

Notes:

The parcel lies to the north/west of the A34 and to the east of Abingdon Airfield. The parcel is predominantly open with some development to the western side of the parcel which includes residential housing and Manor Preparatory School. The parcel is also relatively flat with views across it from the bordering roads (e.g. A34). 20th century development has closed the gap between Abingdon and Shippon so that only the presence of the A34 constitutes a gap between the two. Loss of openness in this parcel could cause more of a merging of the two settlements. Although Shippon is not considered against this Green Belt Purpose, closer association with Abingdon would in effect reduce the gap to Wootton, where linear development at Whitecross on the B4017 is already close to Shippon and to the edge of this parcel.

Land Parcel Ref: AT2

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: Low

Notes:

The parcel is predominantly made-up of large regular-shaped agricultural fields and a large allotment at its eastern edge. The open fields have some views of the countryside to the west and north. However, it is bordered by the A34 to the east, including an elevated section crossing the B4017, and by the built-up areas of the village of Shippon to the north, west and south and as such it is considered the countryside within the parcel is relatively enclosed. As well as abutting the town of Abingdon-on-Thames, the parcel also contains a significant portion of the neighbouring village of Shippon along its western edge. Here the parcel contains a large outdoor sports ground in the north west corner, a large school with associated outdoor sports facilities (some of which are hardstanding) in the southern corner of the parcel and three residential streets complete with street lighting – Faringdon Road, Laburnum Avenue and Cherry Tree Drive. These urbanising influences compromise the openness of the countryside.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: N/C

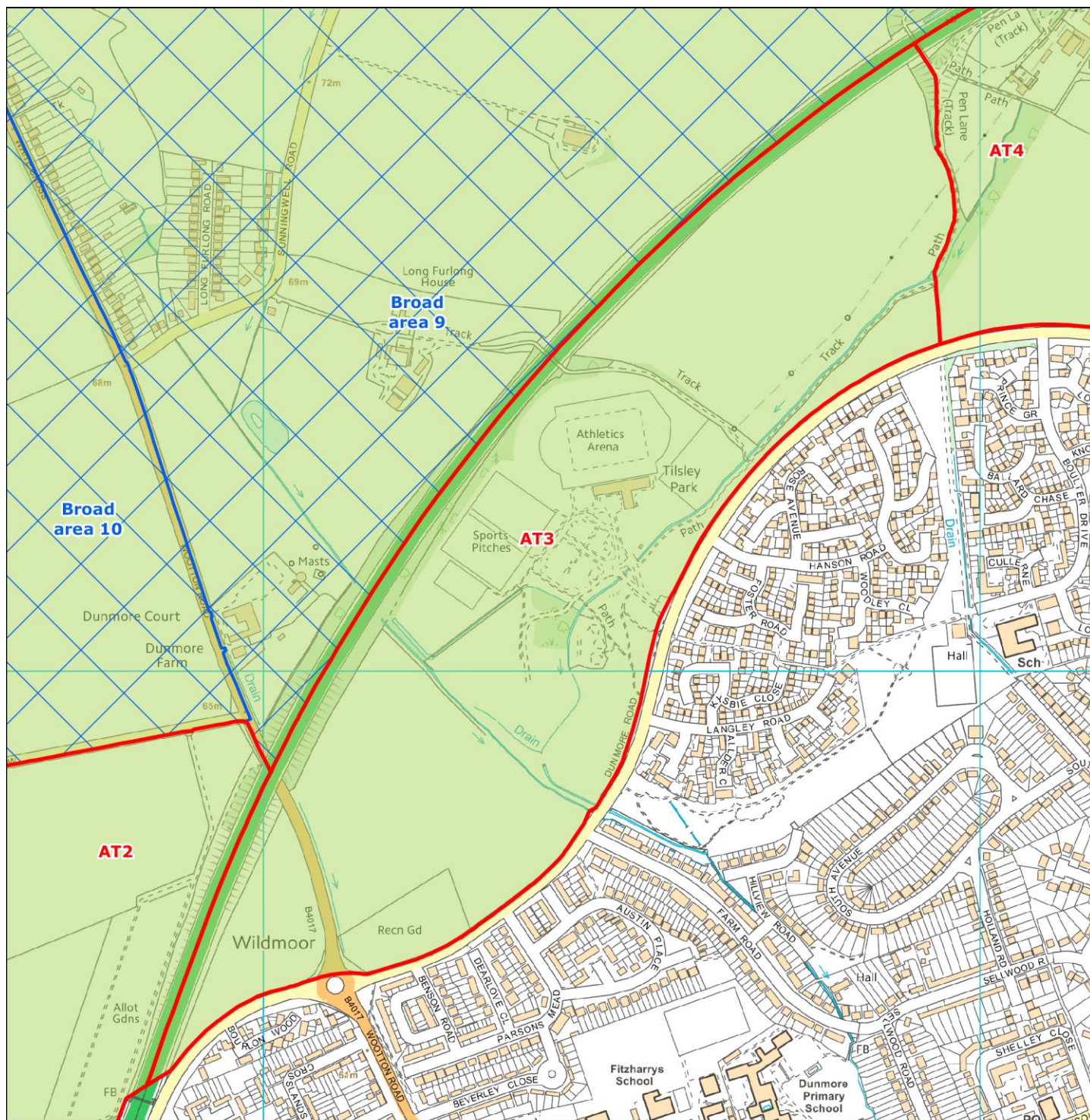
Notes:

There is no visual relationship with Oxford and little sense of being part of the city's wider rural surrounds, despite its proximity to the A34. In terms of setting the parcel is more associated with Abingdon.

Land Parcel Ref: AT3

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: Vale of White Horse

Other Authorities: N/A

Land Parcel Ref: AT3

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Abingdon-on-Thames which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Abingdon-on-Thames which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Low

Notes:

The parcel lies to the north of Dunmore Road and Copenhagen Drive, with the northern/western boundaries of the parcel adjacent to the A34. The parcel is a relatively flat area of land, with open fields to the west and east, and Tilsley Park Sport Complex in the centre. The parcel is relatively distant from Wootton and is contained by the elevated A34 and therefore plays a very limited role in preventing the merging or erosion of the visual and physical gap between Wootton and Abingdon-on-Thames.

Land Parcel Ref: AT3

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating:

Notes:

The parcel largely consists of a sizeable sports centre, which contains a large building adjacent to a large floodlit car park, surrounded by several floodlit outdoor sports pitches and an athletics track. All of these features are considered to be significant urbanising influences on the countryside within the Green Belt. To the north and south of the sports centre are two large open fields; however these fields are relatively enclosed by the urban edge of Abingdon-on-Thames to the east and the elevated banks of the A34 to the west. There is a limited relationship between the parcel and the wider countryside, with the exception of long range views to the south west.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating:

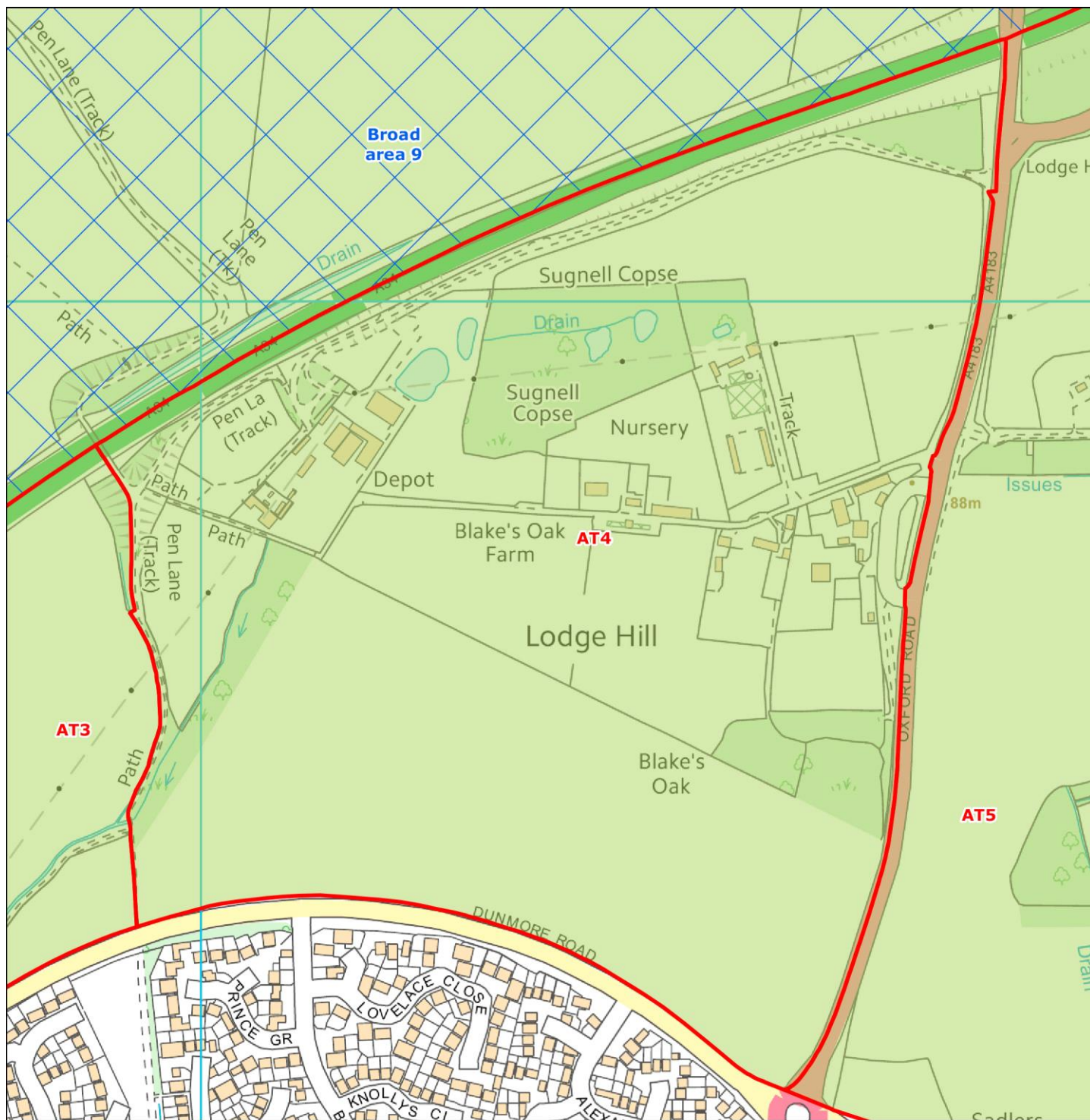
Notes:

This parcel is located between the A34 and Abingdon, and consists of arable fields to either side of a sports centre. There is no intervisibility with Oxford. As views open out from the A34 across farmland towards the wooded hills that abut the south-western edge of Oxford there is a greater sense of the City's wider rural setting; the parcel contributes only a little to this, being to the south and east of the A34.

Land Parcel Ref: AT4

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



Legend: District boundary (dashed line), Green belt parcel (red line), Broad area (blue hatched area), Green belt (green area). Scale: 0 to 0.1 km. North arrow.

Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: Vale of White Horse

Other Authorities: N/A

Land Parcel Ref: AT4

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Abingdon-on-Thames which is not considered to be a large built up area. The parcel is not therefore considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Abingdon-on-Thames which is not considered to be a large built up area. The parcel is not therefore considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Low

Notes:

The parcel lies to the north of Dunmore Road, with the northern boundary of the parcel adjacent to the A34 and the eastern boundary adjacent to the A4183. The parcel is not in close proximity to any other settlements considered against this purpose but lies adjacent to parcel AT5 which plays a key role in preventing the merging of Abingdon with Kennington. The topography towards the northern area of this parcel gently rises in elevation creating a visual separation between the opposing sides of the parcel.

Land Parcel Ref: AT4

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: Medium

Notes:

The parcel contains a band of development running east west through its centre along Lodge Hill road. The development includes several large detached dwellings, a car showroom, and an open-air depot containing construction machinery and large warehouse buildings. This band of development has an urbanising influence on the Green Belt within the parcel. The parcel contains open farmland to the north and south, with the latter forming a rural setting to the northern side of Abingdon.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Low

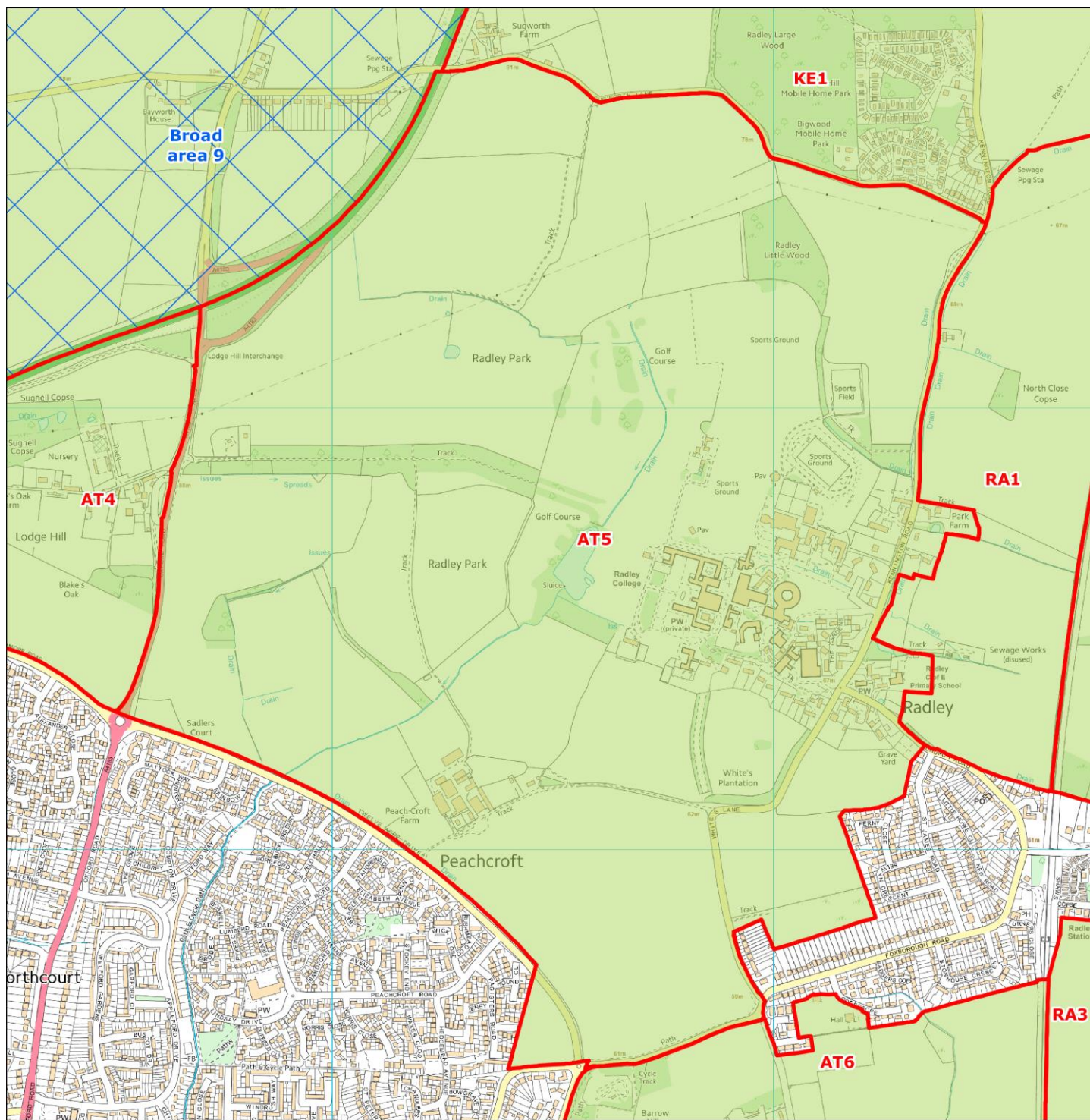
Notes:

There is no intervisibility with Oxford and there are unlikely to be any locations where parcel would be viewed in same visual context as Oxford. Its proximity to A34 and the screening of development from this direction by tree cover means that it makes some contribution to the generally rural character of the landscape on approach to Oxford, especially as it is on elevated ground (Abingdon already abuts the A34 to the south-east, but on lower ground than Lodge Hill).

Land Parcel Ref: AT5

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: Vale of White Horse

Other Authorities: N/A

Land Parcel Ref: AT5

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Abingdon-on-Thames which is not considered to be a large built up area. The parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Abingdon-on-Thames which is not considered to be a large built up area, i.e. Oxford. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: High

Notes:

The southern area of the parcel separates the settlements of Abingdon-on-Thames and Radley which are in close proximity to one another. The parcel plays an essential role in preventing the merging or erosion of the physical gap between the two settlements, particularly as the parcel occupies the whole width of the settlement gap. The land between the two settlements in the parcel has a strong sense of openness and the topography is relatively flat, with limited intervening vegetation on the boundaries of the parcel, thereby providing views between the settlements. The parcel therefore plays a strong role in preventing the merging of the two settlements, as any encroachment by either settlement would be clearly result in reduction of the gap.

The northern and southern boundaries of the parcel are also positioned between Abingdon (to the south) and Kennington (to the north). While the gap between the settlements is larger than that between Abingdon and Radley, the settlements are still in relatively close proximity to one another, but elevated ground at the centre of the parcel reduces the importance of the northern and southern fringes by blocking intervisibility.

Land Parcel Ref: AT5

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: Medium

Notes:

The majority of the parcel is free from built development, with open, regular, arable fields to the north, west and south, but the central-eastern part of the parcel contains Radley College. This is a large, independent boarding school with a significant number of modern buildings and associated infrastructure, including floodlit sports pitches and car parks. These constitute an urbanising influence on the Green Belt, but only to a limited extent due to the extent of tree cover (including parkland planting) screening them from views from the wider area. The only prominent building in views from the edge of Abingdon (Twelve Acre Drive) is Radley Hall, the early 18th century house which formed the original core of the College, so its character in external views is principally rural. The parcel also includes the College's golf course, a couple of small, isolated dwellings and a large farm; however, these developments are not considered to have a significant urbanising influence on the countryside within the parcel as a whole.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Low

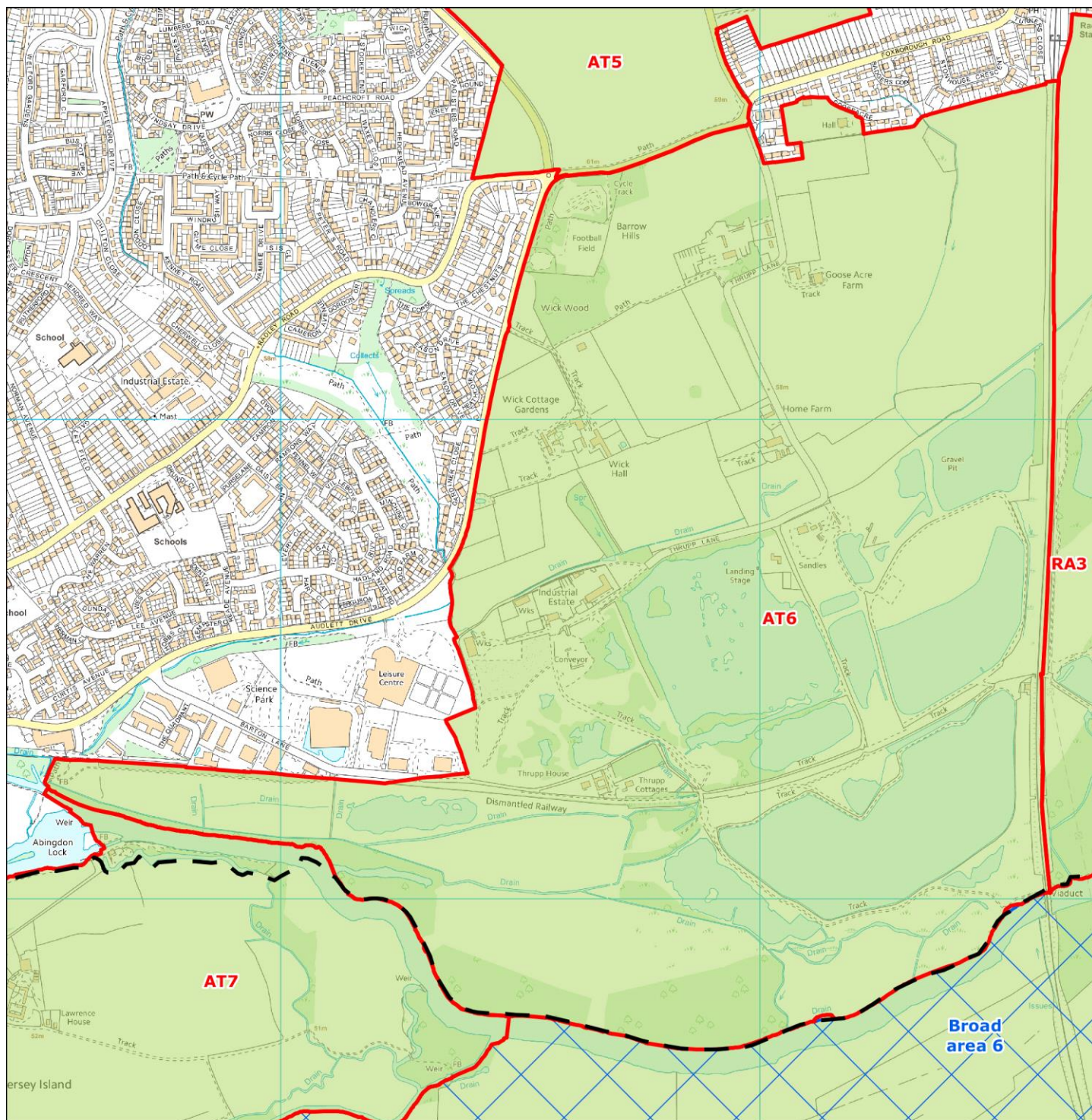
Notes:

Largely occupied by Radley College and Park, with arable farmland to north and south. The well-treed landscape hides most buildings from the wider view, even though on rising ground above Thames terrace. There is no intervisibility with the historic core of Oxford. Although not as prominent as the higher hills to the north (Boars Hill, Bagley Wood), these slopes constitute part of the rural ring around Oxford, which drops down to the Thames Valley at Radley but climbs up again at Nuneham Courtenay to the south-east. The rural character is important as backdrop to the undeveloped Thames Valley, viewed on approach to Oxford along A4074. Lower ground at the southern end of the parcel, between Abingdon and Radley village, is less sensitive in terms of Oxford's historic setting.

