

SHELAA Assessment Summary
STANTON HARCOURT SITES



SHELAA REF: 384		Site Name and Location: Land west of Eynsham Road, Sutton	
		Site Area (Ha): 0.38	
Site Description			
<p>This site is located in an outlier to Sutton, where a collection of farms, associated buildings and some cottages/former Council houses line the B4449.</p> <p>The site is part of the road frontage of a large agricultural field which extends to the west and to the rear of the properties along the B4449. A row of ex-Council houses lie to the north. Nicolls' Farm is to the south and University Farm to the east.</p>			
Suitability for housing		Suitability for employment	
Not suitable		Not suitable	
Reason:			
<p>Stanton Harcourt has a limited range of services and facilities, including a lack of public transport. The existing built-up area of Sutton is some distance from these facilities. And this greenfield site is further isolated, being on the periphery of Sutton, west of the B4449 .</p> <p>This land is one of a series of gaps along the B4449 and contributes to the rural character of the area.</p>			
Likely Yield			
0-5 Years	6-10 Years	11-15 Years	
0	0	0	
Availability		Achievability	
Available		Achievable	
Conclusion			
Not suitable			

Accessibility

Site could be directly accessed from the B4449.

The County Council state that: No footpaths linking Sutton to Stanton Harcourt and from nearest point (bus stop on B4449) is 1.6km from shop and school. Constraints in delivery of necessary mitigation.

This site is in the 30mph limit, and an access along the site boundary with sufficient visibility is likely to be achievable, though it would mean the relocation of the bus stop, shelter and layby. Traffic impact negligible.

No bus service through Stanton Harcourt/Sutton.

Policy Constraints

Mineral Consultation Area. Adjacent to Conservation Area.

Physical Constraints

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

A powerline crosses 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. It comprises a flat field of improved grassland, bounded by a weak, fenced boundary to the east and to the north and a strong tree-lined southern boundary of mature trees.

There are records of protected and notable species close to the site.

A Conservation Area abuts the site to the south and east. A listed building at Nicolls' Farm lies immediately to the south.

There are currently no significant archaeological constraints to this holding.