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# Oxford City Green Belt Study

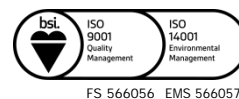
## Addendum

Prepared by LUC  
July 2017

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# 1 Assessment of Additional Sites

## Introduction

- 1.1 This addendum presents the assessment output for three additional Green Belt sites, identified by Oxford City Council.
- 1.2 The sites have been assessed using the same methodology as was employed in the Oxford City Green Belt Study completed in May 2017. The detailed methodology is provided in Chapter 3 of that report.

## Sites Assessed

- 1.3 A list of the additional sites is provided in **Table 1.1** below.

**Table 1.1: Additional Sites Assessed**

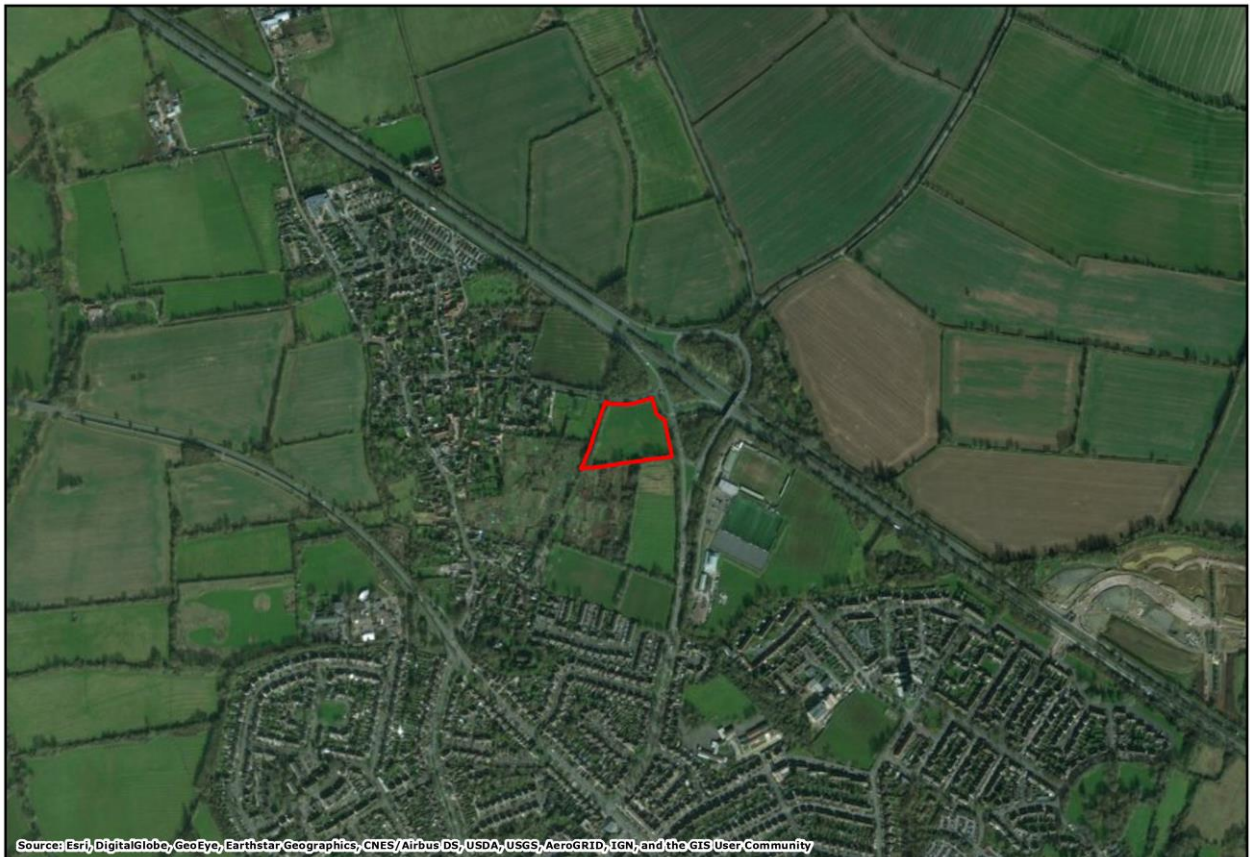
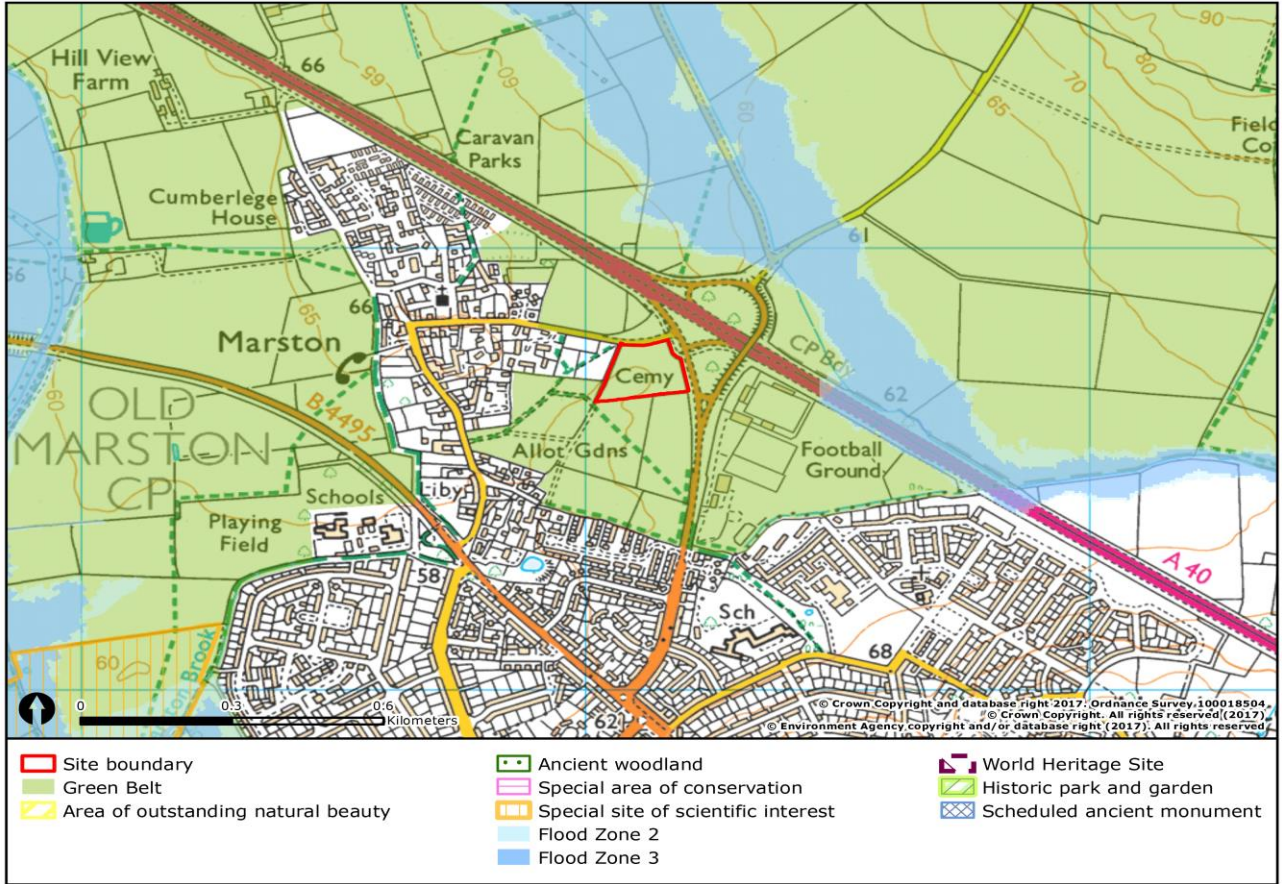
HELAA Site no.	HELAA site name	Size (ha)
114	Field at junction of Marsh Lane and Elsfield Road	1.70 ha
114b	Showman's Field	2.18 ha
190	Court Place Farm Allotments	5.93 ha

