

SHELAA Assessment Summary  
STANTON HARCOURT SITES



<b>SHELAA REF:</b> 354		<b>Site Name and Location:</b> Former Airfield Site, Land off Main Street	
		<b>Site Area (Ha):</b> 8.61	
<b>Site Description</b> Former WWII Stanton Harcourt Airfield which contains a number of airfield buildings, some redundant, others in low-key use for agriculture and industrial activity.  The site is bounded by: open countryside (and a graveyard) to the east with some residential properties closer to the village; sports fields to the south; former gravel workings/tipping to the west and industrial units; agricultural land to the north, plus the village centre.			
<b>Suitability for housing</b> Suitable		<b>Suitability for employment</b> Suitable	
<b>Reason:</b> As a partly brownfield site within and on the edge of the village, development on at least part of this site has been given serious consideration. This is a sensitive site, with numerous environmental assets on or nearby, but provided these features are appropriately protected and enhanced, there are no over-riding physical or policy constraints; some limited form of development could be accommodated on this site.			
<b>Likely Yield</b>			
<b>0-5 Years</b> 50 homes	<b>6-10 Years</b> 0		<b>11-15 Years</b> 0
<b>Availability</b> Available		<b>Achievability</b> Achievable	
<b>Conclusion</b> Deliverable			

**Accessibility**

The County Council state that: There is an existing access that is sufficiently wide but is a Public Right of Way, which may restrict the extent to which it could be improved. Visibility is substandard, as the access is in national speed limit. No footway along the site to connect into, however, a tactile crossing could be provided to reach the footway going on the other side of the road. Traffic impact would be minimal, but may add to existing bottleneck at Swinford Toll Bridge.

No bus service through the village.

**Policy Constraints**

Mineral Consultation Area. Adjacent to Conservation Area.

**Physical Constraints**

As a site that has been previously developed, a more detailed assessment will be needed of ground conditions will be required, in particular potential contamination or pollution.

A public footpath dissects the site, roughly in half, running east/west. Another footpath lies to the west of the site and runs due south.

**Infrastructure Constraints**

See assessment for Site 332

**Landscape, Ecology and Heritage**

The site lies within the Lower Windrush Valley and Eastern Thames Fringes Character Area; the southern part of the site has a landscape type of floodplain wetlands which is characterised by flat, low-lying land, with structure and visual enclosure provided by developing scrub and tree cover. This landscape type is identified as being sensitive to development.

Part of site covered by SSSI. Conservation Target Area, Local Wildlife Site and protected and notable species in area immediately to the west.

Site lies to the south of a Conservation Area. There are a number of listed buildings lining Main Street, north west of the site. A Scheduled Monument lies to the west.

The holding contains cropmarks. A predetermination evaluation may be required.