



VALE OF WHITE HORSE DISTRICT COUNCIL GREEN BELT REVIEW

PHASE 3 REPORT:

AMENDMENTS TO BOUNDARIES OF THE GREEN BELT AROUND INSET VILLAGES AND NEW INSET VILLAGE AT FARMOOR

I. Scope of the Report

The Phase 2 Report identified a number of locations on the edge of settlements and the settlement at Farmoor to be examined further for a possible revision of the Green Belt boundary. Consequently this Phase 3 report proposes alterations to the boundaries based on the contribution of these edge of settlement areas to the purpose of the Green Belt and its open character (see Phase 2 Report). The boundaries of each area are selected to be identifiable on the ground.

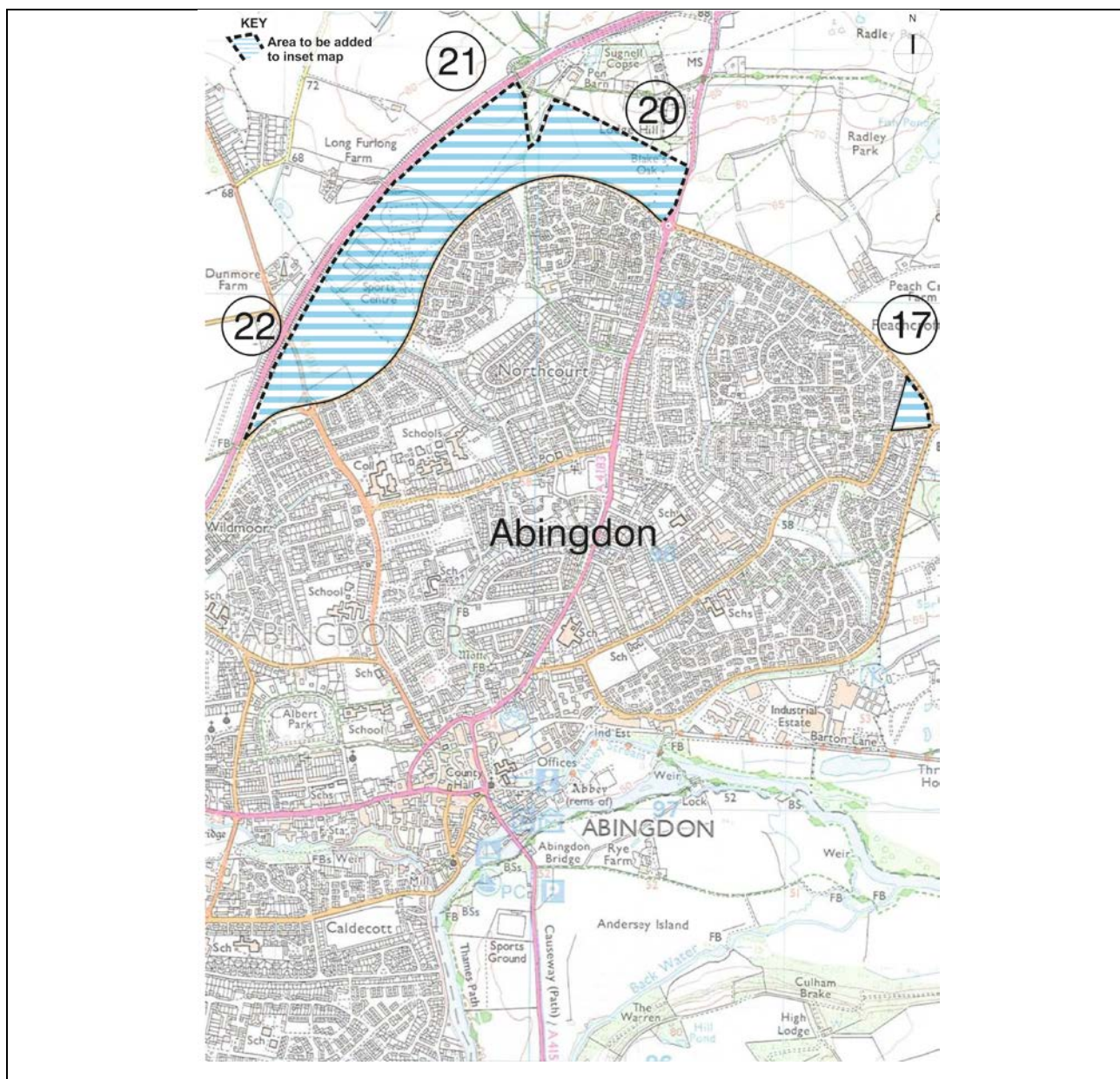
All of the areas are greenfield and open in character at present. A cautious approach has been taken to limit recommendations for the removal of land in the Oxford Green Belt to those areas that are not considered, in the light of the tests set out in Phase 2 Report, to meet the purposes of the Green Belt.