Land Parcel Ref: AT6

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



--- District boundary Green belt parcel Broad area Green belt 0 0.25 km

Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: Vale of White Horse

Other Authorities: N/A

Land Parcel Ref: AT6

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Abingdon-on-Thames which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Abingdon-on-Thames which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: High

Notes:

The north-western area of the parcel separates the settlements of Abingdon-on-Thames and Radley which are in close proximity to one another, and the land between the two settlements has a strong sense of openness and the topography is relatively flat. This part of the parcel therefore plays a strong role in preventing the merging of the two settlements and is rated 'High', as any encroachment by either settlement would clearly result in closing the gap. The southern and eastern parts of the parcel however are less important in this respect and in isolation would rate lower.

Land Parcel Ref: AT6

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: Medium

Notes:

Much of the parcel sits within the flat and open flood plain of the River Thames which follows the southern border of the parcel. Most of the southern two thirds of the parcel are functional wetlands with large areas of standing water associated with historic gravel extraction within the parcel. The remaining areas are scrubland and woodland on the edge of the River Thames and large regular-shaped agricultural fields in the north of the parcel. In the middle of these fields in the northern third of the parcel is a large coal storage and distribution centre. Further south, amongst the wetlands, is a gravel extraction facility and an industrial area containing a haulage vehicle mechanics and other aggregate processing facilities. These three facilities represent urbanising influences on the countryside within this parcel of Green Belt; however the parcel still retains the characteristics of countryside and has a significant amount of woodland within the parcel. In addition, there is a farm and a large country house (Wick Hall). The vegetation and low topography, in combination with the raised railway line running along the eastern edge of the parcel, screen views of the wider countryside from large areas of the parcel.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Low

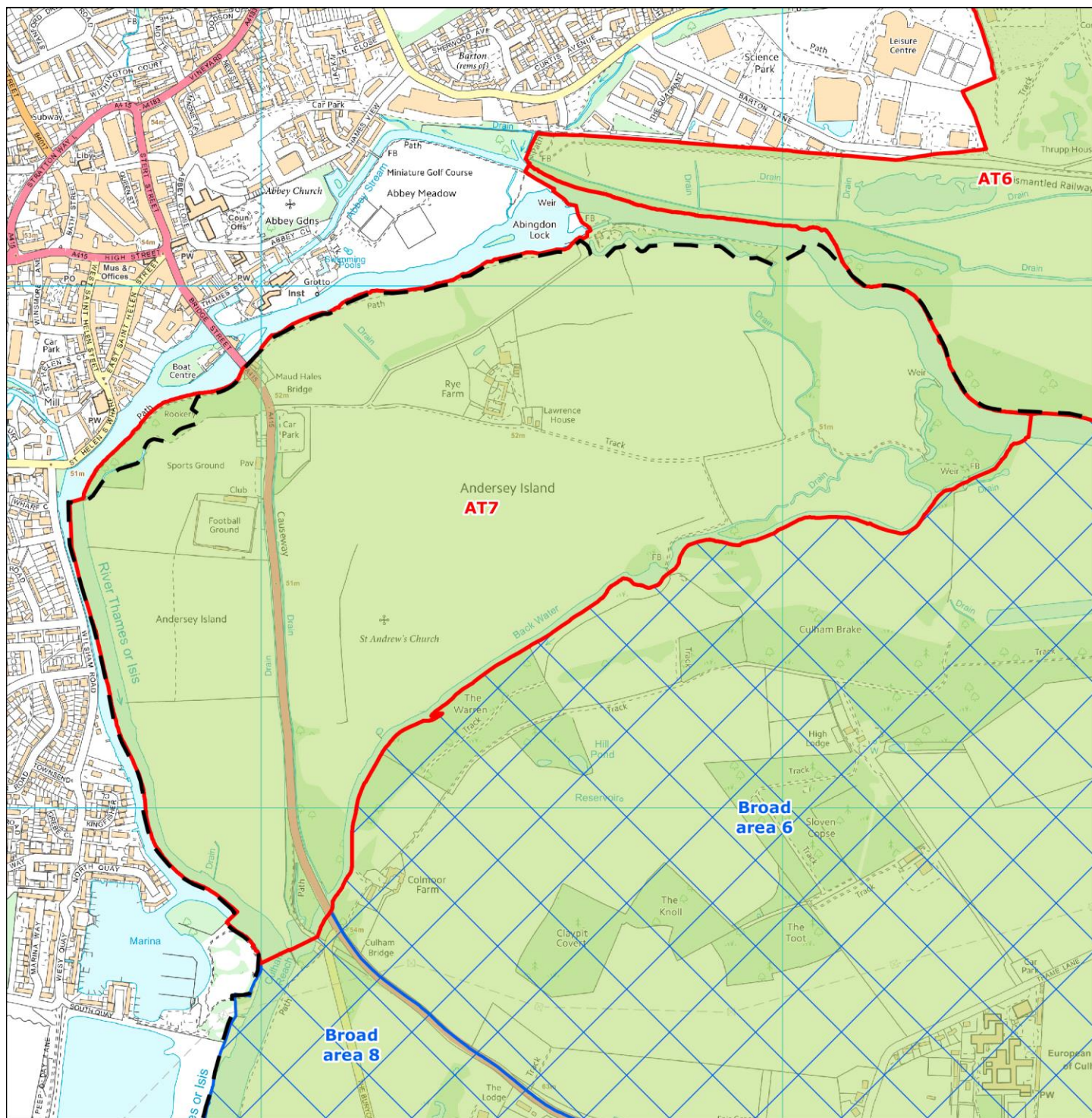
Notes:

There is no visual relationship with Oxford but its role in setting relates to the continuity of landscape character along the riverside extending all the way into the heart of Oxford. This is experienced by users of the Thames Path approaching Oxford along the Thames Valley. The extent of riverside tree cover, much of it 20th century planting in regular forms, reduces the setting significance of the central and northern parts of the parcel.

Land Parcel Ref: AT7

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel



District boundary



Green belt parcel



Broad area



Green belt

0 0.25 km



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: South Oxfordshire

Other Authorities: Vale of White Horse

Land Parcel Ref: AT7

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Abingdon-on-Thames which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Abingdon-on-Thames which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: N/C

Notes:

The parcel is located to the south of Abingdon-on-Thames and includes Andersey Island, and is bordered by the River Thames on the northern and western boundaries. The parcel is an area of flat low lying land, which has a strong sense of openness. However, the parcel is not in close proximity to any other settlements considered against this purpose and makes no contribution to preventing the merging or erosion of the visual or physical gap between settlements.

Land Parcel Ref: AT7

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: High

Notes:

The entire parcel sits within the flat and open flood plain of the River Thames which follows the northern, eastern and western borders of the parcel. The southern border of the parcel follows another smaller watercourse – Back Water. The parcel contains areas of scrubland and woodland on the edges of the watercourses and large irregular-shaped agricultural fields. There are two developments within the parcel: Rye Farm and two outdoor sports pitches for Abingdon Town Football Club and Abingdon Vale Cricket Club. There is a large floodlit car park adjacent to the sports facilities and the football ground is also floodlit. The football ground and car parks are the only urban features within the parcel and have a very limited urbanising influence over the parcel as a whole.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Low

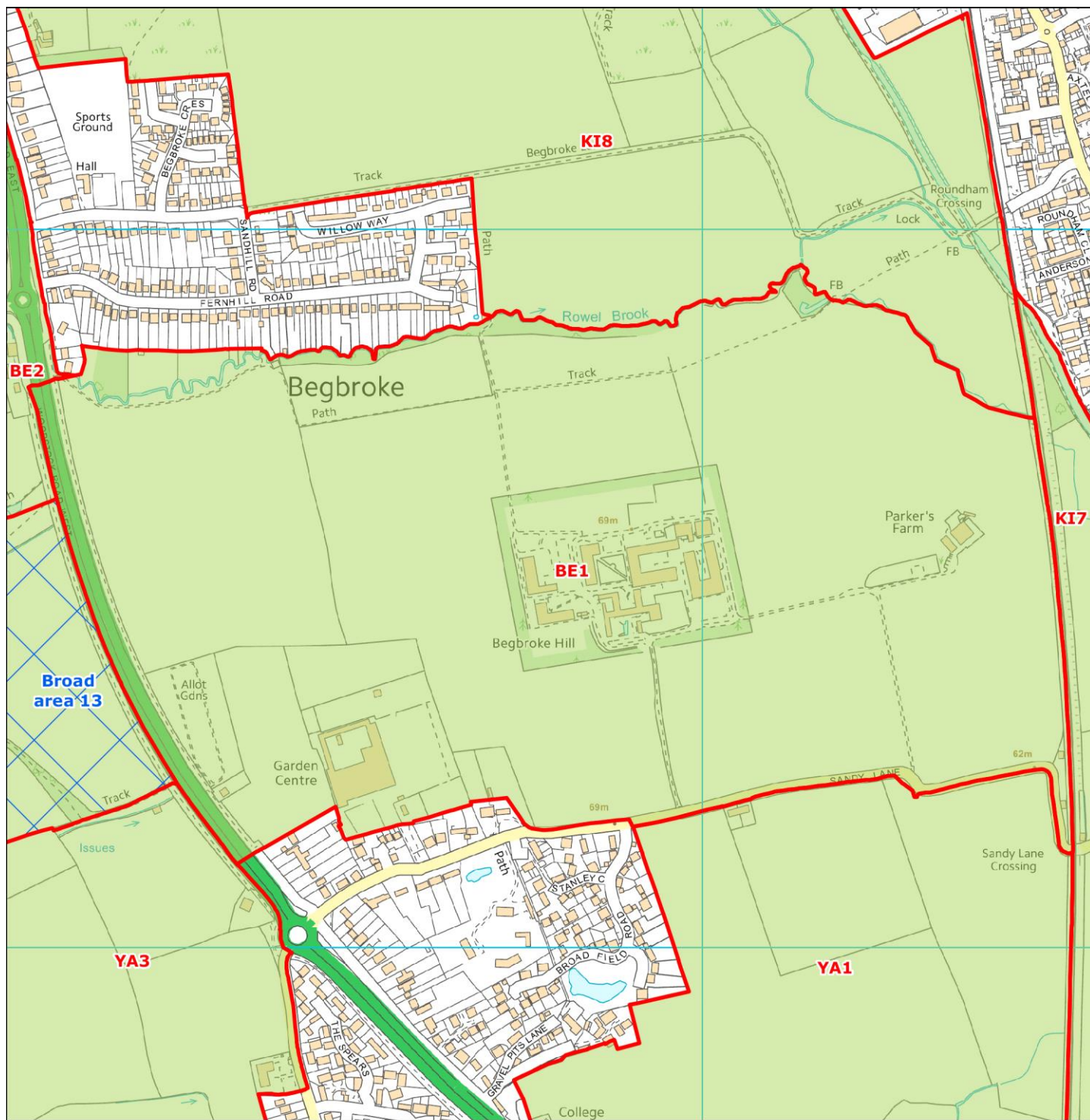
Notes:

The parcel consists of Thames-side meadowland, largely surrounded by tree belts. There is no intervisibility with Oxford but it forms part of the undeveloped Thames Valley landscape that extends all the way into the centre of the city, thus giving it a relationship with Oxford that relates to one of the key elements of its special character. However distance does limit the extent of this contribution. The riverside long distance path is well used and a popular riverboat service links Oxford and Abingdon, so the landscape between the two historic towns is viewed as a sequence.

Land Parcel Ref: BE1

Main Authority: Cherwell

Parcel Type: Green belt parcel



District boundary



Green belt parcel



Broad area



Green belt

0 0.15 km



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: Cherwell

Other Authorities: N/A

Land Parcel Ref: BE1

Main Authority: Cherwell

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Begbroke and Yarnton neither of which is considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Begbroke and Yarnton neither of which is considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: High

Notes:

The parcel occupies the whole of the settlement gap between Begbroke and Yarnton. The parcel includes areas of open land to the west which is bordered by Woodstock Road, and to the east which is bordered by a railway line that runs to Oxford. The parcel includes Begbroke Science Park in the centre of the parcel. The parcel is a relatively flat area of land with low roadside vegetation on the southern and western boundaries which provide views across the parcel. The eastern boundary is also within very close proximity of Kidlington. The parcel therefore plays a strong role in preventing the merging of the settlements, as any encroachment by either settlement would clearly result in reducing the settlements gap.

Land Parcel Ref: BE1

Main Authority: Cherwell

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: Low

Notes:

The parcel is relatively open being predominantly made-up of large agricultural fields with views of the countryside to the north east and south west. However, the parcel contains the Begbroke Science Park, Yarnton Nurseries and an allotment. The Science Park in particular, occupying a central, hill-top location within the parcel, represents a significant urbanising influence on the Green Belt within the parcel.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Low

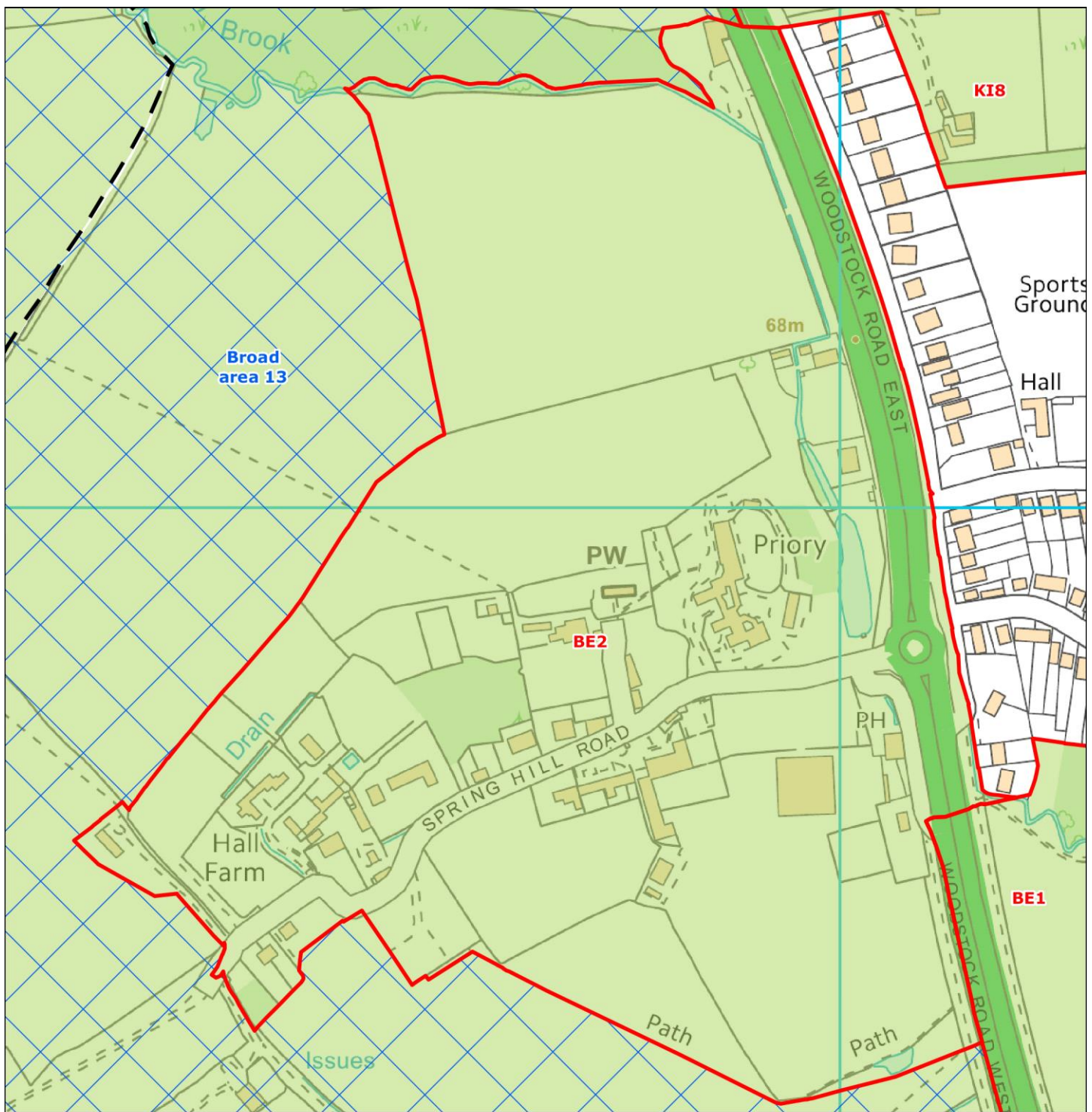
Notes:

Intervisibility with central Oxford is very limited at this distance, so this parcel's role as a gap between Yarnton, Begbroke and Kidlington makes only a minor contribution to setting in terms of the general rurality of Oxford's surroundings. The parcel is too far north of the principal views into Oxford to be seen in direct context with the Oxford's historic setting.

Land Parcel Ref: BE2

Main Authority: Cherwell

Parcel Type: Green belt parcel



District boundary



Green belt parcel



Broad area



Green belt

0 0.09 km



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: Cherwell

Other Authorities: N/A

Land Parcel Ref: BE2

Main Authority: Cherwell

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Begbroke which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Begbroke which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Low

Notes:

The parcel contains the pre-20th century village of Begbroke, along with some modern infilling, which is separated from the more urban 20th century settlement by the A44. None of the remaining boundaries are in close proximity to any other settlements considered against this purpose. The parcel includes open areas of land to the south and north, and low lying vegetation on its eastern boundary which provides views to the northeast and southeast. While the parcel is not adjacent to other settlements considered under this purpose, loss of openness could potentially move development slightly closer to Yarnton to the south, or extend the visible size of the higher part of the settlement. The parcel therefore plays a very limited role in preventing the merging of the settlements.