## Assessment Results

- 1.4 The results of the assessment of harm are presented in **Table 1.2** below. The detailed assessment findings for each site are presented in the profomas which follow.

**Table 1.2: Assessment of Harm Results**

Site	Parcel	Size (ha)	Harm rating
114		1.70	Moderate-High
114b		2.18	Moderate-High
190	190-1	3.51	Moderate- High
	190-2	2.42	High



<b>Site:</b>	114	Field at junction of Marsh Lane and Elsfield Road	<b>Site size (ha):</b>	1.70
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### Site description

A single field, managed as grassland, with mature, well-treed boundary hedges. The western edge of the field is also the inset Green Belt boundary of Old Marston, but the cemetery and adjacent grassland separate the site from the residential edge. Another grassland, Showman's Field, and the eastern end of the Court Place Farm allotments, lie to the south. Elsfield Road to the north and Marsh Lane to the east, separate the site from woodland blocks at the Marsh Lane / A40 junction.

### Relationship between site, settlement and countryside

The site is open and undeveloped, and retains a rural character despite the influence of passing traffic, but is isolated from the wider countryside by the A40. Tree cover precludes any visual connection with open farmland to the north. Much of the Green Belt contained between the A40 and the urban edges of Old Marston, Marston and Northway is in typical urban fringe uses, as sports pitches and allotments, but the site also lacks a direct relationship with any urban edge. As one of several undeveloped fields bordering Elsfield Road, the site is considered to form part of the rural setting of Old Marston.