Any future proposals for these areas would also be considered in the light of prevailing economic, social and environmental matters at the time and therefore the usual landscape and visual constraints and opportunities on the land would still apply. Where a key landscape or visual feature of the area is important to the functioning of the adjoining Green Belt, this is specifically referred to in the supporting text.

The Report presents a series of plans, one for each settlement, showing proposed changes to the Green Belt boundary, accompanied by notes on the revised boundaries. Encircled numbers refer to notes in the Phase 2 Report Table 4.

It is recommended that two areas noted in the Phase 2 Report, at Botley (North Hinksey) (Area I2) and Abingdon (Area I5), remain within the Green Belt following the detailed assessment. In both cases the areas were considered to contribute to the purposes of the Green Belt.

ABINGDON: PROPOSED CHANGES



Proposed revised boundaries

The boundary has been revised in four locations, although Areas 20 to 22 are contiguous. The northern boundary has been revised to follow the A34 to the north-west of Abingdon in Areas 21 and 22 and a tree line on the lower slopes of Lodge Hill to the north in Area 20. In Area 17 a minor revision to the boundary has been made on the north-east edge to follow the line of the perimeter road, Twelve Acre Drive.

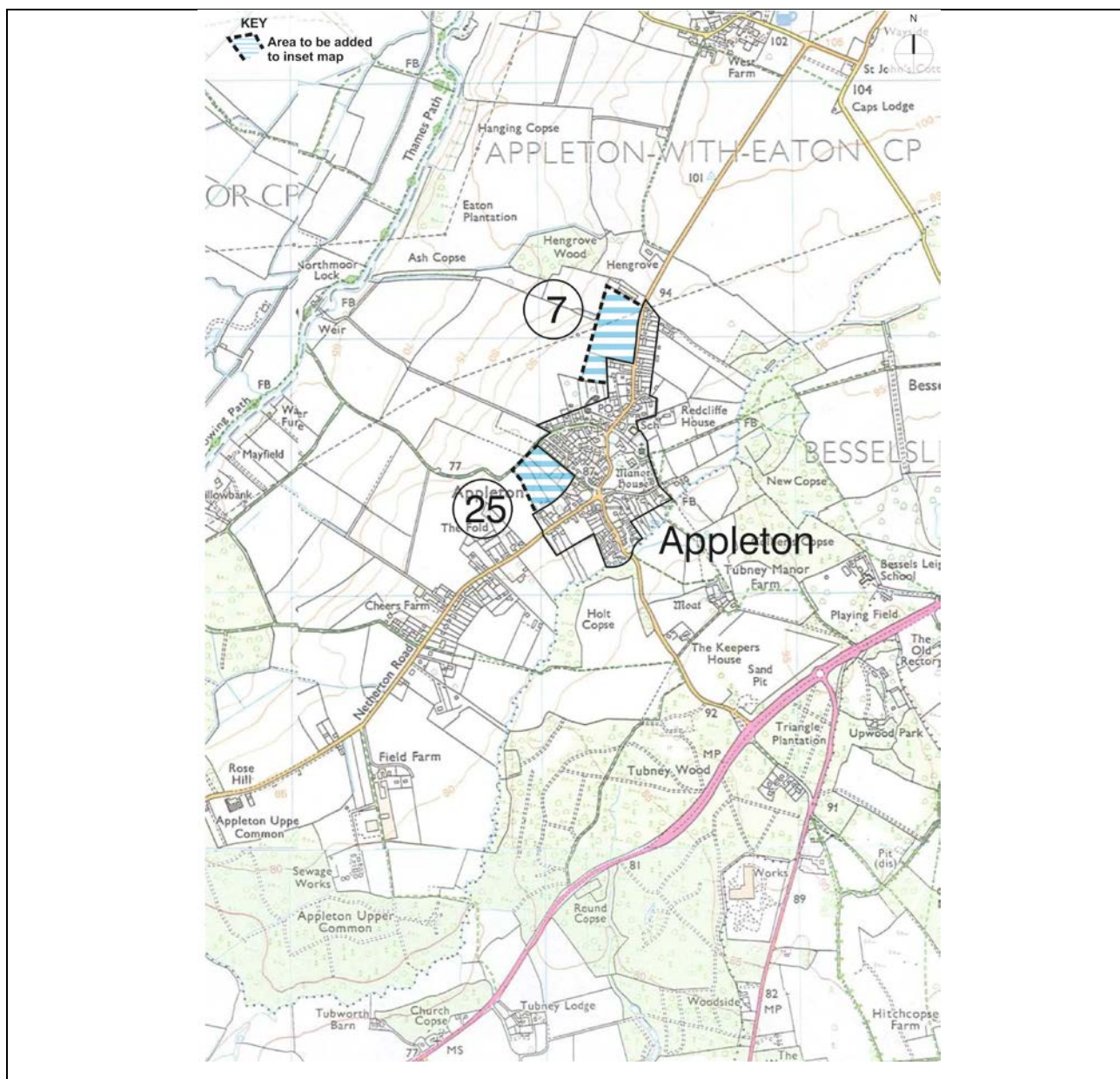
Key landscape characteristics contributing to the adjacent Green Belt