Land Parcel Ref: BE2

Main Authority: Cherwell

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: Medium

Notes:

The parcel contains the older, western half of the village of Begbroke and the fields immediately to the north and south. While the agricultural fields are open with views of the wider countryside to the east and immediately to the west and south west, the majority of the land within the parcel has been developed along Spring Hill Road. Many of the developments, such as the village church and Hall Farm, are not considered to be urbanising influences, but the offices and associated car parking close to the main road have a moderate urbanising influence on the parcel.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Low

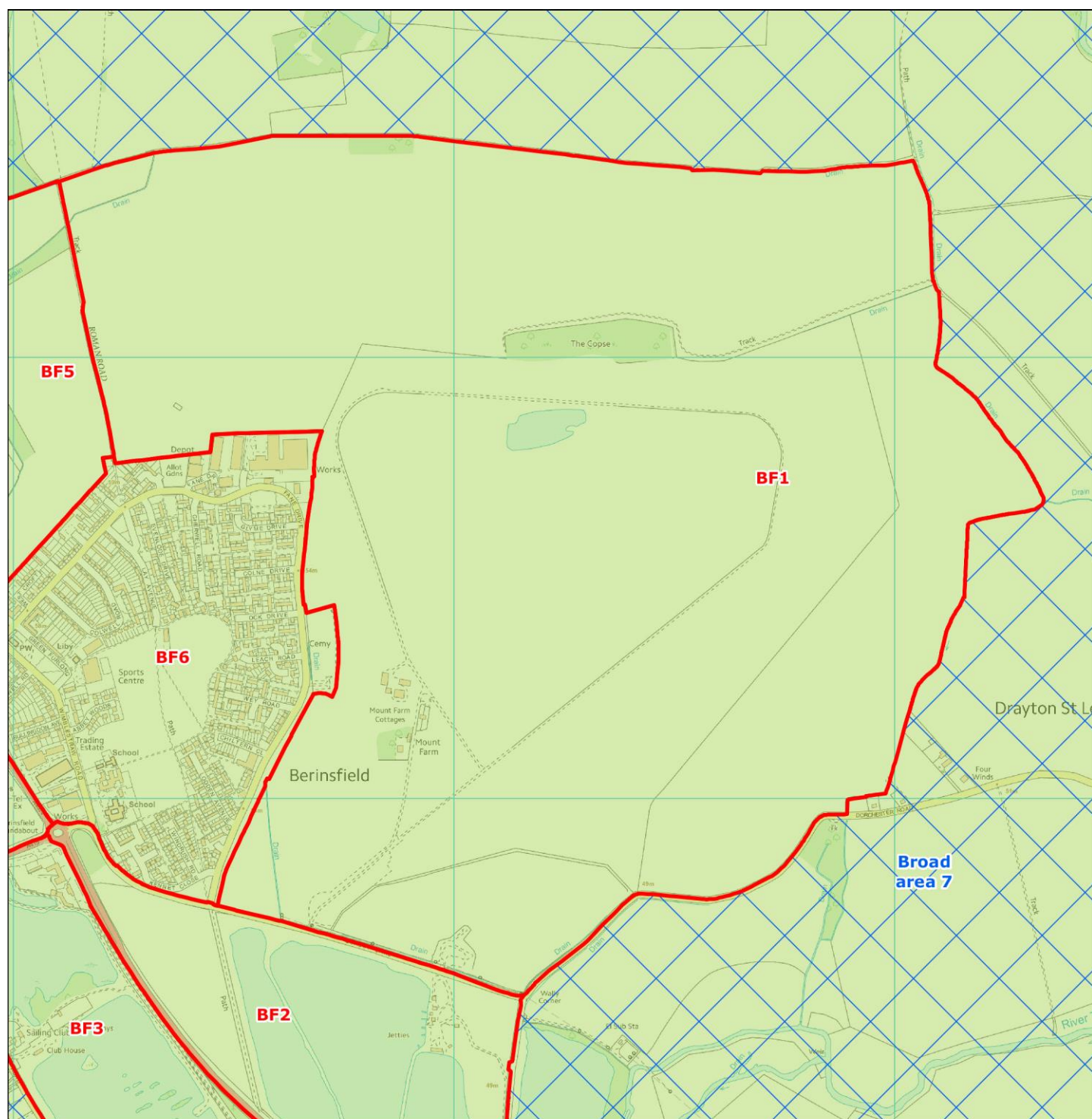
Notes:

Begbroke Wood, on high ground beyond the western edge of this parcel, is potentially prominent but there is no significant intervisibility between the older, western part of the village of Begbroke, which occupies most of the parcel, and Oxford. The parcel can be considered to contribute to Oxford's wider rural setting.

BF1

South Oxfordshire

Green belt parcel



— — —
L —

 District boundary

 Green belt parcel

 Broad area

 Green belt

A horizontal scale bar with a black segment on the left and a white segment on the right. The label '0' is at the left end, and '0.3' is at the right end, followed by the unit 'km'.



Contains Ordnance Survey data © Crown copyright and database right 2015

South Oxfordshire

N/A

Land Parcel Ref: BF1

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Berinsfield which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Berinsfield which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: N/C

Notes:

The parcel is a large area of flat land that has a strong sense of openness. Its western boundary borders Berinsfield. The parcel play a role in preventing the merging of the gap between Drayton St Leonard and Berinsfield, but is not in close proximity to any other settlements considered against this purpose.

Land Parcel Ref: BF1

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: High

Notes:

The parcel contains very large and open agricultural fields in relatively flat land adjacent to the floodplain of the River Thame, which is located to the south of the parcel. With the exception of 'The Copse' in the centre of the parcel, there is very little woodland within the parcel. There are good views of the surrounding countryside. There is very little development within the parcel. A small farm is located near the western border of the parcel, but it is not considered to have an urbanising influence over the countryside characteristics within the parcel.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Low

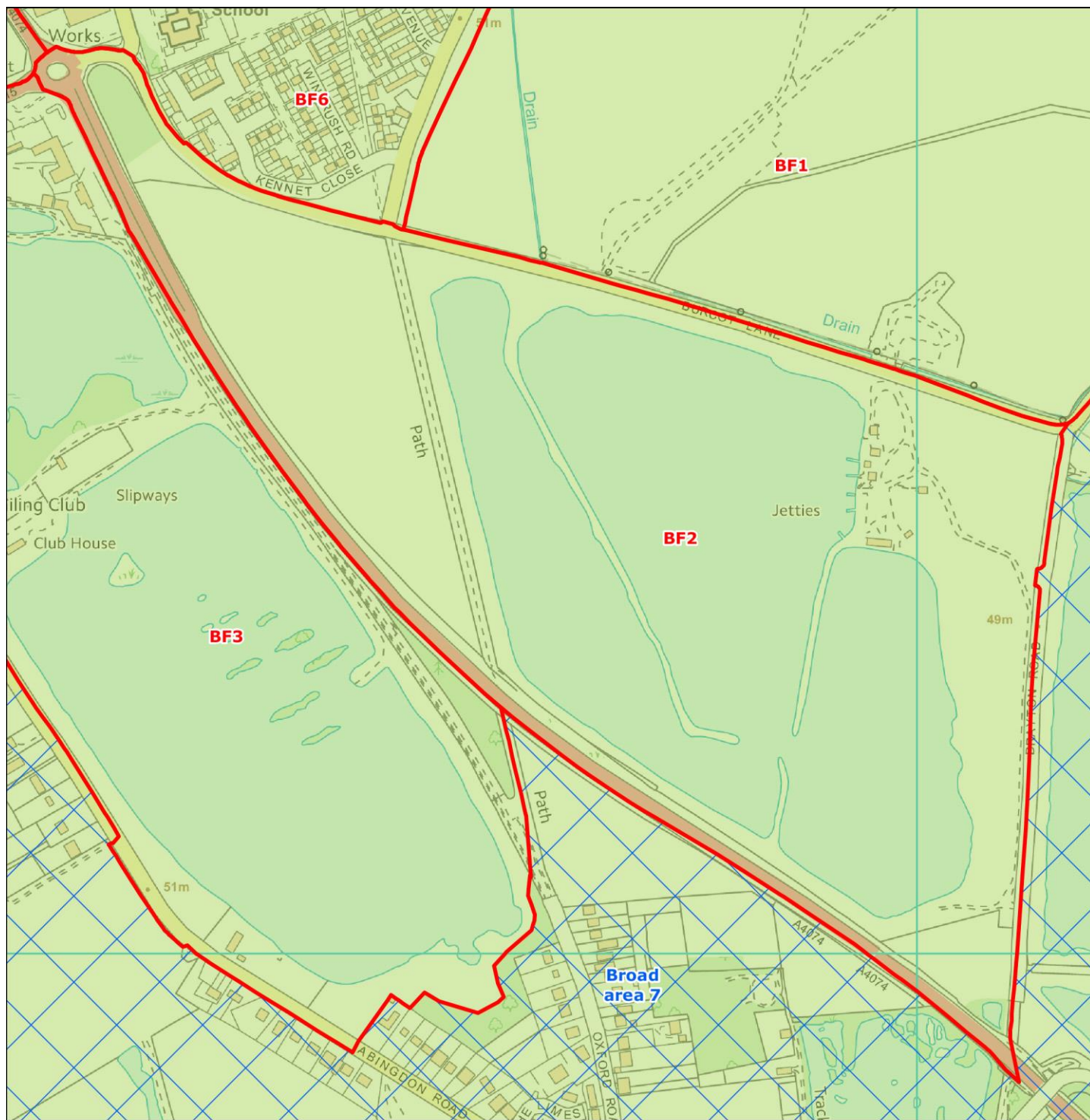
Notes:

Over 11km from central Oxford, with no visual relationship, but the distinctive form of the wider landscape in this area gives it some setting significance in relation to Oxford. The loop of the Thames between Long Wittenham and Dorchester, the surrounding arable landscape, and the hills to the north which hide Oxford, are all exposed to view from high ground to the south (e.g. Wittenham Clumps), and the open character of the Thames Valley extending all the way into the heart of Oxford is one of the special qualities of the City's setting.

Land Parcel Ref:

Main Authority:

Parcel Type:



District boundary



Green belt parcel



Broad area



Green belt

0 0.1 km



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority:

Other Authorities:

Land Parcel Ref: BF2

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Berinsfield which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Berinsfield which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: N/C

Notes:

The parcel is located to the south of Berinsfield and includes a small area of open land in its western portion and a water sports lake in its eastern portion. It is flat in topography and is bordered by the A4074 to the south, Burcot Lane to the north, and Drayton Road to the east. The parcel does play a key role in preventing the merging of Dorchester with Berinsfield, but is not in close proximity to any settlements considered against this purpose. It therefore makes no contribution to preventing the merging or erosion of the visual or physical gap between inset settlements.

Land Parcel Ref: BF2

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: High

Notes:

The parcel contains one agricultural field in its western third and two water bodies associated with former gravel extraction adjacent to the floodplain of the River Thame to the east of the parcel. Intervisibility with the surrounding landscape is limited by perimeter tree planting. The only development within the parcel is a collection of small buildings used by the Oxford Wakeboard and Ski Club. These small buildings are not considered to have an urbanising influence on the countryside characteristics of the parcel.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Low

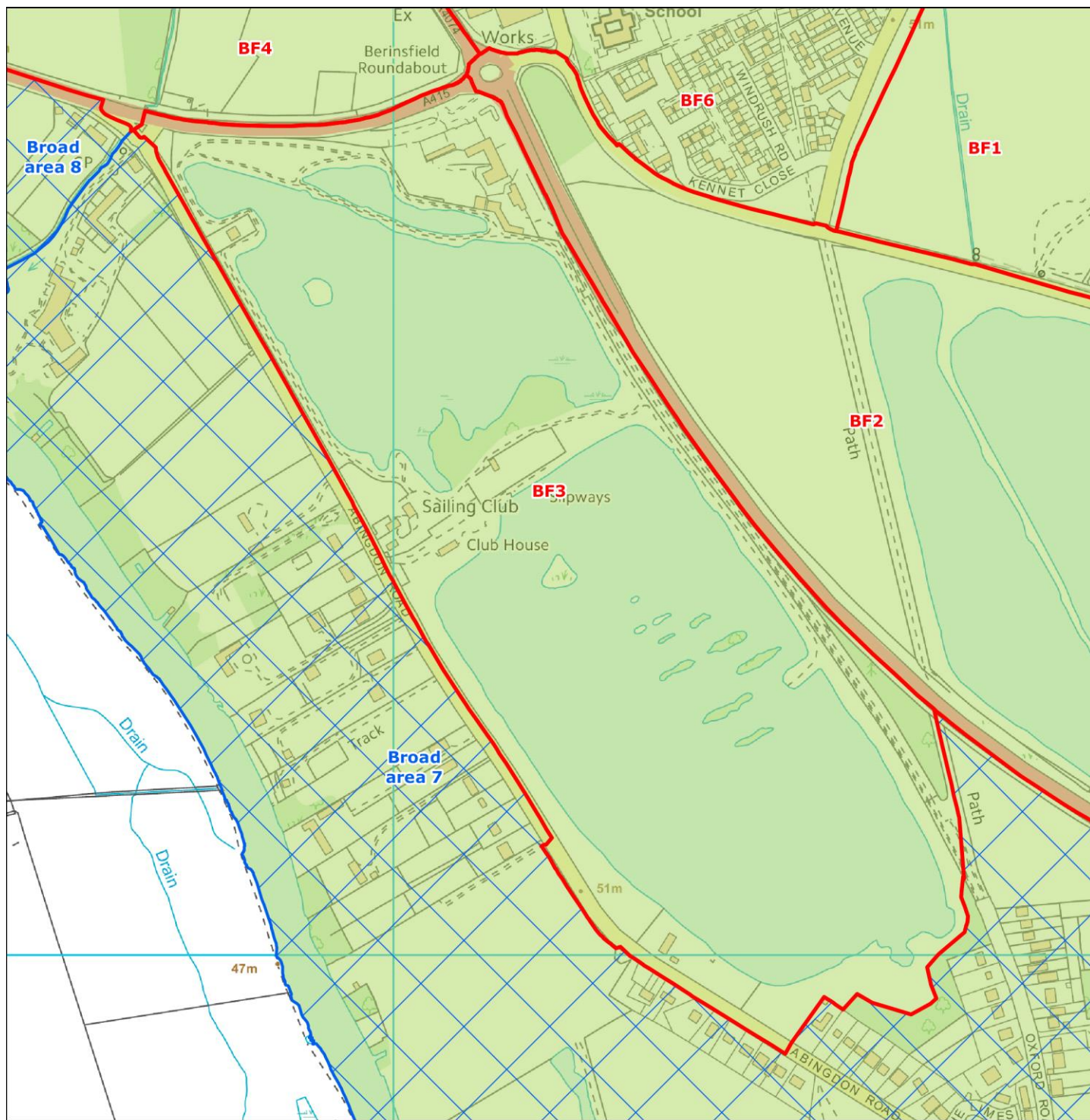
Notes:

Over 11km from central Oxford, with no visual relationship, but the distinctive form of the wider landscape in this area gives it some setting significance in relation to Oxford. The loop of the Thames between Long Wittenham and Dorchester, the surrounding arable landscape, and the hills to the north which hide Oxford, are all exposed to view from high ground to the south (e.g. Wittenham Clumps), and the gravel pits are also distinctive landscape features. The open character of the Thames Valley extending all the way into the heart of Oxford is one of the special qualities of the City's setting, although proximity to existing housing limits the importance of the parcel in this respect.

Land Parcel Ref: BF3

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel



District boundary



Green belt parcel



Broad area



Green belt

0 0.1 km



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: South Oxfordshire

Other Authorities: N/A

Land Parcel Ref: BF3

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Berinsfield which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Berinsfield which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: N/C

Notes:

The parcel is located to the south of Berinsfield and includes two lakes which are used by Dorchester Sailing Club. The parcel is flat in topography and is bordered by the A415 to the north, A4074 to the east and Abingdon Road to the west. The parcel does play a key role in preventing the merging of Burcot and Dorchester with Berinsfield, but it does not play a role in preventing the merging of any inset settlements considered under Purpose 2.

Land Parcel Ref: BF3

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: Medium

Notes:

The parcel contains two water bodies associated with the floodplain of the River Thames to the west of the parcel. Consequently, the land within the parcel has views of the surrounding countryside. There are two pockets of development within the portions of the parcel not occupied by the water bodies: a collection of retail facilities in the north eastern corner of the parcel, including a café and large car sales lot; and the Dorchester Sailing Club in the centre of the parcel. The buildings and areas of hardstanding associated with these uses have a degree of urbanising influence over the parcel.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Low

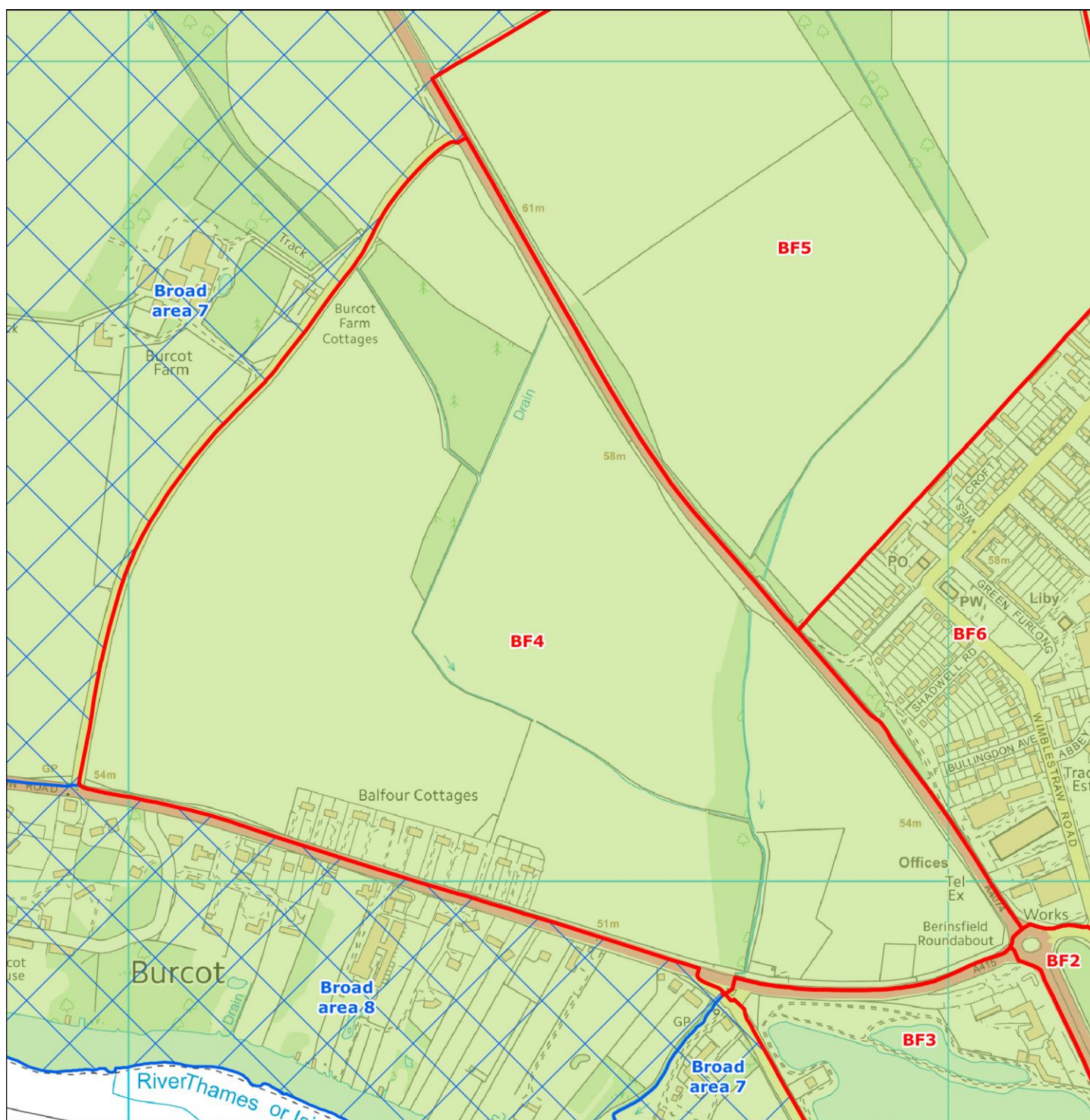
Notes:

The parcel consists of flooded gravel pits used for water sports. Over 11km from central Oxford, with no visual relationship, but the distinctive form of the wider landscape in this area gives it some setting significance in relation to Oxford. The loop of the Thames between Long Wittenham and Dorchester, the surrounding arable landscape, and the hills to the north which hide Oxford, are all exposed to view from high ground to the south (e.g. Wittenham Clumps), and the gravel pits are also distinctive landscape features. The open character of the Thames Valley extending all the way into the heart of Oxford is one of the special qualities of the City's setting, although the proximity to existing housing limits the importance of the parcel in this respect.

