

VALE OF WHITE HORSE DISTRICT COUNCIL

GREEN BELT REVIEW



View from Hurst Hill west over Green Belt to north of Appleton

FINAL PHASE 2 REPORT

February 2014

CONTENTS

	Page
Section 1: Scope of the Green Belt Review	2
Section 2: Introduction and Aims of the Review	3
Section 3: Study Area	5
Section 4: Methodology	6
Section 5: History of the Oxford Green Belt Designation	8
Section 6: Purposes of the Green Belt today	14
Section 7: Definition of the Green Belt within Vale of White Horse into Land Parcels	17
Section 8: Analysis of the Special Qualities of the Open Countryside within the Green Belt	19
Section 9: Assessment of Settlement Edge Characteristics	25
Section 10: Assessment of Land Parcels	53
Section 11: Assessment of Potential Additional Land for Inclusion in the Green Belt	57
Section 12: Assessment of Potential Additional Villages for Inclusion as Inset Settlements in the Green Belt	62
Section 13: Planning Positively to Enhance the Beneficial Use of the Green Belt	65

SECTION 2

INTRODUCTION AND AIMS OF THE REVIEW

- 2.1 Kirkham Landscape Planning Ltd, supported by Terra Firma Consultancy, was appointed in September 2013 by Vale of White Horse District Council to prepare a Green Belt Review as part of the evidence base for the emerging Local Plan. The aims of the Review are:
1. To review the land within the Green Belt against the five purposes of the Green Belt as outlined in paragraph 80 of the National Planning Policy Framework.
 2. To make an assessment of opportunities to enhance the beneficial use of the Green Belt as outlined in paragraph 81 of the National Planning Policy Framework.
 3. To review land on the edge of the Green Belt to ascertain if the designation should be extended
 4. To assess whether any of the washed over villages should be included as an inset village.
- 2.2 The Review has been based on a need to review the role of the edge of settlements in contribution to five purposes of the Green Belt in the light of the original designation which set the 'inner' boundaries very tightly around the villages with no land for them to grow (see Section 4). Little land was excluded to safeguard for future development needs. However within this context, this Review will examine the extent to which the land on the edge of settlement satisfies the five purposes, with a presumption that no land should be excluded unless overwhelming circumstances prevail.
- 2.3 The Review was undertaken in two phases to inform the Council's identification of potential contingency sites for housing in the light of the Oxfordshire Strategic Housing Market Assessment 2014. The Phase I Green Belt Review Report was submitted in October 2013 as an initial assessment to identify lands parcels within the Green Belt and as an initial assessment of the edge of the settlements within each land parcel against the five purposes of the Green Belt. The Phase I Report has been updated and incorporated into the Final Draft Report.
- 2.4 Table I below sets out the criteria adopted by the Council:

Table I: Assessment criteria

Criterion	Explanation
1. to check the unrestricted sprawl of large built-up areas;	Large built up area refers to Oxford. Land parcel should be assessed for extent to which it protects against contiguous development with Oxford city and it prevents another settlement being absorbed into Oxford.
2. to prevent neighbouring towns merging into one another;	For this criterion, the 'town' that should be considered is Abingdon on Thames in the first instance, but also other settlements currently inset to the Green Belt, which are Appleton, Botley, Cumnor, Kennington, Radley and Wootton. Though most of these are villages rather than towns, the Vale would not wish to allow these settlements to merge.
3. to assist in safeguarding the countryside from encroachment;	This should look at the proximity of the land to existing settlements and the extent to which the land is contained by physical barriers such as roads, railways, watercourses etc. It should also give an overview of the landscape character of the land parcel and the extent to which it impacts on the open countryside.
4. to preserve the setting and special character of historic towns; and	This criterion refers specifically to the setting and special character of Oxford city and the impact of the land parcel upon

	that and should include any long distance views. It should include particular reference to the original designation of the Green Belt and the extent to which there have been any changes in circumstance.
5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The use of previously developed land where available before Greenfield land is a principle the council follows across the district. Therefore it is assumed that all areas of the Green Belt contribute to this principle equally and does not need to be considered specifically as part of this review.

2.5 The Review seeks to fulfil the following objectives:

1. A comprehensive review of the whole of the Vale of White Horse Green Belt;
2. A comprehensive test of all of the Green Belt against the five purposes; and
3. A review of the contribution of each land parcel and its edge of settlement to the Green Belt.

2.6 The Review has been undertaken in the context that it may be necessary to release land for development in the light of new housing need and the Review aims to distinguish the relative value of different parts of the Green Belt on the edge of settlements. This has been undertaken by assessing each land parcel and the edge of settlements within each land parcel against the five criteria; by seeking to identify whether this land makes a greater or lesser contribution to the Green Belt when taking into account the reasons for the designation (as set out in Section 5 of this Report); and by assessing the current level of urban influence on the land and its connectivity with the wider Green Belt.

2.7 The Review was undertaken independently of the Council's internal appraisals and other evidence base work. The Green Belt Review does not seek to balance Green Belt purposes with other sustainability objectives or to make recommendations for the exclusion of areas of the Green Belt. It provides advice to the Council of the extent to which the land parcels are more or less essential to meeting the purposes and local objectives of the Green Belt. It is the role of the Council to undertake the task of deleting or adding areas of land from the existing Green belt when considering and presenting changes to the Local Plan.

2.8 This Phase 2 Review Report includes:

- the final assessment of the edge of settlements and the land parcels as a whole;
- a high level assessment of the opportunities to enhance beneficial use of the Green Belt;
- A review of the washed over settlements; and
- a review of the Green Belt boundary to examine whether it should be extended to the west of Abingdon.

