



# **Oxford Green Belt Study**

2024 Update

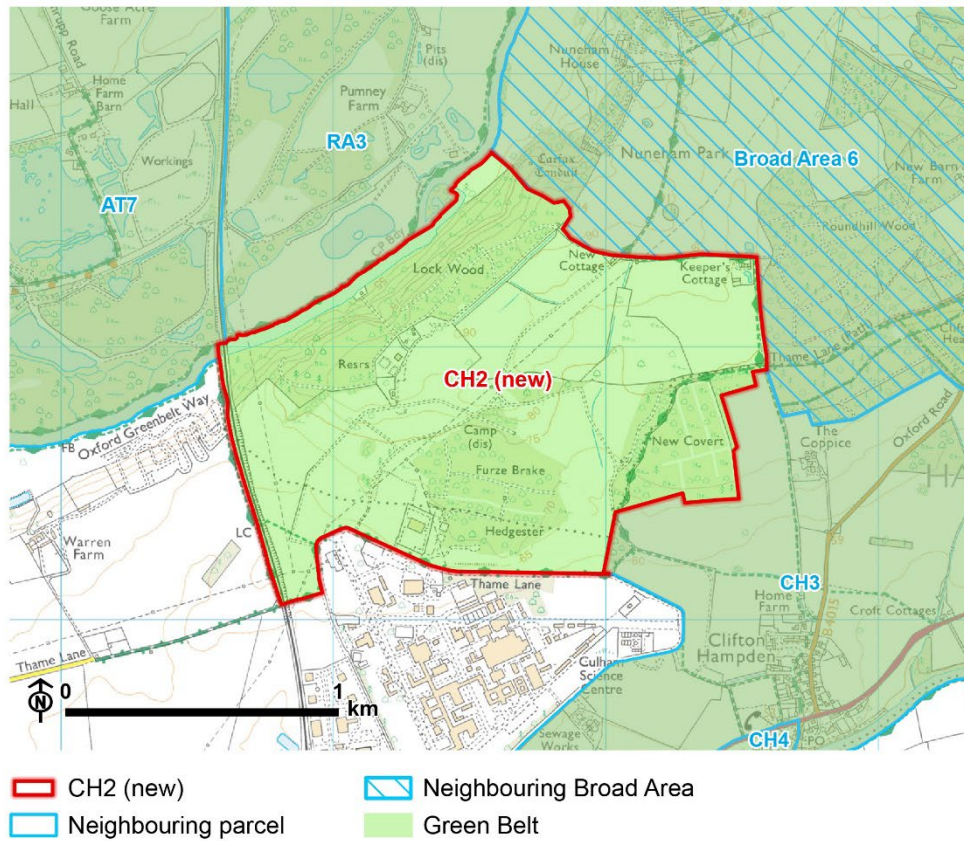
## **South Oxfordshire and Vale of White Horse District Councils**

**Final report**

Prepared by LUC

May 2024

## Parcel CH2



## Parcel CH2

### Contribution to the Green Belt Purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4
N/C	Low	High	Low

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

- The parcel lies adjacent to the north of Culham Science Centre, which is not part of the 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**

- The parcel partially lies on the periphery of two settlement gaps: one to the north between Radley and the now inset Culham Science Centre and the associated adjacent strategic site allocation (SLP045 – Land adjacent to Culham Science Centre), which together represent a new neighbouring town in the Green Belt, and one to the east between Berinsfield and the new inset settlement, both of which result in some low contribution to this purpose. The parcel is open and generally well screened, apart from in the south west and south east where it abuts Culham Science Centre. However, the parcel's outer edges do not lie much closer to the neighbouring settlements than the existing urban edge of Culham Science Centre to the south of the parcel and the planned urban edge of the land to the west of the railway line. Furthermore, the high wooded ground of Lock Wood and the River Thames beyond to the north and the woodland in the east of the parcel represent strong separating features.

#### **Purpose 3 – To assist in safeguarding of the countryside from encroachment**

- The parcel lies to the north of Culham Science Centre and is comprised of agricultural land and woodland, including the sloping Lock Wood on the edge of the River Thames in the north of the parcel. The parcel is open apart from a warehouse in the south and a reservoir and ancillary buildings in the north. It shares open views with the surrounding countryside, particularly to the west from the high ground within the parcel. The large buildings within Culham Science Centre to the south are visible from within the parcel, but tree cover and rising land in the parcel maintains distinction from the newly inset urban area.

### **Purpose 4 – To preserve the setting and special character of historic towns**

- The parcel consists of agricultural land and tree cover. There is no intervisibility with Oxford but it forms part of the undeveloped Thames Valley landscape that extends all the way into the centre of the city, thus giving it a relationship with Oxford that relates to one of the key elements of its special character. However, distance does limit the extent of this contribution.