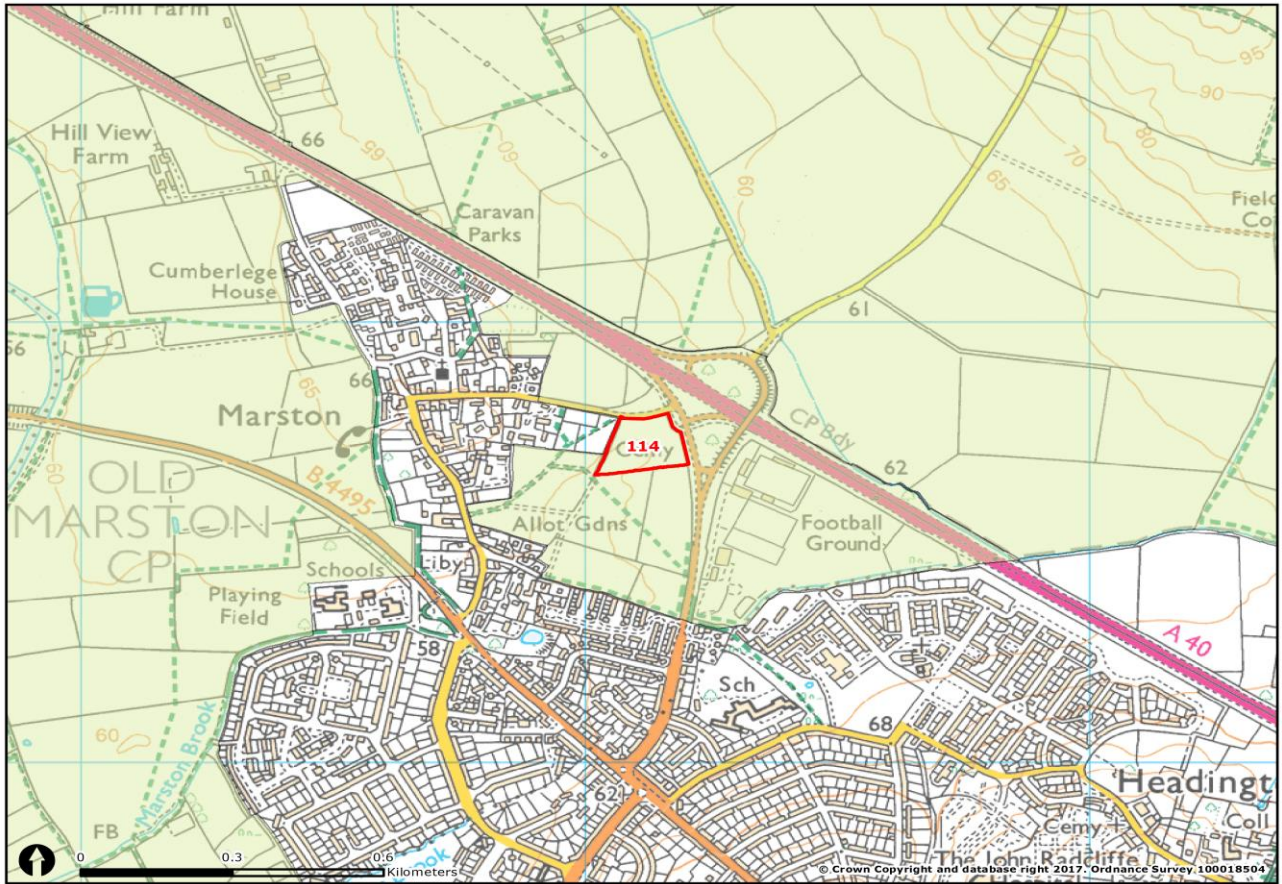
### Parcels

The site is assessed as a single parcel.



Site: 114 Field at junction of Marsh Lane and Elsfield Road Site size (ha): 1.70

Parcel: 114 Parcel area (ha): 1.70



Looking south from entrance gate on Elsfield Road.

<b>Site:</b>	114	Field at junction of Marsh Lane and Elsfield Road	<b>Site size (ha):</b>	1.70
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<b>Parcel:</b>	114	<b>Parcel area (ha):</b>	1.70
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### Contribution to Green Belt purposes

Purpose	Comments
<b>Purpose 1: Checking sprawl of Oxford</b>	The parcel forms part of an area of Green Belt contained by the A40, so there is limited potential for significant sprawl of the urban area, but the adjacent cemetery marks a clear edge to Old Marston beyond which development would not relate well to the existing built form.
<b>Purpose 2: Preventing merger of settlements</b>	The parcel lies between Old Marston and the suburb of Northway, but Green Belt land to the east of Marsh Lane, and the visual separation created by strong tree cover along Marsh Lane, limits its role in this respect. The proximity of the urban edge to the south, linking Marston to Northway and Headington, also diminishes the significance of this area as a gap between settlements.
<b>Purpose 3: Safeguarding countryside</b>	The parcel is undeveloped farmland but forms part of broader area of Green Belt that is dominated by urban fringe uses and separated from the wider countryside by the A40. This limits its role in safeguarding the countryside from encroachment.
<b>Purpose 4: Preserving Oxford's setting and special character</b>	Old Marston retains a relatively strong sense of distinction from the rest of Oxford, with a rural, village character preserved by its historic built elements but also its open countryside setting to the west and to the east. The parcel contributes to the rural setting of Old Marston as experienced on approach to the village along Elsfield Road, a value reflected in the inclusion of the field in the Old Marston Conservation Area, and therefore contributes to the historic setting of the City.
<b>Purpose 5: Assisting urban regeneration by encouraging the recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.

### Potential alternative Green Belt boundary

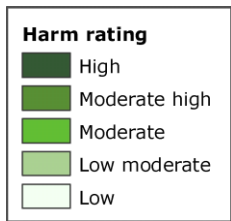
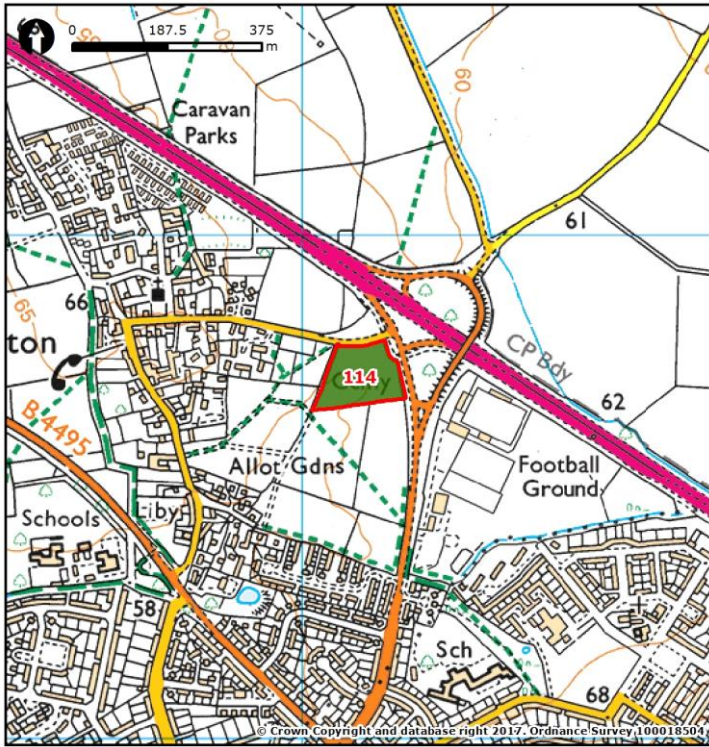
The parcel has clearly defined boundaries, but would lengthen the Green Belt edge.