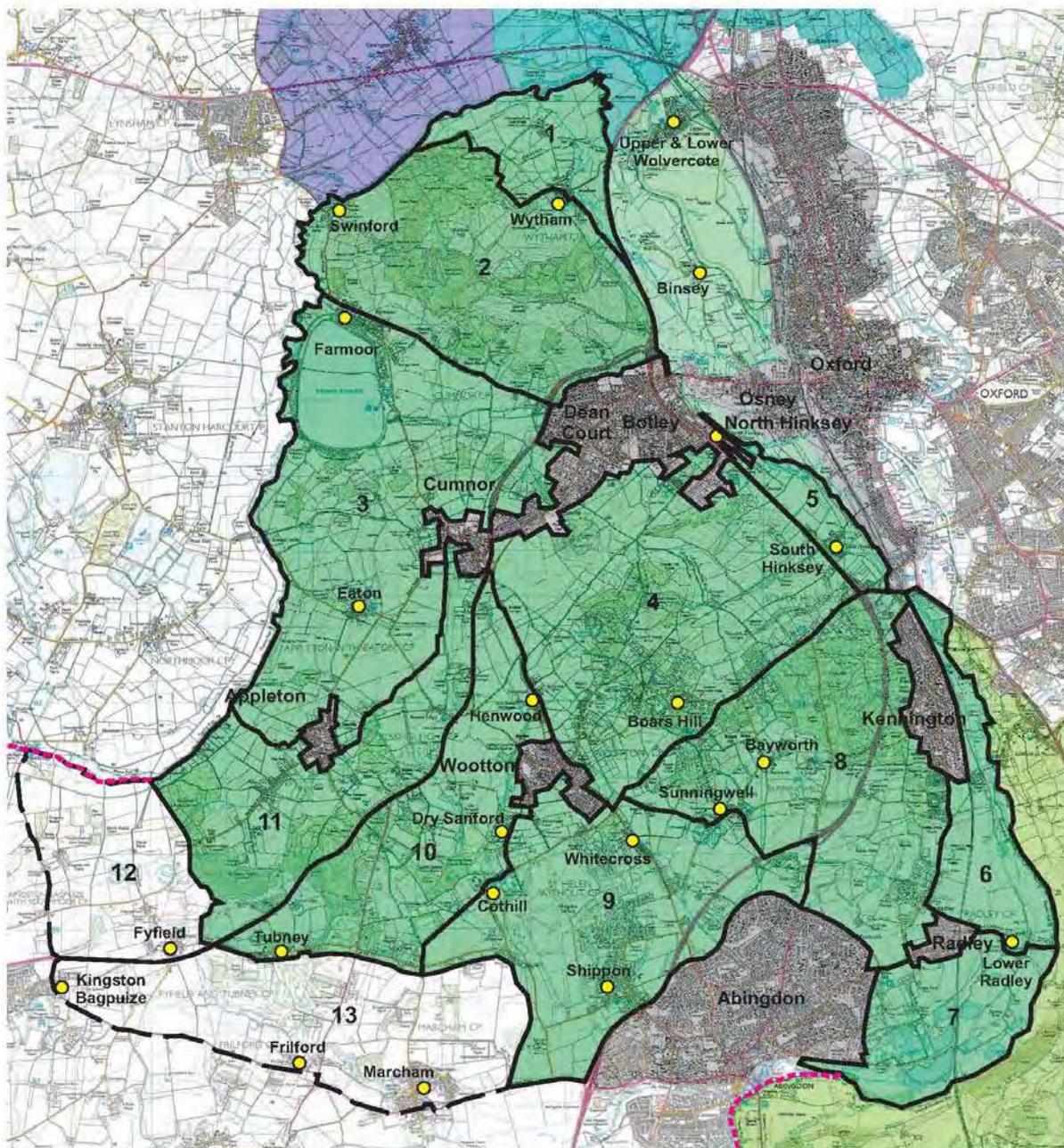


Figure 1: Vale of White Horse Oxford Green Belt Review Study Area showing Land Parcels 1 to 13 and Settlements

0m 1km north
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KEY

- Settlement
- Green belt - Vale of White Horse
- Green belt - Oxford City Council
- Green belt - South Oxfordshire District Council
- Green belt - Cherwell District Council
- Green belt - West Oxfordshire District Council
- Land parcel boundary
- Hamlet Settlement
- Extent of Vale of White Horse beyond the Green Belt

