

Land Parcel Ref: OX21

Main Authority: Oxford

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:

Despite the absence of urbanising influences within the parcel, noise from the adjacent transport routes and their separation of the parcel from the wider landscape affect the parcel's countryside character. This impact is greater on the higher, northern edge of the parcel, where view of the Oxford Hotel also have an impact on countryside character, but reduced in the vicinity of the Oxford Canal, where vegetation has a containing effect, reducing intrusion, and the canal itself provides a connection to the rural area to the north. Considering just the area that is not to be redesignated as part of the Northern Gateway project, the 'medium'.

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:

There is no intervisibility with central Oxford, but the southern half of the parcel forms part of the Wolvercote Conservation Area, with Wolvercote Green and Goose Green providing an open setting for the settlement of Upper Wolvercote to the east (outside of the parcel). The Oxford Canal with its associated long distance paths (the Oxford Canal Walk and Shakespeare's Way) runs alongside the railway but retains a rural character due to strong tree belts and the undeveloped nature of this parcel. This is considered to be an important historic route into the City. The fields to the north of the public right of way that divides the parcel - i.e. the area to be redesignated - do not influence the character of the canal corridor and so are only of 'low' importance in terms of setting.

OX22

Cherwell

Green belt parcel



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Cherwell

N/A

Land Parcel Ref: OX22

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: High

Notes:

The parcel is adjacent to the large built-up area of Oxford. The parcel contains irregular shaped fields, two farms and isolated dwellings – there are no urbanising influences. The land is flat and very open, and the Oxford Canal and the Kingsbridge Brook flow through the middle of the parcel.

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: Low

Notes:

The Northern By-pass Road (A40) and the Western By-pass Road (A34) form the southern and south eastern boundary near the existing urban edge of Oxford; these dual-carriageways are considered to represent a significant and durable barrier to the spread of Oxford into the parcel. The railway line forms the western boundary of the parcel, separating the parcel from Yarnton, and the Oxford Canal also plays a role in containing potential development. If the Green Belt parcel were released these would represent a barrier to the sprawl of Oxford in this direction.

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 all of the area between the south of Yarnton and the northern limits of Oxford, so loss of openness would significantly affect the physical gap between the two. There is a degree of hedgerow/tree screening within the parcel, but the southern end to the east of the Canal is on ground rising up towards Peartree Hill, which increases the importance of openness in this area.

Land Parcel Ref: OX22

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 three clusters of farm buildings and their associated farm houses, and a kennel facility. None of these developments are considered to be urbanising influences on the countryside within the parcel, which is largely made up of large irregular shaped fields with open views of the wider countryside to the north, west and south west, but the major roads which abut the parcel, and their associated lighting, have an adverse impact 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: Medium

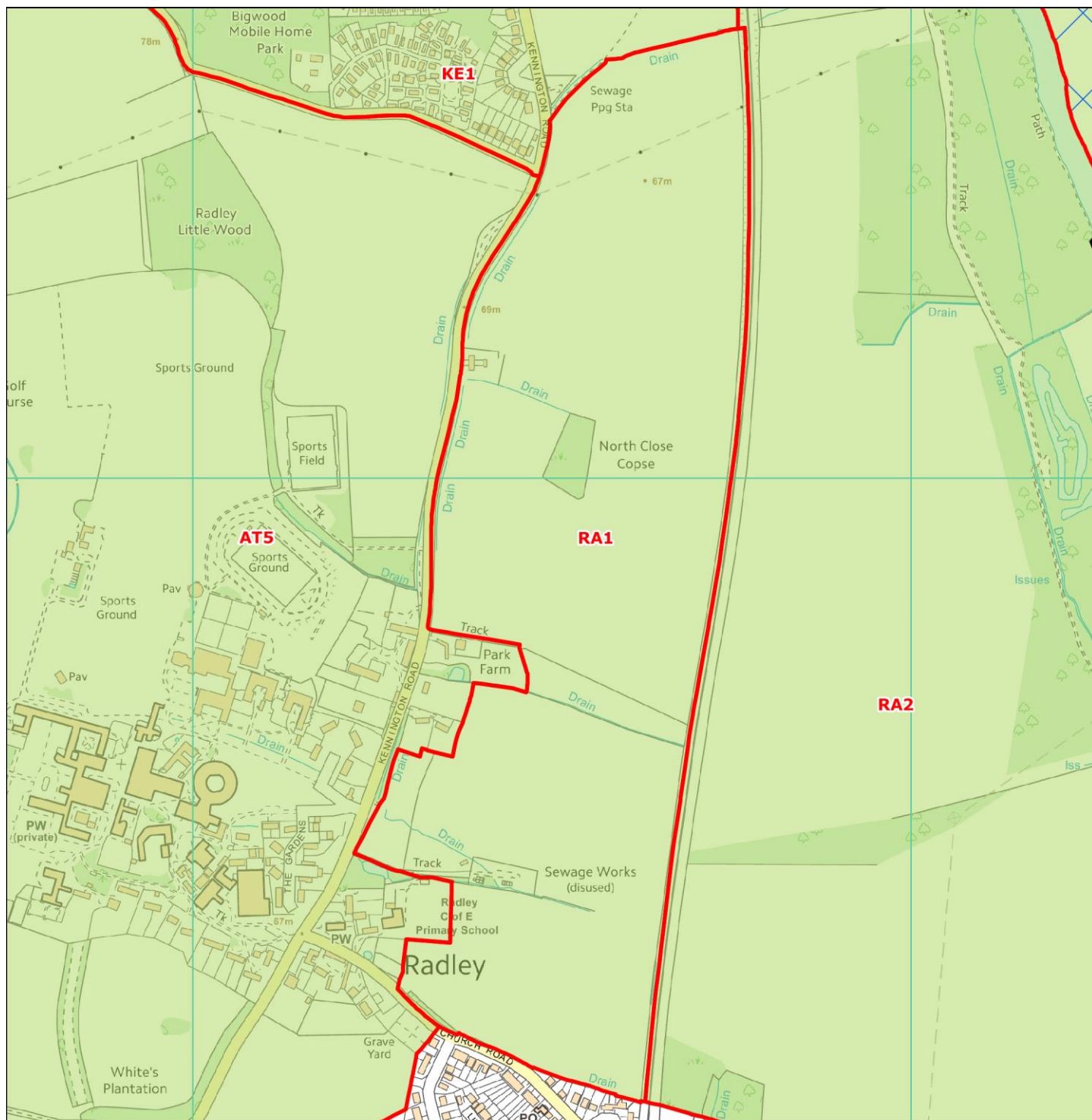
Notes:

There is no visual relationship between this mostly low-lying area and the historic core of Oxford or other Oxford conservation areas, but in views from hills to the north-west (to the west of Yarnton, over which Shakespeare's Way approaches the city) the visual role of this area as a gap between Yarnton and Oxford is evident. With regard to Oxford's special character the approach from Yarnton/Kidlington is less significant than the approach along the Thames and Cherwell Valleys, but the presence of the Oxford Canal and associated long distance path, which run through the centre of the parcel, does add to significance. The canal is a conservation area, and its rural setting is one of its valued characteristics; the higher ground at the southern end of the parcel in particular is important in preserving this sense of rurality on approach to an area characterised by numerous transport routes. The majority of the parcel makes a 'medium' contribution but the higher ground at the southern end is considered to make a 'high' contribution.

Land Parcel Ref: RA1

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



District boundary



Green belt parcel



Broad area



Green belt

0 0.15 km



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Main Authority: Vale of White Horse

Other Authorities: N/A

Land Parcel Ref: RA1

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 is adjacent to Radley 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 is adjacent to Radley 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 northern and southern boundaries of the parcel are positioned between Radley to the south and Kennington to the north, with the eastern boundary adjacent to the railway line that runs between Radley and Oxford, and the western boundary adjacent to Kennington Road. The settlements are separated from each other by several large, arable fields. Major development in the parcel would potentially result in a significant reduction in the gap, but it is noted that hedgerows with trees prevent any direct intervisibility, and there is some distance between the settlements, so there is scope for some loss of openness without a resultant substantial reduction in the gap.

Land Parcel Ref: RA1

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 one very large, open, arable field, with a copse in the centre and a single residential building on the western edge (Kennington Road). This is an open, rural landscape with open views to the east in particular.

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 arable farmland on lower slopes above the Thames river terrace marks a distinct change in terrain from the wooded landscape at southern end of Kennington. There is no visibility from City centre towers, and limited views from the Thames Valley, but the open, arable slopes are exposed to view from higher ground to east. Whilst less visible than the higher, wooded ground to the north and south-east, this parcel forms a rural link that joins these areas, thus forming part of the ring of countryside that surrounds Oxford.

RA2

Vale of White Horse

Green belt parcel



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Vale of White Horse

South Oxfordshire

Land Parcel Ref: RA2

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 is adjacent to Radley 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 is adjacent to Radley 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 southwest corner of the parcel is adjacent to Radley with the northern area of the parcel adjacent to Kennington and in close proximity to the southern limits of Oxford. Relatively flat and open topography occupies the space between the settlements, and major development in the parcel would potentially result in a significant reduction in the gap. It is noted, however, that vegetation restricts direct intervisibility and the distance between the two settlements means that a degree of loss of openness could occur without resulting in a substantial reduction in the settlement gap.

Land Parcel Ref: RA2

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 sits between a railway line which runs along the western edge of the parcel and the River Thames which flows along the eastern edge of the parcel. Much of the parcel falls within the River's floodplain and is therefore relatively flat. Roughly half of the parcel is wooded; the other half contains large irregular-shaped agricultural fields with good views of countryside immediately to the east. The southern edge of the parcel contains some detached dwellings within the small hamlet of Lower Radley. These dwellings are rural in character and are not considered to be urbanising influences on the countryside. Pylons run through the parcel. Sandford Lane Industrial Estate is located at its northern tip of the parcel. In combination with the pylons, the estate's large buildings and areas of hardstanding have an urbanising influence on the countryside within the northernmost part of the Green Belt parcel, but the majority of the parcel can be considered to have an open, rural character, with very little urbanising development.

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

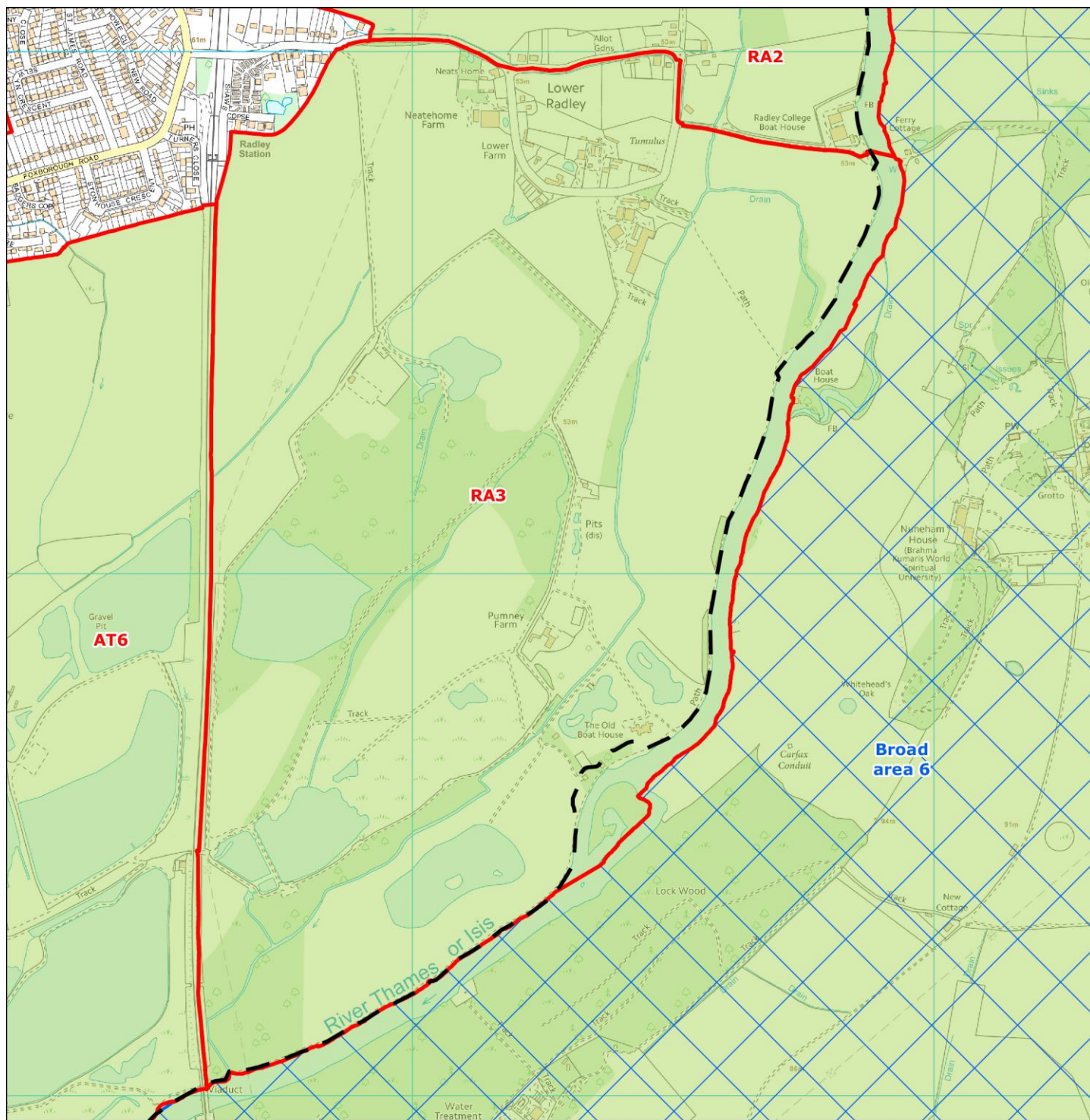
Notes:

River terrace farmlands dropping down to the Thames. This forms an important corridor of open valley which continues north into the heart of Oxford, one of the 'green lungs' which form an essential element of the city's special character. There are long views along this river corridor from the Nuneham Park area. The parcel is split east-west by tree lines and woodland blocks, with the lower, western half contributing more in terms of its proximity to the river and visibility from the Thames Path than the eastern half (which makes a 'medium' contribution).