Land Parcel Ref: BF4

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel



District boundary



Green belt parcel



Broad area



Green belt

0 0.15 km



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: South Oxfordshire

Other Authorities: N/A

Land Parcel Ref: BF4

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Berinsfield which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Berinsfield which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: N/C

Notes:

The south-eastern boundary of the parcel is adjacent to Berinsfield, with the western boundary adjacent to the A415 and the eastern boundary adjacent to the A4074. The parcel has a strong sense of openness and is a flat area of land. The boundaries are well screened with roadside vegetation including hedgerows and trees. The parcel is not in close proximity to an inset settlement considered against this purpose, but does play a key role in preventing the merging of Burcot and Berinsfield.

Land Parcel Ref: BF4

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: High

Notes:

The parcel contains five irregular-shaped fields and some small pockets of woodland. The open agricultural fields have excellent views of the surrounding countryside. The only development within the parcel is located along the southern edge of the parcel on Abingdon Road: a small sewage treatment works within woodland and the Balfour cottages within the village of Burcot. The cottages are semi-detached dwellings set back from the road and not considered to be significant urbanising influences on the countryside within the parcel. While the sewage treatment works is considered to be an urbanising influence, its location within woodland significantly reduces this influence on the countryside within the surrounding Green Belt.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Low

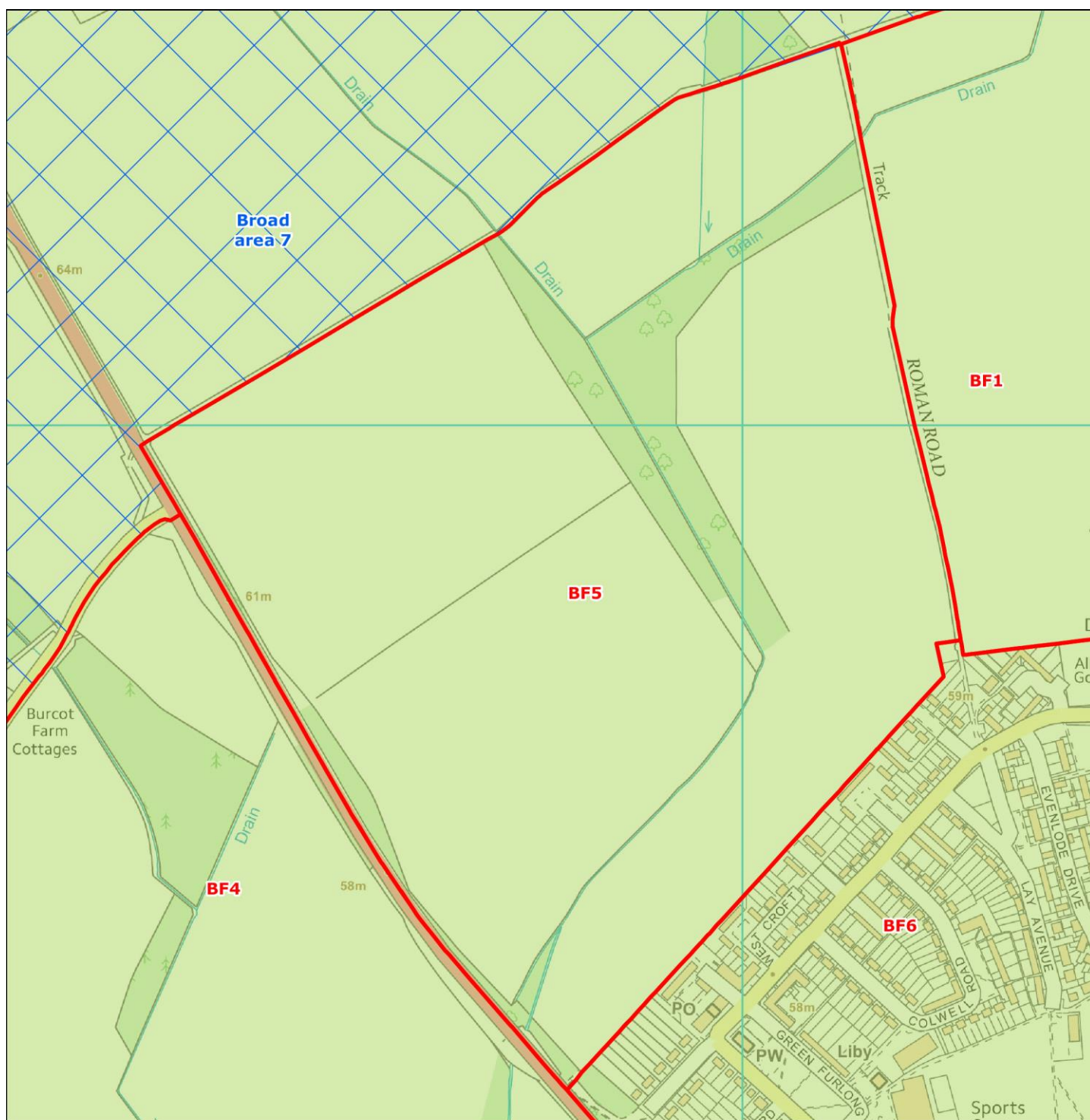
Notes:

There is no visual relationship with Oxford, but the distinctive form of the wider landscape in this area gives it some setting significance in relation to Oxford. The loop of the Thames between Long Wittenham and Dorchester, the surrounding arable landscape, and the hills to the north which hide Oxford, are all exposed to view from high ground to the south (e.g. Wittenham Clumps). The open character of the Thames Valley extending all the way into the heart of Oxford is one of the special qualities of the city's setting, although proximity to existing housing limits the importance of the parcel in this respect.

Land Parcel Ref: BF5

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel



District boundary



Green belt parcel



Broad area



Green belt

0 0.1 km



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: South Oxfordshire

Other Authorities: N/A

Land Parcel Ref: BF5

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Berinsfield which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Berinsfield which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: N/C

Notes:

The southern boundary of the parcel is adjacent to Berinsfield, with the western boundary adjacent to the A4074. The parcel has a strong sense of openness and is a flat area of land. The boundaries are well screened with vegetation including hedgerows and trees. The parcel is not in close physical or visual proximity to another settlement considered against this purpose.

Land Parcel Ref: BF5

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: High

Notes:

The parcel contains five regular-shaped fields and some small pockets of woodland. The open agricultural fields have excellent views of the surrounding countryside. There is no development within the parcel and therefore no urbanising influences on the countryside within this parcel.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Low

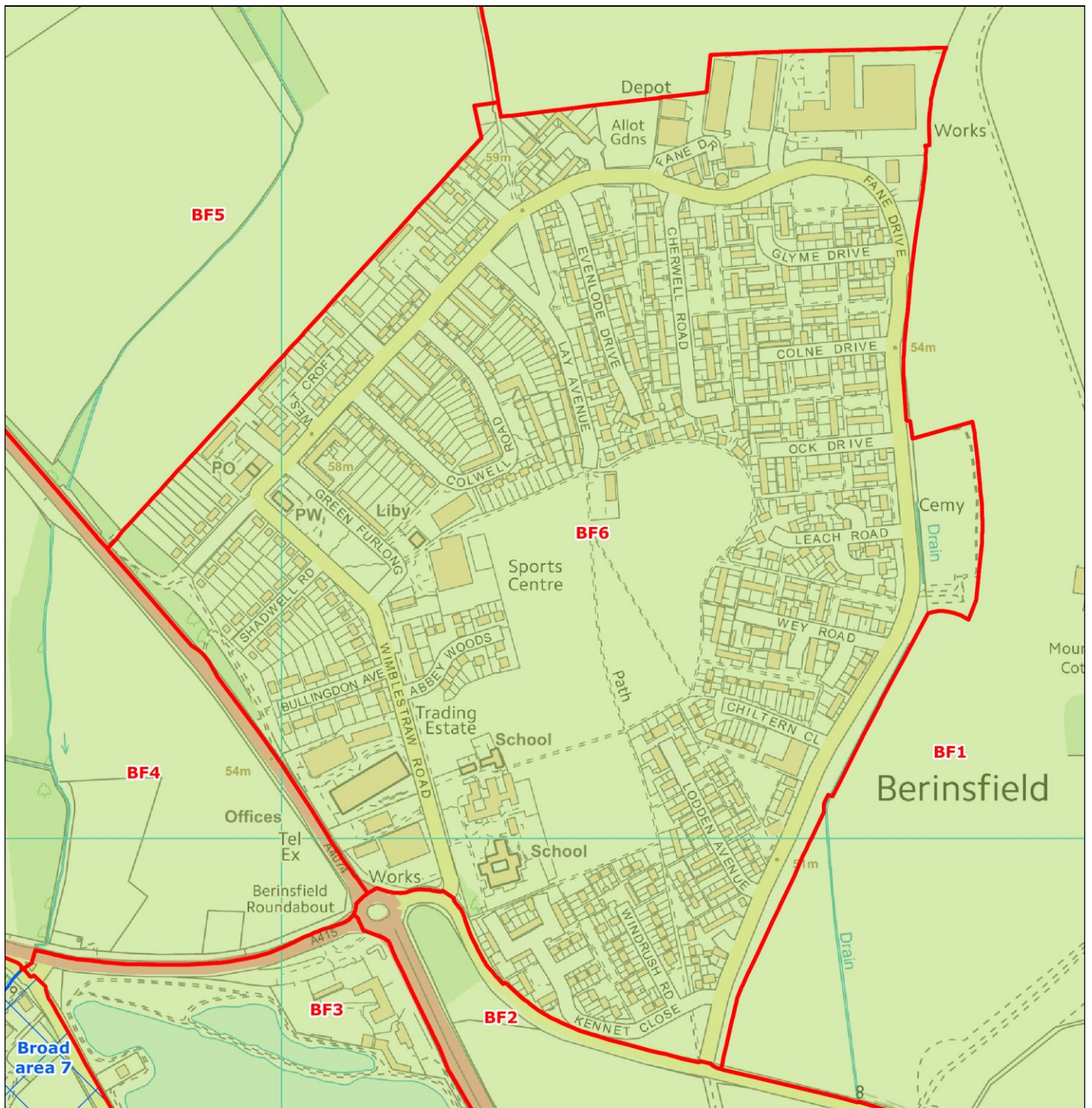
Notes:

There is no visual relationship with Oxford, but the distinctive form of the wider landscape in this area gives it some setting significance in relation to Oxford. The loop of the Thames between Long Wittenham and Dorchester, the surrounding arable landscape, and the hills to the north which hide Oxford, are all exposed to view from high ground to the south (e.g. Wittenham Clumps). The open character of the Thames Valley extending all the way into the heart of Oxford is one of the special qualities of the city's setting, although proximity to Berinsfield limits the importance of the parcel in this respect.

Land Parcel Ref: BF6

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel



District boundary



Green belt parcel



Broad area



Green belt

0 0.1 km



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: South Oxfordshire

Other Authorities: N/A

Land Parcel Ref: BF6

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel contains Berinsfield which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel contains Berinsfield which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: N/C

Notes:

The parcel consists of the village of Berinsfield, and is therefore not situated in a position to prevent neighbouring towns merging into one another.

Land Parcel Ref: BF6

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: N/C

Notes:

The parcel contains the village of Berinsfield, which is urban in character. With the partial exception of the sports fields in the centre of the village, there is no land within the parcel which has the characteristics of countryside. The sports fields are surrounded by dense development, with which they are functionally associated, and are therefore not considered to be sufficiently rural in character to contribute to the Green Belt under Purpose 3.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: N/C

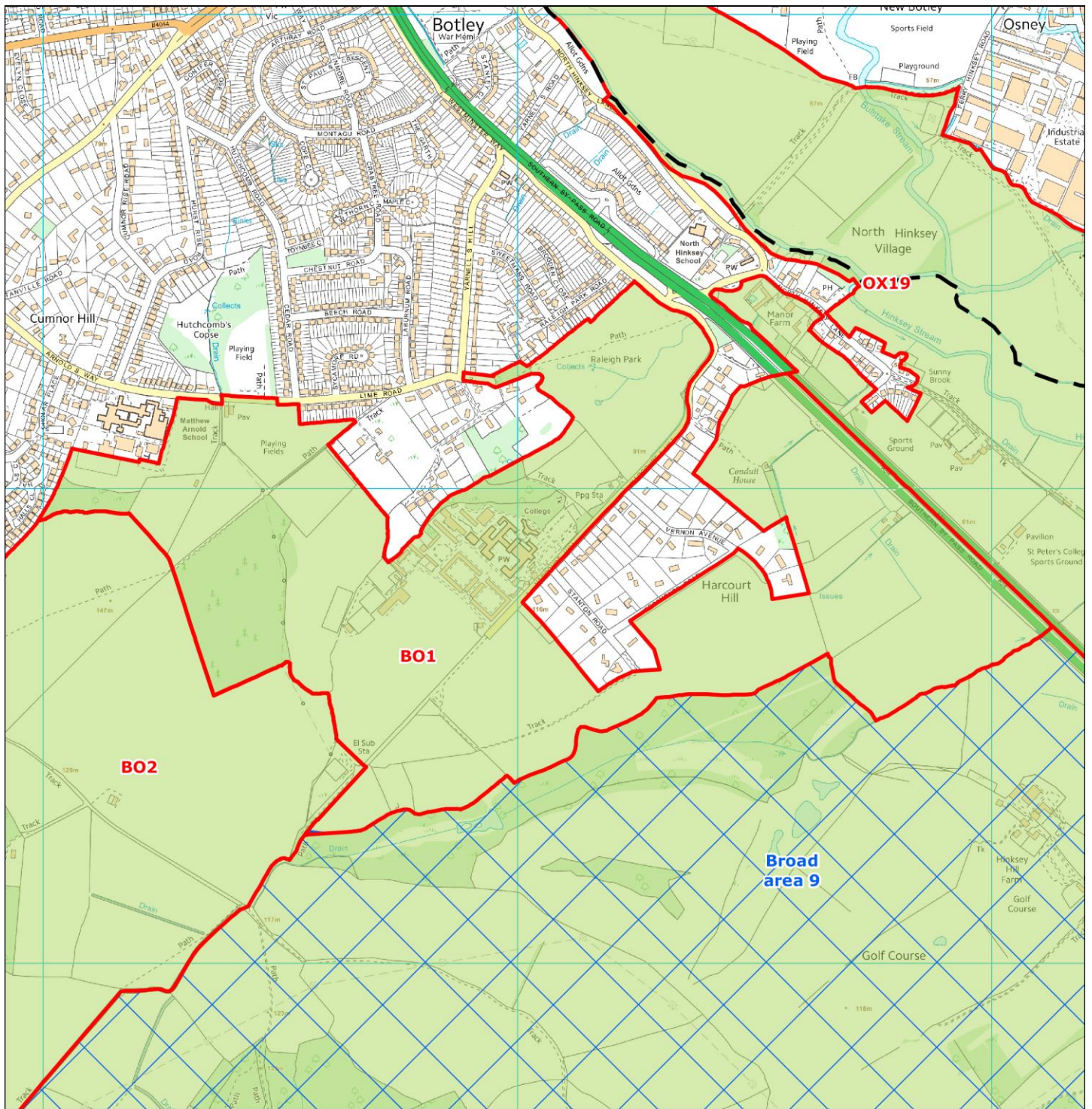
Notes:

Parcels consists of the village of Berinsfield (developed on the site of an air base from 1959). The form of the village contrasts with the linear settlements that follow the course of the Thames to the south, and as a modern settlement it cannot be considered to contribute to the historic character of Oxford's setting. There is no intervisibility with Oxford.

Land Parcel Ref: **BO1**

Main Authority: **Vale of White Horse**

Parcel Type: **Green belt parcel**



Legend: District boundary Green belt parcel Broad area Green belt

Main Authority: **Vale of White Horse**

Other Authorities: **N/A**

Land Parcel Ref: BO1

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: Medium

Notes:

The parcel sits to the south of Botley, which is considered to be part of the large built-up area of Oxford in the study. The Southern By-pass Road (A34 dual-carriageway) follows the north eastern edge of the parcel. At the northern tip of the parcel. The centre of the parcel contains a higher education college - the Harcourt Hill campus of Oxford Brookes University - with several large buildings, associated floodlit sports facilities and car parks; these have an urbanising influence on the parcel. Housing development on Harcourt Hill and to the south of Lime Road combine with the University buildings to almost split the parcel in two in terms of open space. Much of the western part of the parcel is occupied by sports pitches and a short golf course associated with the College and with Matthew Arnold School, but there is late 20th century woodland plantation on the western boundary, pasture fields to the south of Harcourt Hill and the wooded Raleigh Park to the east. The elevation of the open ground to the west of the developed area, which provides some long views over the north part of Oxford and to the south, means that a relatively strong sense of openness is retained.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: High

Notes:

There are no significant or durable boundary features to prevent the continued spread of development within this parcel. Harcourt Hill and side roads with existing development provide ready access to open land in the south of the parcel, and the existing urban edge is uneven in form, so the Green Belt is contributing to preventing further sprawling ribbon development from North Hinksey along the portion of Harcourt Hill which is a dirt track.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Low

Notes:

The parcel is predominantly an open area situated on elevated topography that reduces in elevation from Cumnor Hill in the northwest towards the A34. Botley and the suburb of New Botley are separated by a very narrow gap in parcels OX19 and OX20, so BO1 located to the south-east of Botley, makes a more limited contribution to settlement separation. The presence of existing development within the parcel, on elevated ground visible from Oxford but separated by the A34 and Thames corridor, also limits the extent to which further development would result in perceived erosion of the settlement gap. The parcel does not contribute significantly to separation between Botley any other settlements considered under this Green Belt Purpose, with wooded hills providing clear separation to the south and west.

