

SHELAA Assessment Summary
STANTON HARCOURT SITES



SHELAA REF: 414		Site Name and Location: Butts Piece Site Area (Ha): 4.56	
Site Description This site is mainly in agricultural/horticultural use, with some farm buildings and a water tower associated with the former airfield. The northern part of the site is surrounded by residential properties in Blackditch and The Green. To the west lies industrial buildings and, to the south, part of the former WWII airfield (Site 354).			
Suitability for housing Not suitable		Suitability for employment Not suitable	
Reason: The majority of this site, especially the northern part, provides a valuable contribution to the character of the area and gives an open vista from the centre of the village through to the open countryside beyond. Development would harm the character and appearance of the Conservation Area and adversely affect this site's role as open green space within a network of Green Infrastructure.			
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 Blackditch.

The County Council state that: At the apex of the bend on Main Road, the PRoW 362/14 joins a possible access for pedestrians. Access from Blackditch is likely to provide sufficient visibility, though the existing access may need alterations to the stone wall and hedge row on either side. There are footways on both sides of Blackditch. Existing Bury Mead oppsite will need to be taken into account. Traffic generated by this site would add to the bottleneck at Swinford Toll.

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.

No public rights of way within the site.

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.

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 trees abd building within the site. The site forms part of the network of Green Infrastructure that runs through the centre of the village, incorporating Parsonage House to the north and the former gravel pits to the south.

The whole sites is within a Conservation Area and has a number of listed buildings adjoining it.

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