Land Parcel Ref: RA3

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



Main Authority: Vale of White Horse

Other Authorities: South Oxfordshire

Land Parcel Ref: RA3

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 Radley 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.

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 Radley 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: N/C

Notes:

The north-western boundary of the parcel is adjacent to Radley, with the western boundary adjacent to the railway line that runs to Radley and the south-eastern boundary adjacent to the River Thames. The parcel has a strong sense of openness and is a flat area of land. The parcel is some distance from any other settlement considered against this purpose and so plays no role in preventing the merging or erosion of the physical gap between the settlements.

Land Parcel Ref: RA3

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 sits between a railway line which runs along the western edge of the parcel and the River Thames which flows along the eastern and southern edges of the parcel. Much of the parcel falls within the River's floodplain and is therefore relatively flat with some large areas of standing water associated with historic gravel extraction within the parcel. Most of the parcel is made-up of large irregular-shaped agricultural fields and scrubland lined by trees. Through the gaps in the tree cover it is possible to see views of the surrounding countryside along the River Thames. Pylons run through the north western corner of the parcel. At the northern end of the parcel, the parcel contains the majority of the small hamlet of Lower Radley. This small hamlet is very rural in character, containing Lower Farm and several large detached dwellings. The small hamlet is not considered to be an urbanising influence on the countryside within the Green Belt parcel. In addition, there is a small area of previously developed land in the centre of the parcel and some large isolated dwellings in the south of the parcel close to the River Thames; however, these features are not considered to have an 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: Medium

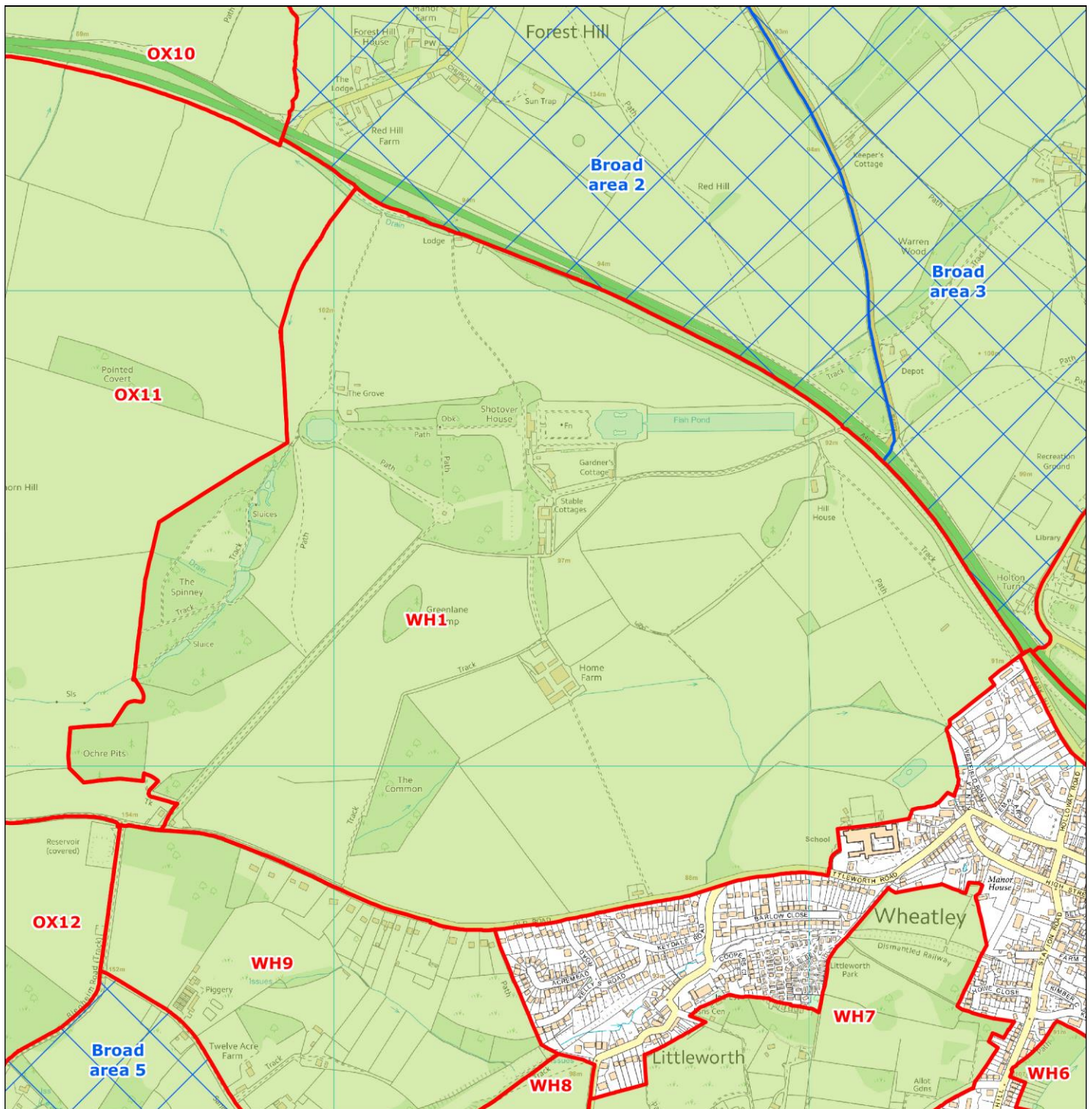
Notes:

Mixture of arable and scrub/secondary woodland and lakes associated with former gravel workings, on riverside lowlands. Formal linear tree planting (poplars) around large arable field on eastern side of parcel draw the eye in views. There is no intervisibility with central Oxford, but undeveloped river corridors which extend into the heart of the city are a key element in Oxford's special character. Land further west, closer to Radley and Lower Radley, contributes less in this respect.

Land Parcel Ref: WH1

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel



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

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Main Authority: South Oxfordshire

Other Authorities: N/A

Land Parcel Ref: WH1

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 is adjacent to Wheatley 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 is adjacent to Wheatley 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 northern boundary of the parcel is adjacent to the A40 while the eastern boundary is adjacent to Wheatley. The parcel has a strong sense of openness and flat topography to the northern area of the parcel with the parcel rising in elevation towards the southwest. Sandhills, a suburb of Oxford, is in relatively close proximity to the western boundary of the parcel, however due to the intervening vegetation and woodlands in the open areas and topography, views between the Oxford suburb and Wheatley are limited. Due to the close proximity between the settlements and the A40 connection between the two the parcel plays some role in preventing the merging of the two settlements, as any encroachment by either settlement would result in loss of openness and reduction of the settlement gap.

Land Parcel Ref: WH1

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 north western half of the parcel is made-up of the Grade I listed Shotover Registered Park and Garden containing large areas of woodland and landscaped parkland. The majority of the south eastern half of the parcel is made up of large irregular-shaped agricultural fields. The land within the parcel slopes up to its highest point in the south western corner of the parcel. Therefore, there are open views of the surrounding countryside, particularly to the east and north east. A park sits in the southern half of the parcel and the historic buildings of the Registered Park and Garden sit in the northern half of the parcel. Neither development is considered to be urbanising influences on the countryside characteristics of the land 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

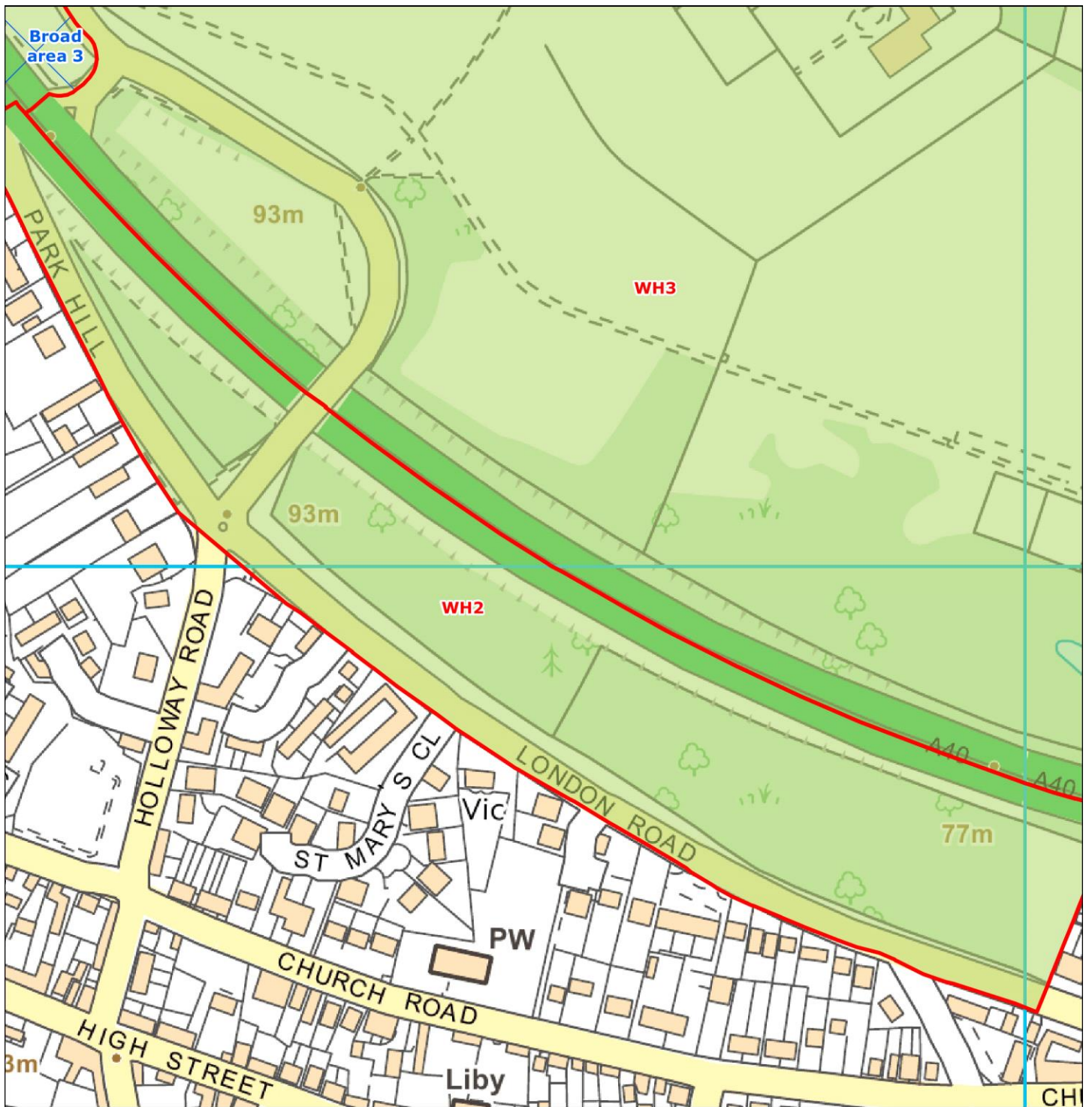
Notes:

The parcel is largely occupied by the Grade I listed parkland and gardens of Shotover House, together with arable farmland to the south, set on the eastern slopes of Shotover Hill. Shotover Hill forms a distinctive and historically important rural setting to Oxford, and WH1, whilst lacking intervisibility with the City, contributes to this setting as it is perceived from settlements to the east (Wheatley, Holton, Littleworth). The tree-enclosed fields in the lower, south-eastern corner of the parcel, adjacent to Wheatley C of E Primary School and Littleworth, are less important in this respect.


Land Parcel Ref: WH2

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel



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

0 0.07 km 

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Main Authority: South Oxfordshire

Other Authorities: N/A

Land Parcel Ref: WH2

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 is adjacent to Wheatley 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 is adjacent to Wheatley 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:

This small parcel is located between Wheatley and the A40 and is surrounded by other parcels. The parcel is not in close proximity to any other settlements considered against this purpose. Therefore, the parcel makes no contribution to preventing the merging or erosion of the visual or physical gap between settlements.