Tree and hedgerow lined boundaries at Lodge Hill contribute to the wider Green Belt and should be retained

Other comments

Landscape features (specimen trees, tree belts, woodland, hedgerows and open streams) and areas of open space within the areas should be retained and included in the Green Infrastructure for the area.

APPLETON: PROPOSED CHANGES



Proposed revised boundaries

The boundary has been revised in two locations. To the north of Area 7 the boundary follows well defined field boundaries. To the south-west of Area 25 the boundary follows a track along the northern edge and a field / garden boundary along the western edge.

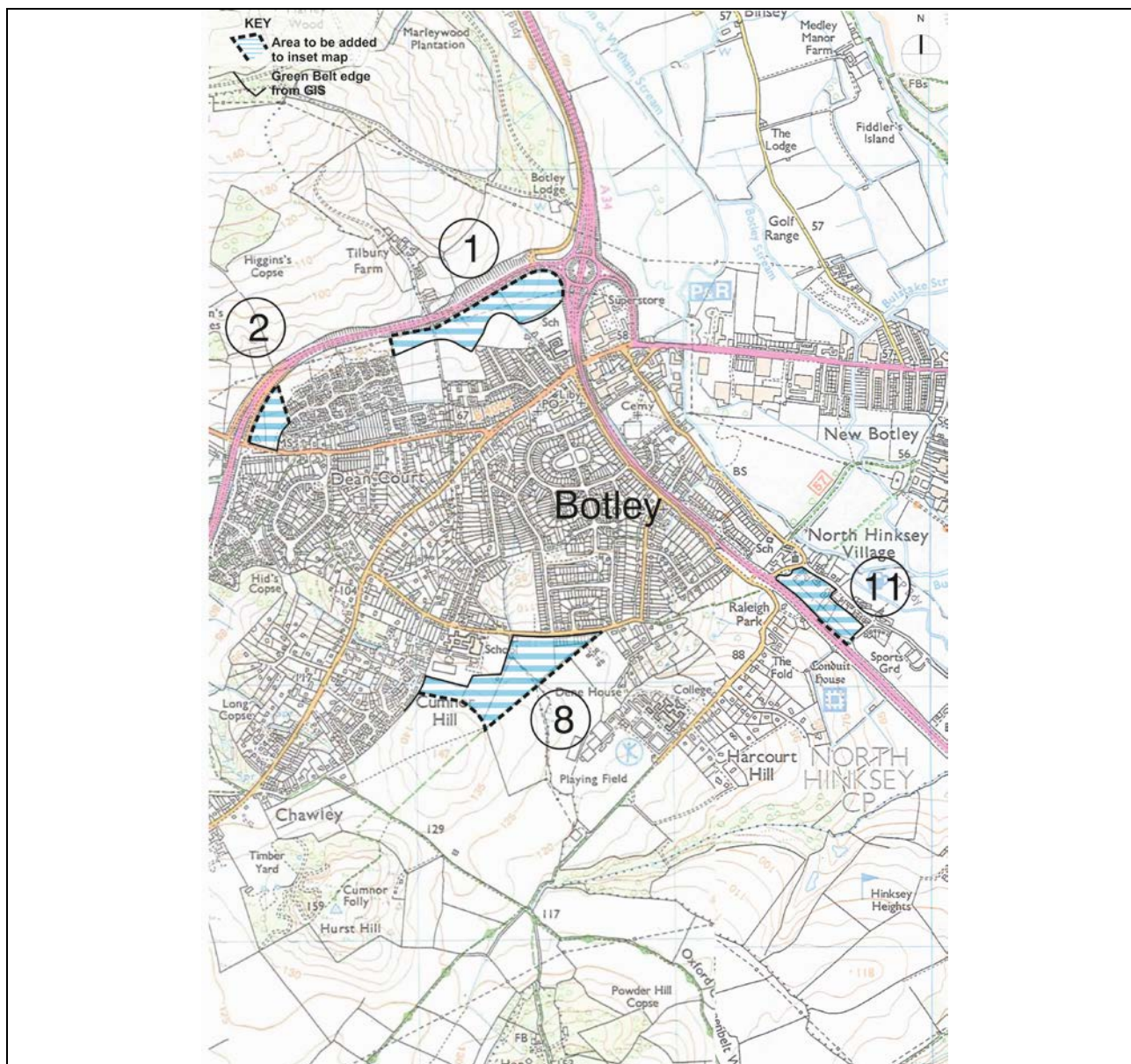
Key landscape characteristics contributing to the adjacent Green Belt

