



**Vale  
of White Horse**

*District Council*

Publication Version  
October 2017

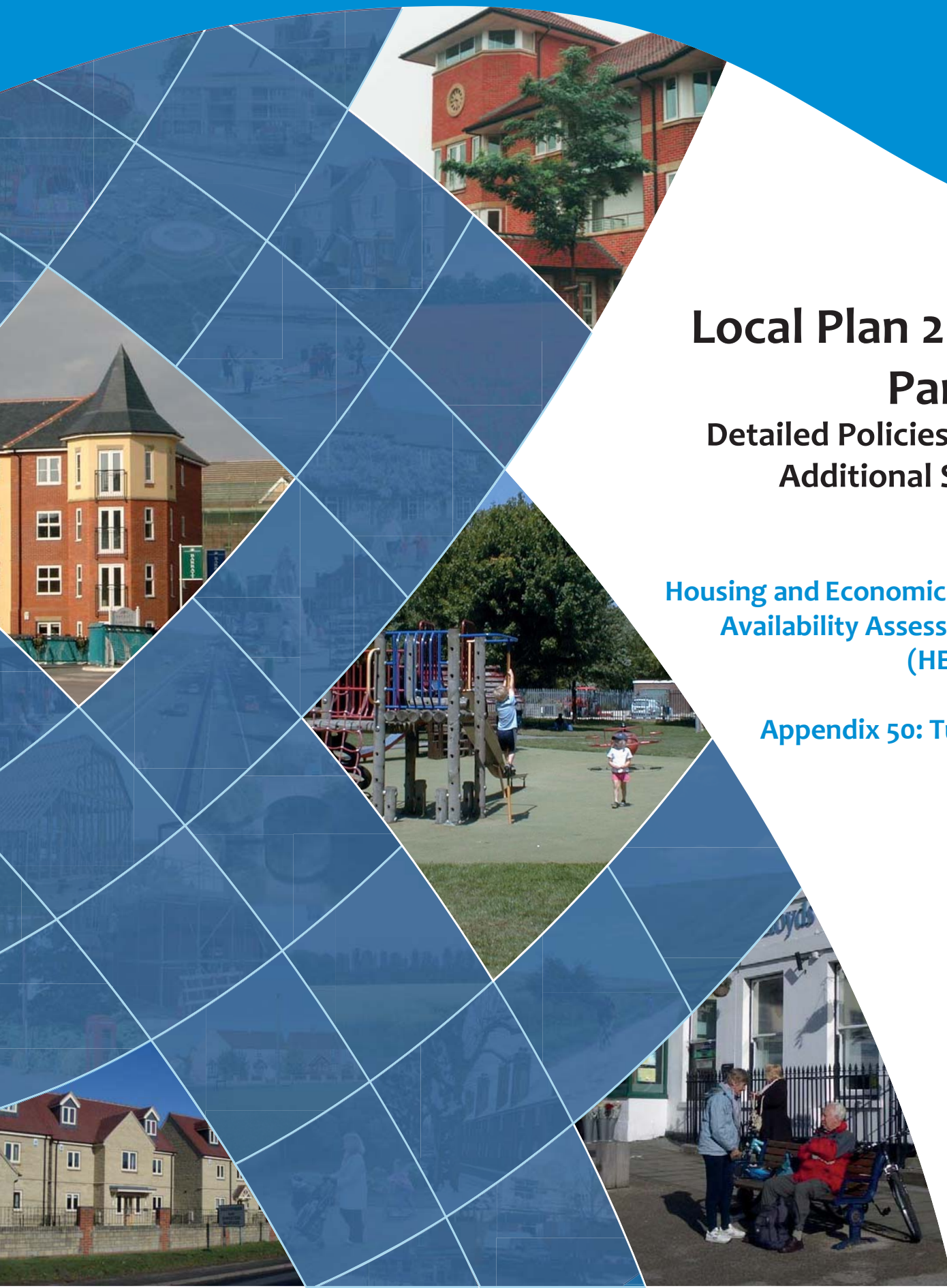
# Local Plan 2031

## Part 2

### Detailed Policies and Additional Sites

Housing and Economic Land  
Availability Assessment  
(HELAA)

Appendix 50: Tubney



Settlement/Parish	Tubney		
HELAA Reference	TUBN01	Submitted Site Reference	Yes / V202
Location/Address	Land at Frilford Golf Club		
Size	0.53ha		
Land uses	Golf Course		
Surrounding land uses	Residential and golf course		
Planning history	P91/V0219/COU		
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	Site is 285m from Frilford Heath, Ponds and Fens		
Special Area of Conservation	Site is 2.4km from Cothill Fen		
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	Part of the site is in the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Conservation Target Area (Wholly within)		
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 potential for safe access to be provided		
Overhead Power Lines	There are no power lines on the site		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 13 dwellings    6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=TUBN01		