Land Parcel Ref: WH2

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 represents a very thin strip of woodland and scrubland in between the urban edge of Wheatley and the A40 dual-carriageway (A40). While the thin strip of land does not contain any development it is somewhat disconnected from the wider countryside by the A40, and influenced by the busy road to the north and urbanising development to the south. The land does slope upwards to the west opening-up views of the wider countryside to the east.

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

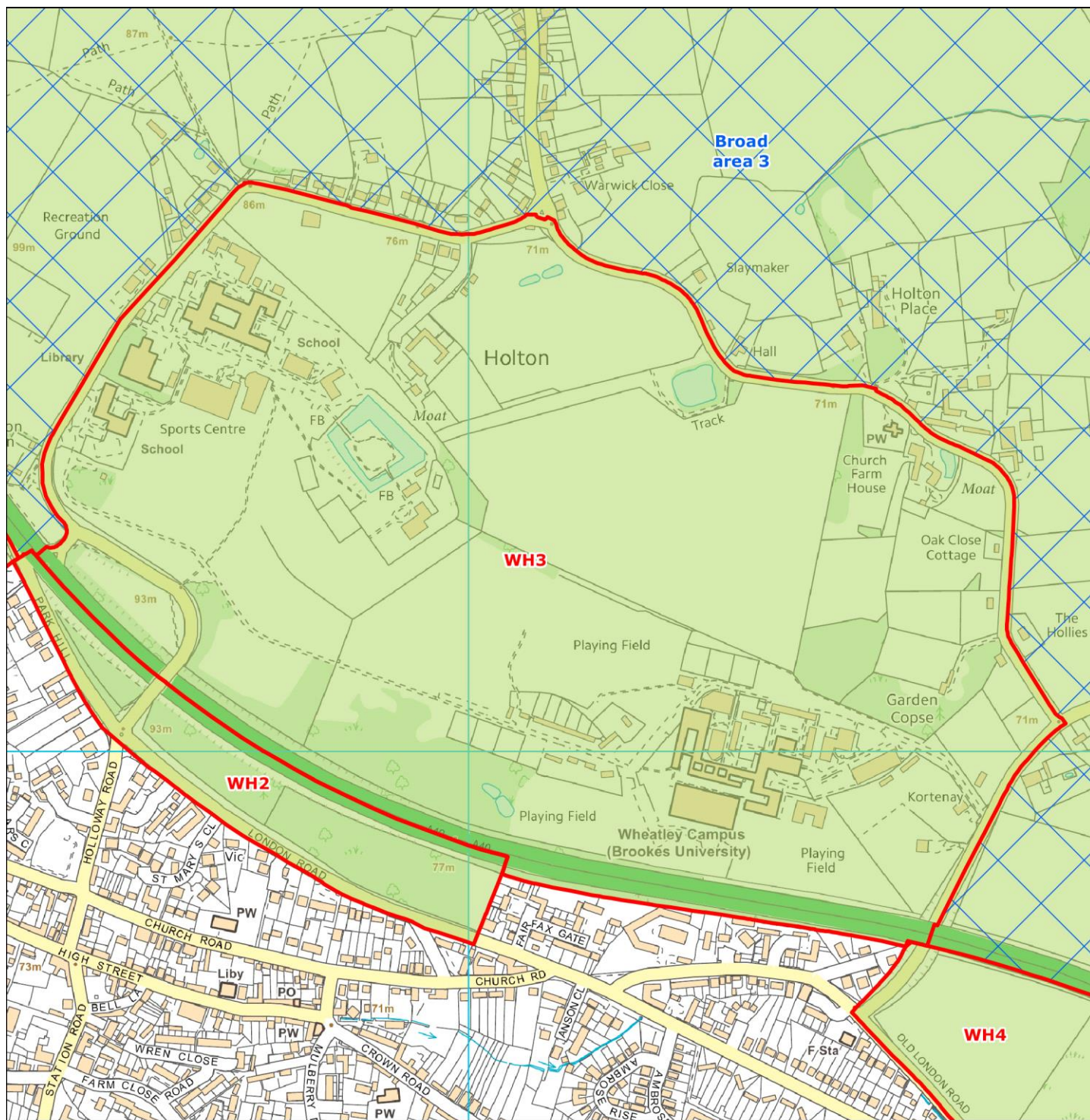
Notes:

A narrow strip of largely wooded ground along the southern edge of the A40 (presumably planted, and perhaps reshaped, as part of the road's construction). The northern edge of Wheatley already lies adjacent to the A40 to the east of this parcel, but is well screened by roadside trees, so the parcel, whilst forming a buffer between parts of Wheatley and the main road, doesn't contribute to the rural character of Oxford's wider setting.

Land Parcel Ref: WH3

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel



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

0 0.15 km

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Main Authority: South Oxfordshire

Other Authorities: N/A

Land Parcel Ref: WH3

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 is adjacent to Wheatley 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 is adjacent to Wheatley 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 Wheatley and the A40 and includes parts of Holton, and Oxford Brookes University and Wheatley Park School. The parcel is not in close proximity to any other settlements considered against this purpose. Therefore, the parcel makes no contribution to preventing the merging or erosion of the visual or physical gap between settlements. The land parcel acts to prevent Wheatley and Holton merging, but Holton is not considered under Purpose 2 for this study

Land Parcel Ref: WH3

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: Low

Notes:

The parcel contains some significant developments which have compromised the openness of the countryside that remains within the parcel and represent significant urbanising influences: the Wheatley Campus of Oxford Brookes University is located in the south eastern corner of the parcel and in the north western corner of the parcel are Wheatley Park School and Sports Centre. There are some floodlit sports pitches. However, a clear distinction can be made between this and the rural character of Holton village, to the north of the parcel. A large, open area at the centre of the parcel is the moated Holton House site (a scheduled ancient monument). In between the built areas are some small pockets of woodland and large open fields. The land slopes upwards to the west opening-up views of the wider countryside to the east. The southern and western parts of the parcel, constituting the majority of the area, make a 'low' contribution to openness but the village area is considered to have the characteristics of countryside and therefore to score 'high'.

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

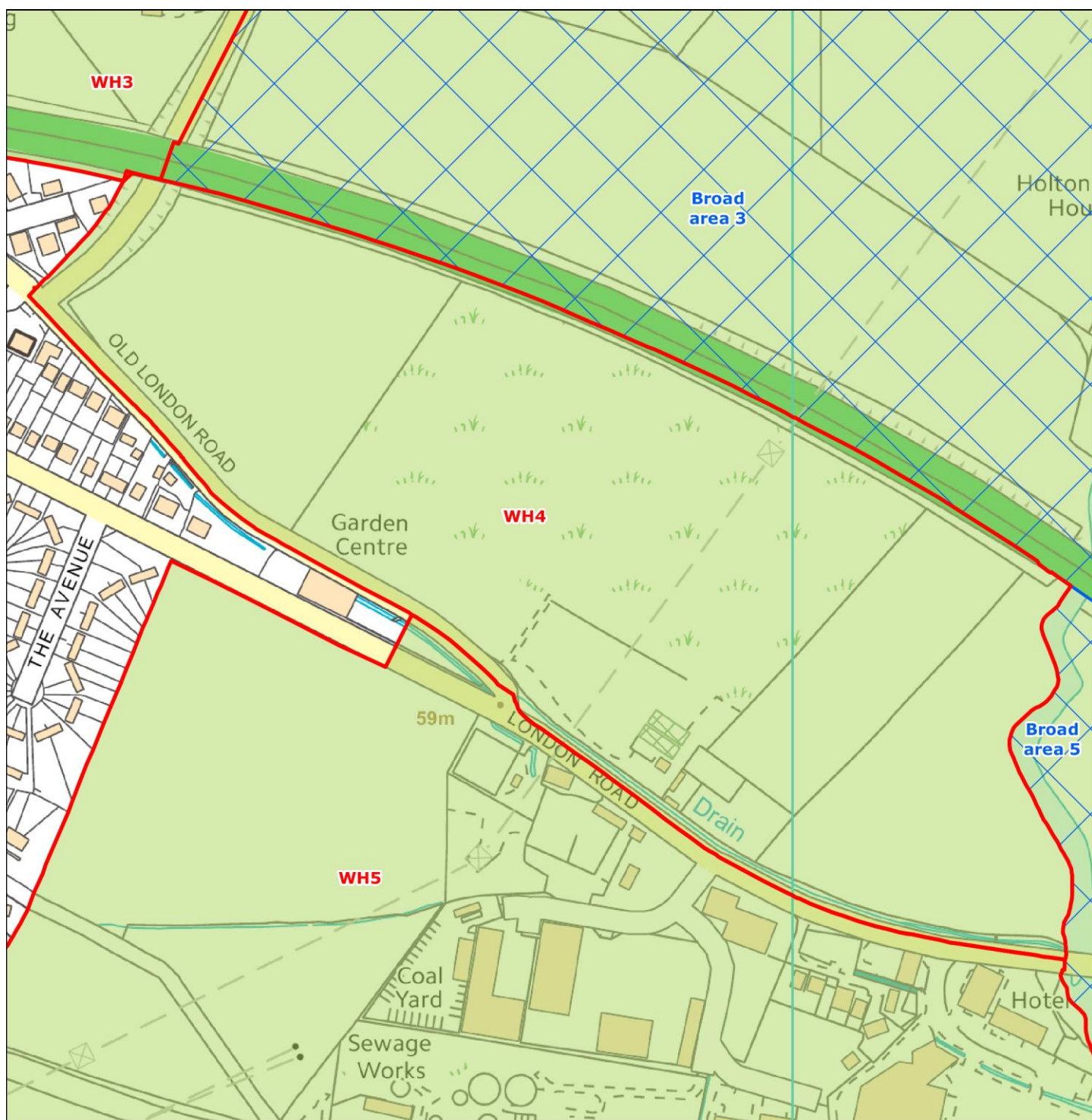
Notes:

Sloping downhill eastwards away from Oxford, there is limited visibility of the parcel in the wider landscape, with large woodland blocks to the north and the low-lying landscape of the River Thames and its tributaries to the east. From higher ground to the west, the area is seen as already developed to a degree, and in close proximity to Wheatley and Holton.

Land Parcel Ref: WH4

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel



District boundary



Green belt parcel



Broad area



Green belt

0 0.09 km



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Main Authority: South Oxfordshire

Other Authorities: N/A

Land Parcel Ref: WH4

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 is adjacent to Wheatley 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 is adjacent to Wheatley 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 east of Wheatley and the south of the A40. The parcel is not in close proximity to any other settlements considered against this purpose. Therefore, the parcel makes no contribution to preventing the merging or erosion of the visual or physical gap between settlements.

Land Parcel Ref: WH4

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 sits on relatively flat open land adjacent to the River Thame which flows along the eastern edge of the parcel. Power lines run overhead through the centre of the parcel. There is an area of hardstanding along London Road in the centre of the parcel. The buildings on the hardstanding house the Wheatley Farm Shop. Whilst the buildings are not considered to have a significant urbanising influence in their own right, considered in conjunction with intrusion from the A40; and the influence of adjacent development (the Oxford Aquatics building and the large area of developed uses across the road) there is considered to be some sense of encroachment on 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

