



**Vale  
of White Horse**  
District Council

Publication Version  
October 2017

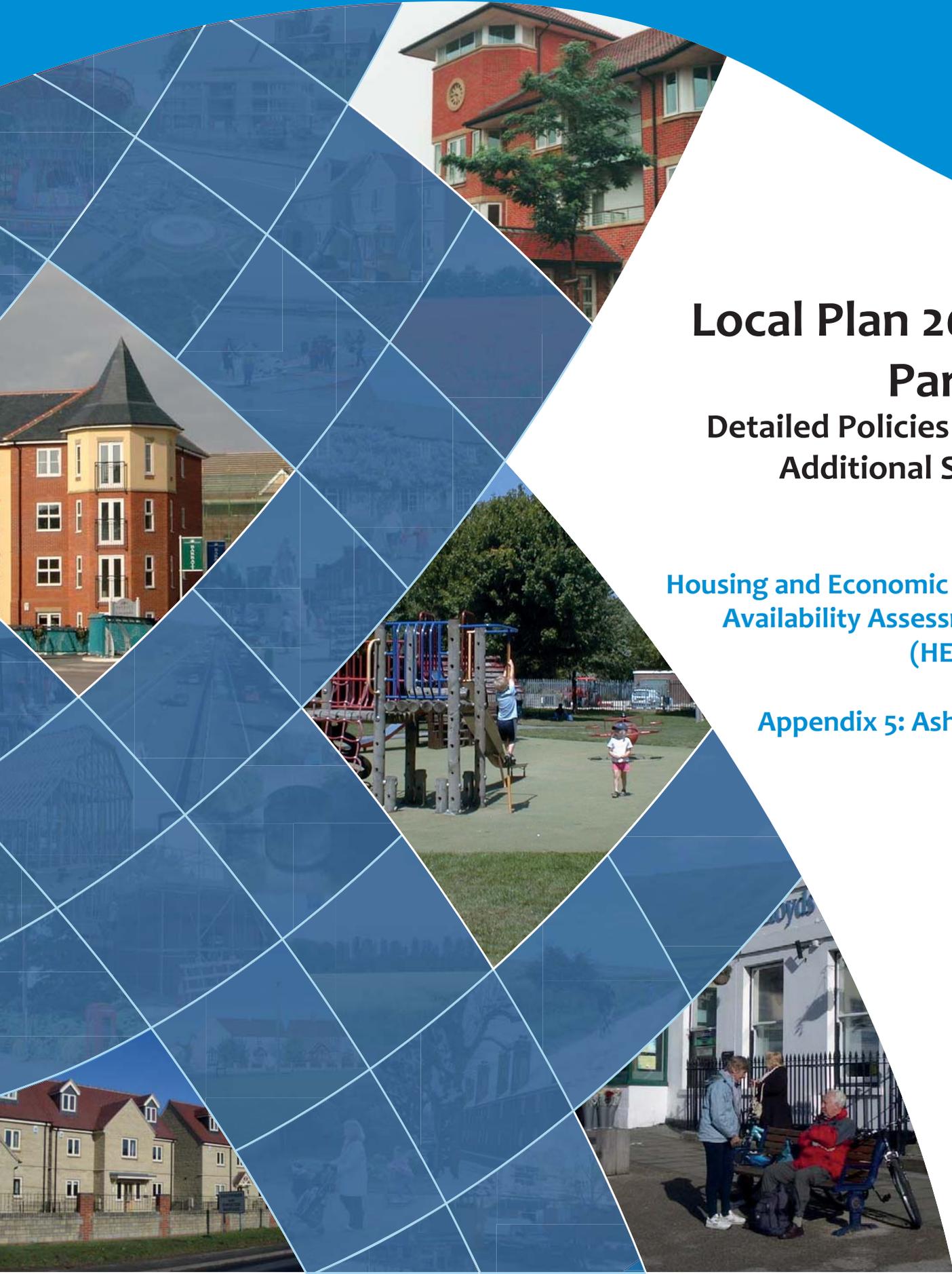
# Local Plan 2031

## Part 2

### Detailed Policies and Additional Sites

Housing and Economic Land  
Availability Assessment  
(HELAA)

Appendix 5: Ashbury



<b>Settlement/Parish</b>	<b>Ashbury</b>		
<b>HELAA Reference</b>	<b>ASHB01</b>	<b>Submitted Site Reference</b>	<b>Yes / V196</b>
Location/Address	Land off Station Road		
Size	5.07ha		
Land uses	Agricultural		
Surrounding land uses	Residential and agricultural		
Planning history	None		
<b>Constraints which Impact the Suitability of the Site at this Stage</b>			
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 292m from Oddstone Coombes		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
<b>Other Constraints Identified</b>			
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 Ashbury Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is no known archaeology on this site		
Agricultural Land Quality	Grade 2 and 3		
Gas Pipeline Consultation Area	No		
Access	There is existing access to the site		
Overhead Power Lines	No major power lines cross this site; however some smaller power lines do cross the site		
<b>Suitability</b>	Suitable for further consideration		
<b>Availability</b>	Yes - site is promoted for development		
<b>Achievability</b>	Yes - Site is deliverable		
<b>Indicative Trajectory</b>	0-5 years: 127 dwellings 6-15 years: 0dwellings		
<b>URL</b>	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=ASHB01">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=ASHB01</a>		

