

LOCAL GREEN BELT STUDY FOR SOUTH OXFORDSHIRE DISTRICT COUNCIL

FINAL REPORT 14 SEPTEMBER 2015

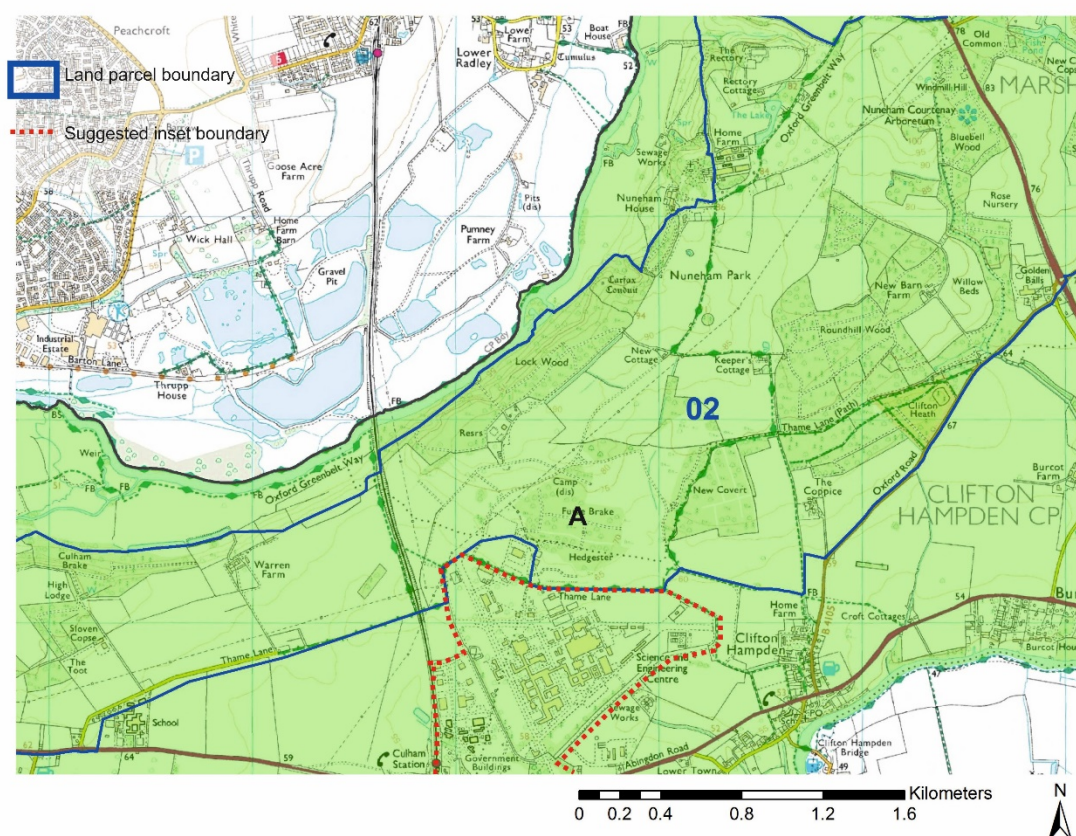


**SOUTH OXFORDSHIRE DISTRICT COUNCIL
KIRKHAM LANDSCAPE PLANNING LTD / TERRA FIRMA CONSULTANCY**



Listening Learning Leading

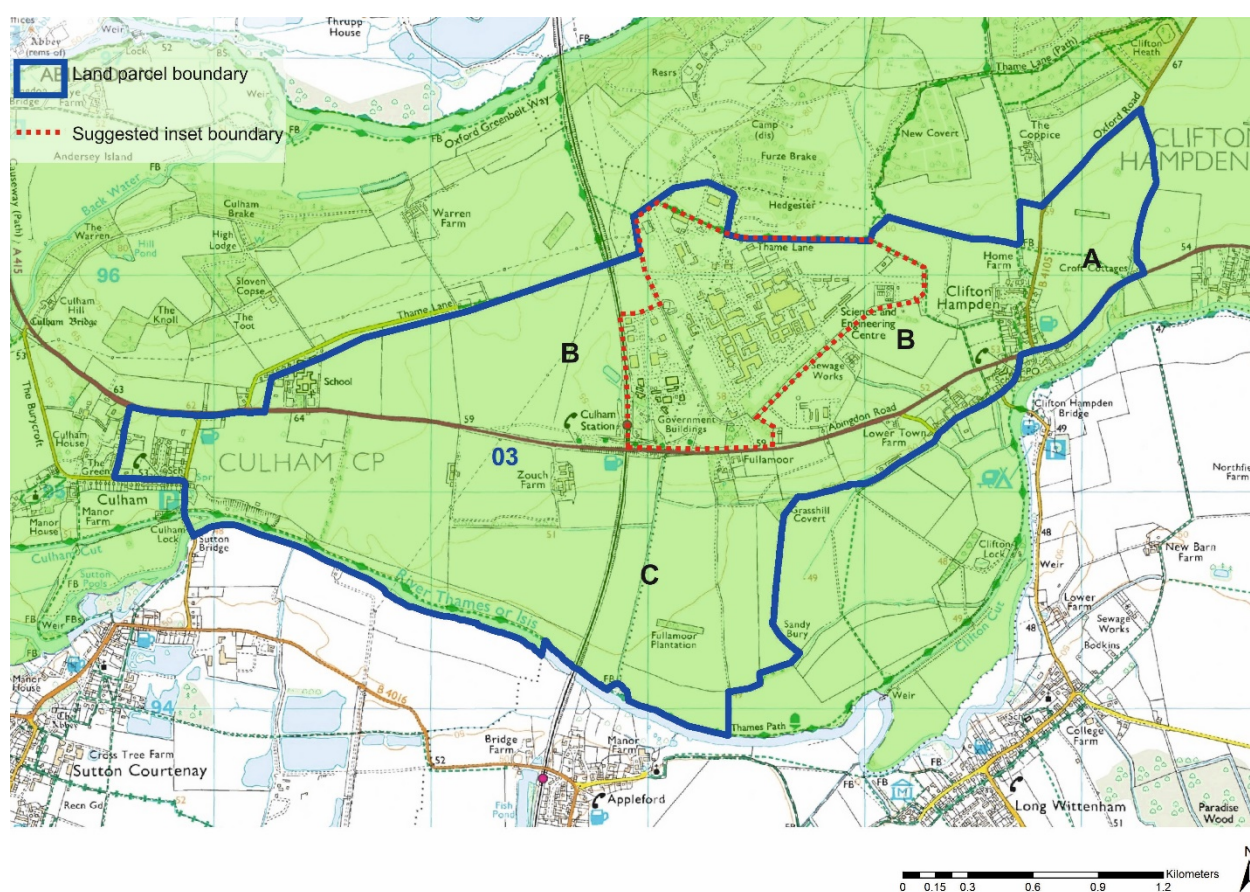
PARCEL 02:



A. Northern edge of Culham Science Centre

Description	An area of rising ground at the south end of Nuneham Park, containing woodland and arable / parkland and with the railway line running north / south to the west.
To check the unrestricted sprawl of Oxford	Separated from Oxford City by Land Parcel 1
To prevent neighbouring towns merging into one another	N/A
To assist in safeguarding the countryside from encroachment	The area is strongly linked to the Nuneham Park parkland to the north and links to the Thames corridor to the north west. The area is not adjacency to any settlement and only has a small shared boundary with the loosely developed northern edge of the Culham Science Centre.
To preserve the setting and special character of historic Oxford	The area forms part of the rural approach to Oxford along the railway and Thames Path. Contains wooded hills which are key characteristics of the landscape setting to historic Oxford

PARCEL 03:



A. Settlement edge of Clifton Hampden: Land east of B4015

Description	An area of the land in a gently sloping valley grading towards the low-lying floodplains of the River Thames between Clifton Hampden to the west and Burcot to the east. The area comprises semi-enclosed farmland. The A415 (Abingdon Road) adjoins the area to the south and the B4105 (Oxford Road) adjoins the area to the west.
To check the unrestricted sprawl of Oxford	N/A
To prevent neighbouring towns merging into one another;	Area A does not contribute to the separation of towns. However the area contributes to the separation of Clifton Hampden and Burcot by providing an open area of landscape between the two settlements where some intervisibility is possible in places. Any substantial development would lead to the perception of the settlements merging.
To assist in safeguarding the countryside from encroachment	The semi enclosed farmland of the valley is a particular feature of the countryside of the area and is vulnerable to encroachment particularly within the narrow gap between the settlements where the settlement edges merge into the open landscape.
To preserve the setting and special character of historic Oxford	Clifton Hampden and its open, rural setting form part of historic settlement pattern that contributes to the character of the setting of historic Oxford City.

B. Settlement edge of Clifton Hampden and Culham Science Centre: Land north of Abingdon Road

Description	An area of the land in a gently sloping valley grading towards the low-lying floodplains of the River Thames between Clifton Hampden to the east and Culham Science Centre situated in the northern area. The area comprises semi-enclosed farmland between the settlement areas and more open farmland to the west. The A415 adjoins the area to south running east to west.
To check the unrestricted sprawl of Oxford	N/A
To prevent neighbouring towns merging into one another	Area B does not contribute to the separation of towns. However the area contributes to the narrow open gap between Clifton Hampden and the Culham Science Centre with some intervisibility possible between the two areas. Any substantial development would lead to the perception of merging. The area to west plays a lesser role in preventing merging given the wide separation between Culham Science Park and Culham village.
To assist in safeguarding the countryside from encroachment	The semi enclosed farmland of the valley is a particular feature of the countryside of the area and is vulnerable to encroachment particularly within the narrow gap between the settlements where the settlement edges merge into the open landscape. The openness of the western area is particularly vulnerable to encroachment and is already affected by the Culham Science Centre and the railway line.
To preserve the setting and special character of historic Oxford	Clifton Hampden forms part of historic settlement pattern that contributes to the character of the landscape setting of Oxford City. In combination with land parcels 01 and 02 the area also contributes to the historic open landscape setting south of Oxford
Culham Science Centre suggested inset boundary (see Land Parcel plan)	Suggested inset boundary of Culham Science Park. The inset contains the most densely developed core, access road and lower density edges which are felt to fail the test of openness. The field to the west beyond the train line could provide a potential area for expansion however the area's openness and degraded field boundaries means it is vulnerable to encroachment and would require reinforcement planting. Expansion into this field would also result in a westwards expansion of built form towards Culham village and the perception of merging would need careful consideration.

C. Settlement edge of Culham Science Centre: Land south of Abingdon Road

Description	An area of the land in a gently sloping valley grading into the low-lying floodplains of the River Thames between Clifton Hampden to the east and Culham to the west with the A415 to the north beyond which lies the Culham Science Centre situated. The area comprises semi-enclosed farmland to the east and more open farmland to the west.
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To check the unrestricted sprawl of Oxford	N/A
To prevent neighbouring towns merging into one another	Area C does not contribute to the separation of towns. However the area contributes to a wider open gap between Clifton Hampden, the Culham Science Centre and the village of Appleford (outside the Green Belt) to the south where some intervisibility between these settlements is possible. Any substantial development would lead to the perception of the settlements merging.
To assist in safeguarding the countryside from encroachment	The open and semi enclosed farmland of the valley is a particular feature of the countryside of the area and is vulnerable to encroachment and contributes to open rural character of the Thames landscape corridor. The openness of the western area is particularly vulnerable encroachment.
To preserve the setting and special character of historic Oxford	Clifton Hampden forms part of historic settlement pattern that contributes to the character of the landscape setting of Oxford City. The area also contributes to the historic river Thames landscape setting of the City.