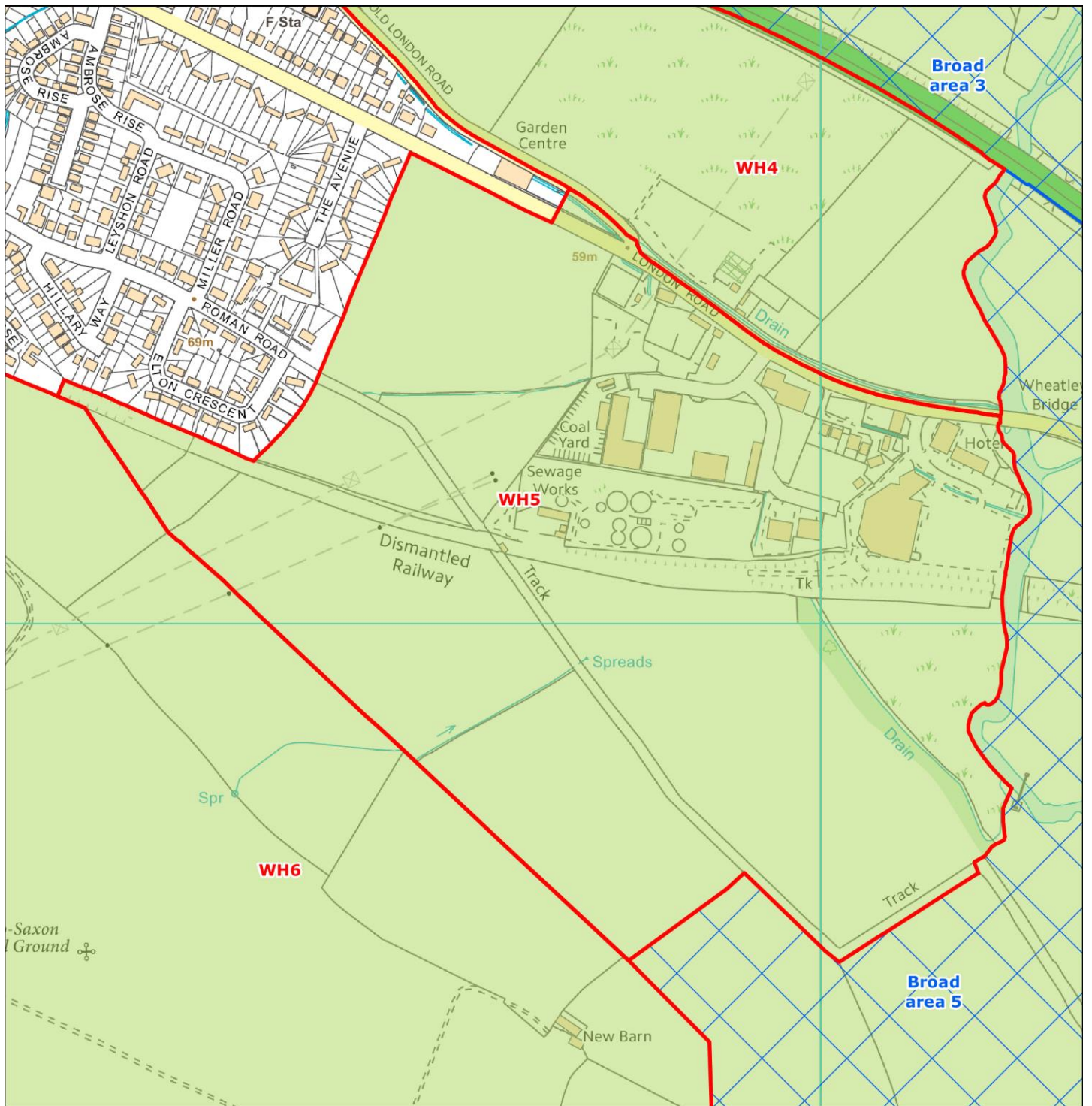
Notes:

There is no intervisibility with Oxford and no sense of this area to the east of Wheatley forming part of Oxford's setting. There is a sharp change from rural to urban fringe on crossing the River Thame, with a Travelodge, Harvester, petrol garage and superstore to the south of the road, opposite the parcel, all detracting from historic character.

Land Parcel Ref: WH5

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel



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Main Authority: South Oxfordshire

Other Authorities: N/A

Land Parcel Ref: WH5

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 is adjacent to Wheatley 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 is adjacent to Wheatley 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 east of Wheatley. The parcel is not in close proximity to any other settlements considered against this purpose. Therefore, the parcel makes no contribution to preventing the merging or erosion of the visual or physical gap between settlements.

Land Parcel Ref: WH5

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 sits on relatively flat open land adjacent to the River Thame which flows along the eastern edge of the parcel. The land slopes up to the south western side of the parcel. Power lines run overhead through the parcel. The north eastern third of the parcel has been wholly developed. This area of the parcel contains the London Road Industrial Estate, including a supermarket, open-air depot, large warehouse and a sewage treatment works. These developments represent a significant urbanising influence on the countryside within the Green Belt parcel. From the open fields within make up the rest of the parcel it is possible to see out to the wider countryside surrounding the parcel, with long ranging views to east. A distinction can be made between the area to the south of the dismantled railway line, which retains a reasonably strong sense of openness and scores 'medium', and the largely developed area to the north, which scores 'low' in this respect.

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

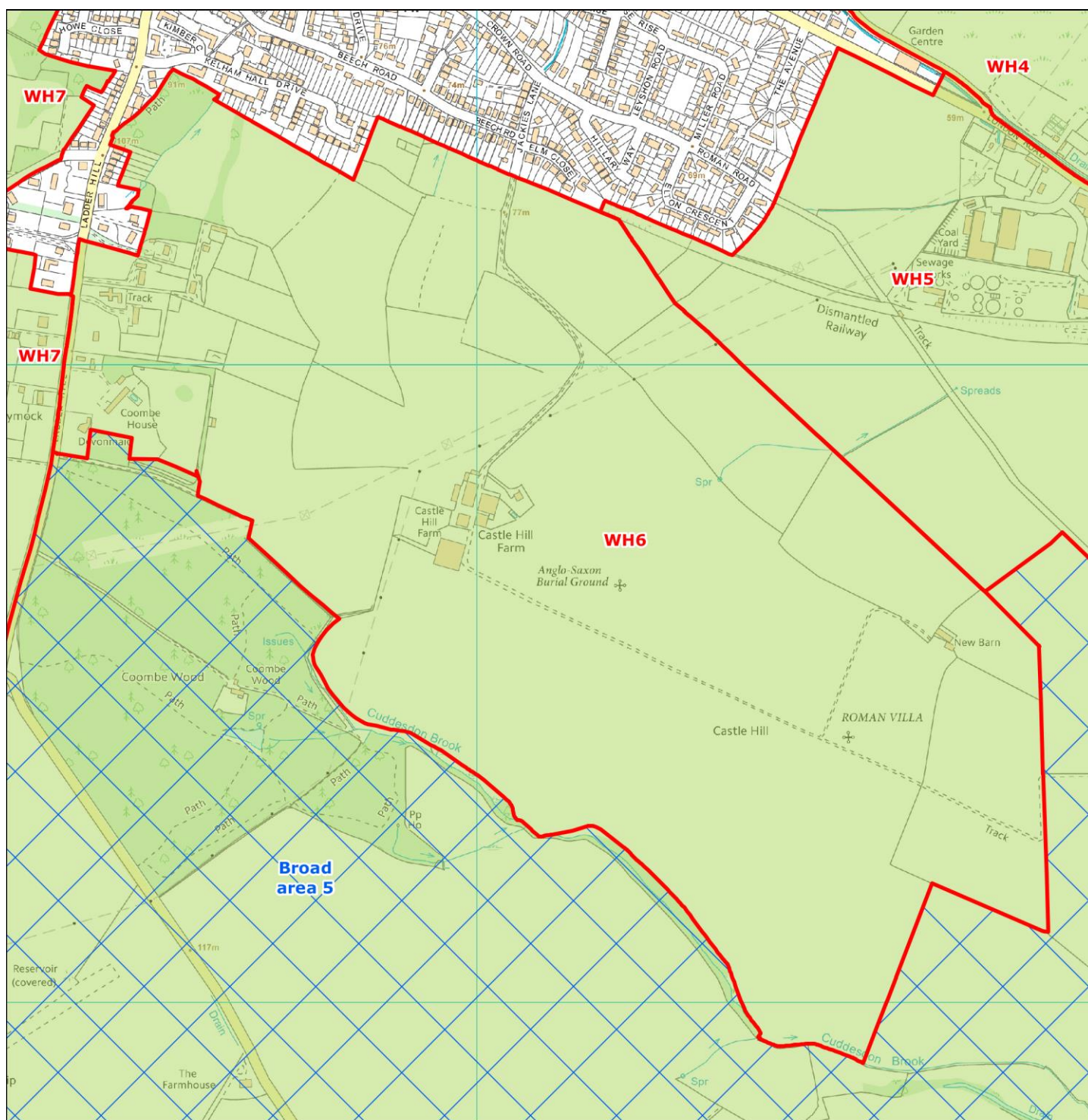
Notes:

Neither the developed area nor the small fields that separate it from the residential area of Wheatley play any role in Oxford's historic setting. Arable farmland to the south of the former railway line is more distinctly separate from Wheatley and rural in character, but is too isolated from Oxford, and principal routes to it, to be considered to make any contribution to its setting.

Land Parcel Ref: WH6

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel



District boundary



Green belt parcel



Broad area



Green belt

0 0.2 km



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Main Authority: South Oxfordshire

Other Authorities: N/A

Land Parcel Ref: WH6

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 is adjacent to Wheatley 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 is adjacent to Wheatley 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 northern boundary of the parcel borders the southern boundary of Wheatley and the parcel has a strong sense of openness. While the eastern limits of the parcel are not in close proximity of any other settlements considered under this purpose, the western area of the parcel is adjacent to parcel WH7 which plays some role in preventing the merging of settlements due to its proximity to the suburbs of Oxford.

Land Parcel Ref: WH6

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 the summit of Castle Hill, as well as portions of its steep northern, eastern and southern slopes. Therefore, the parcel has excellent views of the surrounding countryside. Pylons run through the centre of the parcel. The majority of the parcel is made up of large open irregular-shaped agricultural fields. The only significant concentration of buildings within the parcel is located along the eastern edge along Ladder Hill Road. The majority of the buildings are large detached dwellings set back from the road, such as the historic Coombe House, and are not considered to be urbanising influences. Amongst the dwellings are some moderate urbanising influences such as a small office block administering courier services and some larger modern maisonette dwellings in the north western corner of the parcel. Most of the development along this western edge of the parcel is screened by mature trees and has relatively little influence over the vast majority of the countryside within the Green Belt parcel. Therefore, the integrity and openness of the countryside within the parcel is considered to be uncompromised.

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

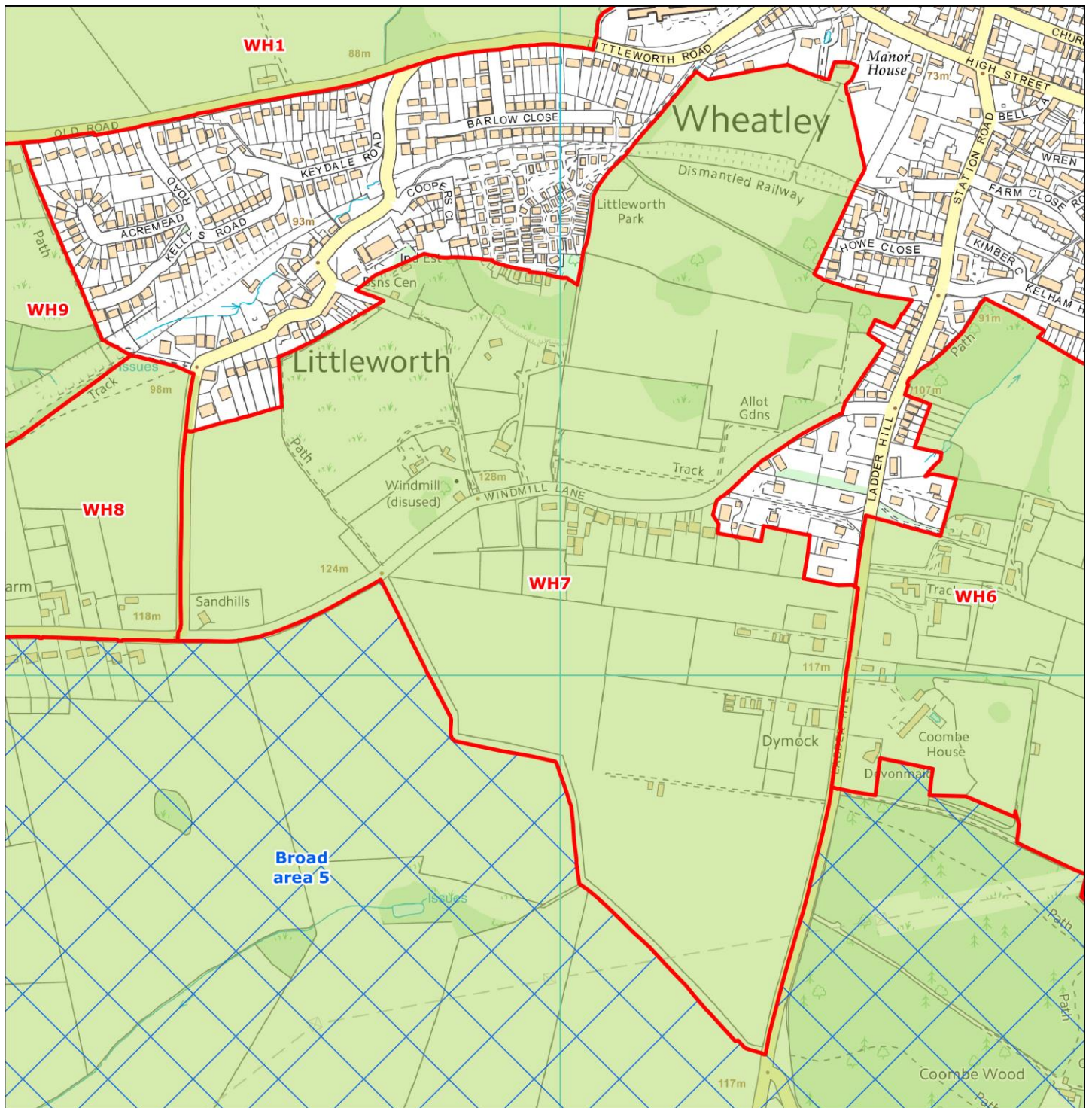
Notes:

Rising up westwards to a wooded hill top, this open, arable land is more exposed to view than the lower ground closer to the River Thames. The upper slopes, backed by Coombe Wood, are prominent on the horizon in views westwards towards Oxford (although there is no visibility of the city), so a contribution is made to the wider rural character of the city's setting.