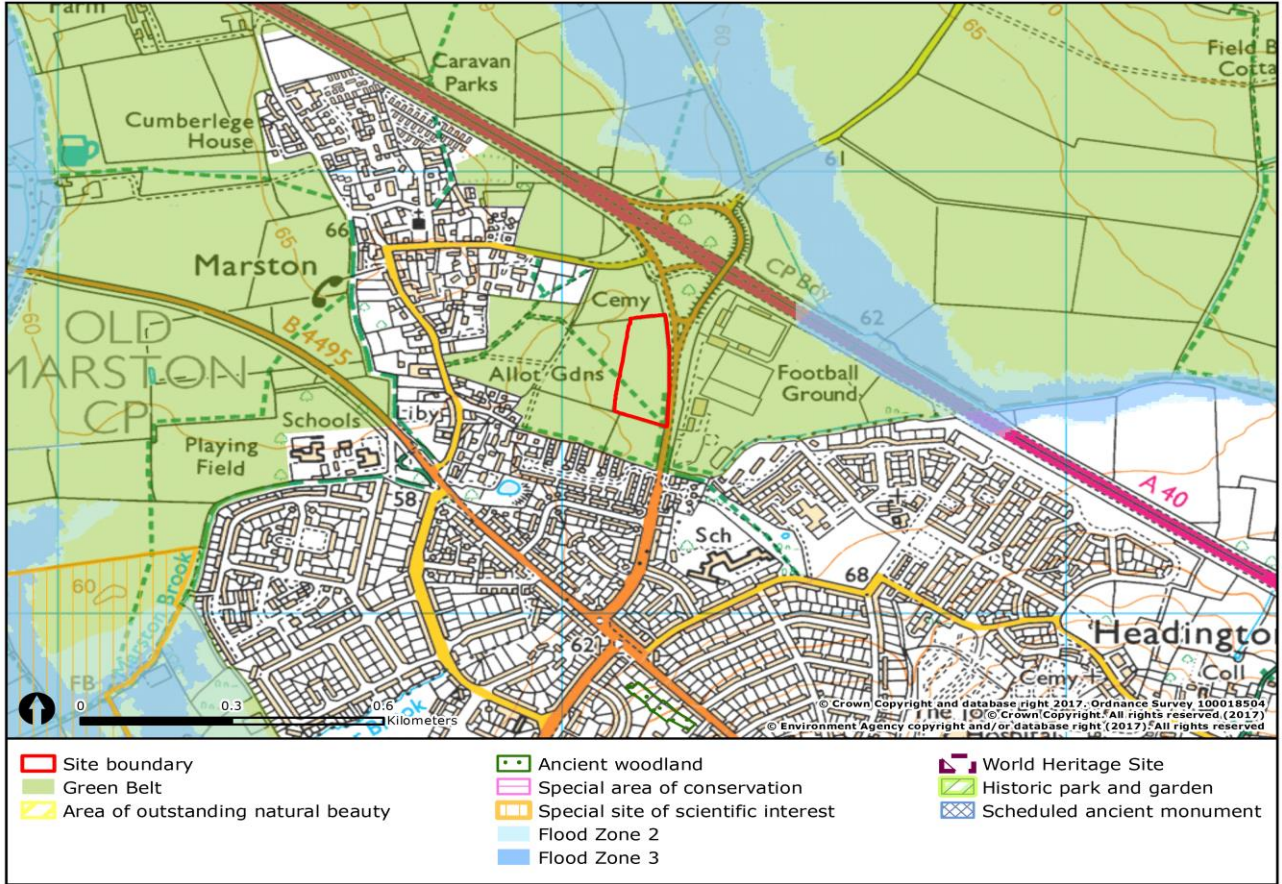
### Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of all or part of the parcel.	Although impact of release would be limited to the Green Belt area contained to the south of the A40, the rural character of the parcel makes a significant contribution to the historic setting of Old Marston. The impact of its development on the settlement form of Old Marston would weaken the village's historic character, and would increase containment of remaining Green Belt land to the west of Marsh Lane.	<b>Moderate high</b>



### Harm to Green Belt resulting from release of whole site







<b>Site:</b>	114b	Showmans Field	<b>Site size (ha):</b>	2.18
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### Site description

A single field, managed as grassland, with mature, well-treed boundary hedges. To the west the field is separated from the inset edge of Old Marston by the Court Place Farm allotments. Another grassland field lies to the north and playing fields form the southern boundary, separating the site from the main urban edge at Marston. Marsh Lane to the east separates the site from the sports complex that includes the Oxford City football ground. A public footpath crosses the site.