SECTION 8

ANALYSIS OF THE SPECIAL QUALITIES OF THE OPEN COUNTRYSIDE WITHIN THE GREEN BELT

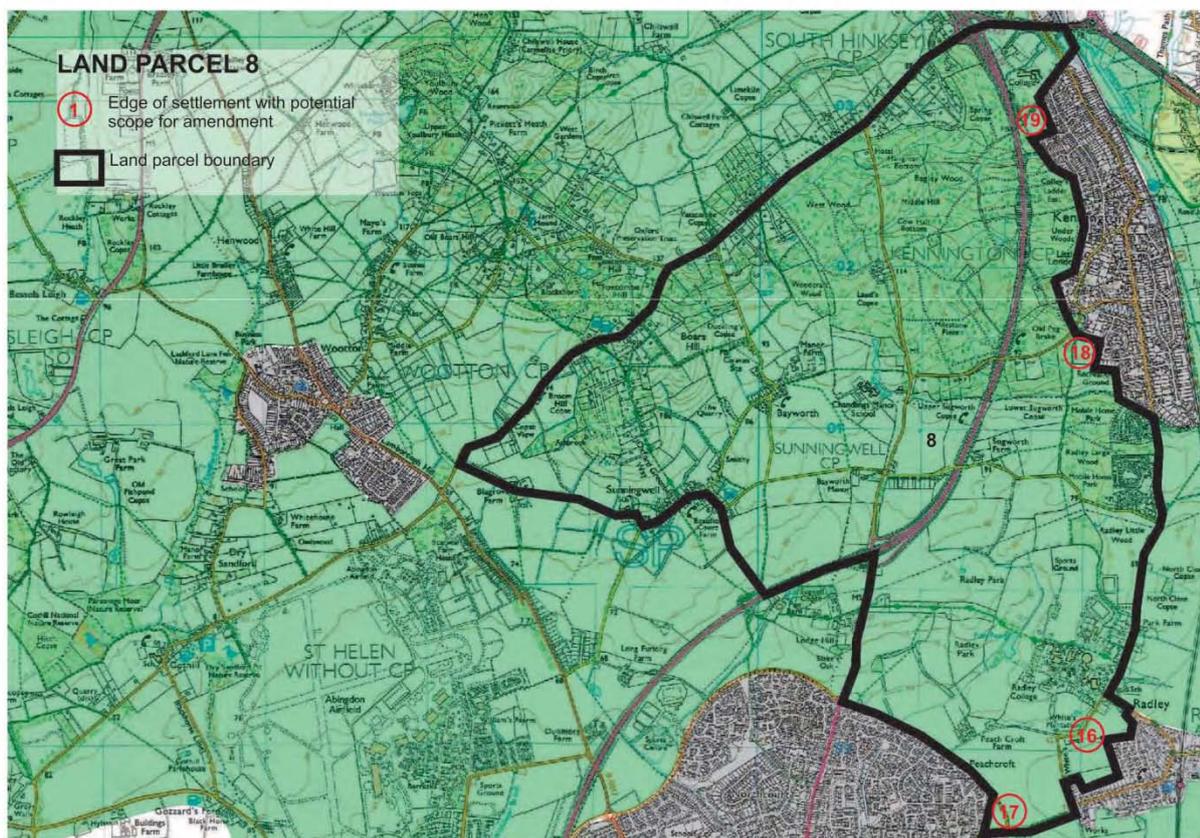
- 8.1 The review of the history of the Green Belt in Section 5 identifies a number of key characteristics of the open countryside west of Oxford that were considered essential components of the Green Belt and its purposes.
- 8.2 The land within the Green Belt remains open in character (with those exceptions where exceptional circumstances have prevailed). In addition to those key characteristics already identified in Section 5, it is evident from our review of the Oxfordshire Wildlife and Landscape Study 2004 and our site visits that there are additional components of the Green Belt countryside that contribute to the overall value of the countryside in maintaining the setting of Oxford and separate identity of the neighbouring settlements within Oxford's hinterland.
- 8.3 These special qualities are:
- Containment within the landscape bounded by the loop of the River Thames from Newbridge in the west to Culham in the east;
 - River Thames and its water meadows;
 - Prominent series of hills and small valleys encircling Oxford;
 - Wooded hills and hillsides;
 - Lowland river terraces between the river floodplain and wooded hills;
 - Small pasture fields contained by woodland;
 - Contribution of vale landscapes to the balance of interconnected river landscapes and wooded hills; and
 - Traditional village pattern.
- 8.4 A number of existing elements contribute to the vulnerability of the Green Belt to further erosion:
- Existing inter-visibility between some settlements;
 - Perception of urban sprawl out of Oxford and into Botley;
 - Openness of the immediate riparian landscape adjoining Oxford;
 - Presence of smaller hamlets and ribbon development along the roads connecting the settlements which reduce the built form gap between the settlements;
 - Influence of major infrastructure particularly roads and pylons;
 - Increase in mass and scale of modern development within settlements, in particular in more urban areas, which are more highly visible from a wider area; and
 - Loss of tree cover and hedgerows in some landscapes (most notably the arable landscapes).
- 8.5 Our analysis of the contribution of the land parcels to these special qualities is set out below:

Table 2

Land Parcel	Location	Character	Key characteristics of importance to designation
1	Wytham and the Thames landscape corridor	River meadows and open terrace between the River Thames and Wytham Hill	Water meadows (continue to east into Port Meadow) River Thames (continues south into Oxford Green Belt) River gravel terrace between riparian landscape and wooded hills Small fields under pasture between woodland blocks Views to Oxford
2	Wytham Hill	Wooded hillside with vale setting to south	Water meadows River Thames Part of range of hills west of Oxford Steep sided isolated hill Large interlocking blocks of woodland Small fields under pasture between woodland blocks Vale landscape associated with River Thames Wytham village Views to Oxford
3	Farmoor and Eaton	Open vale farmland / river corridor	River Thames Water meadows River gravel terrace Vale landscape associated with River Thames Small fields under pasture between woodland blocks Eaton village
4	Boars Hill north	Wooded hillside	Large blocks of woodland Prominent hills and rolling occasionally steep sided landform Small pasture fields Vale landscape setting to wooded hills Boars Hill village Views to Oxford
5	Hinksey Villages floodplain	River meadows / ridge edge	River Thames tributaries Water meadows Wooded edge North and South Hinksey villages Views to Oxford
6	Kennington and Radley floodplain	River meadows and terraces / ridge edge	River Thames Water meadows River gravel terrace Rising wooded hillsides Lower Radley village Views to south Oxford
7	Radley / Abingdon floodplain	River meadows and terraces	River Thames River gravel terrace Vale landscape setting to the river and rising wooded hillsides at Nuneham Courtney in South Oxfordshire

Land Parcel	Location	Character	Key characteristics of importance to designation
8	Foxborough Hill and Radley Wood	Wooded and parkland hillside	Part of range of hills west of Oxford Large blocks of woodland Prominent hills and rolling occasionally steep sided landform Small pasture fields Vale landscape setting to wooded hills Sunningwell and Bayworth villages
9	Shippon and the airfield	Rolling farmland / airfield	Small pasture fields Shippon, Whitecross and Cothill villages Vale landscape setting to Abingdon
10	Dry Sandford / Tubney	Wooded ridge	Wooded hillsides Small fields under pasture between woodland blocks Dry Sandford, Henwood and Tubney villages Sandford Brook and its wooded landscape corridor
11	South Appleton	Wooded farmland	River Thames Water meadows Wooded hillsides Small fields under pasture between woodland blocks Bessels Leigh village

