

SHELAA Assessment Summary

STANTON HARCOURT SITES



SHELAA REF: 413		Site Name and Location: Land north west of Stanton Harcourt Site Area (Ha): 13.30	
Site Description This substantial site comprises agricultural land which lies between the existing village edge at Blackditch and the B4449. The site is roughly triangular in shape, with roads forming two of the edges (B4449 and Main Road) which have open countryside beyond, and the southern edge consisting of housing accessed off Blackditch which is softened by well-established planting to the rear of the properties.			
Suitability for housing Not suitable		Suitability for employment Not suitable	
Reason: This is a large site within a Conservation Area which also forms part of the rural setting to the village. Development of the entire site would be harmful to the character and appearance of this area and the village. There may be some potential for very limited development in the southern part of the site, adjoining existing housing at Blackditch.			
Likely Yield			
0-5 Years 0	6-10 Years 0	11-15 Years 0	
Availability Available		Achievability Achievable	
Conclusion Not suitable			

Accessibility

Vehicular access can be achieved from the B4449 and Main Road.

The County Council state that: Likely traffic impact on the strategic highway network - particularly junctions at B4449 and A415 and B4449 and B4044/Oxford Road. Existing footpaths to all local services (except GP surgery).

There appears to be three possible accesses into the site from the B4449 already, however, the most northerly one does not provide sufficient visibility. There may be a requirement to widen the road to add a ghost right turn into the site. No footways are accessible from this side of the site. Access from Main Road is difficult with the national speed limit starting just beyond the Fox pub, given the bend of the road. Extension to the 30mph limit may be possible here. Again, no footpaths along Main Rd and well established hedge along boundary.

No bus service through the village.

Policy Constraints

Mineral Consultation Area. Within Conservation Area.

Physical Constraints

Ground conditions appear to be good with no evidence of instability, contamination or pollution. There does appear to be an issue with drainage in the southern part of the site, where there is vegetation often associated with boggy ground.

A public footpath crosses the site, running east/west between Main Road and the B4449.

Infrastructure Constraints

See assessment for Site 332

Landscape, Ecology and Heritage

The site lies within the Eynsham Vale Character Area and has a landscape type of open flat vale farmland which is characterised as being distinctively flat and low-lying, with a weak landscape structure with few trees, low or gappy hedges, open ditches and fences. This landscape is identified as being visually sensitive, where development would be highly prominent and exposed unless integrated within strong new landscape frameworks.

There are no records of protected and notable species within to the site but this greenfield site is likely to have some biodiversity value, including within the peripheral hedgerows and those within the site, many of which are well-maintained, in good condition and contain semi-mature/mature trees.

The site lies within a Conservation Area.

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