Tree and hedgerow field boundaries contribute to the wider Green Belt and should be retained.

Other comments

The division of Area 25 into small parcels is a key characteristic of the village pattern. As far as possible these should be retained and included in the Green Infrastructure for the area. Care to be taken that any new built form does not have an adverse impact on the open character of the adjacent Green Belt.

BOTLEY: PROPOSED CHANGES



Proposed revised boundaries

The boundary has been revised in four locations. To the north (Area 1) to follow the A420 / A34 and the line of trees to the west. To the north-west (Area 2) the revised boundary again follows the A420 and a clear tree line to the east. To the south (Area 8) the boundaries follow tree and hedgerow boundaries. To the east (Area 11) the new boundary follows the A34 with the land to the east taken into the North Hinksey Inset Map.

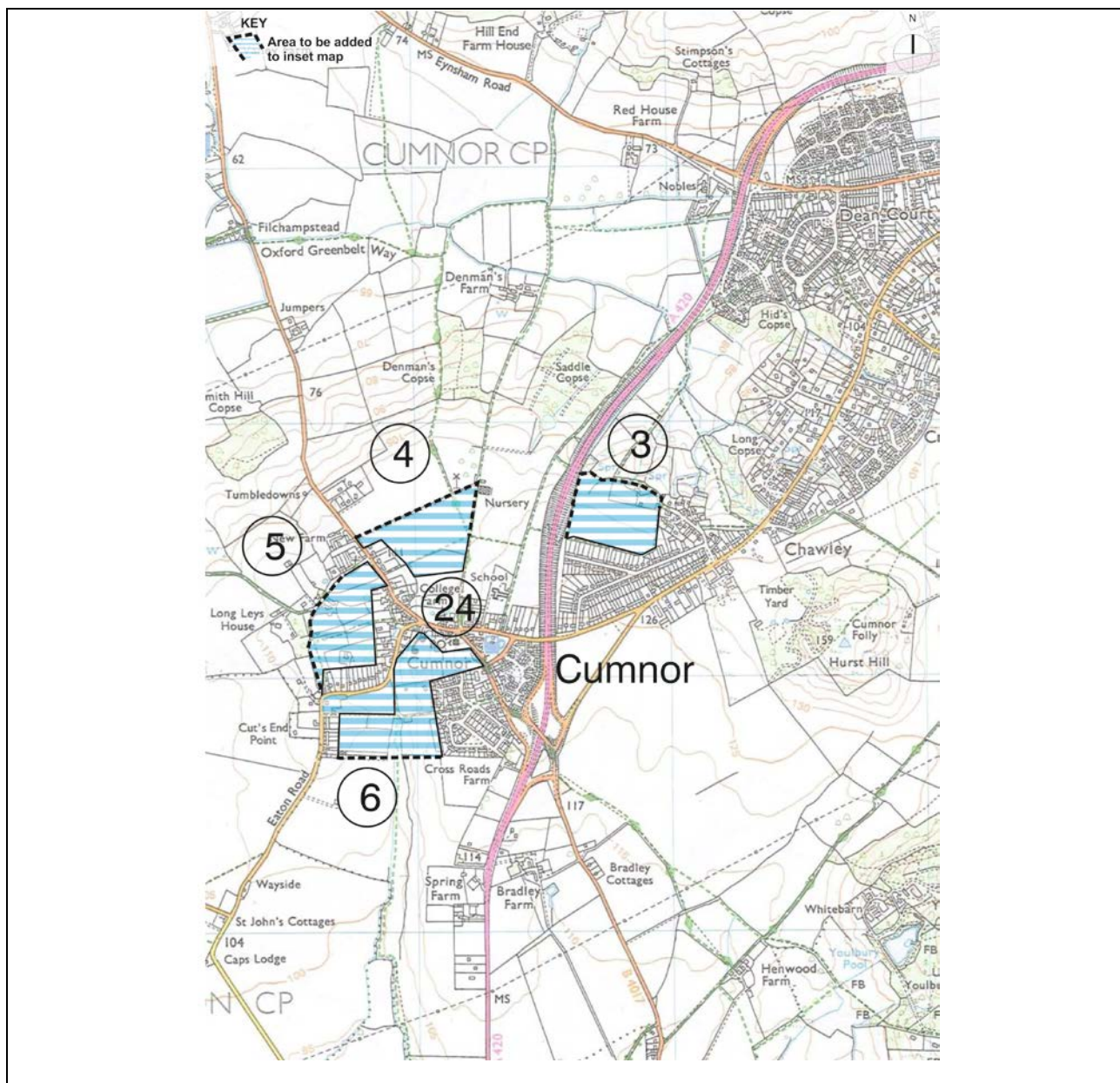
Key landscape characteristics contributing to the adjacent Green Belt