### Relationship between site, settlement and countryside

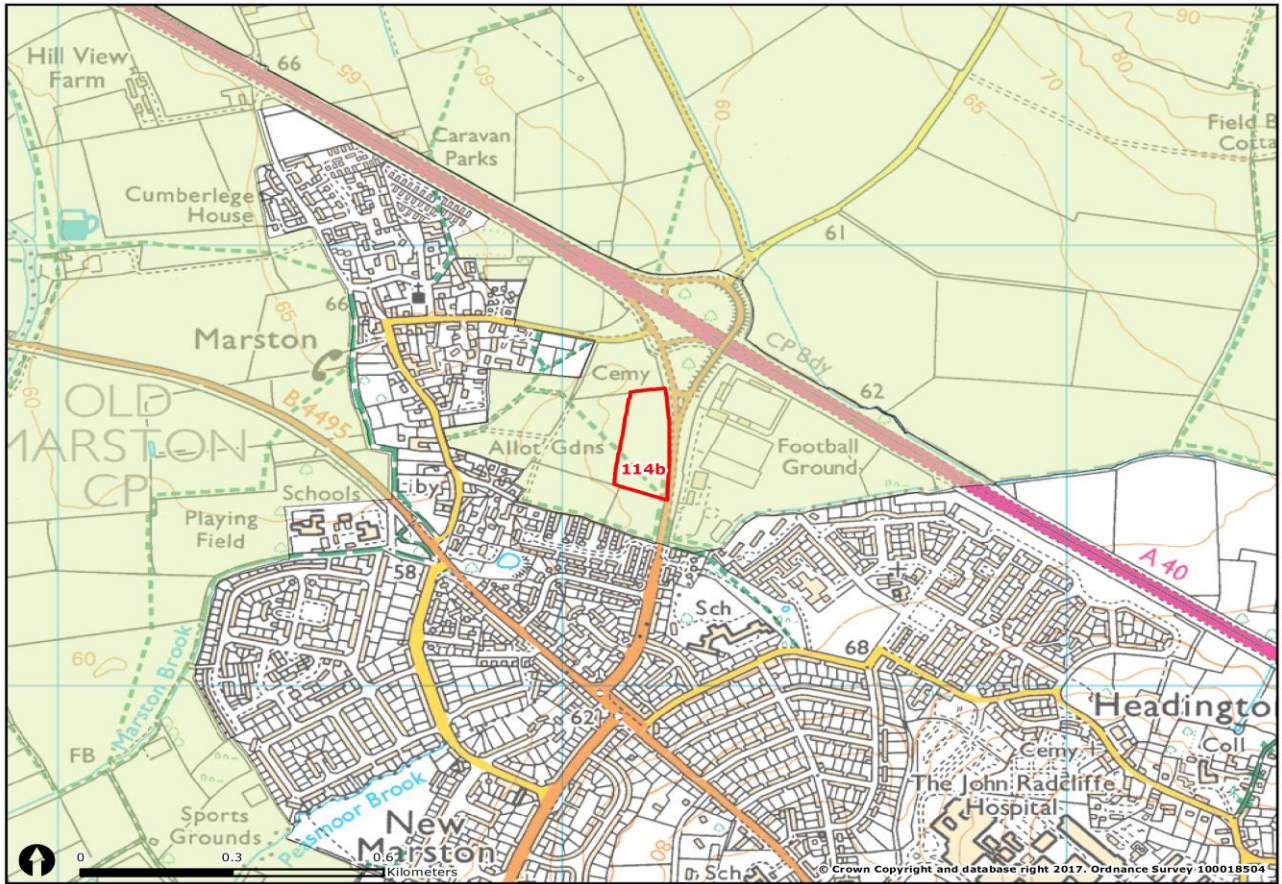
The site is open and undeveloped, and retains a rural character despite the influence of passing traffic, but is isolated from the wider countryside by the A40. Tree cover precludes any visual connection with open farmland to the north. Much of the Green Belt contained between the A40 and the urban edges of Old Marston, Marston and Northway is in typical urban fringe uses, as sports pitches and allotments, but the site also lacks a direct relationship with any urban edge. The site is considered to form part of the rural setting of Old Marston, being noted for its visible ridge and furrow landform which reflects historic arable use. However it has a less direct relationship with the village than the allotments to the west or the field to the north which fronts onto Elsfield Road.

### Parcels

The site is assessed as a single parcel.

Site: 114b Showmans Field Site size (ha): 2.18

Parcel: 114b Parcel area (ha): 2.18



Looking north across the site from the south-eastern corner.



<b>Site:</b>	114b	Showmans Field	<b>Site size (ha):</b>	2.18
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<b>Parcel:</b>	114b	<b>Parcel area (ha):</b>	2.18
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### Contribution to Green Belt purposes

Purpose	Comments
<b>Purpose 1: Checking sprawl of Oxford</b>	The parcel forms part of an area of Green Belt contained by the A40, creating a separation from the wider countryside that limits its role in relation to the prevention of sprawl. However the parcel in isolation, whilst close to the urban edge, has sufficient separation from existing built form for loss of openness to be detrimental to this Green Belt purpose.
<b>Purpose 2: Preventing merger of settlements</b>	The parcel lies between Old Marston and the suburbs of New Marston and Northway. Green Belt land to the east of Marsh Lane, and the visual separation created by strong tree cover along Marsh Lane, limits its role in respect of the Old Marston - Northway gap, and the proximity of the urban edge to the south, linking Marston to Northway and Headington, also diminishes the significance of this area as a gap between settlements. Old and New Marston have a significant distinction in character, but physical separation is only part of the reason for this, as the two areas adjoin at the Oxford Road / Marston Ferry Road junction, and the parcel is too far from Old Marston to play a strong role in this respect.
<b>Purpose 3: Safeguarding countryside</b>	The parcel is undeveloped farmland but forms part of broader area of Green Belt that is dominated by urban fringe uses and separated from the wider countryside by the A40. This limits its role in safeguarding the countryside from encroachment.
<b>Purpose 4: Preserving Oxford's setting and special character</b>	Old Marston retains a relatively strong sense of distinction from the rest of Oxford, with a rural, village character preserved by its historic built elements but also its open countryside setting to the west and to the east. The parcel contributes to the rural setting of Old Marston, a value reflected in the inclusion of the field in the Old Marston Conservation Area, however the allotments to the west play a more direct role in this respect.
<b>Purpose 5: Assisting urban regeneration by encouraging the recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.

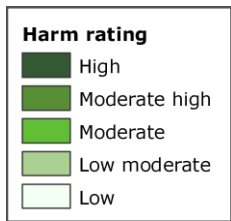
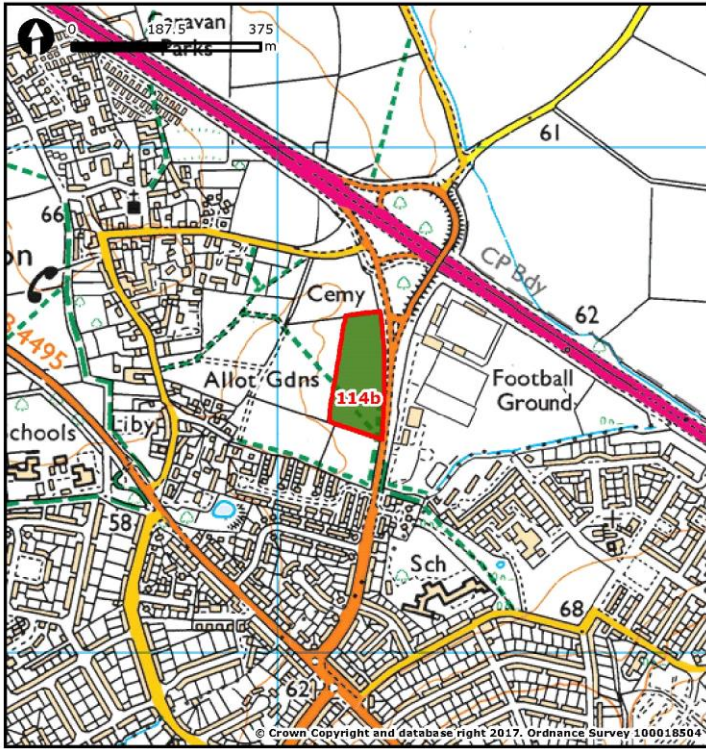
### Potential alternative Green Belt boundary

The parcel would need to be released in conjunction with adjacent Green Belt land to form a contiguous boundary. The parcel edges are clearly defined, but would lengthen the existing boundary to create a more irregular form.