P8: Foxborough Hill and Radley Wood



A. Settlement edge of Radley: Radley College

Description	The northern settlement edge comprises the buildings and grounds of Radley College set in the remains of parkland which extends westwards into the land parcel. To the south the settlement edge includes medium and large fields which extend to the west. The settlement edge is heavily influenced by the adjoining village.
To check the unrestricted sprawl of Oxford	N/A
To prevent neighbouring towns (Oxford, Abingdon, Appleton, Botley, Cumnor, Kennington, Radley and Wootton) merging into each other	The settlement edge of Radley in general is important in maintaining the separation of Radley and Abingdon but the Radley edge east of White's Lane is already compromised by the exposed village built form.
To assist in safeguarding the countryside from encroachment	West of White Lane the settlement edge is part of the swathe of countryside that extends north-west up to Lodge Hill. The areas east of the lane are contained by the built form and make a lesser contribution to safeguarding the countryside
To preserve the setting and special character of historic Oxford	N/A
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Opportunities for use of derelict or urban land are few in Radley

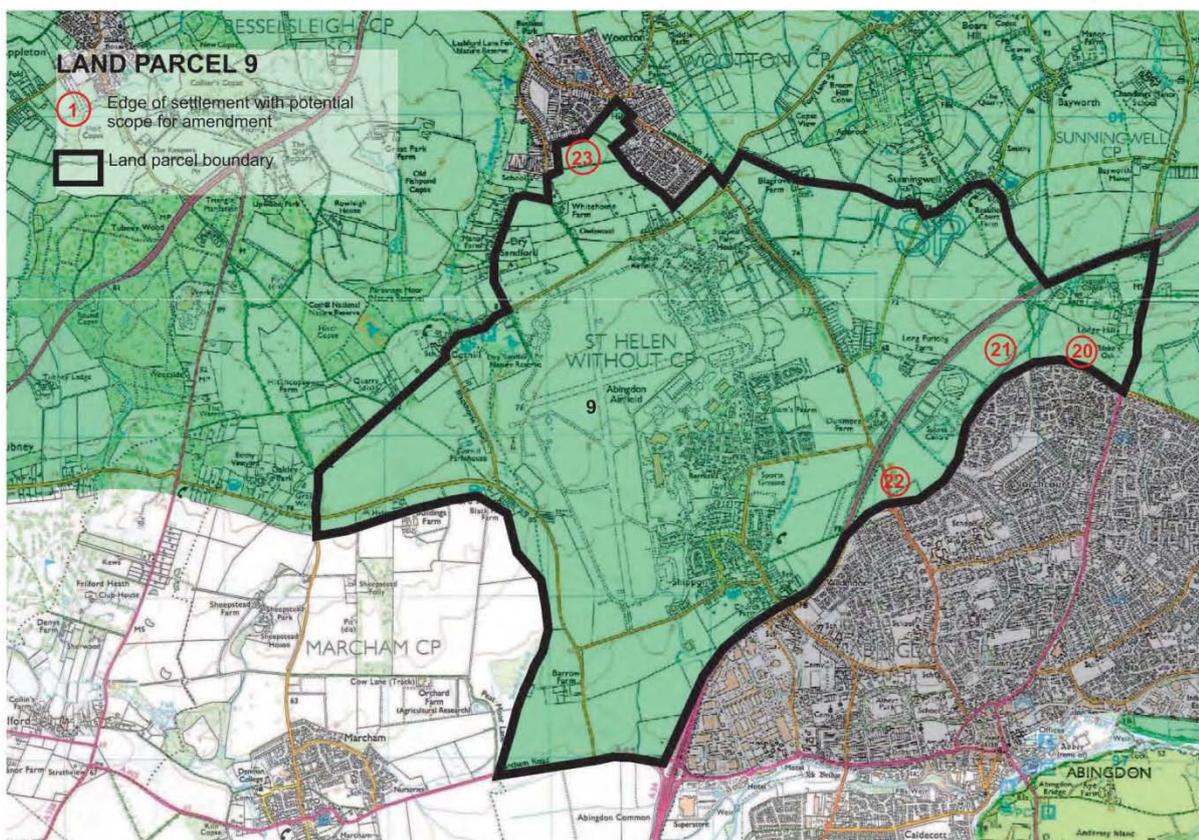
B. Settlement edge of Abingdon: Radley Park

Description	The landscape north of the perimeter road is a mix of open fields and remnants of the historic parkland at Radley Park. Peachcroft Farm is used for rearing turkeys and geese and horticulture, with a small farm shop and farm buildings.
To check the unrestricted sprawl of Oxford	N/A
To prevent neighbouring towns (Oxford, Abingdon, Appleton, Botley, Cumnor, Kennington, Radley and Wootton) merging into each other	This open landscape with long views is important in maintaining the separation of Abingdon from Radley. The openness of the area is important to the physical and visual containment of Abingdon
To assist in safeguarding the countryside from encroachment	The settlement edge is very much a part of the wider landscape which extends along the northern edge of Abingdon up to Lodge Hill. The perimeter road provides a clear change from built form to extensive open countryside. The small triangular open area next inside the perimeter road is heavily influenced by the adjoining built form
To preserve the setting and special character of historic Oxford	N/A
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The pressure for housing expansion at Abingdon means that the protection of this valued part of the Green Belt plays an important role in maintaining the need to encourage the use of land of a lesser environmental quality in the town.