Land Parcel Ref: WH7

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel



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

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Main Authority: South Oxfordshire

Other Authorities: N/A

Land Parcel Ref: WH7

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 is adjacent to Wheatley 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 is adjacent to Wheatley 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 northern boundary of the parcel borders the southern boundary of Wheatley. The parcel is relatively open and increases in elevation towards Littleworth. There is relatively close proximity with only small gaps between Cowley and Horspath and between Horspath and Littleworth. While visibility between the non-Green Belt area of Littleworth and Oxford is screened by high ground between Littleworth and Horspath, the Oxford suburbs are intervisible with the southern part of the parcel, and the relationship between these settlements is evident in views from higher ground to the south towards Garsington. Any perceived spilling out of Wheatley/Littleworth towards Oxford would be a significant change so the openness of the southern end of the parcel makes a 'high' contribution to preventing this, but the remainder of the parcel, accounting for the majority of the area makes a 'medium' contribution.

Land Parcel Ref: WH7

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 the summit of Castle Hill, as well as portions of its steep northern, western and southern slopes. Therefore, the parcel has excellent views of the surrounding countryside. Pylons run through the southern tip of the parcel. The southern half of the parcel is largely free from woodland, containing open regular-shaped agricultural fields, whereas the northern half contains significantly more woodland as the land slopes down towards Wheatley. One of the larger pockets of woodland at the northern border of the parcel is designated as the Littleworth Brick Pit SSSI. There are some large developments within the parcel along the western side of Ladder Hill Road, for example the Mill View Plant Centre, at the parcel's eastern edge and through the centre of the parcel along Windmill Lane. The relatively small detached dwellings along Windmill Lane overlook an allotment and have excellent views of the wider countryside beyond. All the developments are rural in character and are considered to have a limited urbanising influence on the countryside 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

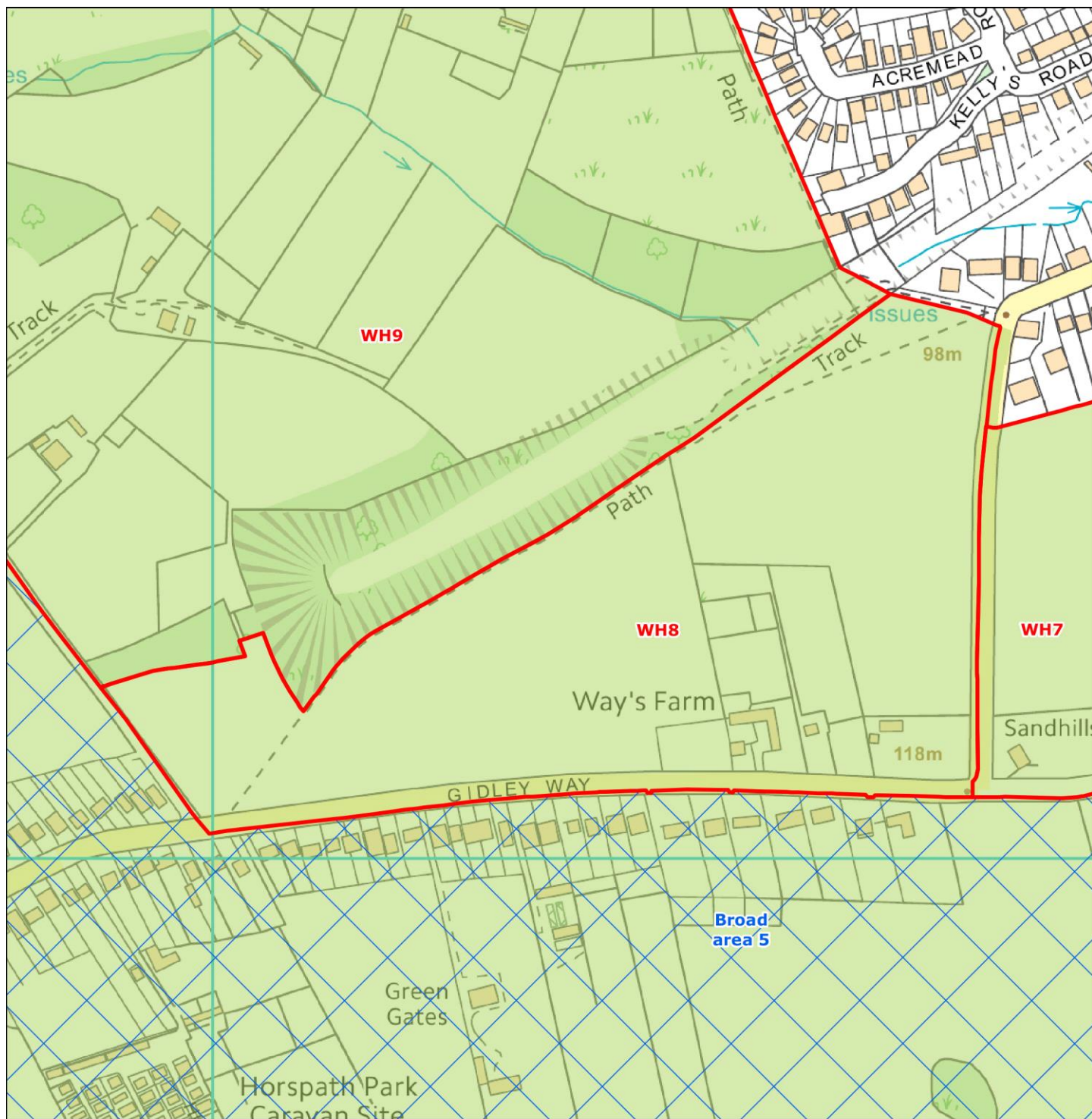
Notes:

The parcel, which is well treed but also has a ribbon of housing along Windmill Lane, occupies a prominent hilltop to the south of Wheatley and Littleworth, providing long vistas. Whilst there is no intervisibility with central Oxford there are views to and from the eastern edge of the city, in the vicinity of Blackbird Leys. The parcel contributes to the rural character of the enclosing high ground, an important aspect of Oxford's setting, although the fact that houses are visible in the vicinity in views out from the urban edge reduces its importance a little. The north-facing slope of the parcel is less significant in terms of Oxford's setting.

Land Parcel Ref: WH8

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel



District boundary



Green belt parcel



Broad area



Green belt

0 0.09 km



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Main Authority: South Oxfordshire

Other Authorities: N/A

Land Parcel Ref: WH8

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 is adjacent to Wheatley 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 is adjacent to Wheatley 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 northern boundary of the parcel borders the southwest boundary of Wheatley, while the southern boundary of the parcel borders Gidley Way. The parcel is relatively small but open, with intervisibility from one end to the other due to its sloping terrain, and is in relatively close proximity to the eastern limits of the suburbs of Oxford. The parcel plays an important role in preventing the merger Littleworth and Horspath, and whilst the latter isn't considered as a settlement under Purpose 2 its joining to Littleworth would have a significant knock-on effect on the perceived separation between Oxford and Wheatley. It would not, however, affect the visual gap from Oxford.

Land Parcel Ref: WH8

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 narrow, triangular parcel containing two open, irregularly-shaped fields sits on the northern slope of the ridge which separates Horspath to the south from Littleworth to the north. The open fields have views of the wider countryside to the north of the parcel. Way's Farm sits at the southern edge of the parcel and represents the only built development within it. The farm is not considered to be an urbanising influence on 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

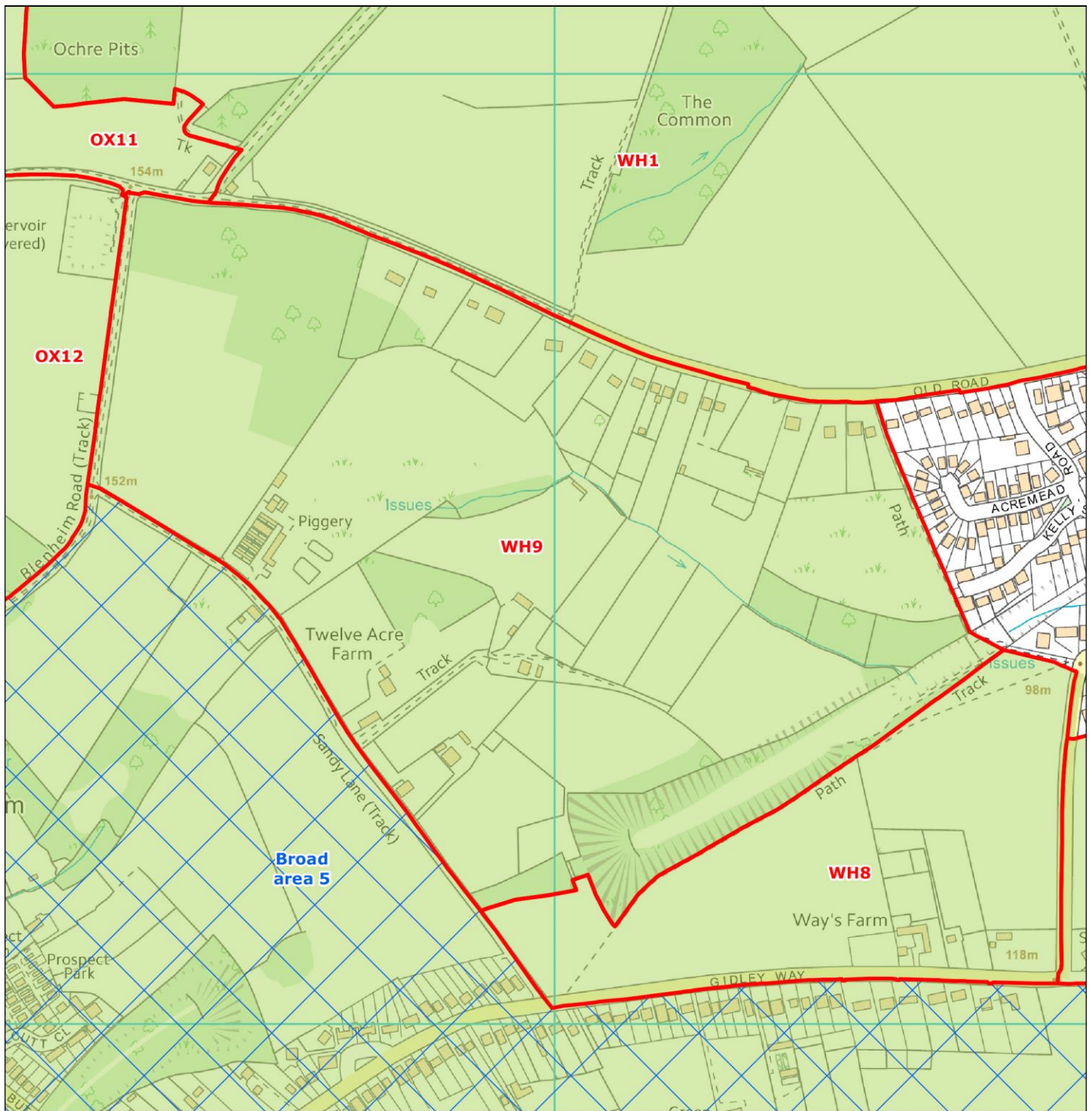
Notes:

A small parcel of farmland on high sloping ground oriented away from Oxford but with very long vistas north-east towards hills in the vicinity of Brill from its southern edge on Gidley Way. It could therefore be considered to make a minor contribution to the perception of Oxford being in a very rural setting, although visibility of Wheatley and Littleworth in views from the east might diminish this.

Land Parcel Ref: WH9

Main Authority: South Oxfordshire

Parcel Type: Green belt parcel



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

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Main Authority: South Oxfordshire

Other Authorities: N/A

Land Parcel Ref: WH9

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 is adjacent to Wheatley 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 is adjacent to Wheatley 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 parcel has a sense of openness with the eastern boundary of the parcel bordering Wheatley. The topography rises towards the southwest of the parcel, partially screening views to the west towards the suburbs of Oxford such as Slade Park, Wood Farm and Lye Valley. The western boundary of the parcel is in relatively close proximity to these suburbs of Oxford, and as high ground which rises above Horspath it is visible from Oxford. Loss of openness between Horspath and Littleworth would therefore have a significant impact on perceived openness between Oxford and Wheatley, even though Horspath is not considered under Purpose 2 for this study. Due to the elevation of this parcel, it is considered to make a 'high' contribution in respect of this Green Belt purpose.