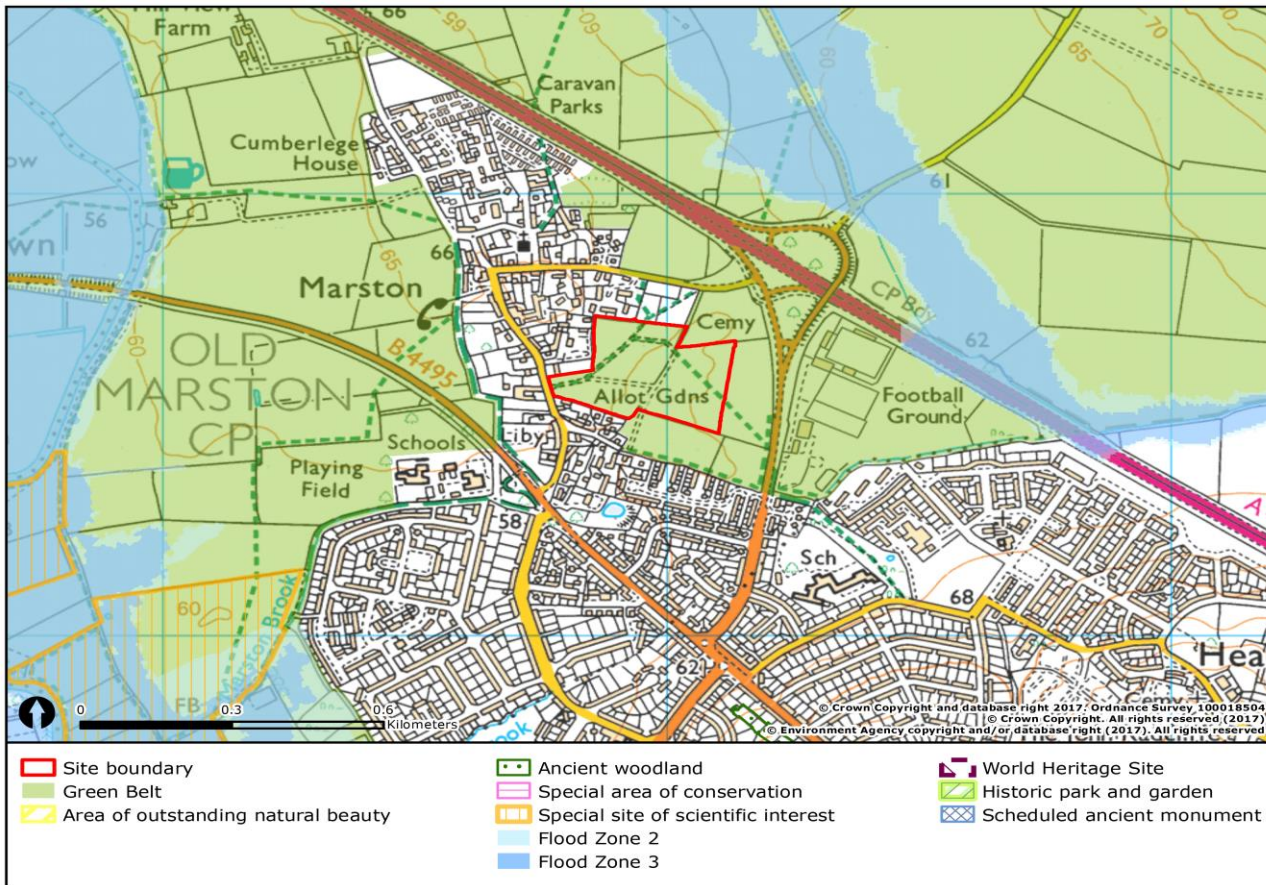
### Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of all or part of the parcel, in conjunction with release of the recreational space to the south.	Although the impact of release would be limited to the Green Belt area contained to the south of the A40, the rural character of the parcel makes some contribution to the historic setting of Old Marston. The retention of the allotments as a key element in Old Marston's setting would limit the impact of the northward expansion of the inset area along Marsh Lane, however the contribution of remaining Green Belt to the south of the A40 to other Green Belt purposes would be weakened by this fragmentation.	<b>Moderate high</b>

Harm to Green Belt resulting from release of whole site







<b>Site:</b>	190	Court Place Farm Allotments	<b>Site size (ha):</b>	5.93
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### Site description

Allotments created in the post-WW2 period, occupying two fields of the former Court Place Farm. The site abuts the inset settlement edge at Old Marston along Oxford Road, where a wall and hedgerow form the boundary, and development enclosing the northern and southern edges of the westernmost of the two fields. Well-treed hedgerows form the other boundaries of the site, which adjoin open grassland fields to the north and east, and a recreation ground to the south.