C. Settlement edge of Kennington: Radley Large Wood

Description	The settlement edge is heavily wooded covering the lower slopes of Foxborough Hill. A few small open fields, two of which are in use as recreation grounds, lie between the woodland and the settlement edge
To check the unrestricted sprawl of Oxford	The proximity of Oxford to the east of Kennington means that the settlement edge even on the west side of the village makes an important contribution to the perception that Oxford has not spilled over west of the river at this point.
To prevent neighbouring towns (Oxford, Abingdon, Appleton, Botley, Cumnor, Kennington, Radley and Wootton) merging into each other	The western edge is so well contained by woodland that it makes little contribution to the separation of Kennington and Wootton or Abingdon
To assist in safeguarding the countryside from encroachment	The wooded edge is part of a wider swathe within the open countryside and vulnerable to erosion. The small open areas next to Kennington are heavily influenced by the adjoining built form
To preserve the setting and special character of historic Oxford	The wooded hillsides to the west of Oxford and an important part of its historic setting.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Opportunities for use of derelict or urban land are small in scale in Kennington

P9: Shippon and the airfield



A. Settlement edge of Wootton: Whitehouse Farm

Description	The settlement edge is a series of small fields under pasture, divided by tree cover and distinctive hedgerows (bare at ground level).
To check the unrestricted sprawl of Oxford	N/A
To prevent neighbouring towns (Oxford, Abingdon, Appleton, Botley, Cumnor, Kennington, Radley and Wootton) merging into each other	Settlement within Shippon and Whitecross has eroded the perception of open countryside between Wootton and Abingdon so that the rural settlement edge is important in maintaining the separation of Wootton and Abingdon. However where the edge is enclosed by the built form, this is less important.
To assist in safeguarding the countryside from encroachment	The settlement edge contrasts with the landscape of the Airfield south of Honeycroft Lane. It includes the best of the open countryside between the settlements.
To preserve the setting and special character of historic Oxford	N/A
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Opportunities for use of derelict or urban land are small in scale in Wootton

B. Settlement edge of Abingdon: North of Wildmoor

Description	This is an extensive settlement edge heavily influenced by the A34 and the urban edge of Abingdon, although less so in the south, where the A34 contains the town. The edge is a pattern of medium sized fields with recreational uses on the edge of Abingdon and Shippon. Lines of trees follow the road network
To check the unrestricted sprawl of Oxford	N/A
To prevent neighbouring towns (Oxford, Abingdon, Appleton, Botley, Cumnor, Kennington, Radley and Wootton) merging into each other	The settlement at Shippon and Whitecross has eroded the perception of open countryside between Wootton and Abingdon so that the settlement edge west of the A34 is more important in maintaining the separation of Abingdon from Wootton. However east of the A34 the settlement edge is heavily influenced by modern urban uses and contained by the elevated A34 thus having a much lesser contribution to the sense of separation
To assist in safeguarding the countryside from encroachment	West of the A34, the edge is part of the wider countryside which wraps around Shippon and the Airfield. East of the A34 the land makes little contribution to the perception of open countryside
To preserve the setting and special character of historic Oxford	N/A
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The pressure for housing expansion at Abingdon means that the protection of this valued part of the Green Belt plays an important role in maintaining the need to encourage the use of land of a lesser environmental quality in the town.

SUMMARY OF 'INNER EDGE' OF SETTLEMENTS BY SETTLEMENT

Table 4:

Settlement	Essential to check the unrestricted sprawl of Oxford	Essential to prevent neighbouring towns (Oxford, Abingdon, Appleton, Botley, Cumnor, Kennington, Radley and Wootton) merging into each other	Essential to assist in safeguarding the countryside from encroachment	Essential to preserve the setting and special character of historic Oxford	Essential to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Scope for amendment of Vale of White Horse Green Belt inner edge *	Notes on inner edge which could be the subject of a more detailed review (see Land Parcel plans and Figure 5)
Oxford	YES Vale of White Horse Green Belt contributes, together with the Oxford City Green Belt, to this purpose The Vale of White Horse Green Belt, in a small section of P1 and P5, abuts the urban settlement	YES Oxford and Botley Oxford and Kennington	YES Safeguard the countryside within the landscape of river meadows, River Thames and its tributaries,	YES River and its meadows are important to the setting and special character	The pressure for expansion at Oxford City means that the protection of this highly valued part of the Green Belt plays an important role in maintaining the need to encourage the use of land of a lesser environmental quality	None	N/A
Abingdon	NO	YES Wider landscape essential in preventing perception of merging with Wootton and Radley Smaller areas within the influence of the settlement are less critical	YES IN PART Safeguard wooded hillsides particularly Lodge Hill and continuity of Vale landscapes	YES IN PART Wooded hillsides are important to the setting and special character	The pressure for housing expansion at Abingdon means that the protection of this valued part of the Green Belt plays an important role in maintaining the need to encourage the use of land of a lesser environmental quality in the town.	Further review of inner edge within parcels P7, P8 and P9	P7 Note 15: The northern part of this edge is part of the narrow gap between Abingdon and Radley but the area around, and to the south of Wick Hall should be reviewed; P8 Note 17: A small triangle of land on the edge of Abingdon inside the perimeter road; P9 Notes 20 to 22: The

Settlement	Essential to check the unrestricted sprawl of Oxford	Essential to prevent neighbouring towns (Oxford, Abingdon, Appleton, Botley, Cumnor, Kennington, Radley and Wootton) merging into each other	Essential to assist in safeguarding the countryside from encroachment	Essential to preserve the setting and special character of historic Oxford	Essential to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Scope for amendment of Vale of White Horse Green Belt inner edge *	Notes on inner edge which could be the subject of a more detailed review (see Land Parcel plans and Figure 5)
							area between the A34 and urban edge;
Appleton	NO Separated by extensive areas of Green belt	IN PART Wider landscape essential in preventing perception of merging with Cumnor Smaller areas within the influence of the settlement are less critical	LARGELY YES Safeguard river landscapes and contribution from wooded hillsides and the Vale to the open countryside	NO Landscape qualities are not key to the setting or special character	Opportunities for use of derelict or urban land are few in Appleton	Further review of inner edge in parcel P3 and P11	P3 Note 7: Area contained by barns and westerly extent of Appleford; P11 Note 25: Area contained by Appleford to south-east and north-west;
Botley	YES High risk of absorbing Botley into Oxford in the absence of the Green Belt	YES Generally part of the wider landscape essential in preventing perception of merging with Cumnor	IN PART Surrounding wooded hillsides and vales are important to the wider countryside Some smaller contained areas are less critical	YES Wooded hillsides and small pasture fields at Wytham and south of Botley are a key feature of the setting and special character	The pressure for development at Botley means that the protection of this valued part of the Green Belt plays an important role in encouraging the use of land of a lesser environmental quality in the villages and neighbouring Oxford.	Further review of inner edge in parcels P2(up to A420); P3; P4 ; and P5	P2 Notes 1 and 2: Parts of this edge do not have the essential characteristics of the Green Belt; P3 Note3: Part of this edge does not have the essential characteristics of the Green Belt; P4 Note 8: Part of this edge does not have the essential characteristics of the Green Belt; P5 Note 11 and 12: Review edge of settlement along the A34
Cumnor	YES Risk of perception of urban	LARGELY YES Generally part of the	LARGELY YES Part of the Vale landscapes that	NO Landscape qualities are not	Opportunities for use of derelict or urban land are few in	Further review of small parcels of land in P3 and P11 are	P3 Notes 4 to 6: A number of small areas are contained by Cumnor on