Land Parcel Ref: B01

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: Medium

Notes:

The centre of the parcel contains a higher education college with several large buildings, associated floodlit sports facilities and car parks, and development immediately to the north and south of the College combines with this to have an urbanising influence on the rest of the countryside within the parcel. However, the elevated landscape to the west provides long views encompassing the higher ground around Oxford, and the wooded Raleigh Park and proximity to the wooded stream valley to the south of Harcourt Hill add rural character.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: High

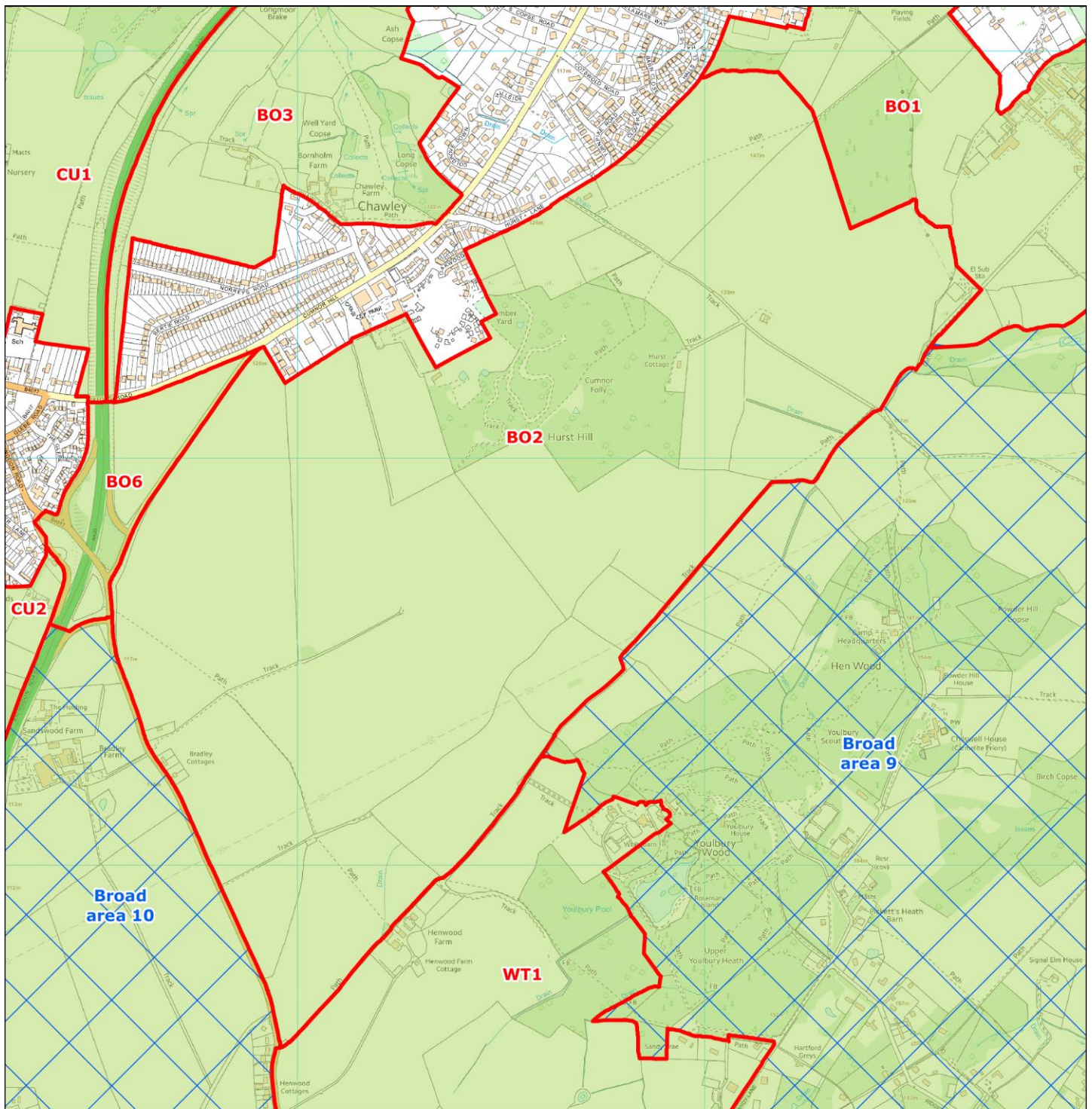
Notes:

The parcel is urban-edge in character, being largely occupied by sports pitches associated with the Harcourt Hill campus of Oxford Brookes University and Matthew Arnold School, but its largely green space contains Harcourt Hill and Cumnor Hill, which form part of the green backdrop to Oxford as seen in views from the city centre and high ground to the east. Raleigh Park, on the lower slopes of the area, provides one of the key views into central Oxford identified in the 'viewcones' policy. The rights of way through the parcel, leading from the city centre through North Hinksey to Hurst Hill and Youlbury, add to its significance, as does the presence of one of the conduit houses built in the early 17th century to supply water to Oxford.

Land Parcel Ref: B02

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: Vale of White Horse

Other Authorities: N/A

Land Parcel Ref: B02

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: High

Notes:

The parcel sits to the south of Botley, which is considered to be part of the large built-up area of Oxford in the study. The parcel contains two areas of high ground: Cumnor Hill in the northern third of the parcel and the largely wooded Hurst Hill in the centre of the parcel. Most of the land within the parcel has been divided up into large irregular-shaped and open agricultural fields. There is very little development within the parcel – just a few small isolated dwellings and the parcel has a strong sense of openness.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: High

Notes:

The parcel lies adjacent to the urban edge at Cumnor Hill, where 20th century ribbon development has led to the formation of a continuous urban area along the road out from Oxford to the original village of Cumnor. There are no significant and durable boundary features to prevent expansion southwards from Cumnor Hill (where a former industrial site was recently redeveloped as housing), westwards from Harcourt Hill or eastwards from the B4017 at the western edge of the parcel, so the Green Belt is making a major contribution to preventing urban sprawl.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: High

Notes:

The northern boundary of the parcel runs along the southern settlement limits of Cumnor Hill, and the eastern boundary is also in close proximity to the southern end of Botley. The western edge is separated by only a narrow belt of land from the village of Cumnor, although the A420, which is dual carriage way at this point with strong boundary tree/hedge lines, runs through it. The parcel is a relatively large area of open land that is undulating in topography, including the elevated points of Hurst Hill and part of Cumnor Hill which provide strong views. The openness of the fields to the west of Hurst Hill makes a contribution to the sense of separation between Cumnor Hill and the village of Cumnor, but the extent of screening between the two limit the extent to which this contributes to Cumnor's distinct character. More significantly, the western slopes of Hurst Hill also contribute to visual separation between Cumnor/Cumnor Hill and Wootton, where the linear settlement of Henwood already occupies much of the physical gap between the two along the B4017. The parcel therefore plays an essential role in preventing the loss of open land which would cause the visual and physical coalescence of the settlements, and which would potentially be perceived as expansion of Oxford beyond its natural setting. On the eastern side of Hurst Hill there are no settlements considered under this Purpose for which the parcel functions as a gap.

Land Parcel Ref: B02

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: High

Notes:

The parcel contains two areas of high ground: Cumnor Hill in the northern third of the parcel and the largely wooded Hurst Hill in the centre of the parcel. Most of the land within the parcel has been divided up into large irregular-shaped and open agricultural fields. From the summits and slopes of these hills there are excellent views of the surrounding countryside. There is very little development within the parcel – just a few small isolated dwellings which are not considered to be urbanising influences on the countryside within the land parcel.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: High

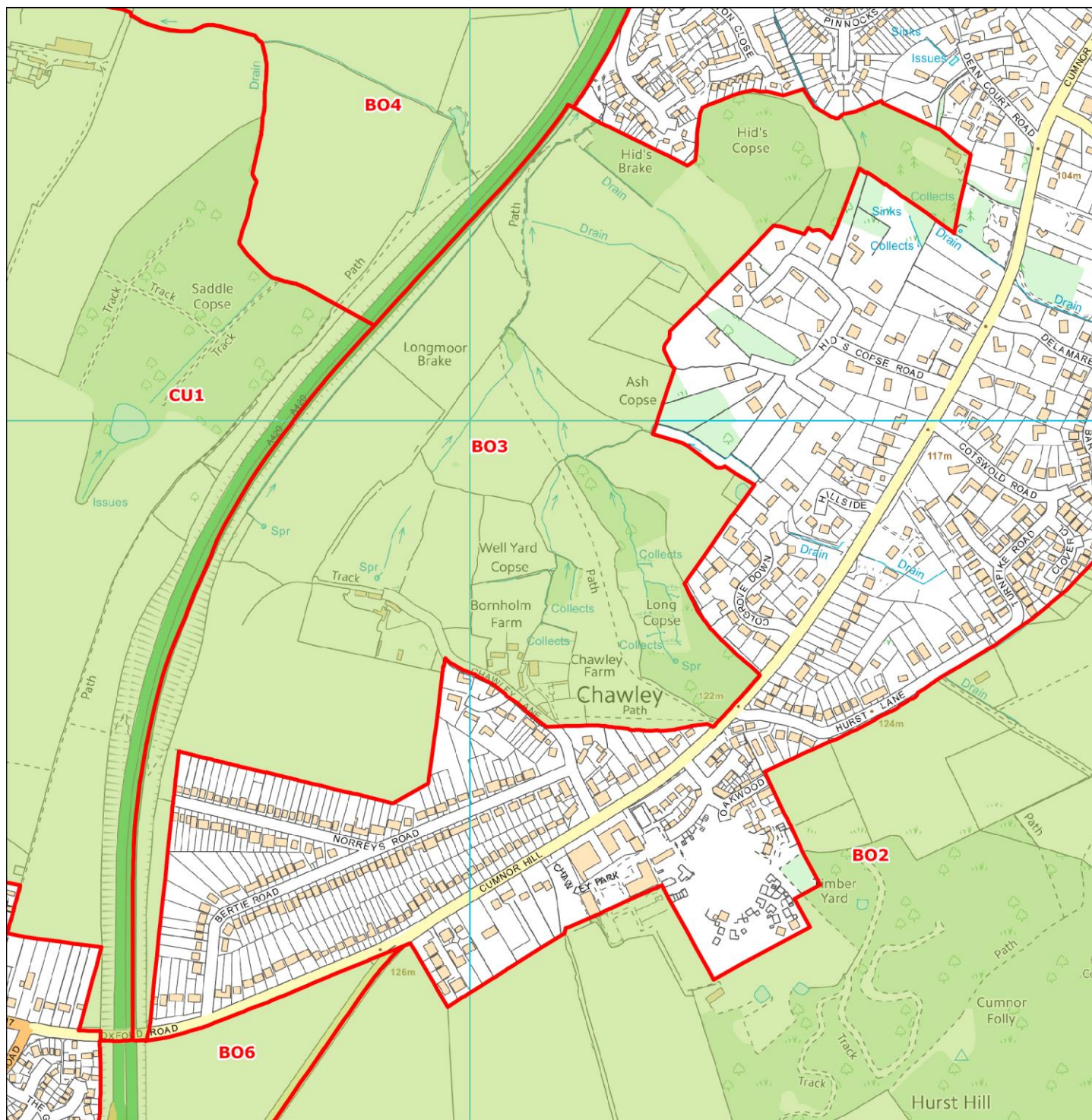
Notes:

The wooded Hurst Hill forms part of the green skyline backdrop to Oxford, as seen from parts of the city and from viewpoints on high ground to the east, and so is important as a setting. The area to the east, whilst screened from Oxford by Cumnor Hill, is still important as part of this 'inner ring', and its undeveloped character can be appreciated by users of the several rights of way that pass through the area. The western half of the parcel - open, relatively flat arable land between Cumnor and the ridgeline - is less important in this respect but does still contribute to Oxford's distinctive setting by emphasising the rural character of the hills that frame the city.

Land Parcel Ref: B03

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



--- District boundary Green belt parcel Broad area Green belt 0 0.15 km

Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: Vale of White Horse

Other Authorities: N/A

Land Parcel Ref: B03

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: Medium

Notes:

The parcel sits to the west of Botley, which is considered to be part of the large built-up area of Oxford in the study. The parcel is on relatively high ground. Most of the land within the parcel has been portioned up in to small irregular-shaped fields lined by mature woodland, screening views of the surrounding countryside. However, in the larger fields it is possible to see long range views of the countryside to the north and north west of the parcel. With the exception of a cluster of large largely detached dwellings in the south of the parcel off Chawley Lane there is very little development within the parcel. These dwellings are rural in character and are not considered to have a significant urbanising influence.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: High

Notes:

There are no significant and durable boundary features to protect the area from further sprawling ribbon development to the west of Botley along both sides of Chawley Lane. The A420 represents a barrier to expansion beyond the parcel, but the urban settlement edge form, which to the north and south of the parcel reaches the A420, suggests that open spaces within the parcel would be vulnerable.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Medium

Notes:

The parcel is situated between Botley to the north and Cumnor Hill to the south. These settlements are already joined along the B4044, but valley form of this parcel to the north of Chawley creates a separation which limits the sense of connection between them. The position of the parcel, and its enclosure to the west by the A420, means that it does not contribute to any sense of separation between the adjacent urban edge and any other settlements considered under this Purpose.

Land Parcel Ref: B03

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: High

Notes:

The parcel to the north of Chawley Lane is on undulating ground, sloping relatively sharply down from south to north. Most of the land within the parcel has been portioned up in to small irregular-shaped fields lined by mature woodland, screening views of the surrounding countryside, although in the larger fields it is possible to see long range views of the countryside to the north and north west of the parcel. With the exception of a cluster of large largely detached dwellings in the south of the parcel off Chawley Lane there is little development within the parcel. Dwellings are rural in character and are not considered to have an urbanising influence on the countryside within the Green Belt parcel. The A420 is not a sufficiently strong presence in the landscape to detract from rural character. The flatter field at the south western corner of the site is more exposed to development with an urban character, and so would score less highly.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Low

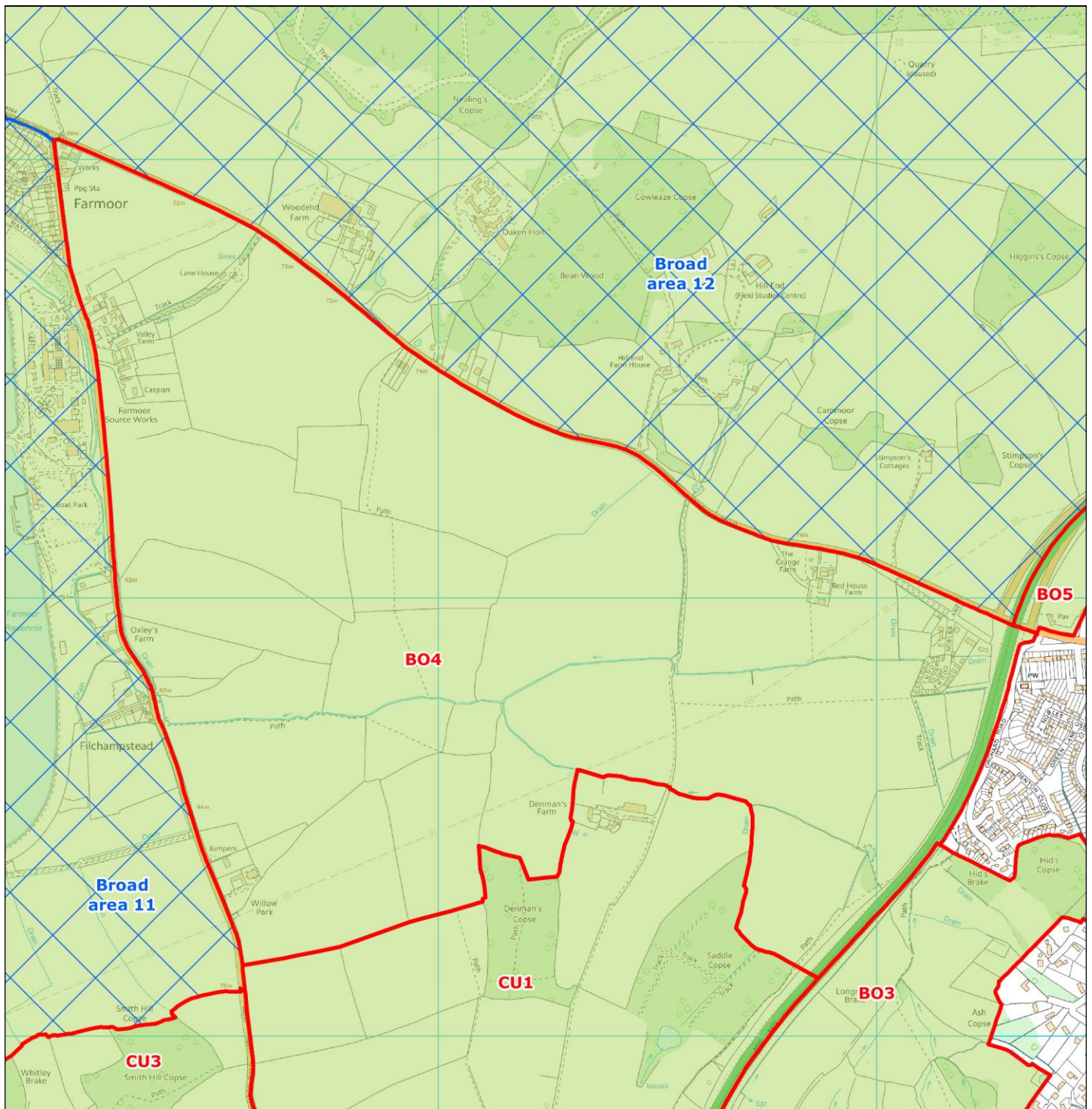
Notes:

These north and west-facing fields and woodland blocks have no intervisibility with Oxford, except potentially to a limited extent at the high, southern end of the parcel. The developed higher hillsides to the north (Dean Court), east and south present a surprisingly wooded appearance in views from lower ground to the west, to which the lower slopes within the parcel contribute only to a limited extent.

Land Parcel Ref: B04

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: Vale of White Horse

Other Authorities: N/A

Land Parcel Ref: B04

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: Medium

Notes:

The parcel sits to the west of Botley (the Dean Court area), which is considered to be part of the large built-up area of Oxford in the study. The parcel contains relatively flat land in between the areas of high ground immediately to the north and south of the parcel. These areas of high ground limit the views of the wider countryside to the east across Farmoor Reservoir and the River Thames and beyond, but provide strong open views over the parcel (e.g. from the B4017). The parcel is made-up of large irregular-shaped agricultural fields. There are relatively few trees and buildings within the parcel adding to the sense of openness. There are two farms within the parcel – Valley Farm and Red House Farm – a few isolated dwellings and, in the far north eastern corner of the parcel, a small modern housing development on Nobles Lane. A line of pylons crosses the parcel and there are some buildings located in the village of Farmoor at the western edge of the parcel along Cumnor Road (Farmoor Court contains several medium-size buildings used as office space by local businesses). None of these are considered to be significant urbanising influences on the parcel as a whole, but there is localised impact on the north-east corner.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Medium

Notes:

The A420 dual-carriageway constitutes a significant barrier to urban expansion across most of the parcel, but Eynsham Road (the B4044) crosses under it, creating an access which has already led to an element of urbanising development in the north-east corner of the parcel, along Nobles Lane. There is therefore considered to be some potential for further sprawl to occur.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Low

Notes:

The parcel borders Botley on its eastern boundary, with Cumnor situated to the south. The A420 provides separation at present, but a loss of openness to the west of the main road could, due to the visibility of the parcel in the landscape, be viewed as a reduction in the extent of the settlement gap. There is however no significant intervisibility between the settlements. Eynsham, to the north west, has little visual relationship with the other settlements. Development along the B4044 would narrow the gap between Botley and Farmoor however Farmoor is not included as an inset settlement for the purpose of this assessment.