Land Parcel Ref: WH9

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 straddles a small valley formed by a small stream that runs in to Littleworth to the east. The land rises steeply on both sides of the valley, flattening out on the western side of the parcel where there are excellent views of the wider countryside to the north and east. The north western corner and the lower slopes of the small valley are wooded; the rest of the parcel contains small irregular-shaped fields, the majority of which are lined by trees. There are several agricultural buildings along the track that forms the southern boundary of the parcel, including a stables and piggery. Along the southern side of Old Road which forms the northern edge of the parcel, the parcel contains a number of detached residential dwellings which, although set in well treed surrounds, constitute ribbon development from the village of Littleworth to the east and therefore have some 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: Medium

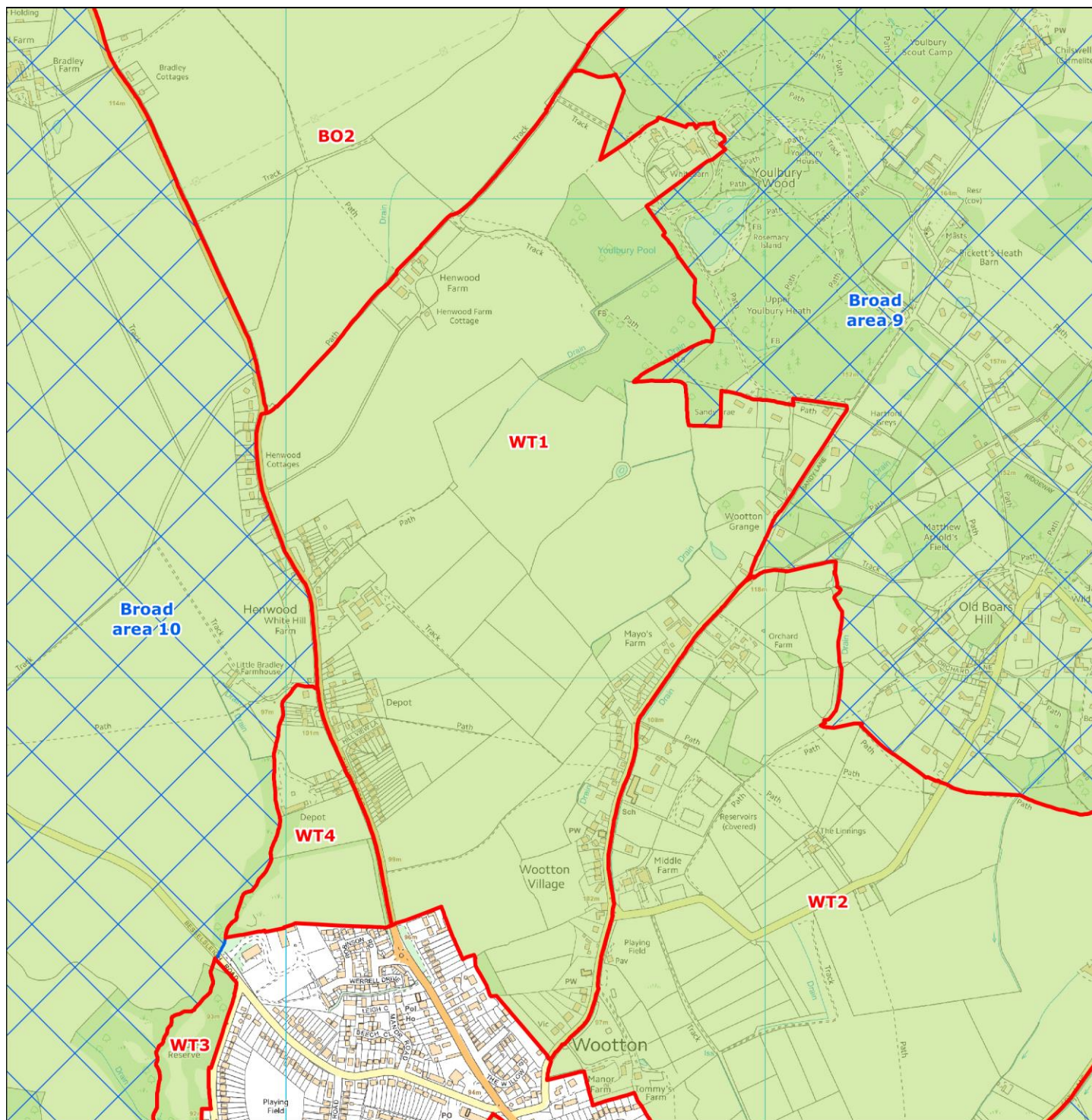
Notes:

Steep ground on the upper, eastern slope of Shotover Hill. Well treed, with some agricultural use and large houses along the northern edge of the parcel. The undeveloped slopes of Shotover Hill are visually prominent in the context of Oxford's rural setting, so although there is no intervisibility with Oxford there is a contribution to the rural character of the hills that bound much of the city.

Land Parcel Ref: WT1

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



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

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Main Authority: Vale of White Horse

Other Authorities: N/A

Land Parcel Ref: WT1

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 Wootton 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.

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 Wootton 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 southern boundary of the parcel borders Wootton, the western boundary borders the B4017, and the eastern boundary borders Sandy Lane. The parcel is an area of open undulating land. The northern boundary of the parcel is located in close proximity to Botley, however the elevated topography to the north screens views between Botley and Wootton. Due to the close proximity between the settlements, the parcel plays some role in preventing the merging of the settlements, as any encroachment by either settlement would result in reducing the gap. The linear development along the B4017 at Henwood could easily be consumed by an enlarged Wootton.

Land Parcel Ref: WT1

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 sits between two roads emanating from the centre of the village of Wootton to the south – Cumnor Road which forms the western edge of the parcel and Sandy Lane the eastern edge. These roads have been subjected to a significant amount of ribbon development a large proportion of which falls within the eastern and western (Henwood village) edges of the parcel. The centre of the parcel is free from development and is made up of large open agricultural fields with good views of the countryside within the parcel and to the south west. Youlbury Wood forms the north eastern edge of the parcel. Henwood Farm and the large isolated dwelling of Whitebarn represent the only development in the north of the parcel, but neither is considered to have an urbanising influences. Much of the ribbon development along the eastern and western edges of the parcel is rural in character, including farms and large detached dwellings; however its scale and density in the southern half of the parcel does have an urbanising influence on the countryside within the Green Belt 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

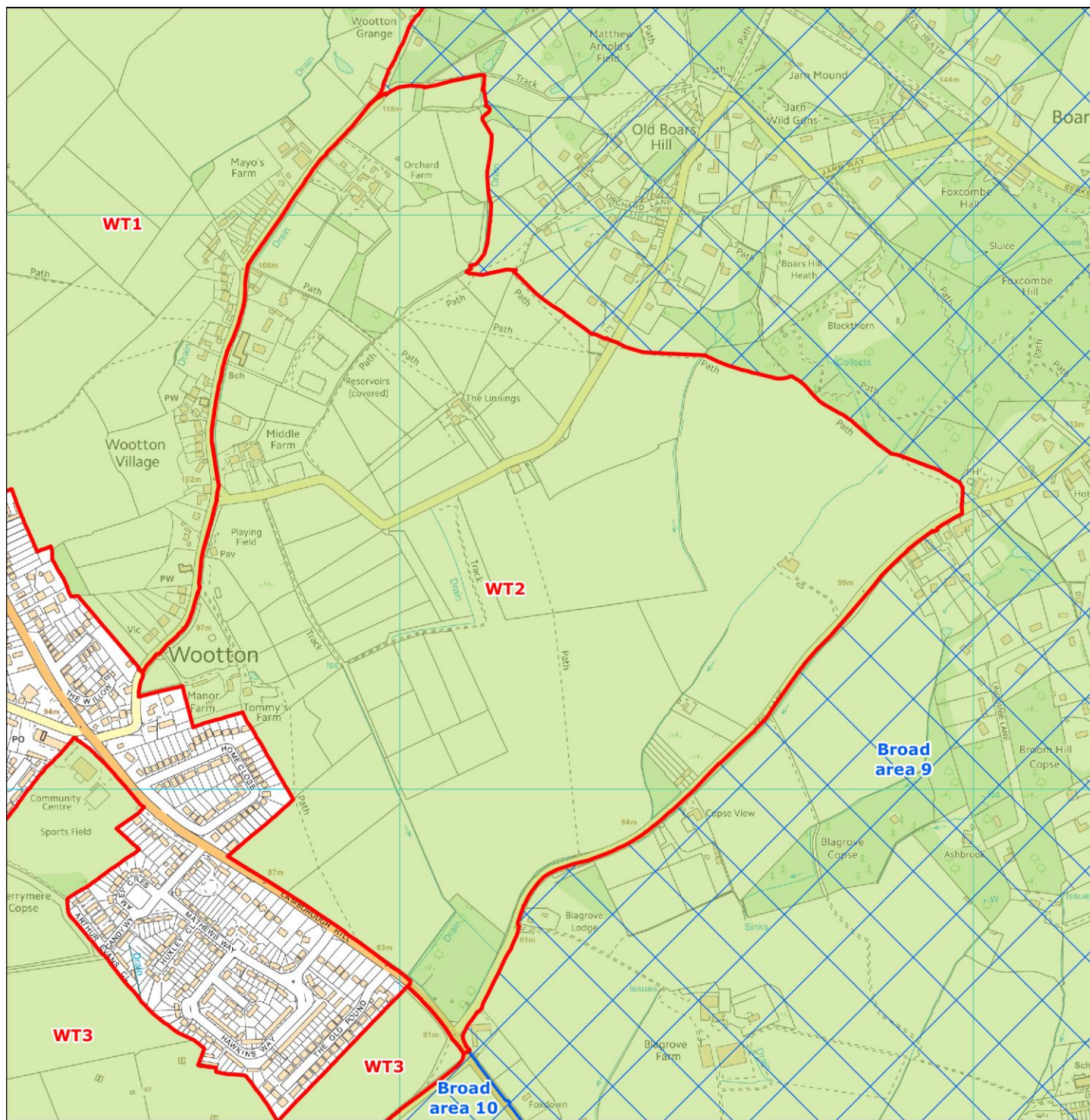
Notes:

Separated from Oxford by the wooded Youlbury/Boars Hill ridge, the elevated, gently sloping arable farmland in this parcel nonetheless performs a role in defining the rural character of Oxford's broader setting by providing a setting to the wooded ridge, in particular from the B4017 and the settlements along it (Cumnor, Henwood and Wootton), which are connected to the city by a number of rights of way that cross the parcel. Gaps in the roadside housing allow views up to the wooded ridge.

Land Parcel Ref: WT2

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



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

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Main Authority: Vale of White Horse

Other Authorities: N/A

Land Parcel Ref: WT2

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 is adjacent to Wootton 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.

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 is adjacent to Wootton 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 east of Wootton, with the southern boundary of the parcel adjacent to Fox Lane. The parcel has a sense of openness throughout. The parcel is relatively distant from Abingdon to the southeast and therefore plays a very limited role in preventing the merging or erosion of the visual and physical gap between Wootton and Abingdon.

Land Parcel Ref: WT2

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 sits on the south facing slope of Boars Hill which is located to the north of the parcel. From the open agricultural fields which cover the majority of the parcel there are excellent views of the countryside to the south and south west of the parcel. There are a number of farms and two underground reservoirs within the parcel. A large isolated dwelling sits on the edge of Wooton in the south of the parcel. Sandy Lane which forms the western edge of the parcel has been subjected to a significant amount of ribbon development some of which falls within the western edge of the parcel. All the ribbon development along the western edge of the parcel is rural in character, including a farm, village school and detached dwellings; these developments are not considered to have an urbanising influence on the countryside within the Green Belt parcel. The ribbon development along the southern side of Lamborough Hill, with associated street lighting and pavement, does have an urbanising influence on the southern part of the parcel, which would score 'medium' if considered in isolation.