Settlement	Essential to check the unrestricted sprawl of Oxford	Essential to prevent neighbouring towns (Oxford, Abingdon, Appleton, Botley, Cumnor, Kennington, Radley and Wootton) merging into each other	Essential to assist in safeguarding the countryside from encroachment	Essential to preserve the setting and special character of historic Oxford	Essential to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Scope for amendment of Vale of White Horse Green Belt inner edge *	Notes on inner edge which could be the subject of a more detailed review (see Land Parcel plans and Figure 5)
	expansion absorbing Botley and Cumnor	wider landscape essential in preventing perception of merging with Botley, Wootton and Appleton Much smaller areas within the influence of the settlement are less critical	complement the river landscape corridors and wooded hillsides beyond the inner edge	key to the setting or special character	Cumnor	influenced by the built form in the inner edge north and south of Cumnor	at least two sides and are less part of the wider landscape; P11 Note 24: A small area closely related to the existing built form and enclosed by tree belts;
Kennington	YES High risk of absorbing Kennington into Oxford in the absence of the Green Belt	YES Generally part of the wider landscape essential in preventing perception of merging with Oxford, Botley, and Radley Smaller areas within the influence of the settlement are less critical	MAINLY YES Part of the wooded hillside or river landscapes that form the continuity of countryside west of Oxford	YES Wooded hillsides and river landscape are important to the setting and special character	Opportunities for use of derelict or urban land are small in scale in Kennington	Further review of individual plots on the inner edge in parcels P6 and P8	P6 Note 13: Area of land contained on two sides by Kennington which does not have the essential characteristics of the Green Belt; P8 Notes 18 and 19: Parts of this edge do not have the essential characteristics of the Green Belt;
Radley	NO Separated by open landscapes	YES Generally part of the wider landscape essential in preventing perception of merging with Kennington and Abingdon Smaller areas within the	YES Part of the wooded hillside or river landscapes that form the continuity of countryside west of Oxford	YES Wooded hillsides and river landscape are important to the setting and special character	Opportunities for use of derelict or urban land are few in Radley	Further review of inner edge in parcel P8 only	P8 Note 16: The southern part of this edge is part of the narrow gap between Abingdon and Radley. Area of land contained on two sides by Radley which has few of the essential characteristics

Settlement	Essential to check the unrestricted sprawl of Oxford	Essential to prevent neighbouring towns (Oxford, Abingdon, Appleton, Botley, Cumnor, Kennington, Radley and Wootton) merging into each other	Essential to assist in safeguarding the countryside from encroachment	Essential to preserve the setting and special character of historic Oxford	Essential to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Scope for amendment of Vale of White Horse Green Belt inner edge *	Notes on inner edge which could be the subject of a more detailed review (see Land Parcel plans and Figure 5)
		influence of the settlement are less critical					of the Green Belt;
Wootton	NO Separated by open landscapes	YES IN PART Generally part of the wider landscape essential in preventing perception of merging with Cumnor and Abingdon Smaller areas within the influence of the settlement are less critical	YES Part of the Vale landscape that inter-connects with the wooded hillsides	NO Landscape qualities are not key to the setting or special character	Opportunities for use of derelict or urban land are small in scale in Wootton	Further review of inner edge of parcels P4; and P9	P4 Notes 9 and 10: The gap between Wootton and the satellite settlements of Henwood and Whitecross are vulnerable to erosion. Areas which are contained by Wootton on two sides and which have much less of the essential characteristics of the Green Belt; P9 Note 23: Area of land contained on three sides by Wootton which does not have the essential characteristics of the Green Belt.

* It is recommended that although the landscape character, visual characteristics and settlement pattern found within these settlement inner edges have been examined in site visits these should be examined in greater detail to determine the contribution of individual plots to the purposes of the Green Belt. All of these areas recommended for further examination may be the subject of other constraints on development (environmental, access or social).

SECTION 10

ASSESSMENT OF LAND PARCELS: PURPOSES OF THE GREEN BELT

10.1 Phase 2 of the Study sought to analyse the extent to which the 11 Green Belt land parcels met the five purposes of the Green Belt. This is set out below in Table 5.

