



**Vale  
of White Horse**

*District Council*

Publication Version  
October 2017

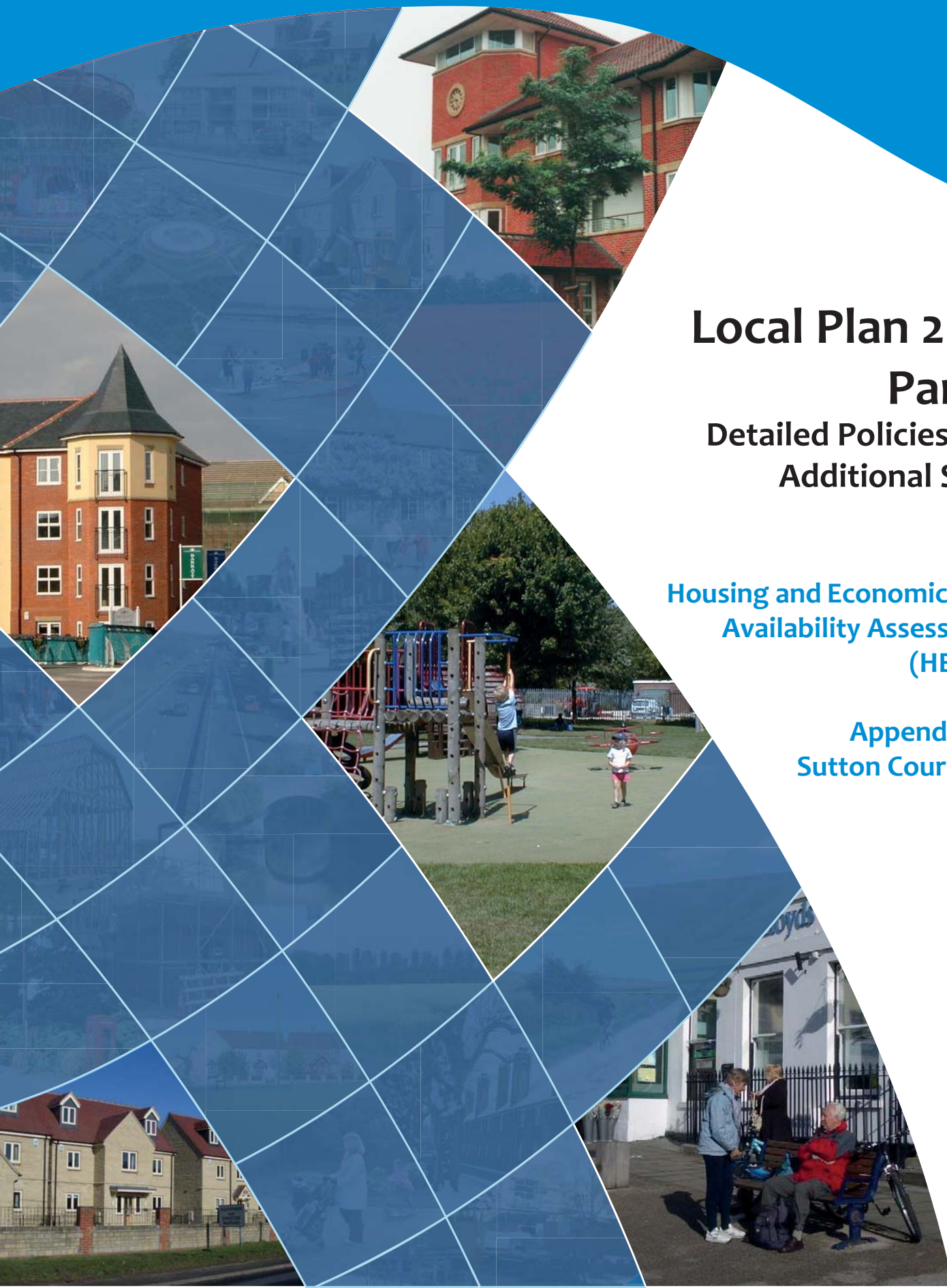
# Local Plan 2031

## Part 2

### Detailed Policies and Additional Sites

Housing and Economic Land  
Availability Assessment  
(HELAA)

Appendix 49:  
Sutton Courtenay



Settlement/Parish	Sutton Courtenay		
HELAA Reference	SUTC02	Submitted Site Reference	No
Location/Address	Land south of Priors Court (Churchmere Road)		
Size	1.67ha		
Land uses	Domestic curtilage		
Surrounding land uses	Agricultural and residential		
Planning history	P05/V1386/LDE; P85/V2089		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	Sutton Courtenay Manor - 96m		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	None in the vicinity		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are TPOs on the boundary of the site		
Conservation Area	Site is partly within the Sutton Courtenay Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	N/A		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	There are no power lines on the site		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 33dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC02">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC02</a>		