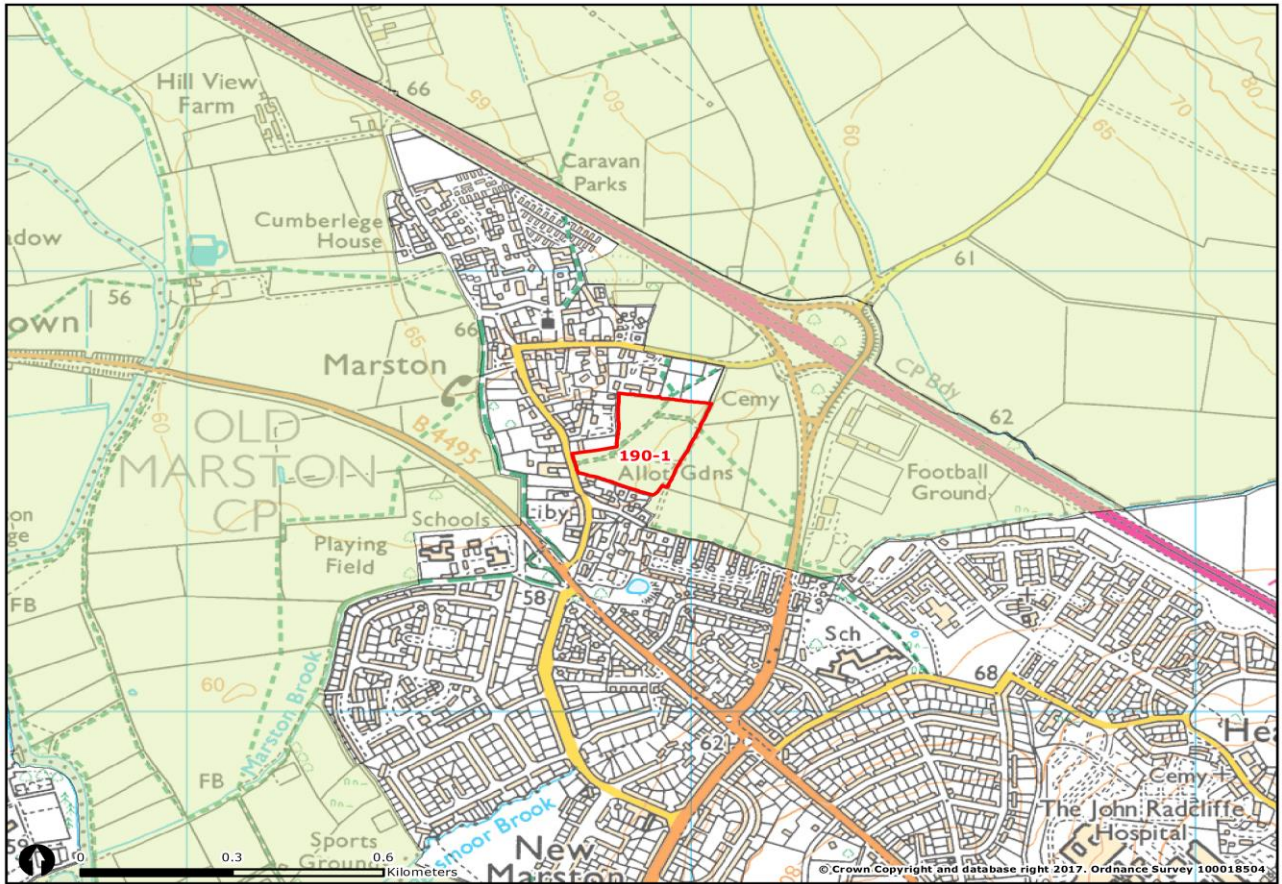
### Relationship between site, settlement and countryside

The site is open and undeveloped. Its usage, visibility of the adjacent inset settlement edges and some longer views to the John Radcliffe Hospital on Headington Hill, clearly associate it with the urban area, but the historic character of Old Marston and containment by open fields to the east mean that it retains a sense of rurality, despite its separation from the wider countryside by the A40.

### Parcels

The site is assessed as two parcels: 190-1 (the western field) and 190-2 (the eastern field).





Looking south-west towards houses on Oxford Road.

<b>Site:</b>	190	Court Place Farm Allotments	<b>Site size (ha):</b>	5.93
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<b>Parcel:</b>	190-1	<b>Parcel area (ha):</b>	3.51
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### Contribution to Green Belt purposes

Purpose	Comments
<b>Purpose 1: Checking sprawl of Oxford</b>	The parcel forms part of an area of Green Belt contained by the A40, so there is limited potential for significant sprawl of the urban area. The parcel's containment on three sides by inset development further limits its role in relation to this Green Belt purpose.
<b>Purpose 2: Preventing merger of settlements</b>	The parcel lies between Old Marston and the suburb of Northway, but the extent of its containment by the built form of Old Marston means it makes little contribution to settlement separation.
<b>Purpose 3: Safeguarding countryside</b>	Old Marston retains a distinct village character, so the parcel can be considered countryside despite its close functional association with the settlement. However its role in safeguarding countryside is limited by its location within a broader area of Green Belt that is dominated by the urban fringe and separated from the wider countryside by the A40.
<b>Purpose 4: Preserving Oxford's setting and special character</b>	Old Marston's character and sense of distinction from the main body of the City is considered to contribute to Oxford's historic setting, and the inclusion of the allotments within the Old Marston Conservation Area reflects their value as a key part of the village's setting.
<b>Purpose 5: Assisting urban regeneration by encouraging the recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.