Table 5:

Land Parcel	Location	Adjacent Green Belt land	To check the unrestricted sprawl of Oxford (1)	To prevent neighbouring towns (Oxford, Abingdon, Appleton, Botley, Cumnor, Kennington, Radley and Wootton) merging into each other (2)	To assist in safeguarding the countryside from encroachment (3)	To preserve the setting and special character of historic Oxford (4)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land (5)
1	Wytham and the Thames landscape corridor	Oxford City River Thames/ Port Meadow / Wolvercote / Binsey	In conjunction with Oxford City GB the land parcel checks unrestricted sprawl into the River Thames landscape corridor	N/A	The Land Parcel is an undeveloped and important part of the countryside defined by the River Thames, and its water meadows and terraces at the bend of the Thames as it negotiates the northern edge of Wytham Hill.	The land parcel contains landscape features recognised as key to preserving the setting and special character of historic Oxford	YES. To be achieved through allocation of brownfield land for development wherever possible and application of NPPF policy for the reviewed Green Belt land parcel
2	Wytham Hill	Oxford City River Thames / Port Meadow / Seacourt Stream	In conjunction with Oxford City GB the land parcel checks unrestricted sprawl into the River Thames landscape corridor	The southern part in particular contributes significantly to the prevention of Botley and Oxford from merging visually	The Land Parcel is an undeveloped and important part of the series of wooded hills and hillsides that characterise the countryside west in the Vale west of Oxford. It also provides an open countryside link within the loop of the river Thames valley north-west of Oxford.	The land parcel contains landscape features recognised as key to preserving the setting and special character of historic Oxford	YES. To be achieved through allocation of brownfield land for development wherever possible and application of NPPF policy for the reviewed Green Belt land parcel
3	Farmoor and Eaton	N/A	N/A	The eastern part in particular contributes significantly to preventing the merging of Botley and	The Land Parcel is largely undeveloped and is an important tract of open countryside blending steeper wooded hillsides	N/A	YES. To be achieved through allocation of brownfield land for development wherever

Land Parcel	Location	Adjacent Green Belt land	To check the unrestricted sprawl of Oxford (1)	To prevent neighbouring towns (Oxford, Abingdon, Appleton, Botley, Cumnor, Kennington, Radley and Wootton) merging into each other (2)	To assist in safeguarding the countryside from encroachment (3)	To preserve the setting and special character of historic Oxford (4)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land (5)
				Cumnor; and slightly less so of Cumnor to Appleford	and valleys around north of Cumnor and Botley, with the flatter terraces of the River Thames and open plateau which make up the flatter vale landscapes.		possible and application of NPPF policy for the reviewed Green Belt land parcel
4	Boars Hill north	N/A	Together with P5 the land parcel prevents any potential sprawl around the A34	Together with P5 this land parcel is particularly important in preventing the merger of 4 settlements: Oxford, Botley, Wootton, Cumnor	The Land Parcel is a largely undeveloped and important part of the series of wooded hills, hillsides and valleys that characterise the countryside west in the Vale west of Oxford. Scattered development is well contained and integrated into the countryside.	The land parcel contains landscape features recognised as key to preserving the setting and special character of historic Oxford	YES. To be achieved through allocation of brownfield land for development wherever possible and application of NPPF policy for the reviewed Green Belt land parcel
5	South Hinksey floodplain	Oxford City / River Thames tributaries	In conjunction with Oxford City GB the land parcel checks unrestricted sprawl into the River Thames landscape corridor	Together with P4 this land parcel is particularly important in preventing the merger of Oxford and, Botley	The Land Parcel is small but part of an important part of the countryside defined by the River Thames, its water meadows and terraces. It is more fragmented by existing development but therefore vulnerable to further deterioration from future encroachment.	The land parcel contains landscape features recognised as key to preserving the setting and special character of historic Oxford	YES. To be achieved through allocation of brownfield land for development wherever possible and application of NPPF policy for the reviewed Green Belt land parcel
6	Kennington and Radley floodplain	South Oxfordshire / River Thames	In conjunction with South Oxfordshire GB the land parcel checks unrestricted	The northern part of the land parcel is important to preventing the merger of Kennington	The Land Parcel is an undeveloped and important part of the countryside defined by the River Thames, its	The land parcel contains landscape features recognised as key to	YES. To be achieved through allocation of brownfield land for development

Land Parcel	Location	Adjacent Green Belt land	To check the unrestricted sprawl of Oxford (1)	To prevent neighbouring towns (Oxford, Abingdon, Appleton, Botley, Cumnor, Kennington, Radley and Wootton) merging into each other (2)	To assist in safeguarding the countryside from encroachment (3)	To preserve the setting and special character of historic Oxford (4)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land (5)
			sprawl into the River Thames landscape corridor	with Oxford; and the southern part of merging Kennington with Radley	water meadows and terraces as it extends south towards Abingdon.	preserving the setting and special character of historic Oxford	wherever possible and application of NPPF policy for the reviewed Green Belt land parcel
7	Radley / Abingdon floodplain	South Oxfordshire / River Thames	N/A	The western part of this land parcel in particular is important in preventing Radley from merging with Abingdon	The Land Parcel is rather fragmented by development and has been damaged by past gravel workings. However it remains an important part of the countryside of River Thames and as setting to the wooded hills at Nuneham Courtney.	The land parcel contains landscape features recognised as key to preserving the setting and special character of historic Oxford	YES. To be achieved through allocation of brownfield land for development wherever possible and application of NPPF policy for the reviewed Green Belt land parcel
8	Foxborough Hill and Radley Wood	N/A	Together with P5 and 6 the land parcel prevents any potential sprawl around the A34	The land parcel is important to preventing the merging of 4 settlements: Oxford, Kennington, Radley and Abingdon	The Land Parcel is a largely undeveloped and an important part of the series of wooded hills, hillsides and valleys that characterise the countryside west in the Vale west of Oxford. Scattered development is well contained and integrated into the countryside in the main.	The land parcel contains landscape features recognised as key to preserving the setting and special character of historic Oxford	YES. To be achieved through allocation of brownfield land for development wherever possible and application of NPPF policy for the reviewed Green Belt land parcel
9	Shippon and the airfield	N/A	N/A	Most of the land parcel is very important in preventing the merging of Wootton and Abingdon, although the land to the west makes a lower contribution	The Land Parcel is heavily influenced by development at Shippon, the airfield and Whitecross but also includes the very rural settlements at Dry Sandford, Gozzards Ford	N/A	YES. To be achieved through allocation of brownfield land for development wherever possible and application of NPPF policy for the