The higher ground in Area 1 is visible from several locations blending into the open Green Belt north of the A420. It is important that this land is retained as open space and remains rural in character. Area 8 includes a prominent wood south of the school and good hedgerows which contribute to the wider Green Belt and should be retained as part of the Green Infrastructure.

Other comments

Areas of rough pasture and scrub in Area 8 and trees / hedgerows in Area 11 should be assessed for their landscape and ecological value. Care to be taken that any new built form does not have an adverse impact on the open character of the adjacent Green Belt.

CUMNOR: PROPOSED CHANGES



Proposed revised boundaries

The boundary has been revised in five areas. To the north-east (Area 3) the new boundary follows a strong tree line and the A420. To the north (Area 4) the new boundary follows two tracks. To the west (Area 5) the new boundary follows the line of road which then leads into a strong tree line leading south to Eaton road. To the south two areas (Areas 6 and 24) are contiguous with the new boundary formed by the strong tree belt between Eaton Road and Cross Roads Farm.

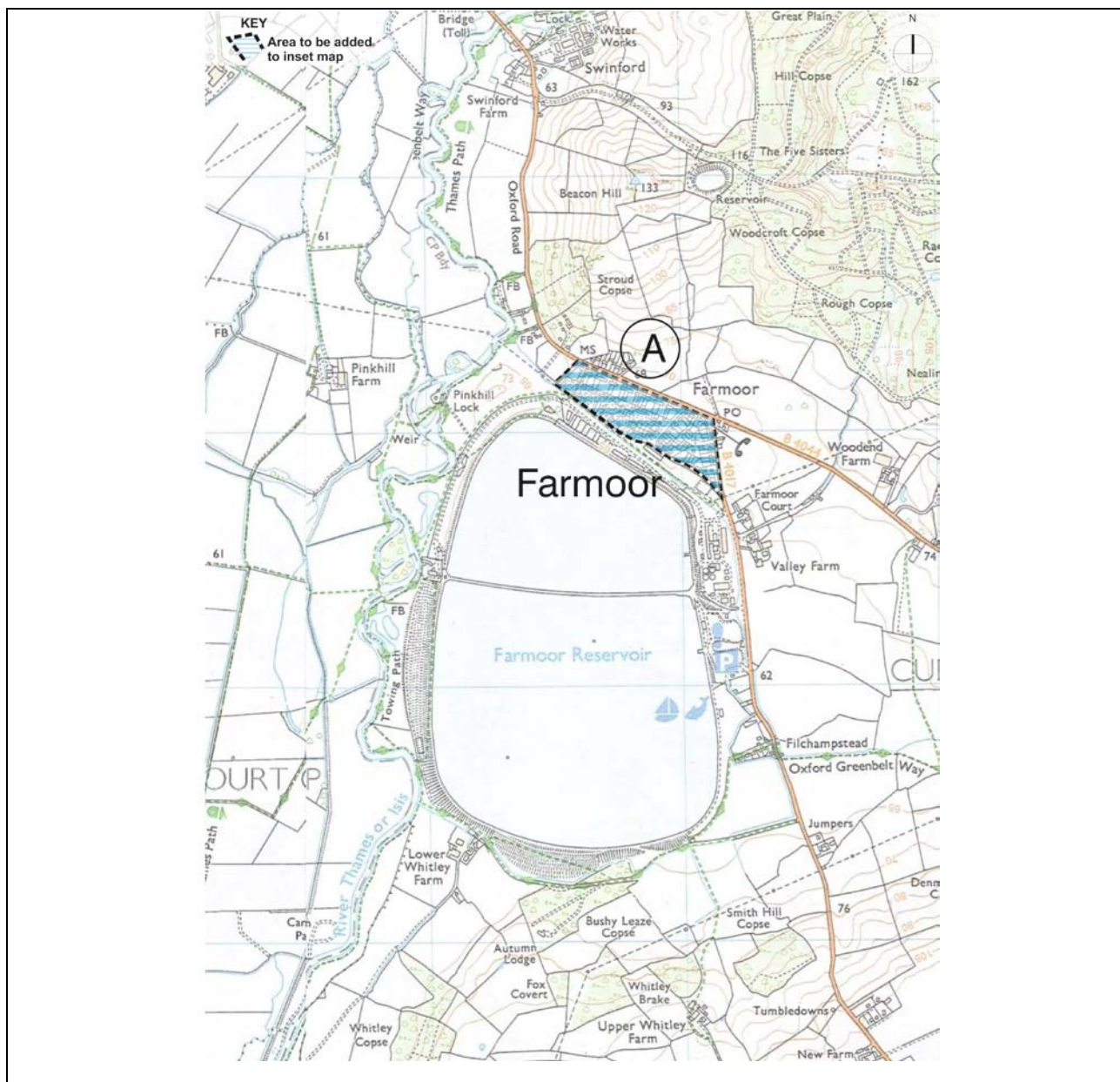
Key landscape characteristics contributing to the adjacent Green Belt

Boundary tree lines and hedgerows, in all cases, contribute to the wider Green Belt and should be retained.

Other comments

The division of the land within Areas 5, 6 and 24 into small parcels of land divided by hedgerows and trees is a key characteristic of the setting of the village and the Conservation Area. As far as possible these should be retained and included in the Green Infrastructure for the area. Areas of pasture are important local landscape features and where possible, especially where they contribute to the setting of the Conservation Area, they should be retained as open space. Particular care needs to be taken in Areas 3 and 4 that any new built form does not have an adverse impact on the open character of the adjacent Green Belt.

FARMOOR: PROPOSED CHANGES



Proposed boundaries

The new boundary has been drawn tightly around the built form to well defined boundaries: the B4044 and B4017 to the north and east; and the line of the estate road and tree belt to the south and west.