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

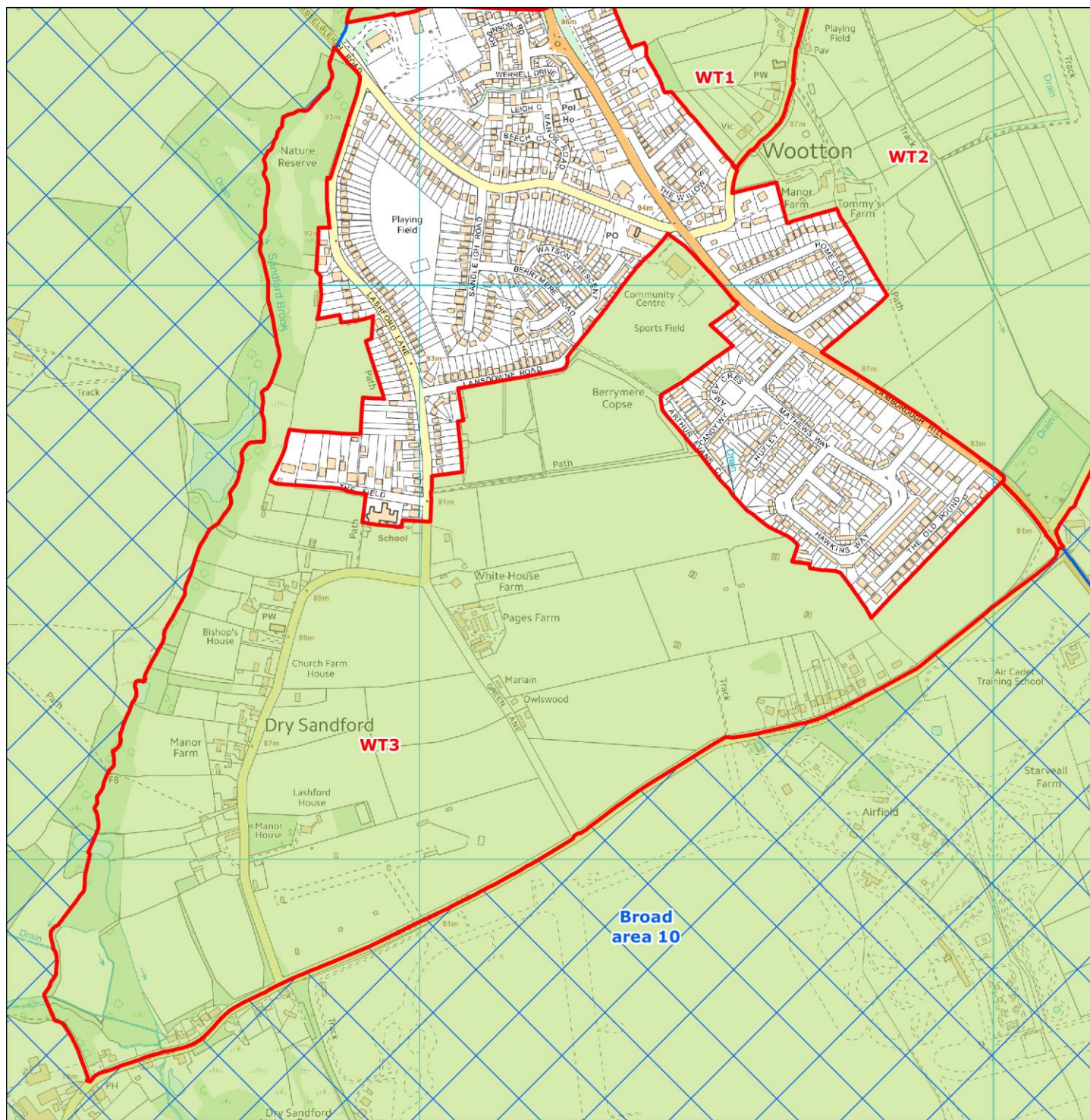
Notes:

Separated from Oxford by the wooded Boars Hill ridge, the elevated, gently sloping arable farmland in this parcel nonetheless performs a role in defining the rural character of Oxford's broader setting by providing an open foreground to views of the wooded ridge, in particular from the B4017 and the village of Wootton, which is connected to the city by a number of rights of way that cross the parcel. Gaps in the roadside housing allow views up to the wooded ridge. The parcel is visible in views from many locations in the low-lying Vale to the south, and as far as the hills south of Didcot.

Land Parcel Ref: WT3

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



District boundary



Green belt parcel



Broad area



Green belt

0 0.2 km



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Main Authority: Vale of White Horse

Other Authorities: N/A

Land Parcel Ref: WT3

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 is adjacent to Wootton 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 is adjacent to Wootton 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 to the south and west of Wootton. The western boundary of the parcel is adjacent to Sandford Brook and the southern boundary is adjacent to Honeybottom Lane. The parcel has a strong sense of openness and is relatively flat. The western boundary is in relatively close proximity to Appleton, however due to the topography and vegetation between the settlements, views are screened. The southern boundary of the parcel is not much closer to Abingdon than the current settlement edge, and development along the B4017 is more likely to be perceived as narrowing the gap, but the presence of Abingdon Airfield and Shippon to the south does limit rural character in this direction so the parcel makes some contribution. The parcel plays a key role in preventing the merging of Wootton and Dry Sandford but Dry Sandford is not considered as a settlement under Purpose 2 for this study.

Land Parcel Ref: WT3

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 linear agricultural fields lined by trees. In between the gaps in the woodland there are views of the countryside to the south and east of the parcel. There is a greater concentration of woodland along the western edge of the parcel which follows Sanford Brook. The wooded floodplain of this watercourse is also designated as the Cothill Fen SSSI. Wootton Hall and associated outdoor sports pitches (some of which are flood lit) are located in the northern tip of the parcel, where adjacent bungalows on Landsdowne Road and Lashford Lane also affect rural character. A farm sits in the centre of the parcel. The small hamlet of Dry Sandford lies in the western half of the parcel along Church Lane. The village is very rural in character containing a church (St Helens Church) and a number of large detached dwellings. Similarly, along Honeybottom Lane in the eastern corner of the parcel is a line of dwellings. The northern part of the parcel would rate 'medium' in isolation, but the majority of the parcel rates as 'high'.

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

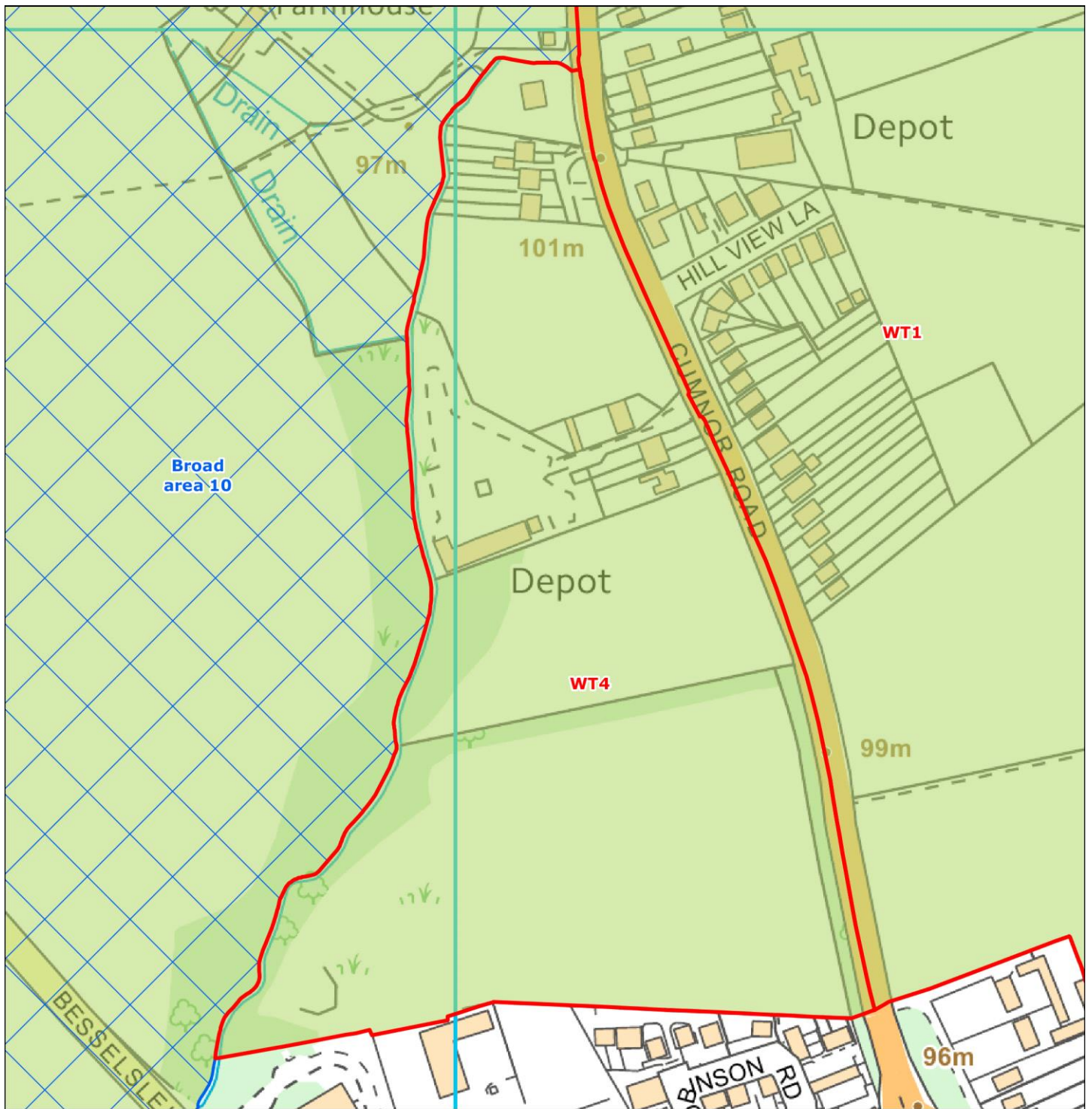
Notes:

Very gently sloping farmland, with treed field boundaries. Its location relative to Wootton, Abindgon Airfield and Dry Sandford means that it is somewhat detached from the landscape that forms Oxford's more immediate setting.

Land Parcel Ref: WT4

Main Authority: Vale of White Horse

Parcel Type: Green belt parcel



--- District boundary Green belt parcel Broad area Green belt 0 0.07 km 

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Main Authority: Vale of White Horse

Other Authorities: N/A

Land Parcel Ref: WT4

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 is adjacent to Wootton 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 is adjacent to Wootton 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 small parcel is located to the north of Wootton and is adjacent to the B4017. The parcel is an area of open land and is well screened on its boundaries by roadside vegetation and extensive field boundaries. The parcel is relatively distant from all settlements included under this purpose but it makes some contribution to the gap between Wootton and Cumnor by contributing to the gap between Wootton and Henwood (which in itself is not considered as a settlement under Purpose 2 for this study).

Land Parcel Ref: WT4

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 represents a triangular strip of land in between Cumnor Road on the eastern edge of the parcel and Sandford Brook on the western edge. Woodland follows the brook on the western side of the parcel. The majority of the parcel is made up of three small fields. There are limited views out to the wider countryside from the fields. There are two developments within the parcel which have an urbanising influence on this area of countryside: an area of hard standing containing large vehicle shed sits in the centre of the parcel, and a small residential cul-de-sac is located at the northern tip of the parcel. The extent to which these features represent an urbanising influence is limited by strong hedgerows within the parcel, and they have little impact on the majority of the parcel to the south.

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

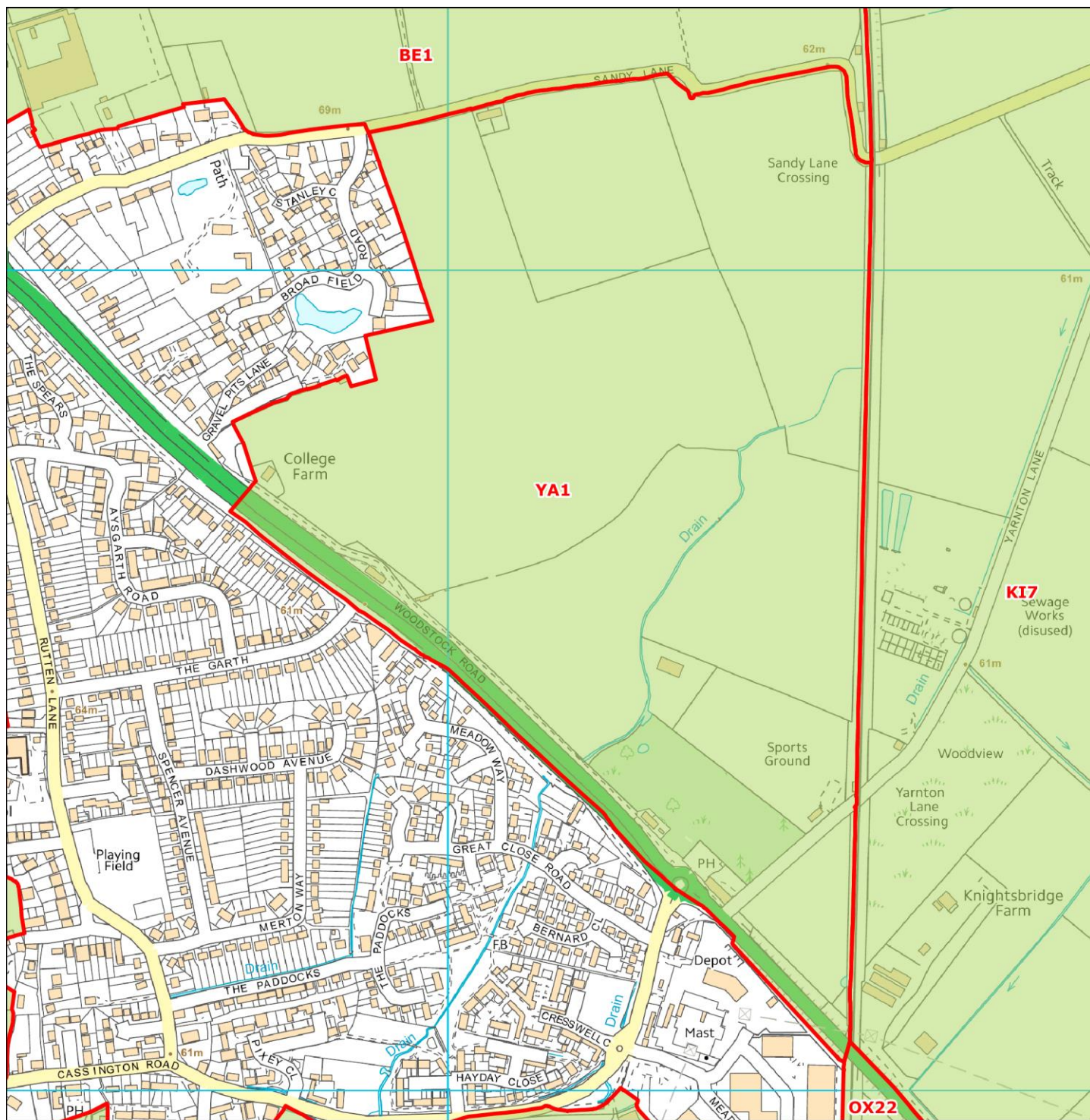
Notes:

Several small fields, dwellings and a storage area in an enclosed setting between Sandford Brook and the B4017. This small parcel is not very prominent in wider views - a strong roadside treeline screens views from higher ground to the east - but presents an undeveloped front that can be considered to make a minor contribution to Oxford's rural setting by providing undeveloped space between Henwood and Wootton.

