

SHELAA Assessment Summary

STANTON HARCOURT SITES



WEST OXFORDSHIRE
DISTRICT COUNCIL

SHELAA REF: 332	Site Name and Location: Main Road Stanton Harcourt Site Area (Ha): 1.70
Site Description A generally flat parcel of farmland slightly below the adjacent road. There is a utilitarian storage building close to the road frontage and an existing vehicular access in the south west corner. There are mature trees and hedgerows along the site boundaries and an existing vehicular access in the south west corner. To the north is undeveloped grassland and the former Fox Public House; to the north east is residential development in Foxburrow Close; to the south is woodland and Flexney's House and its grounds; to the west is residential development in Flexney's Paddock and farmland. The land provides an area of very rural character which is an extension of countryside to the north and west. It complements the historic woodland and housing to the south and contrasts with the more urban character of development to the west and north-east.	
Suitability for housing Not suitable	
Suitability for employment Not suitable	
Reason: Development of any part of this unspoilt meadow would be harmful to the landscape and character of the area, the character and appearance of the Conservation Area and setting of the adjacent listed building. The loss of any of the trees on the site would cause further harm and likely to be necessary to secure safe access. The site forms part of the rural gap between Stanton Harcourt and Sutton.	
Likely Yield	
0-5 Years 0	6-10 Years 0
11-15 Years 0	
Availability Available	
Achievability Achievable	
Conclusion Not suitable	

Accessibility

The existing access has limited visibility to the south but the road frontage is within the existing 30mph speed restriction area and safe access could be provided at some point although potentially with the loss of frontage trees.

There is only a footway on the northern section of the road frontage which extends northwards and none to the south of the site. On the other side of Main Road there is a footway leading into the village but it does not immediately adjoin the carriageway for much of its length, but follows the frontages of properties either side of Flexney's paddock. The primary school is about 400m from the site.

There is no bus service in the village.

Policy Constraints

Mineral Consultation Area. Within Conservation Area.

Physical Constraints

A sewer pipe crosses the north eastern corner of the site. The land has major groundwater vulnerability which would need to be taken into account in designing development. No other physical constraints are apparent.

Ground conditions appear to be good with no evidence of instability, contamination or pollution.

Infrastructure Constraints

No significant constraints. Primary education capacity is a consideration as Stanton Harcourt CE Primary School is a small school and the building design makes significant expansion challenging. Some expansion of the school is thought to be possible with additional accommodation, but the school's small site (its playing field is leased in) limits the scope of expansion. Solutions which provided some facilities off-site could be acceptable to release pressure on the main site, and would also provide more space for wrap-around care, and offer the potential for the school to extend its age range to 2-year-olds. It is thought that the school could expand in line with the typical pupil generation expected from around 100 homes, possibly more depending on the options offered for expanding the school's facilities.

Landscape, Ecology and Heritage

The site is unspoilt floodplain pasture which is of particularly high quality and sensitive to development (WOLA).

There are no ecological designations affecting the site but the land, and in particular its trees, may be of ecological interest particularly because of their proximity to an area of woodland.

There are no TPOs affecting the site but the trees on the site boundaries and one within the site are protected by their location in a Conservation Area and make a significant contribution to public amenity.

Within Conservation Area and adjacent to Grade II listed building at Flexney's House to the south.