Land Parcel Ref: B04

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: High

Notes:

The parcel is important as a very visible, open rural landscape close to the urban edge at Botley, with strong views from surrounding higher ground. In places these views also encompass the reservoir at Farmoor, which adds to the sense of openness. The impact of urbanising development in this context is currently small, and limited to the parcel's fringes.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Medium

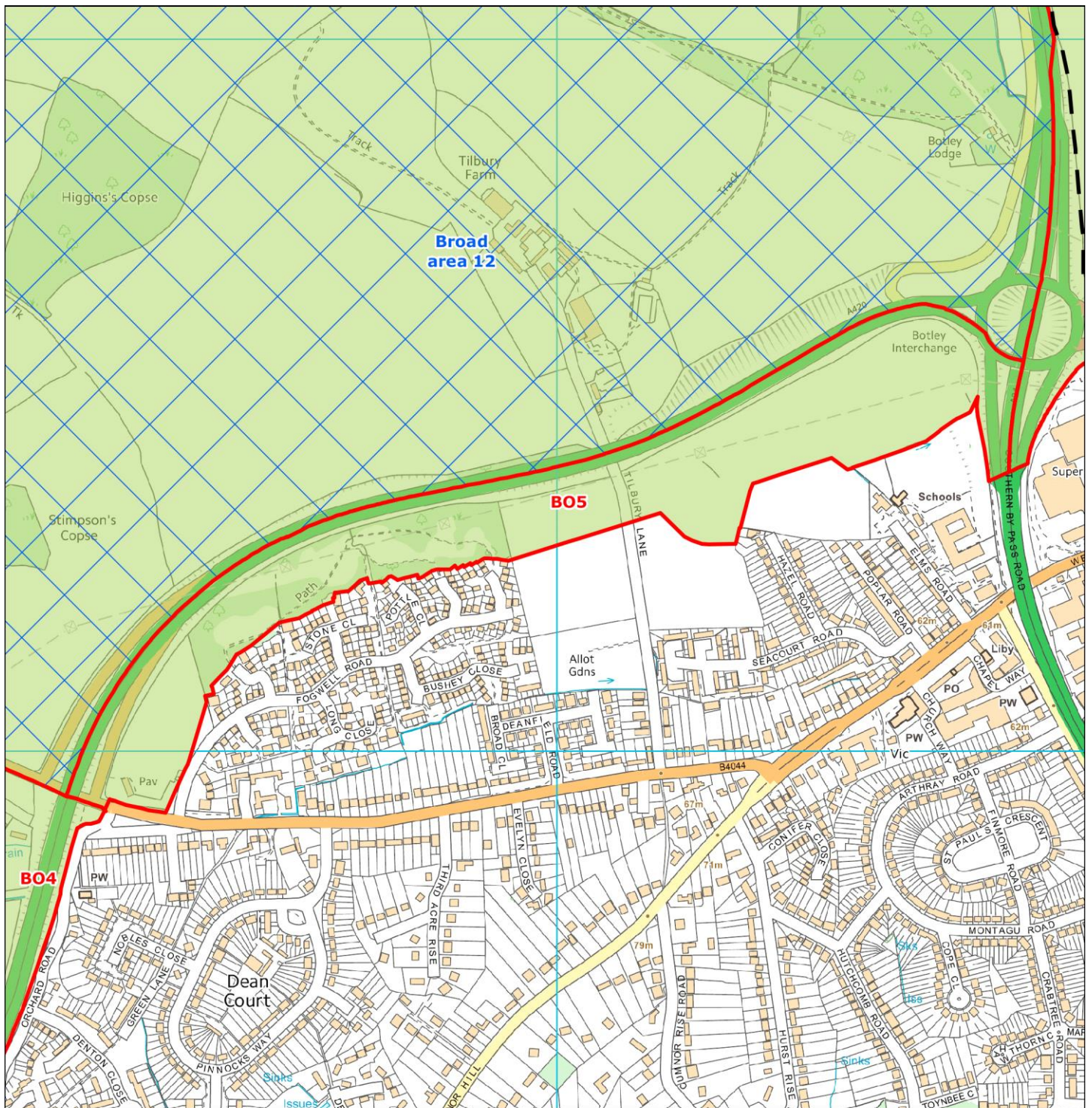
Notes:

This is an open, flat, agricultural landscape of large fields. There is no intervisibility with central Oxford, but heading towards the city from Eynsham/Farmoor, the character and form of the wooded hills that frame the west side of Oxford is apparent, with the Chawley/Dean Court/Botley urban area being well screened by tree cover. The fields in this parcel contribute to that rural setting, and are very open to view from the higher ground that surrounds them on three sides.

B05

Vale of White Horse

Green belt parcel



District boundary Green belt parcel Broad area Green belt

A horizontal scale bar with a black segment on the left and a white segment on the right, enclosed in a black box. The label '0' is at the left end and '0.15' is at the right end, with 'km' at the far right.



Contains Ordnance Survey data © Crown copyright and database right 2015

Vale of White Horse

N/A

Land Parcel Ref: B05

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: Low

Notes:

The parcel sits to the north of Botley (which is considered to be part of the large built-up area of Oxford in the study) on the lower slopes of Wytham Hill, and contains a thin strip of undeveloped land in between the settlement edge and the A420. There are three open fields within the parcel and one thin pocket of woodland. Within the open fields it is possible to see out over the village of Botley to the south and Oxford to the east; however, there are relatively few views of the wider countryside from the parcel. A line of pylons runs through the thin parcel and a small community building sits in the western corner. Sandwiched between the village and the A420, the openness of this strip of ground is considered to be strongly affected by urbanising elements, even though it is largely undeveloped.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: High

Notes:

Within the parcel there is no significant defensible boundary to prevent development extending out to the A420 dual-carriageway, which marks a clear settlement edge beneath the more sensitive higher slopes of Wytham Hill.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: N/C

Notes:

The parcel plays no role in settlement separation, being contained within the A420, and from settlements to the north by Wytham Hill.

Land Parcel Ref: B05

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: Low

Notes:

This narrow strip of land between Botley and the A420 is significantly affected by urban influences, and separated from the wider countryside by the dual-carriageway.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

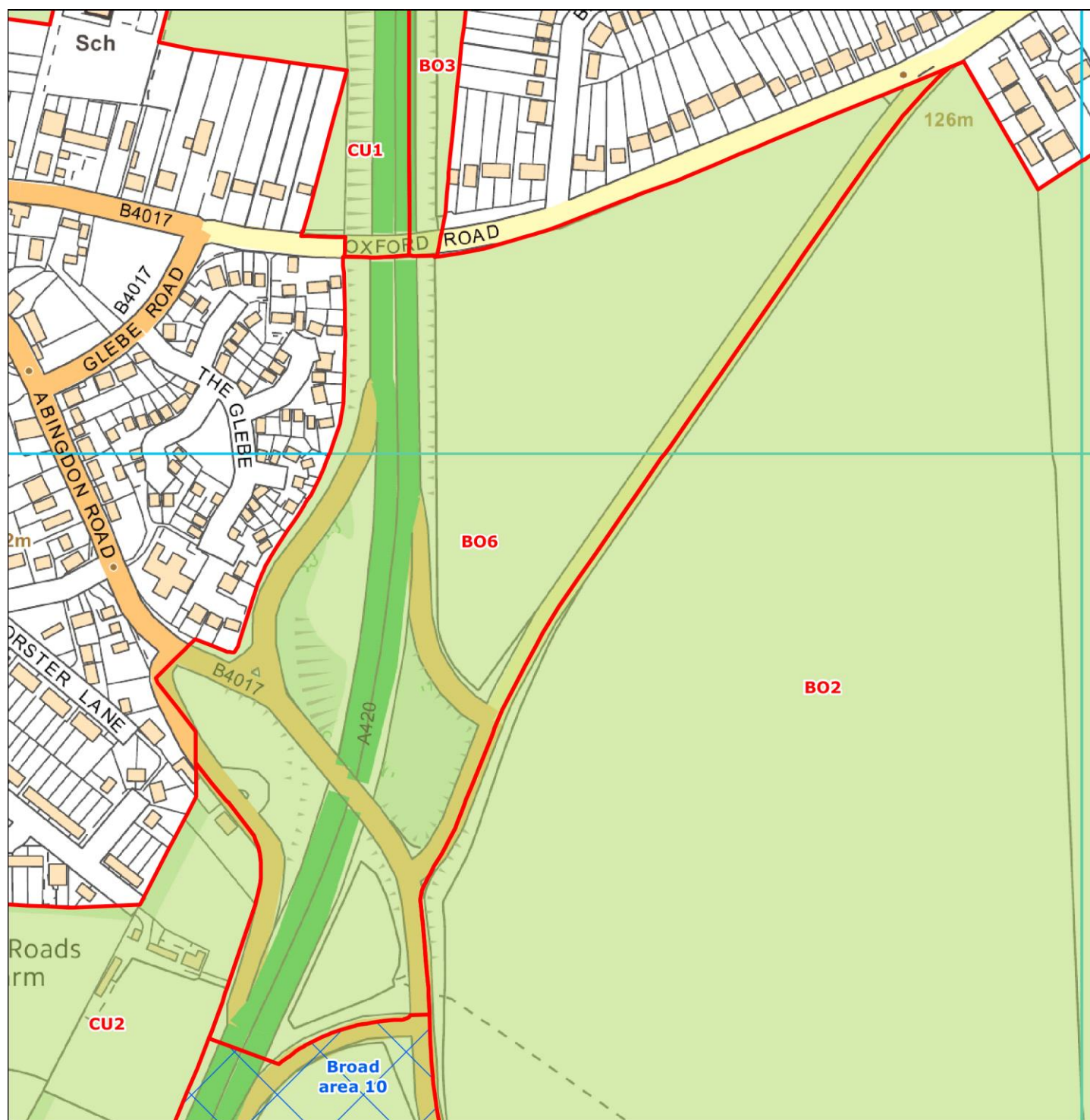
Rating: Medium

Notes:

Eynsham Road / West Way run through the lowest part of Botley, with most of the urban area rising upslope to the south. There is some limited development up from the valley floor to the north, but the undeveloped slopes up to Wytham Hill are a significant feature in the containment of Oxford within its 'ring' of hills. The location of the parcel to the south of the A420 suggests some separation from Wytham Hill, but this sloping land is potential visible from high points in central Oxford - e.g. the University Church of St Mary - as part of the rural backdrop to views across the city rooftops and spires. The pylons within and near the parcel already detract, and visible development set against a wooded backdrop (which hides the A420) would detract further.

| | |
|------------------------|---------------------|
| Main Authority: | Vale of White Horse |
|------------------------|---------------------|

Parcel Type: Green belt parcel



 District boundary



 Green belt parcel

 Broad area

Green belt



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: Vale of White Horse

| | |
|--------------------|-----|
| Other Authorities: | N/A |
|--------------------|-----|

Land Parcel Ref: B06

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: High

Notes:

The parcel abuts both Cumnor village and Cumnor Hill, encompassing the A420 which separates them and a road bridge which connects them. Cumnor Hill is considered to be part of the large built up area, so unlike the other Cumnor parcels this one is assessed against Purpose 1. A clear distinction can be made between the roads associated with the junction, the gaps between which are mostly wooded to provide screening, and the area to the east which is occupied by one large arable field, containing no development.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: High

Notes:

Only the B4017 separates development in Cumnor Hill from the eastern part of the parcel. This is not a significant and durable boundary. The road along the southern edge of the parcel also provides ready access.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: High

Notes:

There is a clear difference in character between the original village of Cumnor, to the west of the A420, and modern ribbon development in Chawley and Cumnor Hill to the east. Whilst there has been modern development close to the A420 on the western side of the road there is still a clear visual separation between the settlements on the two sides of the main road, despite their proximity. Distinction can be made between the western part of the parcel, including the trees and roads, which play an essential role in separating the settlements, and the arable field which in its own right would score 'medium'. Development in the latter would significantly increase the extent of the developed boundary between the two areas, but the A420 would still constitute a significant separator and there would be unlikely to be any great increase in intervisibility between them.

Land Parcel Ref: B06

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: Medium

Notes:

A clear distinction can be made between the roads associated with the junction, the gaps between which are mostly wooded to provide screening, and the area to the east which is occupied by one large arable field, containing no development. Although adjacent to the A420, and therefore influenced by traffic noise, the field has a strong visual attachment to the broader arable landscape to the east, from which it is separated only by a road with low hedges, running up the slopes of The Hurst and Youlbury to form an expansive open rural area.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Low

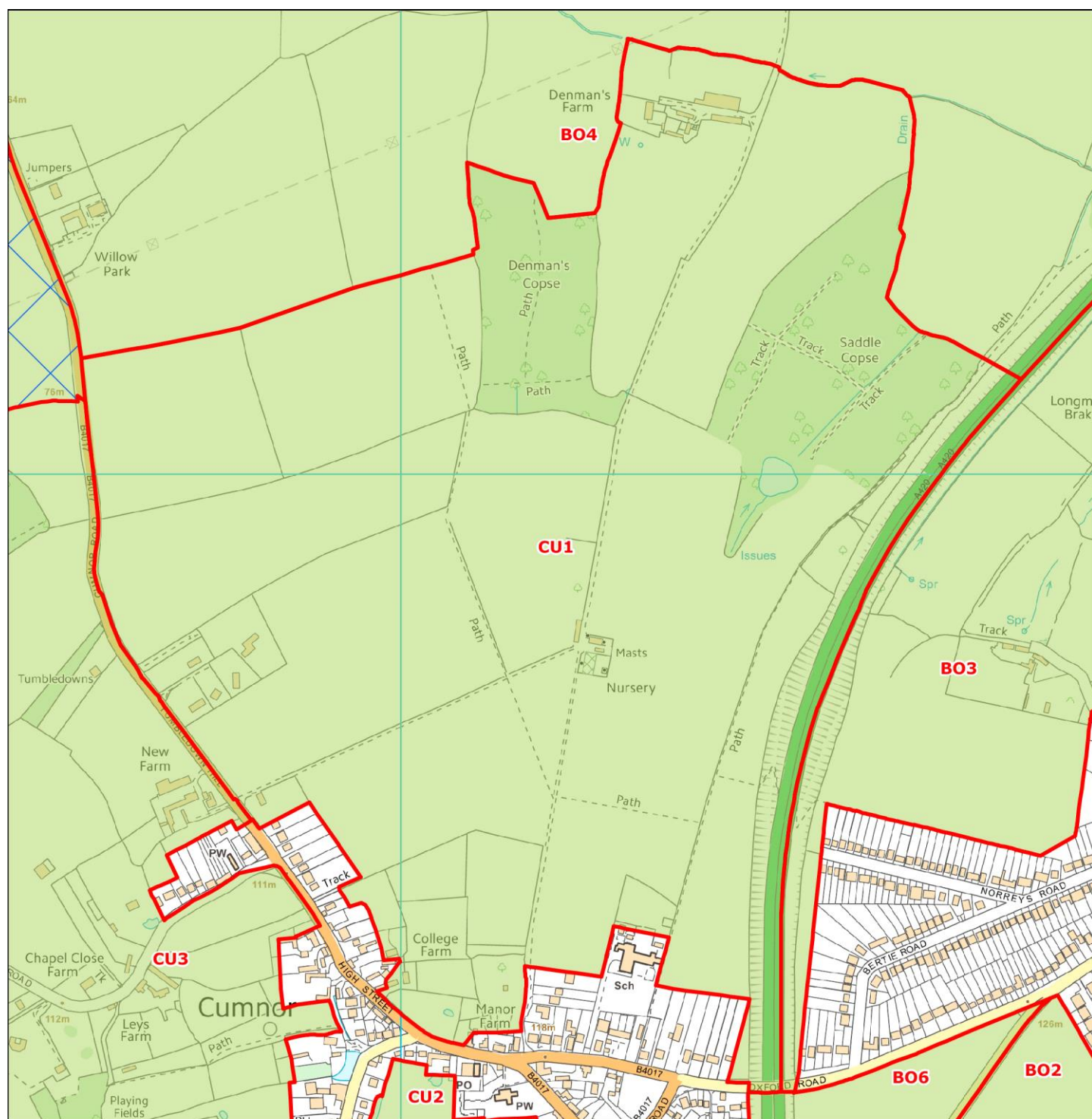
Notes:

The parcel is screened from Oxford and high ground to the east of the city by the wooded Hurst Hill and Youlbury. Open views across this parcel towards Youlbury and Hurst Hill contribute to the rural character of this area, which in turn generates a sense of the City being contained by a rural landscape, despite its proximity via the developed route through Cumnor Hill and Botley to the city centre. The small size of the parcel limits the extent to which the parcel contributes to this.

CU1

Vale of White Horse

Green belt parcel



— — —
L —

10

0

0

0.15



Contains Ordnance Survey data © Crown copyright and database right 2015

Vale of White Horse

N/A

Land Parcel Ref: CU1

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Cumnor, which in turn, separated only by the A420, adjoins Cumnor Hill. The latter is considered to be part of the large built up area, demonstrating clear characteristics of ribbon development. The outer edges of Cumnor, other than where it faces the A420, retain a village character despite in places being subject to 20th century infill. Development around Cumnor would not therefore be considered to be a continuation of the urban sprawl of Cumnor Hill, so this parcel is not assessed against the purpose of checking the unrestricted sprawl of the large built-up area.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel abuts Cumnor which is not considered to be a large built up area, i.e. Oxford. Therefore, the parcel is not considered to contribute to checking the potential future sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Low

Notes:

The parcel is located to the north/northeast of Cumnor and is bordered by the A420 to the east and B4017 to the south/ southwest. The parcel is relatively open, and flat towards the southern half of the parcel before the landform falls away towards the north, so there is no intervisibility between Cumnor and parcel BO4 to the north. There is limited intervisibility across the A420 between this parcel and the Cumnor Hill urban area, so any loss of openness in the south eastern part of the parcel could be seen to play a minor role in reducing the perceived settlement gap, but the impact would principally be on settlement setting rather than any increased physical connection or reduced distance between the settlements.

Land Parcel Ref: CU1

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: High

Notes:

The parcel contains large irregular-shaped fields and two pockets of woodland – Denman’s Copse and Saddle Copse - on high ground overlooking Farmoor Reservoir and the River Thames valley. The southern half of the parcel sits on the relatively flat land upon which the village of Cumnor has been built, whereas the northern half of the parcel slopes down steeply towards Farmoor. The parcel contains a limited amount of development, none of which is considered to have an urbanising influence on the countryside within the parcel, namely Denman’s Farm, a plant nursery and a small collection of large detached dwellings on Cumnor Road.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and ‘special character’ of Oxford?

Rating: Medium

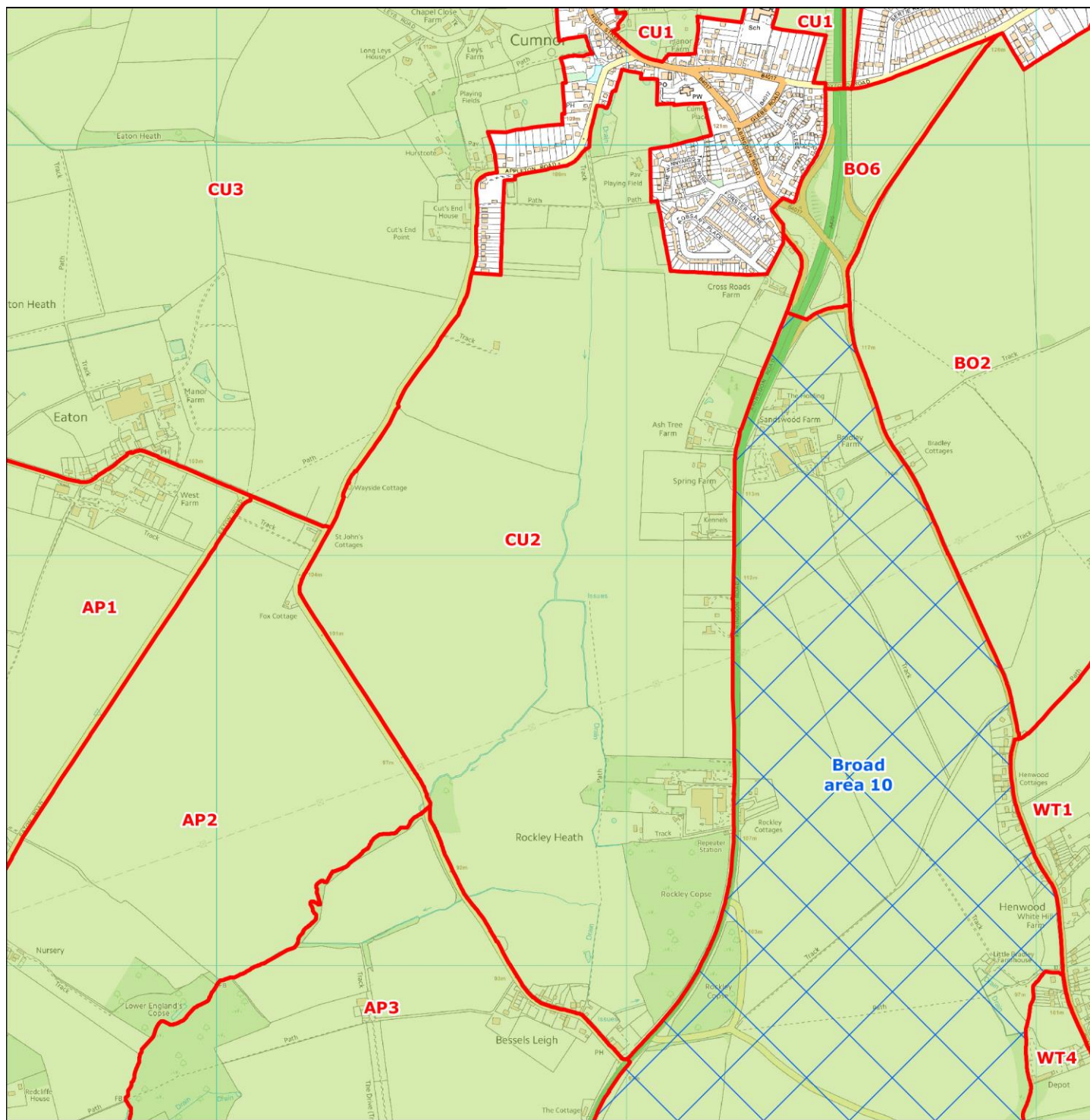
Notes:

The two woodland blocks in this parcel contribute to Oxford's setting when viewed from the high ground to the north east of the city (including Elsfield, a viewcones policy viewpoint), but any development in the area would be screened by Botley. There is no intervisibility with the historic centre of Oxford. The parcel is important in relation to Farmoor Reservoir, adjacent lower ground to the west of Botley and the wooded Wytham Hill to the north, as these landscape elements combine to form a distinctive and visually expansive rural area, the first arable farming landscape that is encountered on leaving the city via Botley.