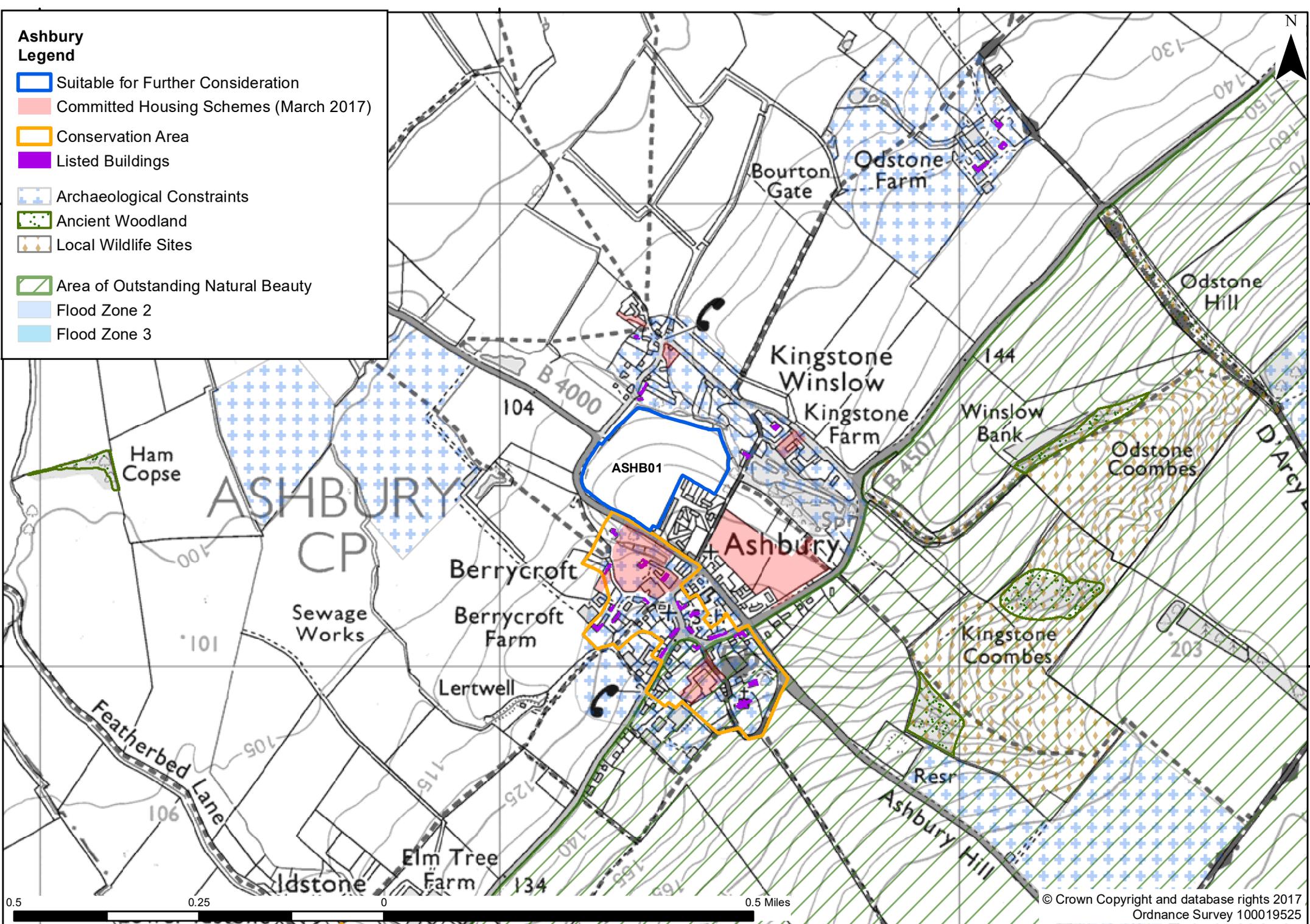
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### Ashbury Legend

- Suitable for Further Consideration
- Committed Housing Schemes (March 2017)
- Conservation Area
- Listed Buildings
- Archaeological Constraints
- Ancient Woodland
- Local Wildlife Sites
- Area of Outstanding Natural Beauty
- Flood Zone 2
- Flood Zone 3



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