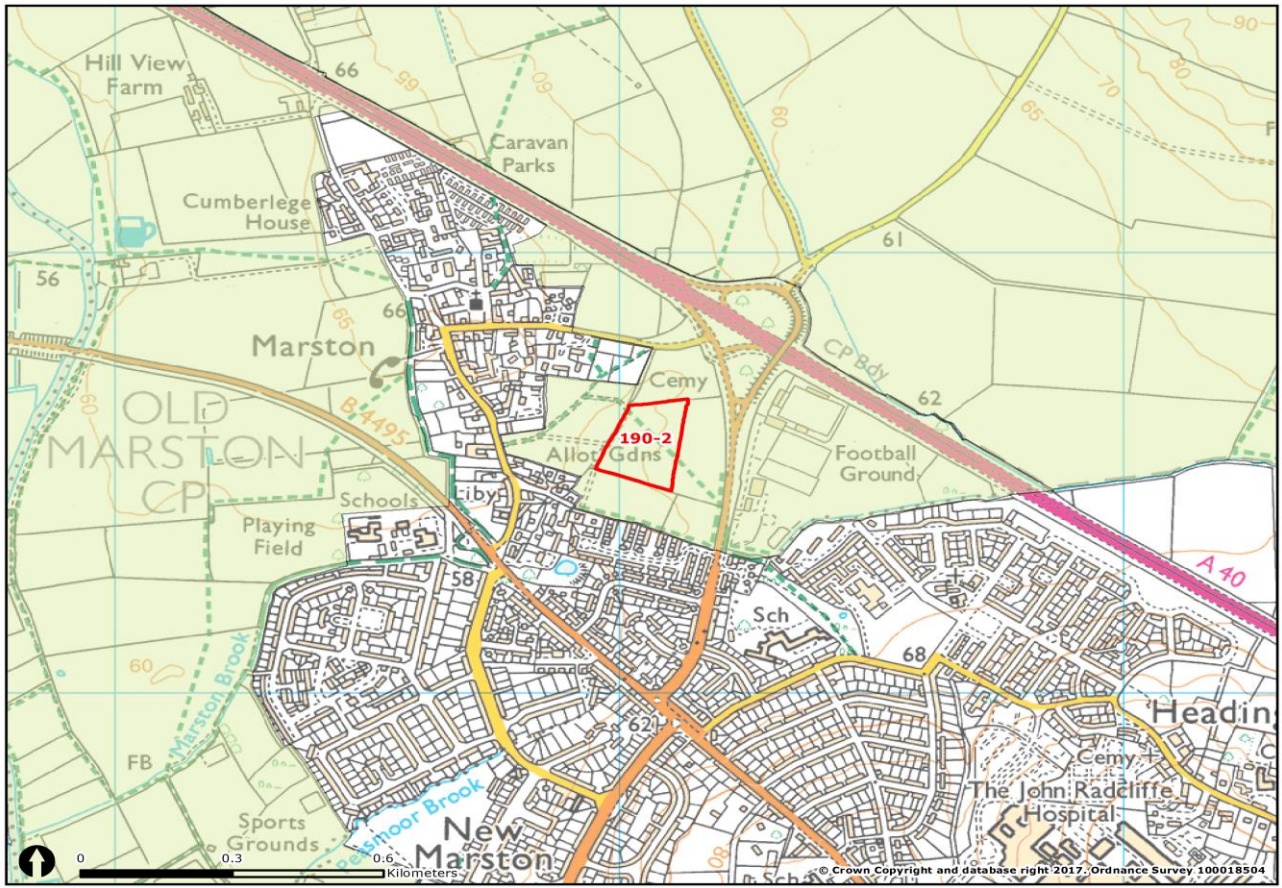
### Potential alternative Green Belt boundary

The hedgerow boundary between this field and the eastern section of the allotments would mark a clear Green Belt boundary, 'rounding off' the settlement form.

### Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of all or part of the parcel.	The presence of open space at the heart of the village is important to Old Marston's historic character, which in turn contributes positively to the setting of Oxford as a whole.	<b>Moderate high</b>





Looking west across the southern end of the allotments (the trees centre and right lie along the parcel boundary).

<b>Site:</b>	190	Court Place Farm Allotments	<b>Site size (ha):</b>	5.93
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<b>Parcel:</b>	190-2	<b>Parcel area (ha):</b>	2.42
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### Contribution to Green Belt purposes

Purpose	Comments
<b>Purpose 1: Checking sprawl of Oxford</b>	The parcel forms part of an area of Green Belt contained by the A40, so there is limited potential for significant sprawl of the urban area, but development this far east would not relate well to the existing built form of Old Marston, which is focused along Oxford Road and Elsfield Road.
<b>Purpose 2: Preventing merger of settlements</b>	The parcel lies between Old Marston and the suburb of Northway, but Green Belt land to the east of Marsh Lane, and the visual separation created by strong tree cover along Marsh Lane, limits its role in this respect. The proximity of the urban edge to the south, linking Marston to Northway and Headington, also diminishes the significance of this area as a gap between settlements.
<b>Purpose 3: Safeguarding countryside</b>	The eastern allotment area has a weaker relationship with existing development than the western section, and retains a rural character. However its role in safeguarding countryside is limited by its location within a broader area of Green Belt that is dominated by the urban fringe and separated from the wider countryside by the A40.
<b>Purpose 4: Preserving Oxford's setting and special character</b>	Old Marston's character and sense of distinction from the main body of the City is considered to contribute to Oxford's historic setting, and the inclusion of the allotments within the Old Marston Conservation Area reflects their value as a key part of the village's setting. Although this field has a weaker relationship with Old Marston than the allotments to the west, it is close enough for its openness to be important to the character and setting of the village.
<b>Purpose 5: Assisting urban regeneration by encouraging the recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.

### Potential alternative Green Belt boundary

The parcel has clearly defined boundaries.

### Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of the parcel in conjunction with the release of parcel 190-1 to the west.	Openness and rural character in this area is important to Old Marston's historic character, which in turn contributes positively to the setting of Oxford as a whole. The release of this land would increase containment, and therefore weaken the contribution, of remaining Green Belt land to the south of the A40.	<b>High</b>



**Harm to Green Belt resulting from release of site**

Scenario	Comments	Rating
Release of the site as a whole	Extending the edge of Old Marston this far to the east would have a major impact on the character of the village, to the detriment of its contribution to Oxford's historic setting, and would weaken the contribution of the remaining Green Belt contained between the urban edge and the A40.	<b>High</b>

Harm to Green Belt resulting from release of whole site

Harm to Green Belt resulting from partial release of site