Land Parcel Ref: CU2

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



--- District boundary Green belt parcel Broad area Green belt 0 0.3 km 

Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: Vale of White Horse

Other Authorities: N/A

Land Parcel Ref: CU2

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Cumnor, which in turn, separated only by the A420, adjoins Cumnor Hill. The latter is considered to be part of the large built up area, demonstrating clear characteristics of ribbon development, but the outer edges of Cumnor, other than where it faces the A420, retain a village character despite in places being subject to 20th century infill. Development around Cumnor would not therefore be considered to be a continuation of the urban sprawl of Cumnor Hill, so the parcel is not considered to contribute to checking the unrestricted sprawl of the large built-up area.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel abuts Cumnor which is not considered to be part of a large built up area.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Medium

Notes:

The parcel spans an area between Cumnor to the north and the village of Bessels Leigh to the south, and the eastern boundary comes close to the village of Eaton. Wootton and Appleton are the nearest settlements to the south considered under Purpose 2: the A420 and associated hedgerows forms a physical and visual barrier between Wootton and Cumnor but there is less of a sense of separation between Wootton and Appleton. The parcel is relatively flat, with predominantly large, arable fields and a strong sense of openness. There are no direct views between the settlements, but any increase in settlement size at Cumnor would be perceived as reducing the distance between the two.

Land Parcel Ref: CU2

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: High

Notes:

The parcel contains open irregular-shaped agricultural fields which become the larger as the land moves south of the village of Cumnor. A small pocket of woodland – Rockley Copse – lies in the south eastern corner of the parcel. From the open fields it is possible to see out in to the wider open countryside immediately surrounding the parcel. A cricket pavilion and associated car park sit close to the village in the north of the parcel. To the south east along the western side of the A420 lie several isolated and detached dwellings, including those within the small village of Bessels Leigh on the southern border of the parcel. North of Bessels Leigh is the only significant urbanising feature within the parcel: a large office block and associated car park used by Ebbon-Dacs Ltd but this deemed to have a very limited urbanising influence on the parcel.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Low

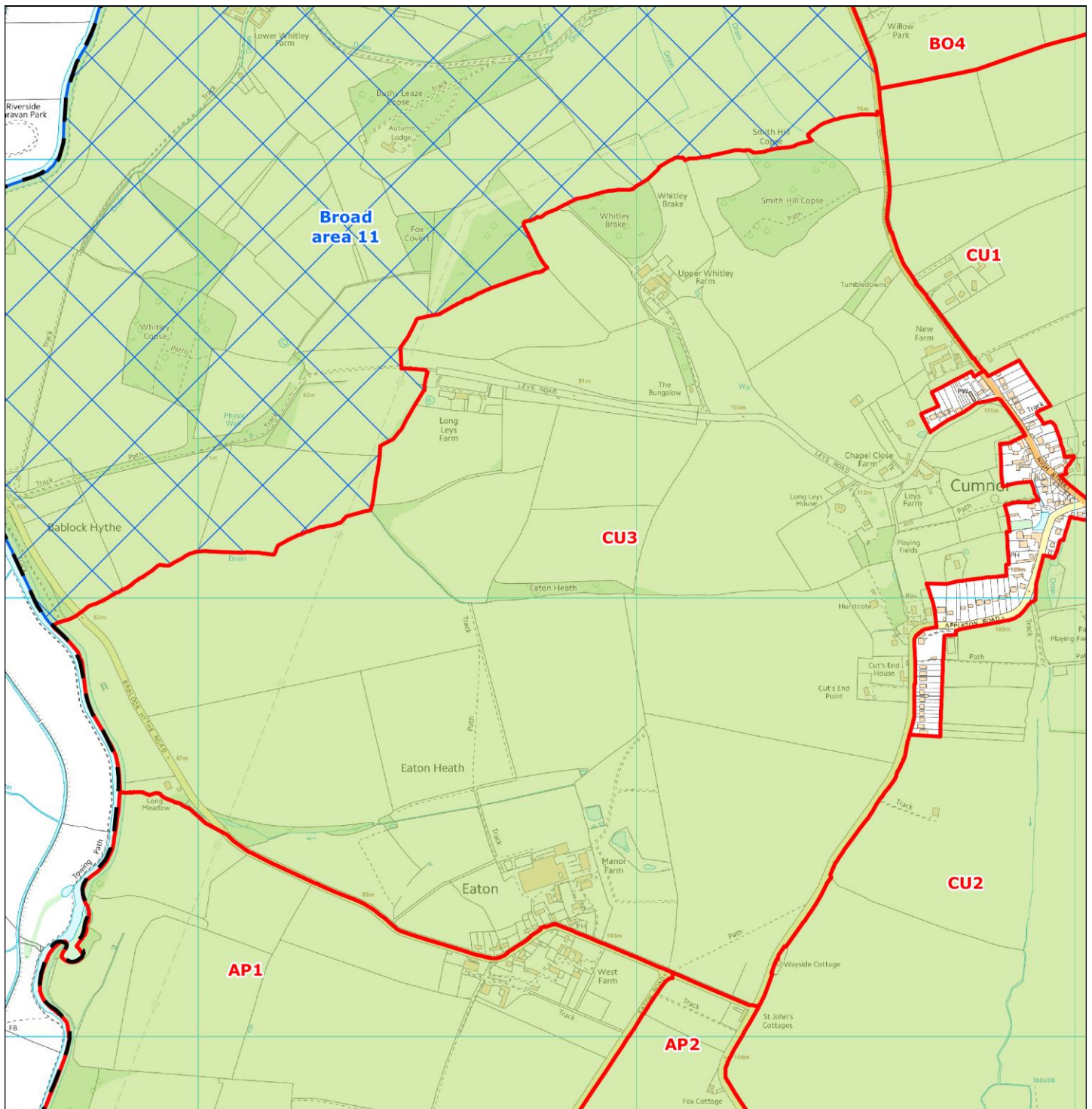
Notes:

There is no intervisibility with Oxford, with well wooded and/or higher ground to the east and south, and a limited sense of this area forming part of Oxford's historic setting. However, the presence of the A420 along the eastern edge of the parcel does add a little sensitivity in that the rural character of the area can be appreciated shortly before reaching the more developed area around Botley.

Land Parcel Ref: CU3

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



--- District boundary Green belt parcel Broad area Green belt 0 0.3 km 

Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: Vale of White Horse

Other Authorities: N/A

Land Parcel Ref: CU3

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel abuts Cumnor, which in turn, separated only by the A420, adjoins Cumnor Hill. The latter is considered to be part of the large built up area, demonstrating clear characteristics of ribbon development, but the outer edges of Cumnor, other than where it faces the A420, retain a village character despite in places being subject to 20th century infill. Development around Cumnor would not therefore be considered to be a continuation of the urban sprawl of Cumnor Hill, so the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel abuts Cumnor which is not considered to be part of a large built up area.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Medium

Notes:

The eastern boundary of the parcel is adjacent to Cumnor. The mostly arable landscape has a strong sense of openness and is relatively flat where it is adjacent to Eaton Road, however the topography falls away the further west you go toward the River Thames. The southern boundary of the parcel runs through the village of Eaton, which is in relatively close proximity to Appleton and intervisible with Cumnor (which sits on higher ground) although not with Appleton. Loss of openness in the landscape between Cumnor and Eaton would be perceived as reducing the physical gap between Cumnor and Appleton.

Land Parcel Ref: CU3

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: High

Notes:

The parcel contains large regular-shaped agricultural fields and four small pockets of woodland. The south eastern half of the parcel is on higher ground which slopes away to the north and west towards Farmoor Reservoir and the River Thames, providing excellent views of the wider countryside to the west and north. A line of pylons runs through the centre of the parcel. There are also several large detached and isolated dwellings adjacent to the village of Cumnor in the eastern half of the parcel, three farms (Manor Farm, Long Leys Farm and Upper Whitely Farm) and a small collection of large detached dwellings along Bablock Hythe Road within the small village of Eaton. None of these developments are considered to be significant urbanising influences of the countryside within the Green Belt.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Low

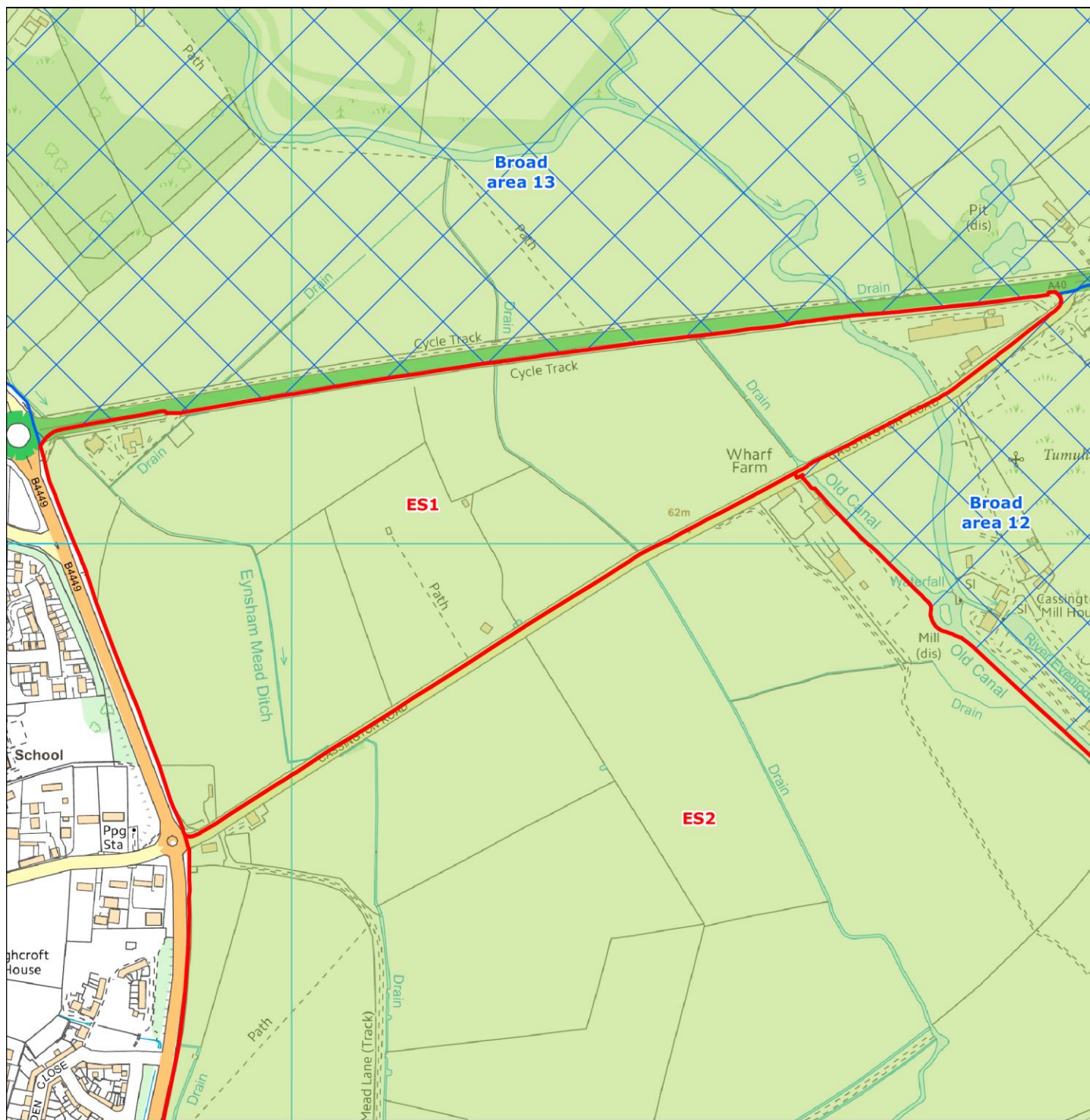
Notes:

This parcel comprises arable farmland to the west of Cumnor, sloping downhill to the Thames. The rural character of the Thames Valley as it approaches Oxford is important in that it provides a consistent character link all the way into the city centre, but at this distance from Oxford (along the river), the significance is lower than is the case where the city can be viewed in association with the river valley.

Land Parcel Ref: ES1

Main Authority: West Oxfordshire

Parcel Type: Green belt parcel



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: West Oxfordshire

Other Authorities: N/A

Land Parcel Ref: ES1

Main Authority: West Oxfordshire

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Eynsham which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Eynsham which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Low

Notes:

The parcel is located on low lying, flat topography and is relatively open. The western boundary of the parcel borders Eynsham, and the northern boundary is adjacent to the A40 while the southern boundary is adjacent to Cassington Road. The parcel is relatively distant from all other settlements considered under this purpose, with Yarnton located to the northeast, Oxford to the east and Botley and Cumnor to the southeast. The parcel does play a key role in preventing the merging of Cassington and Eynsham, and the merger of these settlements would reduce the gap to Yarnton, but the intervening hills mean that there is little connection between Cassington and Yarnton.

Land Parcel Ref: ES1

Main Authority: West Oxfordshire

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: Medium

Notes:

The parcel contains a thin triangular strip of flat, open, irregular-shaped agricultural fields within the floodplain of the River Evenlode. These fields are fairly well enclosed, limiting views of the surrounding countryside. The parcel contains three pockets of development – a cricket pitch and associated pavilion in the centre of the parcel, a petrol station and forecourt facilities in the north western corner and a car showroom and other vehicle sheds in the eastern corner of the parcel. The petrol station, sheds and showroom represent urbanising influences on the countryside within the parcel, although both are relatively isolated and screened by woodland, and traffic noise from the A40 also intrudes on countryside character.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Low

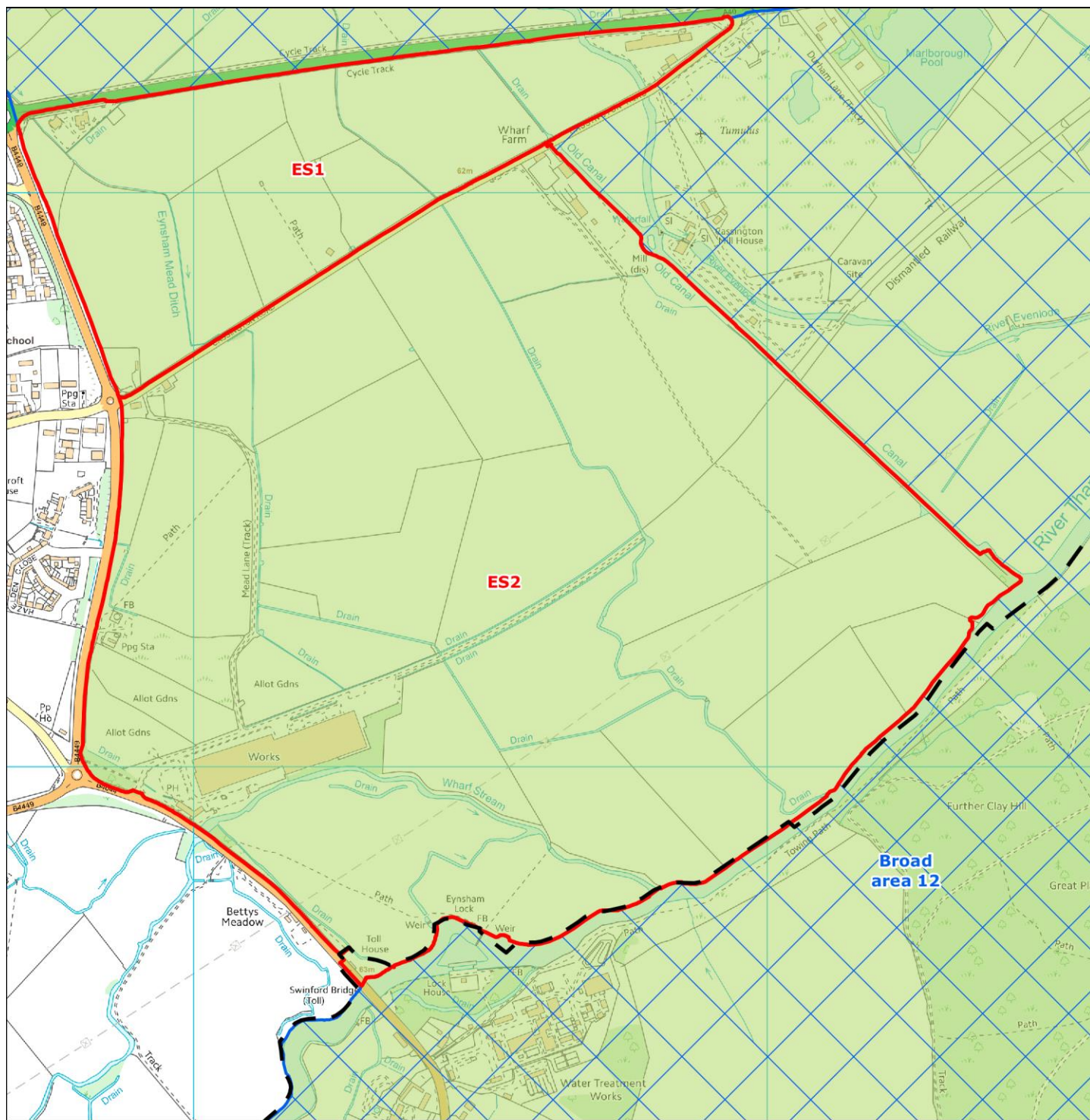
Notes:

The rural character of the river valleys in this area is an important aspect of the approach to Oxford along the Thames as it rounds Wytham Hill and heads towards Wolvercote, taking the countryside close to the heart of Oxford. The lack of intervisibility with the city centre, limited visibility along the well-treed valley floor, location of the parcel close to the M40 and lesser importance of the Evenlode to the Thames in terms of Oxford's historic character reduce this importance.

Land Parcel Ref: ES2

Main Authority: West Oxfordshire

Parcel Type: Green belt parcel



--- District boundary Green belt parcel Broad area Green belt 0 0.2 km

Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: West Oxfordshire

Other Authorities: N/A

Land Parcel Ref: ES2

Main Authority: West Oxfordshire

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Eynsham which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Eynsham which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Low

Notes:

The parcel is located on low lying, flat topography and is relatively open apart from the Siemens Technology Park located in the centre. The western boundary of the parcel borders Eynsham, and the northern boundary is adjacent to Cassington Road while the southern boundary is adjacent to the River Thames. The parcel is relatively distant from all other settlements considered under this purpose, with Yarnton located to the northeast, Oxford to the east and Botley and Cumnor to the southeast. The parcel therefore plays only some role in preventing the reduction of the physical gap between the settlements. The distances between the settlements are such that the parcel does not play an essential role in this respect.