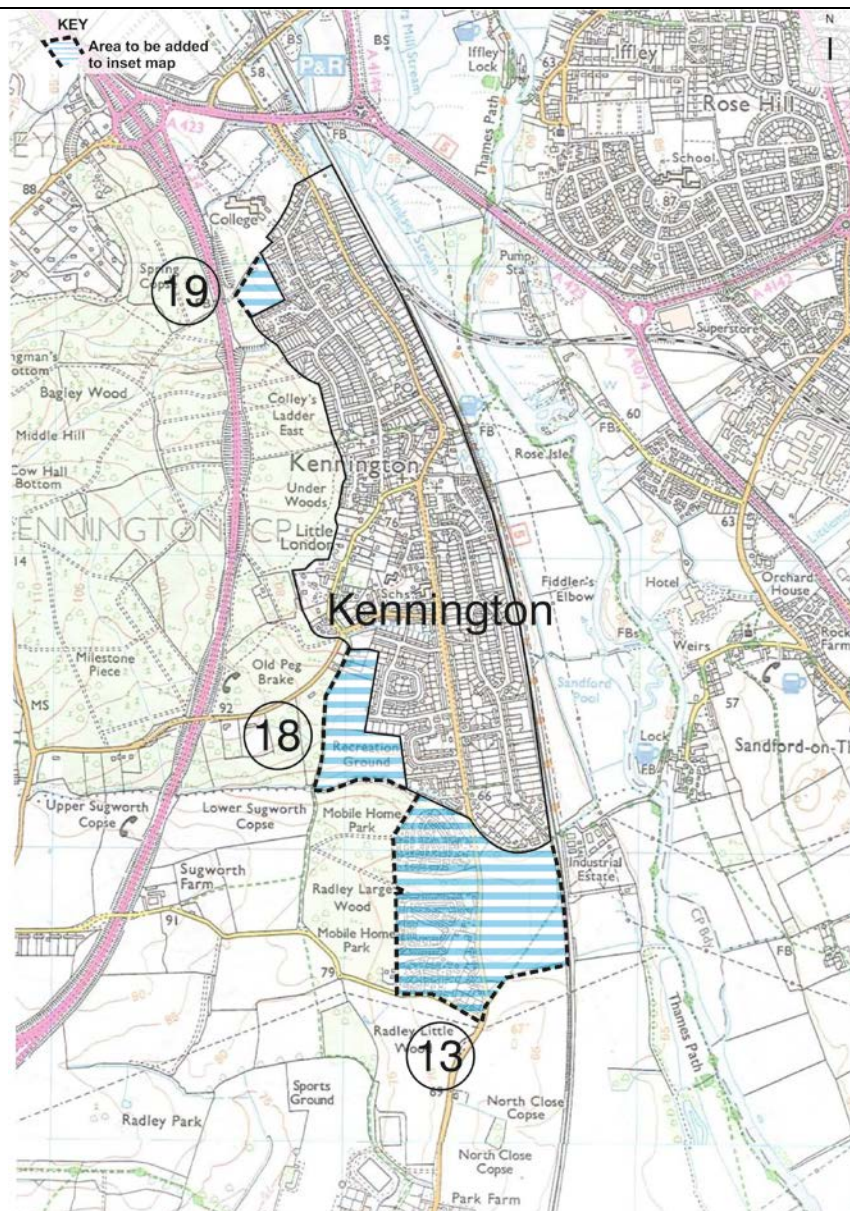
Key landscape characteristics contributing to the adjacent Green Belt

The tree belt along the southern boundary contributes to the wider Green Belt and should be retained.

Other comments

Care to be taken that any change in the built form does not have an adverse impact on the open character of the adjacent Green Belt.