Land Parcel	Location	Adjacent Green Belt land	To check the unrestricted sprawl of Oxford (1)	To prevent neighbouring towns (Oxford, Abingdon, Appleton, Botley, Cumnor, Kennington, Radley and Wootton) merging into each other (2)	To assist in safeguarding the countryside from encroachment (3)	To preserve the setting and special character of historic Oxford (4)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land (5)
					and Cothill. The remaining open countryside is vulnerable to erosion due to its openness and fragmentation.		reviewed Green Belt land parcel
10	Dry Sandford / Tubney	N/A	N/A	The northern part of this land parcel is particularly important to preventing the merging of Wootton and Cumnor; and together with P11 to the separation of Appleton and Wootton. The remainder to the south of Wootton does not have a key role in this respect	The Land Parcel is an undeveloped mix of open vale and wooded landscapes at the heart of the Green Belt.	N/A	YES. To be achieved through allocation of brownfield land for development wherever possible.
11	South Appleton	N/A	N/A	Together with P3, the land parcel in the north contributes to preventing the merging of Appleton and Cumnor. Together with P10, it also contributes to preventing the merging of Appleton with Wootton. The land south of Appleton does not have a key role in this respect	The Land Parcel is a largely undeveloped mix of open vale and wooded landscapes and is part of the countryside along the River Thames. Scattered development is not always well integrated in the landscape but is rural in character.	N/A	YES. To be achieved through allocation of brownfield land for development wherever possible.

10.2 All of the eleven parcels met three or more of the purposes with those land parcels on the western side of the Green Belt playing a less significant role in checking the unrestricted sprawl of Oxford or preserving the setting and special character of historic Oxford.

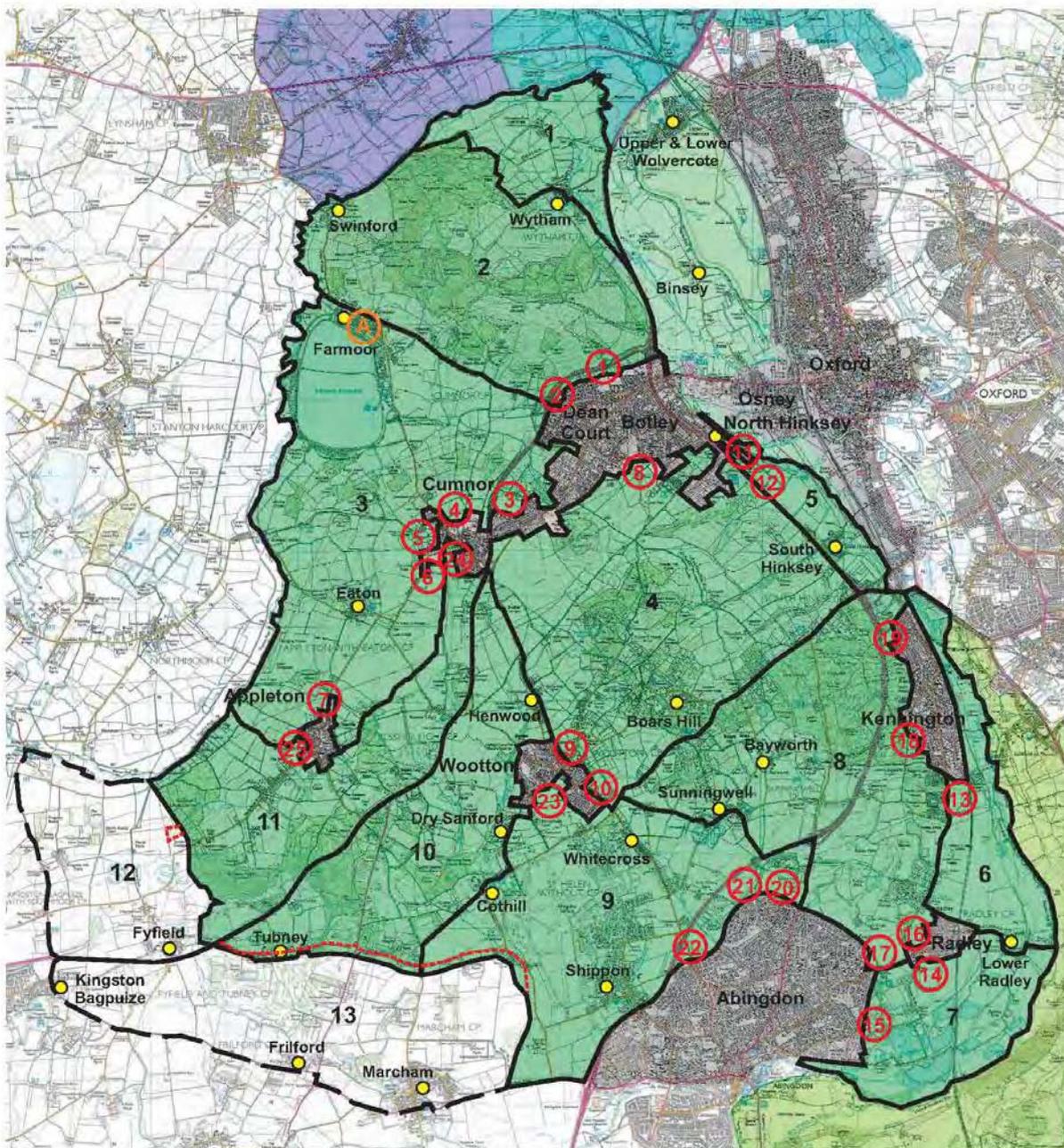


Figure 5: Inner Edge of Land Parcels and Potential Inset Settlement Recommended for Further Examination for Potential Exclusion from the Green Belt

0m 1km north
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KEY

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|---|---|
| Settlement | Land parcel boundary |
| Green belt - Vale of White Horse | Hamlet Settlement |
| Green belt - Oxford City Council | Potential Revision to Green Belt Boundary |
| Green belt - South Oxfordshire District Council | Edge of settlement with potential scope for amendment |
| Green belt - Cherwell District Council | Proposed new 'Inset Settlement' |
| Green belt - West Oxfordshire District Council | |