

SHELAA Assessment Summary

STANTON HARCOURT SITES



SHELAA REF: 351		Site Name and Location: Land at Sutton Site Area (Ha): 11.95	
Site Description This site of agricultural land wraps around the B4449 on the curve at the rear of pockets of farm buildings/homes along this road. At the northern end are a group of former Council houses. The Protected Area for Road Improvements lies along the western edge of the site. The site is surrounded by open fields, with isolated groups of buildings on the eastern side, next to the B4449.			
Suitability for housing Not suitable		Suitability for employment Not suitable	
Reason: 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 . This is a large site, out of proportion to the size of Sutton, and would not reflect the linear character of the village's existing form.			
Likely Yield			
0-5 Years 0	6-10 Years 0		11-15 Years 0
Availability Uncertain availability		Achievability Uncertain achievability due to availability	
Conclusion Not suitable			

Accessibility

Potential access to the site could be at the junction to its south and northern end of the site (if the bypass goes ahead) or a new access to the north of the site past the ex council houses could be created. None currently specified.

The County Council as highway authority have highlighted likely traffic impact on the strategic highway network - particularly junctions at B4449 and A415 and B4449 and B4044/Oxford Road. Also no footpaths linking Sutton to Stanton Harcourt and from nearest point (rndbt on B4449) the site is 1km from shop and school. Constraints in delivery of necessary mitigation.

Access from the B4449 at the southern end of the site is likely to provide insufficient visibility due to the bend in the road and the national speed limit. Access at the northern end onto Eynsham Road, inbetween the end of the houses and University Cottages, may be achievable within visibility guidelines. Currently, there are no footways in close proximity to the site and there is a strip of hedge that would need to be removed. The traffic generated would create added pressure on the B4449 towards the bottleneck of the Swinford Toll Bridge during peak times.

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
Public footpath dissects site, running east/west.

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 rolling vale farmland which is characterised by an open, expansive landscape of large-scale, cultivated fields with tightly clipped hedges and few hedgerow trees. This landscape is visually sensitive and development would be highly prominent and exposed unless integrated within strong new landscape frameworks.

There are no specific ecological designations affecting the site.

The site abuts the Conservation Area and the listed building at Nicolls' Farm.