Land Parcel Ref: ES2

Main Authority: West Oxfordshire

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: Medium

Notes:

The parcel contains flat, open, irregular-shaped agricultural fields within the floodplain of the River Evenlode and River Thames with good views of the surrounding countryside (including the prominent Wytham Hill). The northern corner of the parcel contains a collection of buildings and an area of hardstanding used by Cassington Autoworks. In the south western corner of the parcel is a large factory used by Siemens Ltd and a pub. Adjacent to the pub is an allotment. The development in the north and the Siemens Factory in the south represent significant urbanising influences on the countryside within the parcel, but visually their influence on the wider landscape is limited.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Medium

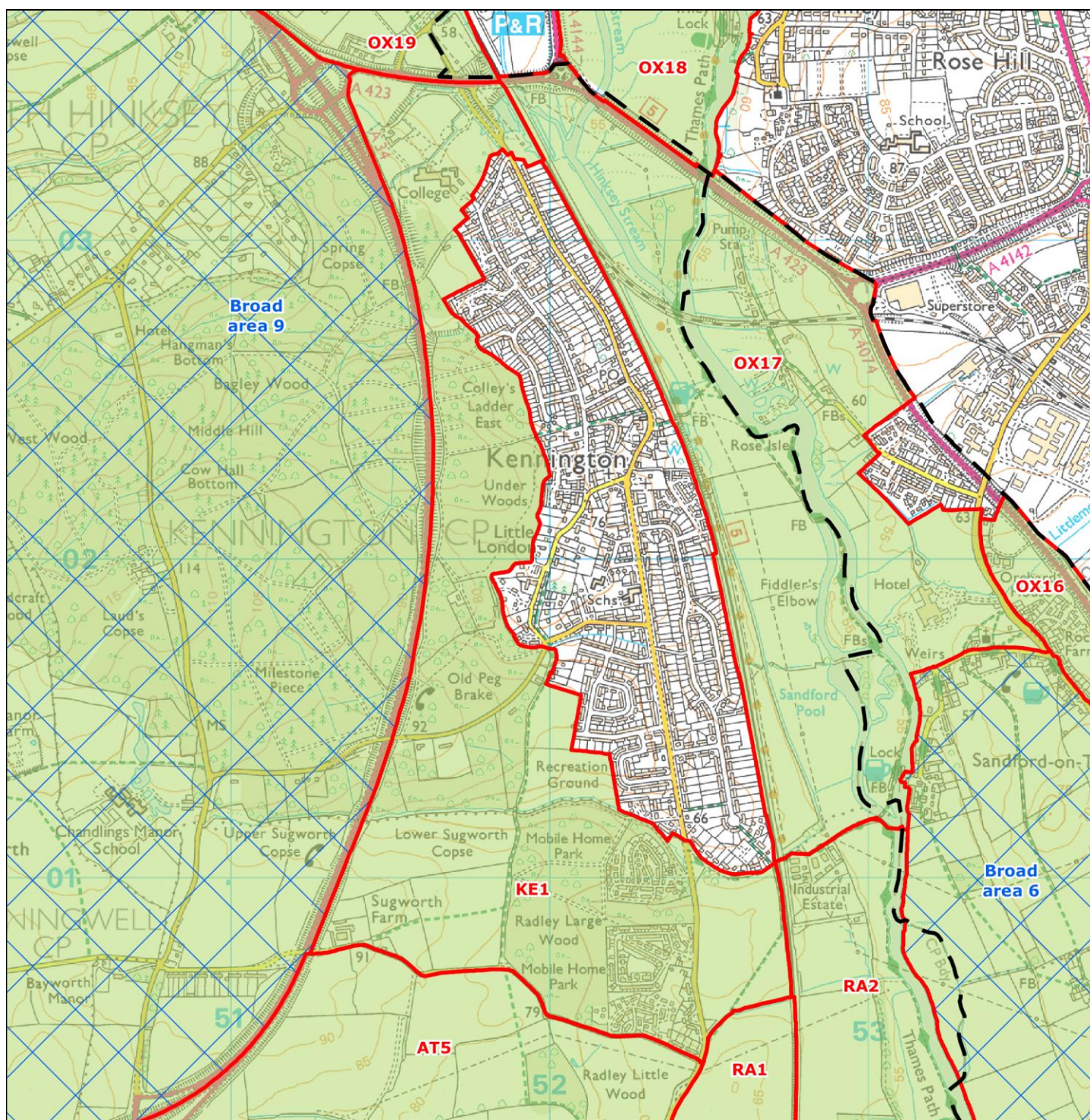
Notes:

Low-lying area along the north side of the Thames, with several watercourses joining the river. The confluence with the Evenlode is just to the east of the parcel. The undeveloped nature of the Thames Valley in this area, framed by hills to the north and south as it approaches the city at Wolvercote, is important to the character of Oxford, despite a lack of intervisibility from the city. The northern part of the parcel, away from the Thames, would score a lower rating.

Land Parcel Ref: KE1

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



--- District boundary Green belt parcel Broad area Green belt

0 0.4 km



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: Vale of White Horse

Other Authorities: N/A

Land Parcel Ref: KE1

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: Medium

Notes:

The parcel sits in between the western urban edge of Kennington, which is considered to be part of the large built-up area of Oxford in the study, and the A34 dual-carriageway which joins the southern by-pass road at the northern tip of the parcel. The majority of the parcel contains the woodland from Bagley Wood. There are two breaks in the woodland in the south western and south eastern corners of the parcel. These breaks contain open agricultural fields with views to the countryside to the south and west. There are some significant developments within breaks in the wood, notably two large isolated dwellings to the west of Kennington, Templeton College to the north of Kennington, a very large mobile home park in woodland to the south of Kennington and housing along Sugworth Lane. In addition, in the south western corner of the parcel is a small business estate. With the exception of the large isolated dwellings, all are urbanising influences on the countryside within the Green Belt.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: High

Notes:

There are open areas, e.g. in the vicinity of Little London and on the eastern side of Kennington Road to the south of Sandford Lane, where the Green Belt is essential in the protection of open land. Woodland is not considered to constitute a significant and durable boundary to urban expansion, so the Green Belt is also contributing to preventing further sprawling ribbon development to the south of Kennington along Bagley Wood Road, and other locations on the west side of Kennington.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Medium

Notes:

The southern boundary of the parcel is in reasonably close proximity to Radley, with large, open arable fields separating the two. Existing development along Sugworth Lane already abuts a section of this boundary, but is fairly well contained by woodland in wider views. The open area in the south east of the parcel is more significant in terms of the perception of a gap between Kennington and Radley, and is visible in long views from high ground to the east. Development in this area would not remove the settlement gap but it would clearly reduce it. Kennington is considered to be part of the large urban area for the purposes of this study. The gap between the northern edge of the settlement and the Redbridge Park and Ride being crossed by the A423 by-pass and a railway line, but the wooded character of the northern end of this parcel, and of the adjacent parcels OX17 and OX19, nonetheless create a sense of separation. From the by-pass there is no perception of the urban area spreading out beyond the road, so the northern end of this parcel is still considered to constitute a gap, and its elevated position means that there is potential for visual coalescence in some views. This northern part of the parcel in isolation would rate 'high'.

Land Parcel Ref: KE1

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: Medium

Notes:

The majority of the parcel contains the woodland from Bagley Wood to the west of Kennington. There are two breaks in the woodland in the south western and south eastern corners of the parcel. These breaks contain open agricultural fields with views to the countryside to the south and west. There are some significant developments within breaks in the wood, notably two large isolated dwellings to the west of Kennington, Templeton College to the north of Kennington, a very large mobile home park to the south of Kennington and housing along Sugworth Lane. In addition, in the south western corner of the parcel is a small business estate. With the exception of the large isolated dwellings, they are significant urbanising influences on the countryside within the Green Belt. Aside from the business estate in the south western corner of the parcel, they all are surrounded by dense woodland, so their influence on the wider Green Belt is significantly less than it would be if they were in open countryside.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: High

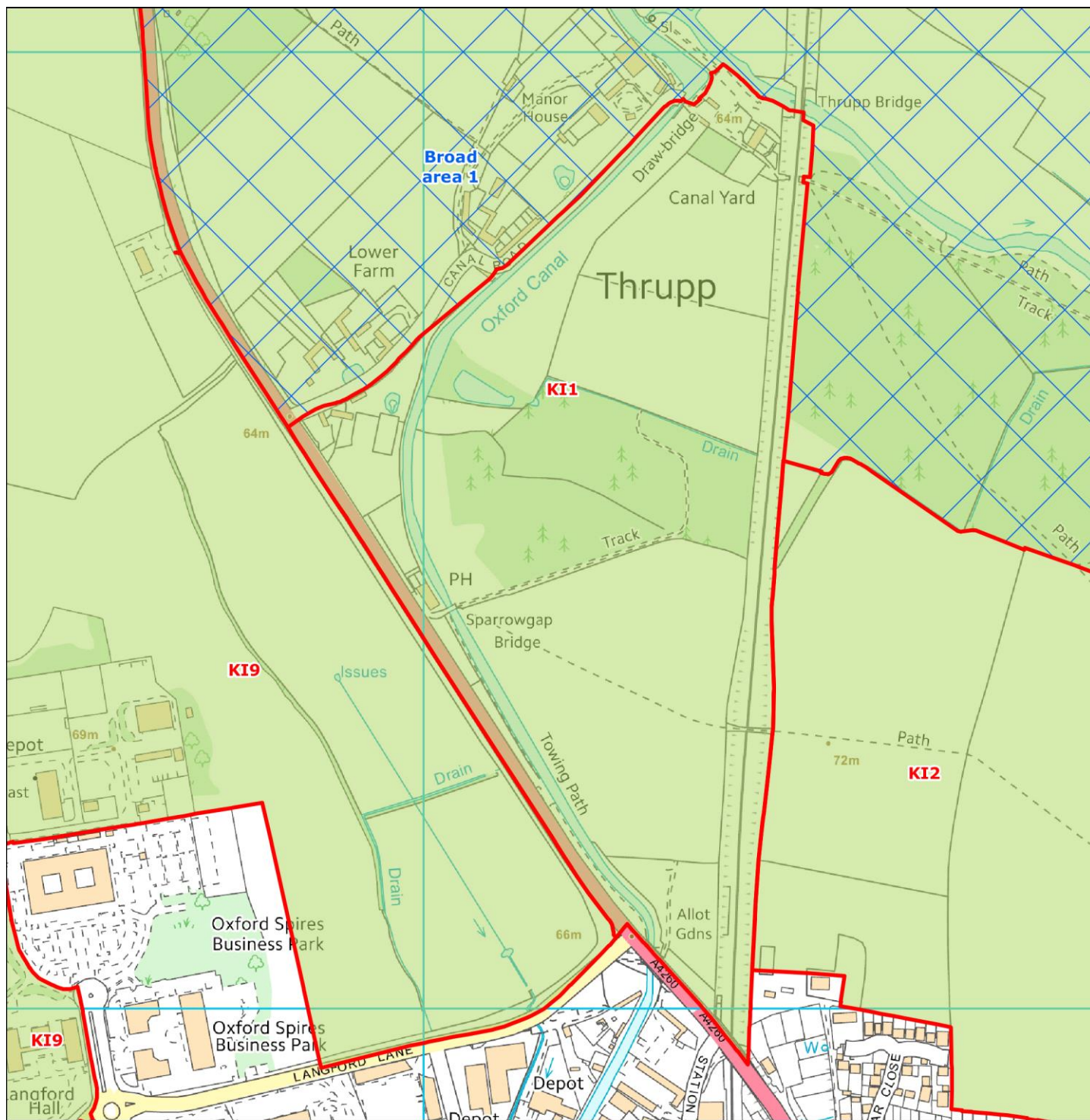
Notes:

Parcel is largely occupied by ancient woodland, on lower slopes of Corallian Ridge. Residential closes set within woodland towards the southern end have little effect on broader role of this area as part of the wooded backdrop to views westwards from Oxford and towards Oxford from the hills to the east. The woods are also important in screening the A34. The lower, eastern side of the parcel is less important in terms of setting.

Land Parcel Ref: KI1

Main Authority: Cherwell

Parcel Type: Green belt parcel



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: Cherwell

Other Authorities: N/A

Land Parcel Ref: KI1

Main Authority: Cherwell

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Kidlington which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Kidlington which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: N/C

Notes:

The parcel is located to the north of Kidlington and is bordered by the A4260 on its south western boundary, the railway line which runs to Oxford on its eastern boundary and has the Oxford canal running through it. The parcel is relatively open and located on low lying, flat topography. The parcel is not in close proximity to any other settlements considered against this purpose and makes no contribution to preventing the merging or erosion of the visual or physical gap between settlements. The parcel does play a key role in preventing the merging of Kidlington and Thrupp but Thrupp is not considered as a settlement under Purpose 2 for this study.

Land Parcel Ref: KI1

Main Authority: Cherwell

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: High

Notes:

The parcel is largely free from development, containing a small wood and some large agricultural fields. The parcel is relatively open with long ranging views of the countryside, particularly to the east and north. A small allotment sits in the southern corner of the parcel; a few detached buildings sit around the edges of the parcel, including a pub with a small car park on Banbury Road. None of these developments have a significant urbanising influence on the countryside characteristics within the parcel.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Medium

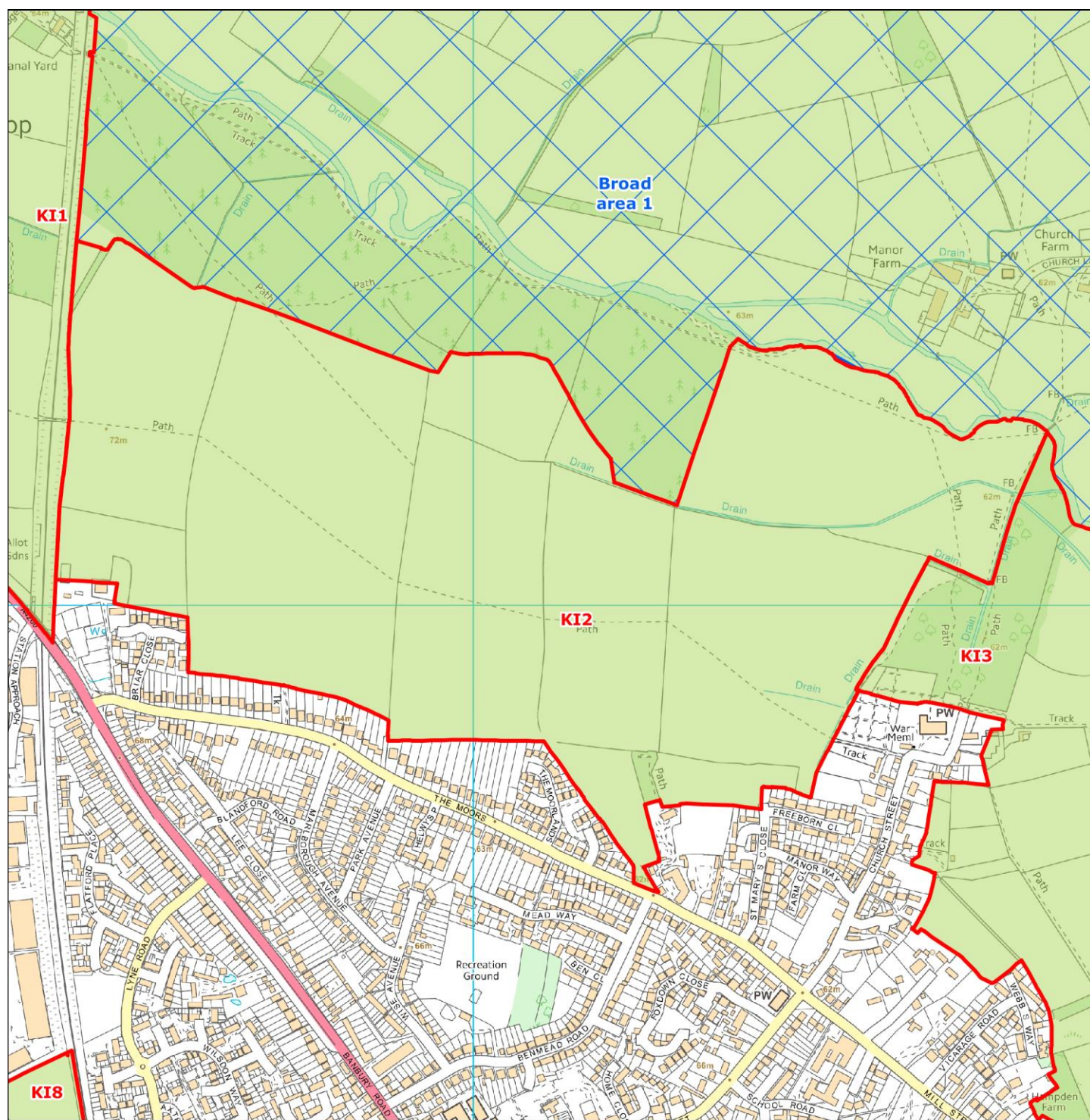
Notes:

There is no visual link to Oxford, but the valley contributes to Oxford's character in that it represents the continuation of a distinctive landform all the way to the centre of the city. The presence of the Oxford Canal in this parcel, and its associated long distance path, also adds linkage to Oxford.

Land Parcel Ref: KI2

Main Authority: Cherwell

Parcel Type: Green belt parcel



District boundary



Green belt parcel



Broad area



Green belt

0 0.2 km



Contains Ordnance Survey data © Crown copyright and database right 2015

Main Authority: Cherwell

Other Authorities: N/A

Land Parcel Ref: KI2

Main Authority: Cherwell

Parcel Type: Green belt parcel

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

Issue 1a - Protection of open land from urban sprawl

Does the parcel exhibit evidence of urban sprawl and consequent loss of openness?

Rating: N/C

Notes:

The parcel lies adjacent to Kidlington which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Issue 1b - Ability of boundaries / features to contain development and prevent urban sprawl

Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: N/C

Notes:

The parcel lies adjacent to Kidlington which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Reduction in visual or physical gaps between settlements

Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: N/C

Notes:

The parcel is located to the north of Kidlington and has a strong sense of openness, sloping gently uphill away from Kidlington then gently downhill towards woodlands bordering the River Cherwell. The parcel is not in close proximity to any other settlements considered against this purpose and makes no contribution to preventing the merging or erosion of the visual or physical gap between settlements. The parcel does play a key role in preventing the merging of Kidlington and Hampton Poyle and Thrupp but these settlements are not considered as settlements under Purpose 2 for this study.

Land Parcel Ref: KI2

Main Authority: Cherwell

Parcel Type: Green belt parcel

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

Issue 3a - Significance of existing urbanising influences and sense of openness

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

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

Rating: High

Notes:

The parcel contains several large, regularly shaped, agricultural fields lined by woodland to the north. The parcel contains no development. The parcel is relatively open with long ranging views of the countryside, particularly to the east and west.

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

Issue 4a - Significance of historical and/or visual setting to the historic town

Does the parcel contribute to the setting and 'special character' of Oxford?

Rating: Low

Notes:

This area is important as part of the historic setting of Kidlington, focused on St Mary's church, but there is no intervisibility with Oxford. As a low hill of open, arable farmland located between the northern part of Kidlington and the Cherwell Valley, this parcel contributes to the rural character of the valley, which in turn constitutes an element of Oxford's wider setting, but woodland between the river and the parcel reduces its visual contribution to the wider landscape. The north-eastern corner of the parcel contributes slightly more to Oxford's setting, due to its relationship with the River Cherwell, one of the key landscape corridors into the City.