Settlement/Parish	Tubney		
HELAA Reference	TUBN02	Submitted Site Reference	Yes / V206
Location/Address	Land at Frilford Golf Club 5		
Size	0.74ha		
Land uses	Golf Course (scrubland)		
Surrounding land uses	Residential, golf course and highways		
Planning history	P91/V0219/COU		
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	Site is 647m from Frilford Heath, Ponds and Fens		
Special Area of Conservation	Site is 2.7km from Cothill Fen		
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	Part of the site is in the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Conservation Target Area (Wholly within)		
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	It is unclear if safe site access can be provided		
Overhead Power Lines	There are no power lines on the site		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 19 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=TUBN02">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=TUBN02</a>		

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# Tubney Legend

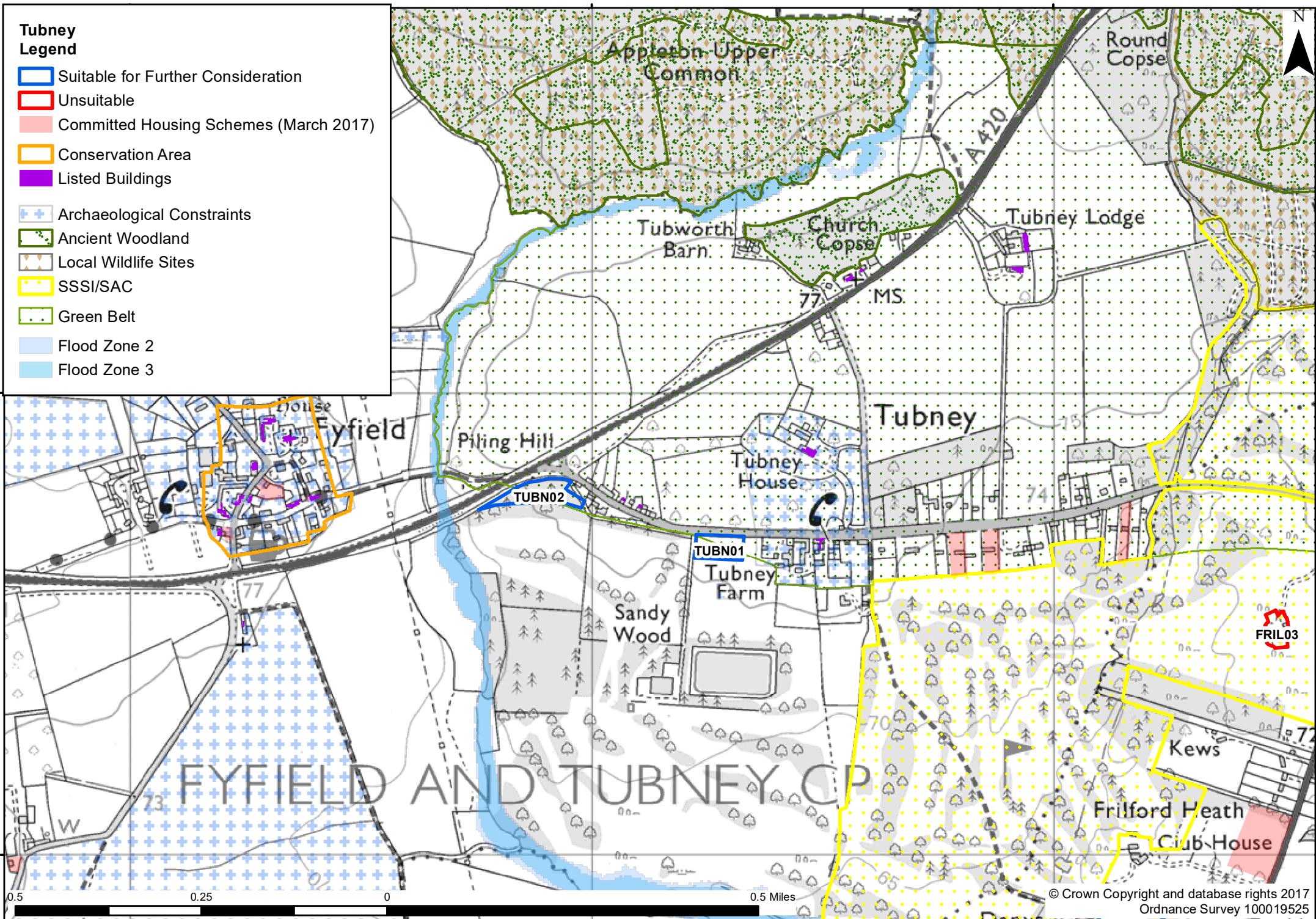
- Suitable for Further Consideration
- Unsuitable
- Committed Housing Schemes (March 2017)
- Conservation Area
- Listed Buildings
- Archaeological Constraints
- Ancient Woodland
- Local Wildlife Sites
- SSSI/SAC
- Green Belt
- Flood Zone 2
- Flood Zone 3

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0.5 0.25 0

0.5 Miles

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Ordnance Survey 100019525

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