Settlement/Parish	Sutton Courtenay		
HELAA Reference	SUTC03	Submitted Site Reference	No
Location/Address	Land west of Cross Trees Farm		
Size	0.84ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, Residential and Community		
Planning history	P96/V0714, P89/V0309/O; P88/V0328/O		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	Sutton Courtenay Manor - 145m		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	None in the vicinity		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	Site is adjacent to the Sutton Courtenay Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	N/A		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Minor power lines traverse site		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 21 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC03">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC03</a>		

Settlement/Parish	Sutton Courtenay		
HELAA Reference	SUTC04	Submitted Site Reference	No
Location/Address	Land east of Cross Trees Farm, High Street		
Size	2.10ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, Residential and Community		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	Sutton Courtenay Manor - 306m		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	None in the vicinity		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	N/A		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Minor power lines traverse site		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 53 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC04">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC04</a>		

Settlement/Parish	Sutton Courtenay		
HELAA Reference	SUTC05	Submitted Site Reference	No
Location/Address	Land adjacent to Lady Place		
Size	0.81ha		
Land uses	Agricultural		
Surrounding land uses	Residential and cemetary		
Planning history	P99/V0723/CA		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	Sutton Courtenay Manor - 361m		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	None in the vicinity		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are TPOs on the site		
Conservation Area	Site is within the Sutton Courtenay Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	N/A		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Minor power lines traverse site		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 16dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC05">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC05</a>		

Settlement/Parish	Sutton Courtenay		
HELAA Reference	SUTC06	Submitted Site Reference	No
Location/Address	Christ Church, Hobbyhorse		
Size	0.56ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P16/V2306/O; P16/V0646/O; P11/V0086/EX; P10/V2230; P07/V0565; P05/V1734		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	None in the vicinity		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	There is existing access to the site		
Overhead Power Lines	There are no power lines on the site		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 14dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC06">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC06</a>		

Settlement/Parish	Sutton Courtenay		
HELAA Reference	SUTC07	Submitted Site Reference	Yes / V062
Location/Address	Land south of Frilsham Street/Hobbyhorse Lane		
Size	13.48ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, residential and community		
Planning history	P16/V0646/O; P14/V2707/SCR; P98/V0857		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is 13m from the proposed Kelart's Field		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	None in the vicinity		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Large power lines cut across site.		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 200 dwellings    6-15 years: 137dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC07">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC07</a>		

Settlement/Parish	Sutton Courtenay		
HELAA Reference	SUTC08	Submitted Site Reference	No
Location/Address	Land east of Harwell Road		
Size	3.70ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P16/V0646/O; P14/V2707/SCR		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is 133m from the proposed Kelart's Field		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	None in the vicinity		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 2 and 3		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Large power lines cut across site.		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 93dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC08">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC08</a>		



Settlement/Parish	Sutton Courtenay		
HELAA Reference	SUTC09	Submitted Site Reference	No
Location/Address	Land south of Uptown Farm		
Size	3.14ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Possible presence of Common Pipistrelle Bat		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	None in the vicinity		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 3		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Minor power lines traverse site		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 79dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC09">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC09</a>		

Settlement/Parish	Sutton Courtenay		
HELAA Reference	SUTC10	Submitted Site Reference	No
Location/Address	Land north of Mill Lane		
Size	2.06ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.67ha - Large part of site within Flood Zone 2 and/or 3 (26%-50%)		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	Sutton Courtenay Manor - 476m		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Possible presence of European Water Vole		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	None in the vicinity		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 4		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	There are no power lines on the site		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 35dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC10">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC10</a>		

Settlement/Parish	Sutton Courtenay		
HELAA Reference	SUTC11	Submitted Site Reference	No
Location/Address	Land at end of Ginge Brook/Land south of Drayton Road		
Size	4.34ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.19ha - Negligible area in Flood Zone 2 and/or 3 (1%-10%)		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	Sutton Courtenay Manor - 308m		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Possible presence of European Water Vole		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	None in the vicinity		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	There are no power lines on the site		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 104dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC11">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SUTC11</a>		

Settlement/Parish	Sutton Courtenay		
HELAA Reference	SUTC12	Submitted Site Reference	Yes / V139
Location/Address	Land to west of High Street (Rear of Hillyard Barns)		
Size	1.87ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P89/V1873/O; P88/V2314/O		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	1.14ha - Majority/All of site in Flood Zones 2 and/or 3 (>50%)		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	Sutton Courtenay Manor - 375m		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Possible presence of European Water Vole		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	Site is partly within the Sutton Courtenay Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 4		
Gas Pipeline Consultation Area	No		
Access	It is unclear if safe site access can be provided		
Overhead Power Lines	There are no power lines on the site		
Suitability	Unsuitable - Flooding		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=SUTC12		










449000

450000

451000

452000

# Sutton Courtenay Legend

-  Suitable for Further Consideration
-  Unsuitable
-  Committed Housing Schemes (March 2017)
-  Strategic Housing Allocations
-  Conservation Area
-  Listed Buildings
-  Scheduled Monuments
-  Historic Park and Garden
-  Archaeological Constraints

Flood Zone 2

Flood Zone 3