Land Parcel Ref: YA1

Main Authority: Cherwell

Parcel Type: Green belt parcel



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Main Authority: Cherwell

Other Authorities: N/A

Land Parcel Ref: YA1

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 is adjacent to Yarnton 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 is adjacent to Yarnton which is not considered to be a large built up area, i.e. . 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 has a strong sense of openness and is adjacent to the eastern side of Yarnton and in close proximity to Kidlington to the east. Only a small portion of parcel KI7 separates the parcel from Kidlington. Due to the close proximity of the two settlements, the parcel plays an essential role in preventing the merging and erosion of the physical gap between the two settlements, as any loss of openness would substantially reduce the gap.

Land Parcel Ref: YA1

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, being made up of large open agricultural fields with views of countryside within the parcel and immediately to the east and south up to the edges of Kidlington and Oxford. Two developments along Woodstock Road are considered to represent urbanising influences on the Green Belt within their immediate vicinity – a petrol station and a large pub with associated car park. However, both have relatively limited influence on the wider countryside 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

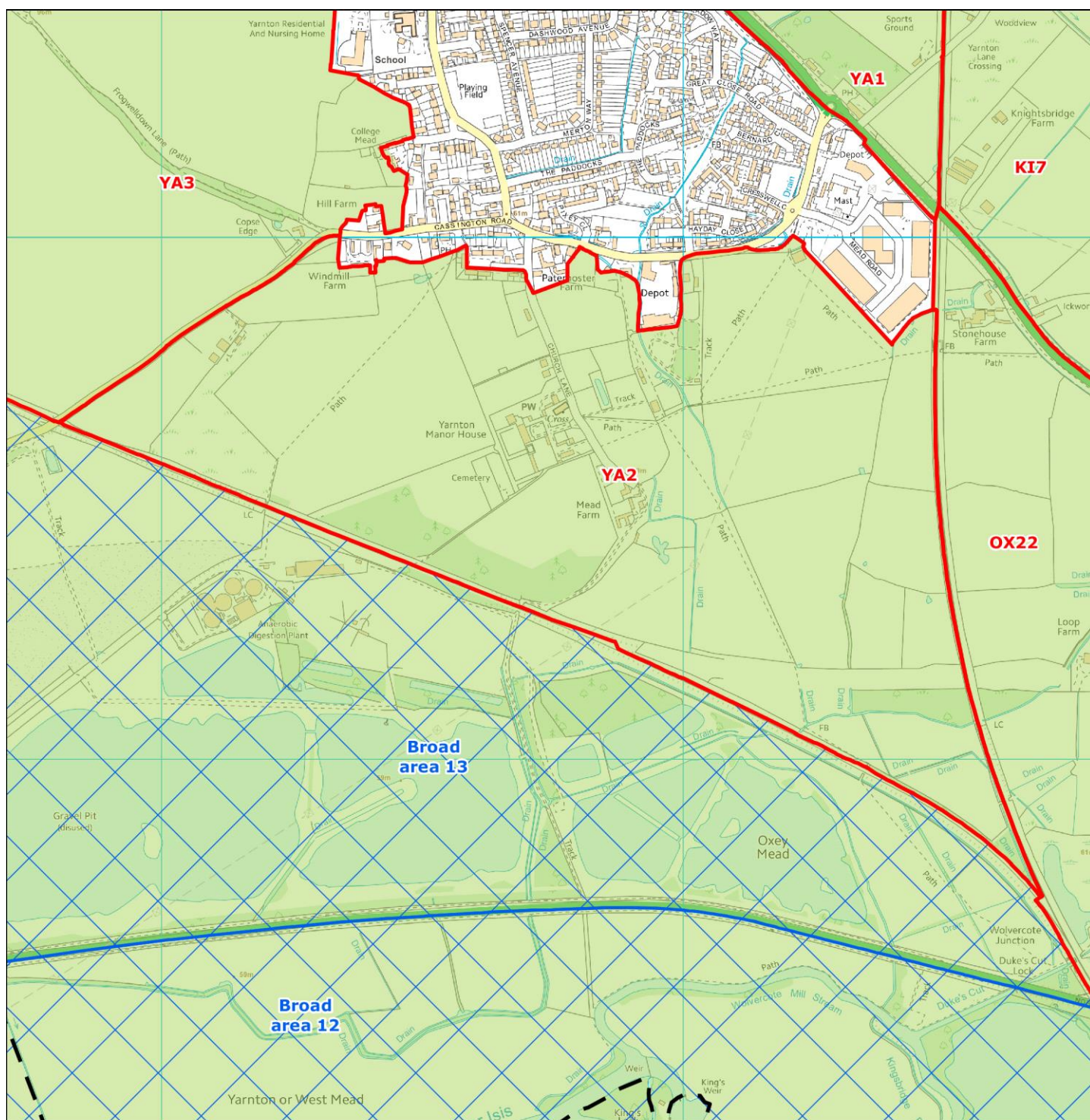
Notes:

There is no intervisibility with the historic core of Oxford. The parcel is orientated between Yarnton and Kidlington, rather than towards Oxford, but loss of openness would contribute to some impact on rural character of wider setting.

Land Parcel Ref: YA2

Main Authority: Cherwell

Parcel Type: Green belt parcel



District boundary



Green belt parcel



Broad area



Green belt

0 0.25 km



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Main Authority: Cherwell

Other Authorities: N/A

Land Parcel Ref: YA2

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 is adjacent to Yarnton 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 is adjacent to Yarnton 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 is located to the south of Yarnton, with the southern boundary of the parcel adjacent to the railway line which runs to Oxford. The parcel occupies part of the gap between the south of Yarnton and north of Oxford, and has a strong sense of openness. Any loss of openness would physically reduce the gap, but level terrain and strong tree cover prevent visual links.

The parcel does play a key role in preventing the merging of Worton and Yarnton, but Worton is not considered as a settlement under Purpose 2 for this study.

Land Parcel Ref: YA2

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 a large manor house and associated outbuildings, a church and a small number of dwellings. None of these developments are considered to have an urbanising influence on the countryside within the parcel. The manor house is surrounded by agricultural fields which are relatively open with immediate views of the wider countryside to the south east and north west and long range views to the north and south. Further south the well bounded fields have a strong rural character and sense of separation from urban 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: Low

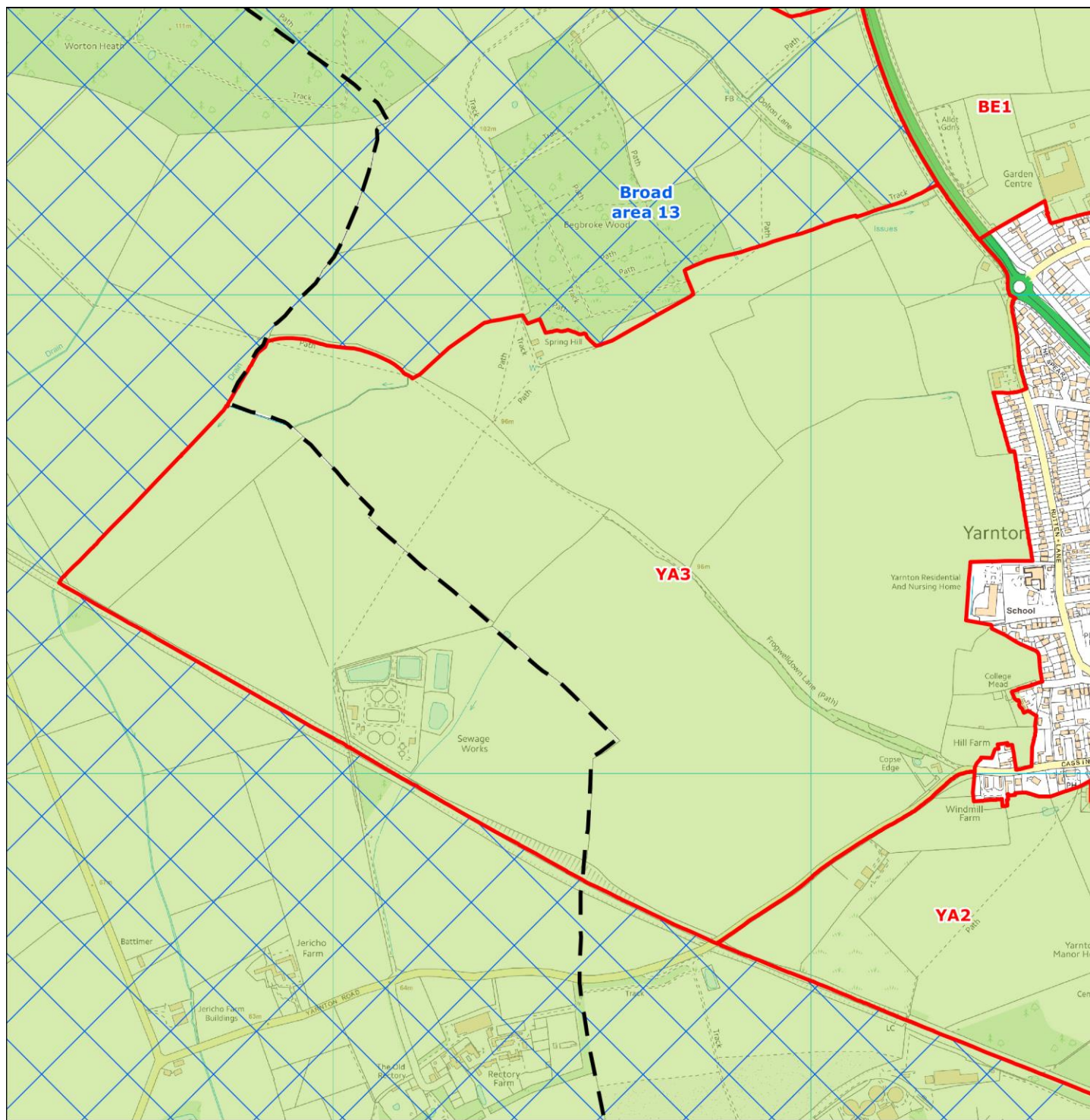
Notes:

This farmland lies within the ring of hills that frame much of Oxford and so plays a role in defining Oxford's rural setting, but it is low-lying and largely contained by tree cover, and there is no intervisibility with Oxford.

Land Parcel Ref: YA3

Main Authority: Cherwell

Parcel Type: Green belt parcel



District boundary



Green belt parcel



Broad area



Green belt

0 0.25 km



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Main Authority: Cherwell

Other Authorities: West Oxfordshire

Land Parcel Ref: YA3

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 is adjacent to Yarnton 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 is adjacent to Yarnton 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 borders the western boundary of Yarnton, while the railway line which runs to Oxford borders the southern boundary. The parcel has a strong sense of openness and elevated topography as you move west through the parcel. The parcel is more distant from nearby settlements such as Begbroke and Oxford than neighbouring parcels (e.g. YA2), and therefore the parcel plays a limited role in preventing the merging or erosion of the visual and physical gap between the settlements. The loss of the openness of the parcel would not be perceived as reducing the gap between the settlements.

The land parcels forms the part of the gap between Yarnton and the hamlet of Worton and Cassington beyond but these settlements are not considered under Purpose 2 in this study.

Land Parcel Ref: YA3

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 large irregular shaped agricultural fields with extensive views of the countryside to the west and south west. Two developments within the parcel are considered to have an urbanising influence on the countryside within the parcel – a sewage treatment works adjacent to the railway line which forms the southern edge of the parcel and a GP surgery on Rutten Lane. While these developments do constitute urbanising influences, their locations reduce their urbanising influence on the surrounding countryside. The sewage treatment works is surrounded by open agricultural fields and is therefore considered to have a rural setting; the GP surgery represents a relatively minor extension to Yarnton and therefore a minor encroachment on 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: Medium

Notes:

The parcel includes arable farmland on high ground, which contributes to ring of hills around Oxford that form a key aspect of its distinctive setting. There is no intervisibility with spires of central Oxford, but the hill forms part of the backdrop to north side of Thames Valley on approach from west and Shakespeare's Way long distance path approaches the city through this parcel.