KENNINGTON: PROPOSED CHANGES

**Proposed revised boundaries**

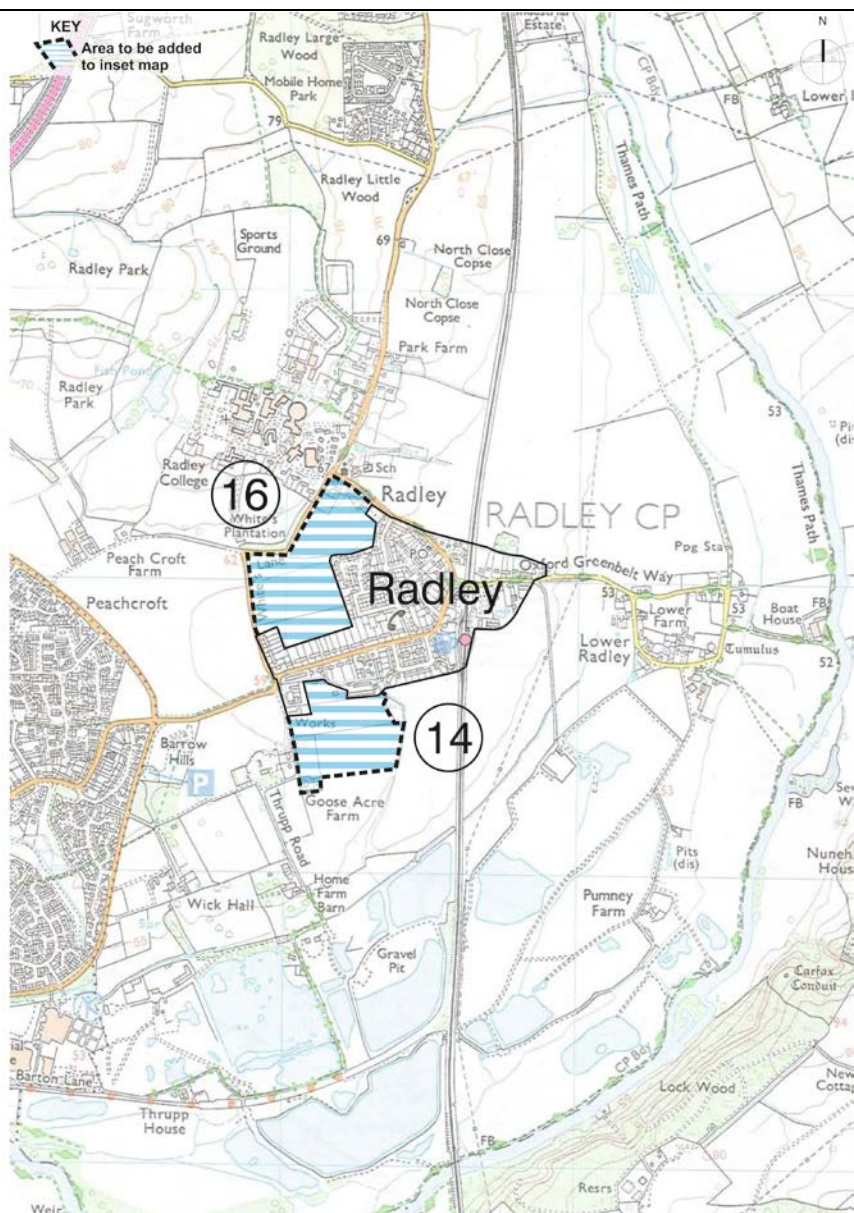
The boundary has been revised in three areas. In Area 13 the new boundary follows a track along the eastern edge of Radley Large Wood; and then west to east along Sugworth Lane, a short section of Kennington Road and a tree belt as far as the railway line. It then follows the railway line north to Sandford Lane. The woodland edge forms the boundaries of Areas 18 and 19.

Key landscape characteristics contributing to the adjacent Green Belt

The area is enclosed by prominent woodland and tree belts which contribute to the wider Green Belt and should be retained as part of the Green Infrastructure for the area. The land within Area 13 is elevated in the centre and therefore care needs to be taken that any new built form does not have an adverse impact on the open character of the adjacent Green Belt.

Other comments

The tree belts lining Kennington Road and Sandford Lane, and the woodland west of Kennington Road, are an important landscape features which should be retained and included in the Green Infrastructure for the area.

RADLEY: PROPOSED CHANGES**Proposed revised boundaries**

The boundaries at Radley have been revised in two areas. The new boundary of Area 14 follows open farm tracks. The boundaries of Area 16 follow White's Lane and Kennington Road.

Key landscape characteristics contributing to the adjacent Green Belt

No significant features

Other comments

Area 14 is an open landscape. Particular care needs to be taken to enclose the area in substantial tree belt and woodland planting to ensure that any new built form does not have an adverse impact on the open character of the adjacent Green Belt. Area 16 is visually exposed and close to Radley Park. Care to be taken that any new built form does not have an adverse impact on the open character of the adjacent Green Belt through retention of existing trees and new planting along White's Lane / Kennington Road.

The boundaries at Wootton have been revised in three areas. The new boundary of Area 9 follows a tree belt along the north and the road through Old Wootton to the east. The new boundary of Area 10 follows the hedgerow to the east. There are a lack of well-defined permanent boundaries immediately east of the existing built up area on Lamborough Hill. In this case it would not be appropriate to extend the Inset settlement extensively north up to Middle Farm and therefore the revised boundary has been drawn to follow a post and rail fence along the northern boundary. The new southern boundary of Area 23 follows a track and tree line.

All areas are enclosed by boundary tree and hedge lines which contribute to the wider Green Belt. Care needs to be taken that any new built form does not have an adverse impact on the open character of the Green Belt.

The lines of trees and long linear gardens of Area 9 are a feature of the landscape setting of Old Wootton. This landscape pattern should be retained and included in the Green Infrastructure for the area. The views from Lamborough Hill to Boar's Hill are a key feature of Area 10 and should be retained. The weak northern boundary of Area 10 would need to be clearly defined by a tree line. Internal tree lines should be retained within Area 23.